

00397/24

I - 392/24



07/02/24

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

0-340740/24

AP 234211

Stamp: 07/02/24, 0-340740/24, AP 234211

Stamp: 07/02/24, 0-340740/24, AP 234211

7 FEB 2024

DEED OF CONVEYANCE

1. **Date:** This Indenture is made on this the 07th Day of FEBRUARY '2024 (Two Thousand and Twenty - Four).
2. **Nature of Document:** Deed of Conveyance.

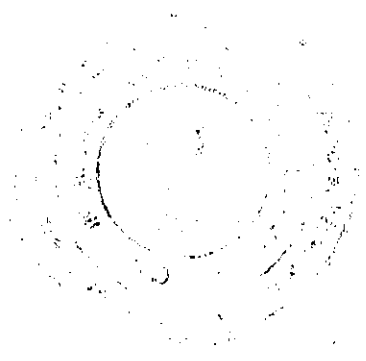
2160

02 MAY 2023

No.....Rs.100/- Date.....B. C. LAHIRI
Name :ALIPORE JUDGES COURT
Address :KOL - 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Angur Singh
c/o Binay K. Singh
Upper Kulti, Bohal
Kulti, Paschim
Bardhaman,
PIN: 713343.



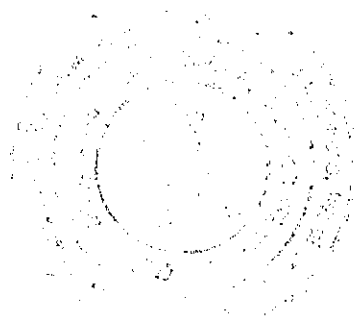
7

7 FEB 2024

- 7 FEB 2024

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**, Office at Village: Hatishala, P.O. Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, duly being represented by its Director **MR. AMIT GHOSH**, [PAN: **AHNPG7172P**], Son of: Sri Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), PIN: 743503, (2) **PANCHMAHAL CONCLAVE PRIVATE LIMITED**, [PAN: **AAHCP8863G**], a Company registered under the Companies Act, 1956, vide Certificate of Incorporation No.: **U70102WB2014PTC204194**, having its Registered Office at: Vill. & P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, duly being represented by its Director **MR. AMIT GHOSH**, [PAN: **AHNPG7172P**], Son of: Sri Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), PIN: 743503, (3) **MR. AMIYA GHOSH @ AMIYA KUMAR GHOSH**, [PAN: **AYGPG8197C**], Son of: Mr. Lalit Mohon Ghosh, by Occupation: Cultivation, by Faith: Hindu, by Nationality: Indian, Resident of: Hatisala, P.O.: Paikan, P.S.: K.L.C. (Kolkata Leather Complex), PIN: 743502, represented by his "Lawful Attorney" namely, **MR. PULAK KUMAR DAS**, [PAN: **BJIPD6016K**], Son of: Nirmal Das, by Occupation: Business, by Faith: Hindu, by Nationality: Indian, Resident of: Dakhshin Chandi Mondal, Pramanik Para, P.O.: Purba Chandi, P.S.: Bishnupur, PIN: 743503, (4) **MR. ANJAN ROUTH**, [PAN: **BQDPR9456D**], Son of Mr. Ashok Routh, by Occupation: Business, by Faith: Hindu, by Nationality: Indian, Resident of: 4/170, Mahajati Nagar, Panihati, P.O.: Agarpara, P.S.:



7

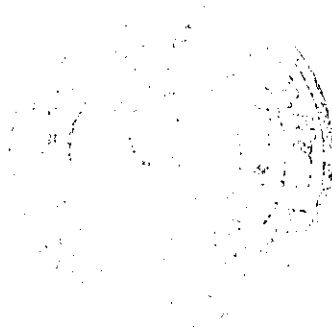
ИПАР-V И.РБ.
- 7 FEB 2024

Khardaha, Kolkata, PIN: 700109, (5) **MR. TANMOY GHOSH**, [PAN: **BNKPG4293H**], Son of Mr. Tarakeswar Ghosh, by Occupation: Business, by Faith: Hindu, by Nationality: Indian, Resident of: 147B/H/11, Raja Rajendra Lal Mitra Road, P.O. & P.S. Belegkata, Kolkata, PIN: 700010, (6) **MR. RABI ADHIKARY**, [PAN: **BWVPA0043H**], Son of Mr. Bablu Adhikary, by Occupation: Business, by Faith: Hindu, by Nationality: Indian, Resident of: 28/1, H-4, Murari Pukur Road, P.O.: Ultadanga, P.S.: Maniktala, Kolkata, PIN: 700067, hereinafter called and referred to as the "**OWNERS/VENDORS**" (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.

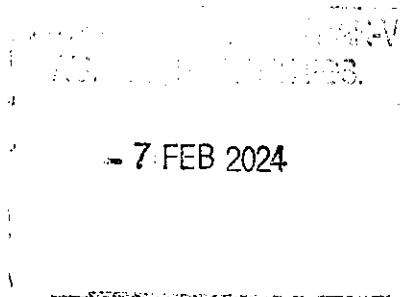
3.2 **MR. SAMBIT BASU**, [PAN: **ANCPB9442Q**], (Adhaar No.: 406789027498), Son of: Late Sabyasachi Basu, by Faith: Hindu, by Nationality: Indian, by Occupation: Business, Resident of: Samannoy Park, P.O.: Joteshibrampur, P.S.: Maheshtala, District: 24 Parganas (South), PIN: 700141, hereinafter called and referred to as the **PURCHASER**, (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives, and assigns) of the **SECOND PART**.

WHEREAS one Uttam Chandra Ghosh, was the RS recorded owner of 179 decimals landed property, comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, 242 & 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 Uttam Chandra Ghosh, while being sized and possessed of the aforesaid property died intestate leaving behind his seven sons namely Bipin



7



Bihari Ghosh, Jyotish Chandra Ghosh, Nagendranath Ghosh, Rajendra Kumar Ghosh, Lalit Mohan Ghosh, Kshitish Chandra Ghosh, Satish Chandra Ghosh and two daughters namely Subodh Bala Ghosh, Radharani Ghosh, they all are equally inherit all that said landed property and became owner, occupier, possessor of the said landed property.

AND WHEREAS said **Satish Chandra Ghosh**, died unmarried & his brothers namely Bipin Bihari Ghosh, Jyotish Chandra Ghosh, Nagendranath Ghosh, Rajendra Kumar Ghosh, Lalit Mohan Ghosh, Kshitish Chandra Ghosh, and sisters namely Subodh Bala Ghosh, Radharani Ghosh equally inherited that landed property of said Satish Chandra Ghosh.

AND WHEREAS by virtue of inheritance one Siddheswar Ghosh, S/o Late Bipin Bihari Ghosh, became owner of some landed property comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, 242 & 244, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S), and being an absolute owner, said Siddheswar Ghosh **sold 6.63 decimal** landed property to Ajibali Sanpui S/o Late Ajbet Sanpui, by virtue of registered Deed of Conveyance, being No. 9608 for the year 1983.

AND WHEREAS being an absolute owner said Ajibali Sanpui, converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1023**.

AND WHEREAS being an absolute owner said Ajibali Sanpui S/o Late Ajbet Sanpui, sold 6.63 decimal landed property to Bloomsbury Infrastructure Private Limited, by virtue of registered Deed of Conveyance, being No. 0538 for the year



7

TRAM-V
POS.

- 7 FEB 2024

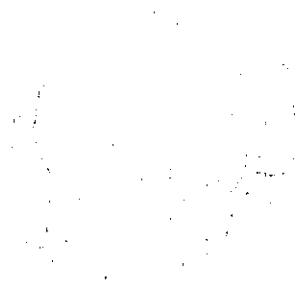
2016, Book-I, Volume- 1630-2016, Page from 16289 to 16320, registered in the Office of the D.S.R.-V, at Alipore, South 24 Parganas.

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 **6.63 decimal**, comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, 242 & 244, **corresponding to LR Khatian No. 1667**, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S).

AND WHEREAS legal heirs of said Nagendra Nath Ghosh, namely Madanmohon Ghosh, Suresh Ghosh Abhijit Ghosh, Pratima Ghosh, Biswajit Ghosh, Subhojit Ghosh, Umarani Ghosh, Lakhirani Ghosh, Saraswati Ghosh, Droupodi Ghosh, Chayna Ghosh, Menoka Ghosh, while being sized and possessed of the said landed property, jointly sold and transferred **17.67 decimal** of landed property to PANCHMAHAL CONCLAVE PRIVATE LIMITED, by virtue of a registered Deed Of Conveyance, vide Being no. 2453 of 2015, dated: 06.05.2015, Book-I, Volume No. 7, Pages No. 3477 to 3488.

AND WHEREAS said Bhadreswar Ghosh, S/o Late Bipin Bihari Ghosh, sold and transferred 6.62 decimal landed property to one Somnath Ghosh, by virtue of a registered Deed of Conveyance, being no. 6104 of 1984, Book No. 1, Volume No. 76, Pages No. 401 to 406.

AND WHEREAS said Somnath Ghosh, being an absolute owner and occupier of the said landed property, executed a General Power Of Attorney, Vide No. 0079 of 2015, dated: 28.04.2015, Book No. IV, Volume No. 1, Page No. 1305 to 1316, in



7

ARM
PSS.

- 7 FEB 2024

favour of one Bholanath Gayen and based on the said General Power Attorney, Bholanath Gayen sold and transferred **6.62 decimal** to PANCHMAHAL CONCLAVE PRIVATE LIMITED by virtue of a Registered Sale Deed, vide no. 2479 of 2015, dated: 06.05.2015, Book No. 1, Volume No. 7, Page No. 3375 to 3400.

AND WHEREAS one Niharbala Ghosh, D/o Late Bipin Bihari Ghosh, sold and transferred 6.62 decimal of landed property to Bidyut Kumar Ghosh & Biman Kumar Ghosh by virtue of a registered Deed of Conveyance, vide Being no. 2315 of 1996, Book No. 1, Volume No. 36, Pages No. 381 to 390.

AND WHEREAS said Bidyut Kumar Ghosh & Biman Kumar Ghosh, executed a General Power of Attorney, being No. 0078 of 2015, dated: 28.04.2015, Book No. IV, Volume No. 1, Page No. 1291 to 1304, in favour of one Bholanath Gayen and based on the said General Power of Attorney, Bholanath Gayen sold and transferred **6.62 decimal** to one PANCHMAHAL CONCLAVE PRIVATE LIMITED by virtue of a Registered Sale Deed, vide no. 2486 of 2015, dated: 06.05.2015, Book No. 1, Volume No. 7, Page No. 3515 to 3542.

AND WHEREAS after the demise of said Kshitish Chandra Ghosh, his legal heirs namely Namita Ghosh, Sadhan Ghosh, Phanibhusan Ghosh, Sukumar Ghosh, jointly sold and transferred **22.37 decimal** of landed property to PANCHMAHAL CONCLAVE PRIVATE LIMITED, by virtue of a registered Deed of Conveyance, vide Being no. 4447 of 2015, dated: 06.07.2015, Book No. 1, Volume No. 1603 of 2015, Pages No. 23800 to 23842.



7

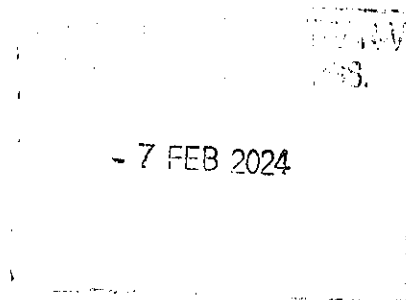
7 FEB 2024

AND WHEREAS by virtue of aforementioned registered Deeds, **Panchmahal Conclave Private Limited**, became owner of all that piece and parcle of land measuring an area of **53.28 decimal**, comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, 242 & 244, **corresponding to LR Khatian No. 1804, 197, 1806, 372, 373, 374, 375, 1414, 1820, 389, 525**, in Mouza-Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S).

AND WHEREAS one **Amiya Ghosh, S/o Late Lalit Mohan Ghosh**, being an absolute owner converted the characteristics of the land from Shali to Bastu, vide **Conversion Case No. CN/2023/1603/1019**, and said Amiya Ghosh executed a General Power of Attorney of **19.89 decimal** landed property, by virtue of registered General Power of Attorney, being no. 0257 of 2016, dated: 16.11.2016, Book No. IV, Volume No. 1630 of 2016, Pages: 4697 to 4712, comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, **corresponding to LR Khatian No. 383**, in Mouza- Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S) in favour of one Pulak Kumar Das.

AND WHEREAS by virtue of registered Deed of Conveyance, being No. 4445 for the year 2015, Book-I, Volume No. 1603 of 2015, Pages No. 23486 to 23515 & 2453 for the year 2015, Book-I, Volume No. 7, Pages No. 3477 to 3488, **Panchmahal Conclave Private Limited**, became owner of **40.04 decimal** landed property, comprised in R.S. & L.R. Dag No. 973, appertaining to R.S. Khatian No. 241, 242 & 244, in Mouza-Hatishala, J.L. No. 09, under Police Station Bhangore now Kolkata Leather Complex (K. L. C) District 24 Parganas (S).

7



AND WHEREAS PANCHMAHAL CONCLAVE PRIVATE LIMITED sold and transferred **9.9 decimal** landed property to one **Anjan Routh**, by virtue of a Registered Sale Deed, being no. 5266 of 2022, dated: 16.11.2022, Book No. I, Volume No. 1630 of 2022, Pages: 185883 to 185909, and said Anjan Routh recorded his name in at present LR Operation, Vide **LR Khatian No. 3663**, and converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1775**.

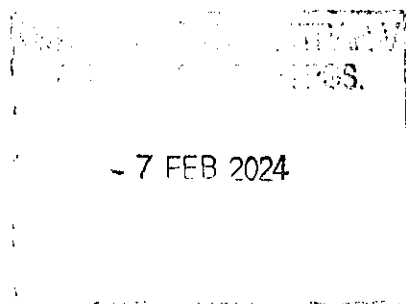
AND WHEREAS said PANCHMAHAL CONCLAVE PRIVATE LIMITED, sold and transferred **9.9 decimal** landed property to one **Tanmoy Ghosh**, by virtue of a Registered Sale Deed, being no. 5267 of 2022, dated: 16.11.2022, Book No. I, Volume No. 1630 of 2022, Pages: 185910 to 185936, and said Tanmoy Ghosh recorded his name in at present LR Operation, Vide **LR Khatian No. 3662**, and converted the characteristics of the land from Shali to Bastu, Vide **Conversion Case No. CN/2023/1603/1776**.

AND WHEREAS said PANCHMAHAL CONCLAVE PRIVATE LIMITED, sold and transferred **7.99 decimal** of land to one **Rabi Adhikary**, by virtue of a Registered Sale Deed, being no. 5268 of 2022, dated: 16.11.2022, Book No. I, Volume No. 1630 of 2022, Pages: 185937 to 185966, and said Rabi Adhikary, recorded his name in at present LR Operation, Vide **LR Khatian No. 3879**.

AND WHEREAS all the previous owners namely Arati Ghosh, Chayna Ghosh, Droupadi Ghosh, Kshitish Chandra Ghosh, Krishnapada Ghosh, Lakshmirani Ghosh, Madanmohan Ghosh, Menoka Ghosh, Niharbala Ghosh, Prabhat Kumar Ghosh, Pratima Ghosh, Sajal Ghosh, Somenath Ghosh, Subhash Chandra Ghosh, Sushil Kumar Ghosh, Saraswati Ghosh, converted the characteristics of their land



7

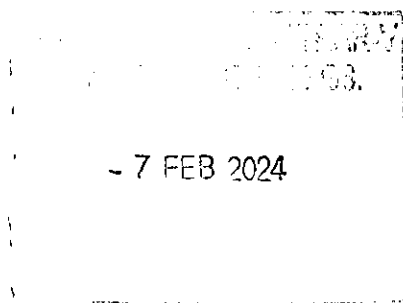


from Shali to Bastu, Vide Conversion Case Nos. CN/2023/1603/1029,
 CN/2023/1603/1096, CN/2023/1603/1165, CN/2023/1603/1031,
 CN/2023/1603/1091, CN/2023/1603/1093, CN/2023/1603/1169,
 CN/2023/1603/1170, CN/2023/1603/1101, CN/2023/1603/1102,
 CN/2023/1603/1109, CN/2023/1603/1092, CN/2023/1603/1033,
 CN/2023/1603/1108, CN/2023/1603/1106, CN/2023/1603/1094.

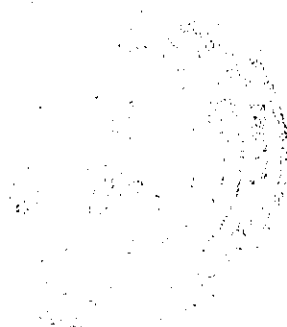
SALEABLE AREA OF	DAG	RS Khatian	LR Khatian	AREA (DEC)
BLOOMSBURY INFRASTRUCTURE PVT. LTD.	973	241, 242 & 244	1667	6.63
PANCHMAHAL CONCLAVE PVT. LTD.			1804, 197, 1806, 372, 373, 374, 375, 1414, 1820, 389, 525	39.4292
AMIYA GHOSH			383	14.12
ANJAN ROUTH			3663	9.9
TANMOY GHOSH			3662	9.9
RABI ADHIKARY			3879	4.5108
TOTAL SALEABLE AREA				84.49

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. 2,48,76,903/- (Rupees Two Crore Forty – Eight Lacs Seventy – Six Thousand Nine Hundred and Three 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

7



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 **84.49 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



7

RECEIVED
FEB 7 2024
- 7 FEB 2024

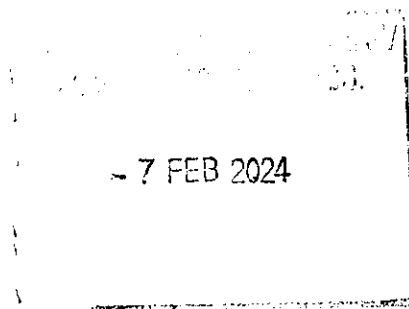
materials times hereafter and at the request and cost of the purchaser herein make do execute or cause to be made done and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property hereby sold transferred conveyed 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



7

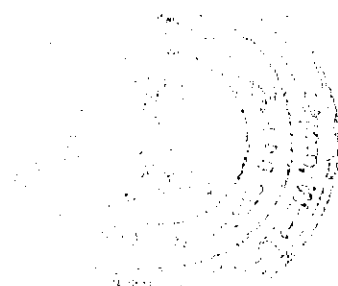


intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from time to time or by the Vendor herein or any person or persons having lawfully or equitably claiming from under or in trust for the Vendor.

4. AND THAT the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be and each and every part thereof are now free from all claims, demands, encumbrances lien lis-pendens attachments made or suffered by the Vendor or any person or persons having or lawfully claiming any estate or interest therein from under or in trust for the Vendor.

5. AND FURTHER THAT the Vendor all the persons having or lawfully or rightfully claiming any estate or interest in the said property or any part or portion thereof from under or in trust for the Vendor herein shall and will from time to time and all material times hereafter and at the like request and at the cost of the purchaser herein make do and execute or cause to be done made and executed all such further and other lawful acts deeds matters and things whatsoever for further better and more perfectly assuring the said property and all other benefits and rights and every part or portion thereof hereby 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.



[Handwritten signature]

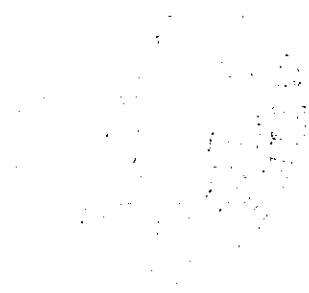
U.S. DEPARTMENT OF JUSTICE
OFFICE OF THE INSPECTOR GENERAL
- 7 FEB 2024

THE SCHEDULE OF THE PROPERTY

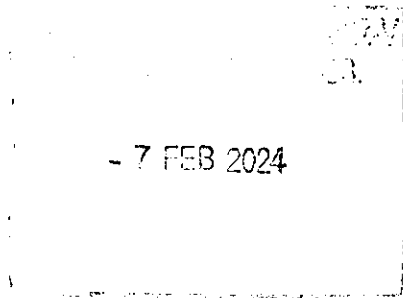
REFERRED TO ABOVE

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 **84.49 decimal** comprised in **R. S. & L.R. DAG No.: 973**, appertaining to R. S. Khatian Nos.: 241, 242 & 244, corresponding to L.R. Khatian Nos.: 1667, 1804, 197, 1806, 372, 373, 374, 375, 1414, 1820, 389, 525, 383, 3663, 3662, 3879, 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. 976
ON THE SOUTH	:	R.S. & L.R. Dag No. 971.
ON THE EAST	:	R.S. & L.R. Dag No. 974.
ON THE WEST	:	<u>43 Feet Wide Road.</u>



7



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. Angory Singh
P.O. & P.S.: Kulhi
PIN: 718343

2. Shash
PIN: 700057

① BLOOMSBURY INFRASTRUCTURE PVT. LTD.
Armit Khor
Director.

② PANCHMAHAL CONCLAVE PVT. LTD.
Armit Khor
Director.

④ Arjan Routh

⑤ Rakesh Adhikary

+

RECEIVED
FEB 7 2024
- 7 FEB 2024

// 15 //

⑥ Jamoy Ghosh.

SIGNATURE OF OWNER/ VENDOR

③ Pulak Kumar Das

(PULAK KUMAR DAS)

SIGNATURE OF OWNERS/ VENDORS

As the Lawful Attorney of Vendors

Drafted & Prepared By:

Sudeep Chakraborty

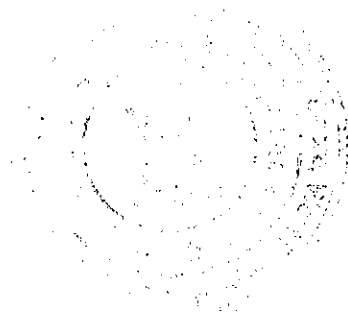
SUDEEP CHAKRABORTY.

(ADVOCATE),

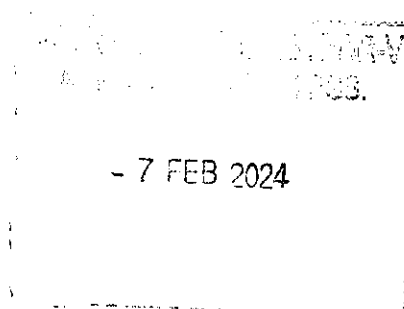
Enrolment No.: F – 1013/859/2019.

Alipore Judges Court.

Computer Print.



7



MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 2,48,76,903/- (Rupees Two Crore Forty – Eight Lacs Seventy – Six Thousand Nine Hundred and Three 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, Technopolis Branch	077085	Rs. 57,00,000/-
ICICI, Technopolis Branch	077086	Rs. 57,00,000/-
ICICI, Technopolis Branch	077087	Rs. 27,00,000/-
ICICI, Technopolis Branch	077088	Rs. 37,72,727/-
ICICI, Technopolis Branch	077089	Rs. 70,04,176/-
TOTAL: Rupees Two Crore Forty – Eight Lacs Seventy – Six Thousand Nine Hundred and Three Only.		Rs. 2,48,76,903/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Aangraj Singh*
P.O. P.C.: Kulti
PIN 1713343.

2. *Shresh*
PIN: 700057

1 BLOOMSBURY INFRASTRUCTURE PVT. LTD.

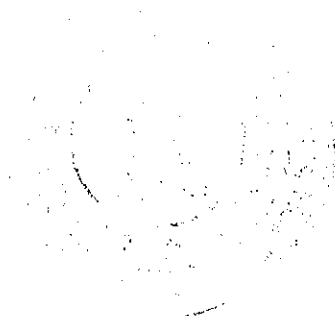
Amir Khan
Director.

2 PANCHMAHAL CONCLAVE PVT. LTD.

Amir Khan
Director.

3

4 *Anjan Latha*



7

RECEIVED	SECRETARY-V
FEB 7 2024	

// 17 //

⑤ Rasi Adhikary

⑥ Jaunoy Ghosh.

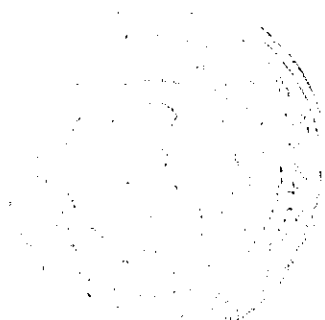
SIGNATURE OF OWNER/ VENDOR

Pulak Kumar Das

(PULAK KUMAR DAS)

SIGNATURE OF OWNERS/ VENDORS

As the Lawful Attorney of Vendors



7

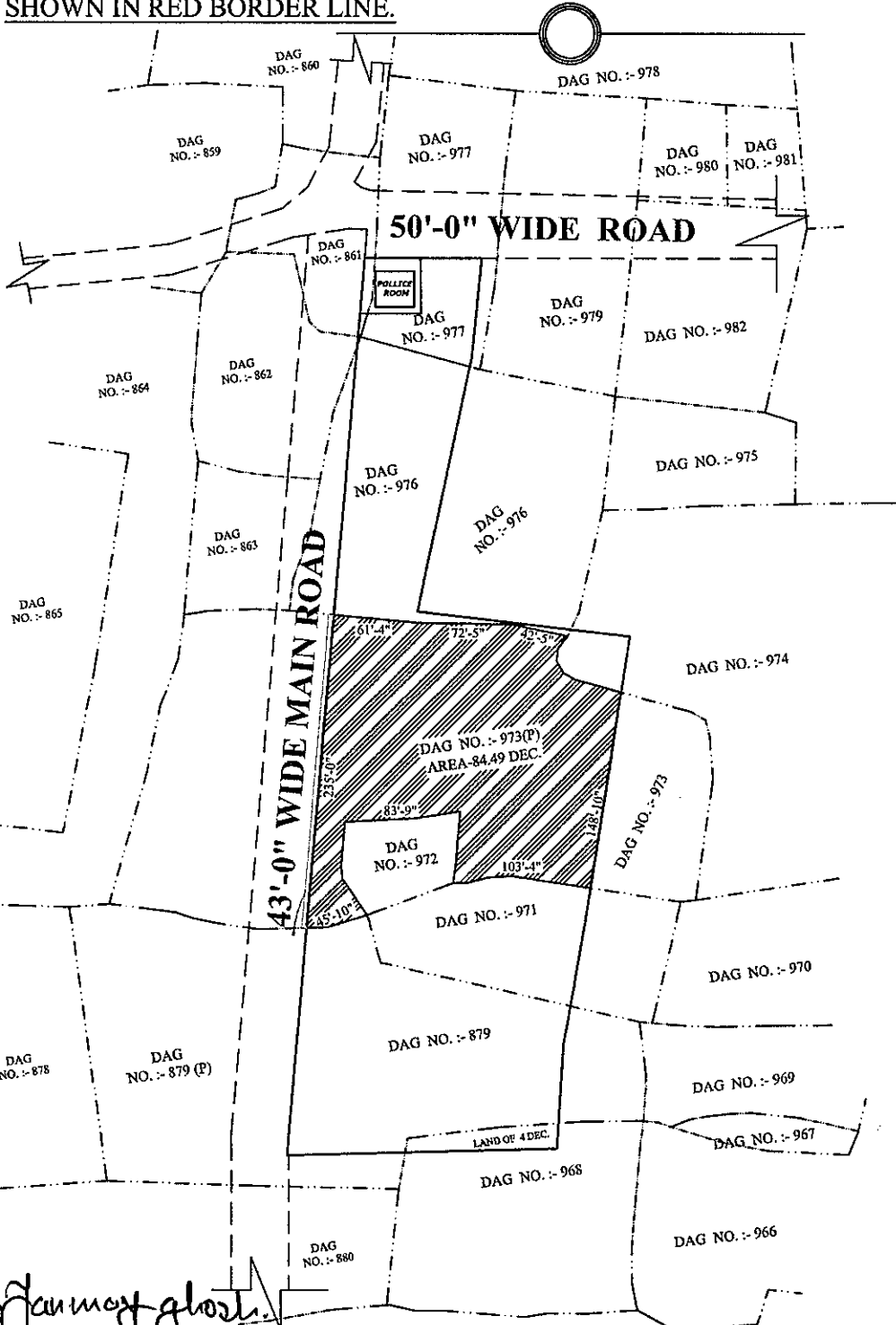
DISTRICT COURT
701 N. 5th St.
7 FEB 2024

SITE PLAN

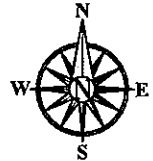
AT MOUZA :- HATISALAH ; J.L. NO. :- 09 ; P.S. :- PREVIOUSLY K.L.C. NOW POLERHAT; DIST. - SOUTH 24 PARGANAS; UNDER BEONTA II GRAM PANCHAYET.

R.S. KHATIAN NO. :- 241, 242 & 244 ; L.R. KHATIAN NO. :- 1667, 1804, 197, 1806, 372, 373, 374, 375, 1414, 1820, 389, 525, 383, 3663, 3879 & 3662.

DAG NO. :- 973 (P) SCHEDULE OF LAND AREA :- 84.49 DEC. OUT OF 179 DEC.
SHOWN IN RED BORDER LINE.



INDEX	
DAG LINE	---
PARTITION LINE	---
PROPERTY AREA	



SIGNATURE OF VENDEE

Ghosh
13/01/24

PANCHMAHAL CONCLAVE PVT. LTD.

Amir Khan

Director.

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

DRAWN BY

BLOOMSBURY INFRASTRUCTURE PVT. LTD.

SIGNATURE OF VENDOR

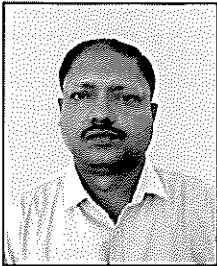
Amir Khan

Director.

1. *Sanjay Ghosh*
2. *Pulak Kumar Das*
3. *Arjun Borth*
4. *Amir Khan*
5. *Amir Khan*

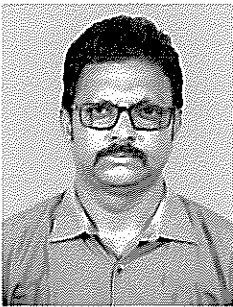
7

7 FEB 2024

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

Name _____

Signature Amir Chowdhury

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

Name Pulak Kumar Das

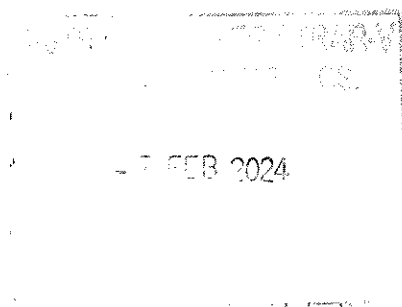
Signature Pulak Kumar Das

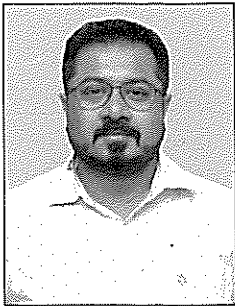
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANJAN ROYTH

Signature Anjan Royth

2

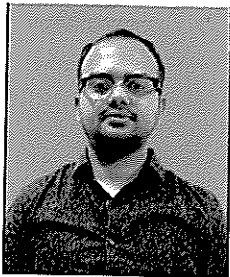


		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name _____

Signature _____

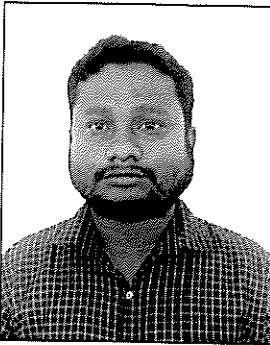
[Handwritten signature]

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

Name TANMOY GHOSH

Signature _____

Tanmoy Ghosh

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

Name RABI ADHIKARY

Signature _____

Rabi Adhikary

4

DISTRICT SUB-REGISTRAR-V
ALIPUR, 871004 24 PGS.
- 7 FEB 2024



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



070220242037428272

GRIPS Payment Detail

GRIPS Payment ID:	070220242037428272	Payment Init. Date:	07/02/2024 13:44:42
Total Amount:	573694	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7483795922439	BRN Date:	07/02/2024 13:45:38
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SAMBIT BASU
Mobile: 9874556699

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240374282738	Directorate of Registration & Stamp Revenue	573694

Total 573694

IN WORDS: FIVE LAKH SEVENTY THREE THOUSAND SIX HUNDRED NINETY FOUR 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



192023240374282738

GRN Details

GRN: 192023240374282738 Payment Mode: SBI Epay
GRN Date: 07/02/2024 13:44:42 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7483795922439 BRN Date: 07/02/2024 13:45:38
Gateway Ref ID: 775859152 Method: Axis Bank-Corporate NB
GRIPS Payment ID: 070220242037428272 Payment Init. Date: 07/02/2024 13:44:42
Payment Status: Successful Payment Ref. No: 2000340740/9/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SAMBIT BASU
Address: P.O:- Joteshibrampur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141
Mobile: 9874556699
Period From (dd/mm/yyyy): 07/02/2024
Period To (dd/mm/yyyy): 07/02/2024
Payment Ref ID: 2000340740/9/2024
Dept Ref ID/DRN: 2000340740/9/2024

Payment Details

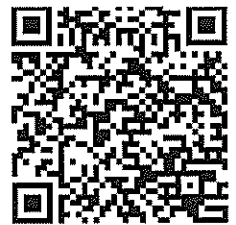
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000340740/9/2024	Property Registration- Stamp duty	0030-02-103-003-02	458930
2	2000340740/9/2024	Property Registration- Registration Fees	0030-03-104-001-16	114764
Total				573694

IN WORDS: FIVE LAKH SEVENTY THREE THOUSAND SIX HUNDRED NINETY FOUR ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



060220242037323525

GRIPS Payment Detail

GRIPS Payment ID:	060220242037323525	Payment Init. Date:	06/02/2024 21:47:08
Total Amount:	1856143	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0614954565719	BRN Date:	06/02/2024 21:47:51
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SAMBIT BASU
Mobile: 9874556699

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240373235268	Directorate of Registration & Stamp Revenue	1856143
Total			1856143

IN WORDS: EIGHTEEN LAKH FIFTY SIX THOUSAND ONE HUNDRED FORTY 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



192023240373235268

GRN Details

GRN:	192023240373235268	Payment Mode:	SBI Epay
GRN Date:	06/02/2024 21:47:08	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0614954565719	BRN Date:	06/02/2024 21:47:51
Gateway Ref ID:	775747603	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	060220242037323525	Payment Init. Date:	06/02/2024 21:47:08
Payment Status:	Successful	Payment Ref. No:	2000340740/5/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SAMBIT BASU
Address:	P.O:- Joteshibrampur, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141
Mobile:	9874556699
Period From (dd/mm/yyyy):	06/02/2024
Period To (dd/mm/yyyy):	06/02/2024
Payment Ref ID:	2000340740/5/2024
Dept Ref ID/DRN:	2000340740/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000340740/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	1484887
2	2000340740/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	371256
Total				1856143

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

Major Information of the Deed

Deed No :	I-1630-00392/2024	Date of Registration	07/02/2024
Query No / Year	1630-2000340740/2024	Office where deed is registered	
Query Date	06/02/2024 4:10:42 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. 2,48,76,903/-		Rs. 4,85,97,434/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,43,917/- (Article:23)		Rs. 4,86,020/- (Article:A(1), E, M(b), H)	
Remarks			

Land Details :

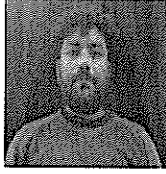
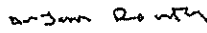
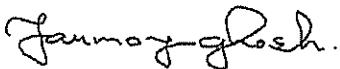
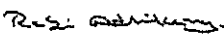
District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BENTTATA-II, Mouza: Hatisala, JI No: 9, Pin Code : 700135

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-973 (RS :-973)	LR-1667, (RS:-241\0)	Bastu	Bastu	6.63 Dec	3,81,600/-	38,00,615/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L2	LR-973 (RS :-973)	LR-1414, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L3	LR-973 (RS :-973)	LR-375, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L4	LR-973 (RS :-973)	LR-374, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L5	LR-973 (RS :-973)	LR-373, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L6	LR-973 (RS :-973)	LR-372, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L7	LR-973 (RS :-973)	LR-1806, (RS:-242\0)	Bastu	Bastu	1.1 Dec	2,54,924/-	6,30,570/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,

L8	LR-973 (RS :-973)	LR-197, (RS:-242\0)	Bastu	Bastu	0.2192 Dec	94,778/-	1,25,655/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L9	LR-973 (RS :-973)	LR-1804, (RS:-242\0)	Bastu	Bastu	0.2 Dec	91,287/-	1,14,649/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L10	LR-973 (RS :-973)	LR-1820, (RS:-244\0)	Bastu	Bastu	6.62 Dec	12,58,560/-	37,94,883/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L11	LR-973 (RS :-973)	LR-389, (RS:-244\0)	Bastu	Bastu	5.79 Dec	11,07,651/-	33,19,089/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L12	LR-973 (RS :-973)	LR-525, (RS:-244\0)	Bastu	Bastu	20 Dec	36,91,287/-	1,14,64,902/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L13	LR-973 (RS :-973)	LR-383, (RS:-244\0)	Bastu	Bastu	14.12 Dec	26,22,196/-	80,94,221/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L14	LR-973 (RS :-973)	LR-3663, (RS:-244\0)	Bastu	Bastu	9.9 Dec	57,00,000/-	57,00,000/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L15	LR-973 (RS :-973)	LR-3662, (RS:-244\0)	Bastu	Bastu	9.9 Dec	57,00,000/-	57,00,000/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L16	LR-973 (RS :-973)	LR-3879, (RS:-244\0)	Bastu	Bastu	4.5108 Dec	27,00,000/-	27,00,000/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
		TOTAL :			84.49Dec	248,76,903 /-	485,97,434 /-	
	Grand Total :				84.49Dec	248,76,903 /-	485,97,434 /-	

Seller Details :

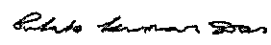
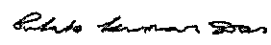
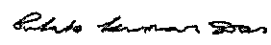
Sl No	Name,Address,Photo,Finger print and Signature
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:-700135 , PAN No.:: AAxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: 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	Mr AMIYA GHOSH, (Alias: AMIYA KUMAR GHOSH) Son of Lalit Mohan Ghosh City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 743502 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: AYxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney			
4	Name Mr ANJAN ROUTH Son of Ashok Routh Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office	Photo  07/02/2024	Finger Print  Captured LTI 07/02/2024	Signature  07/02/2024
4/170, Mahajati Nagar, Panihati, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BQxxxxxx6D, Aadhaar No: 98xxxxxxxx7824, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office				
5	Name Mr TANMOY GHOSH Son of Tarakeswar Ghosh Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office	Photo  07/02/2024	Finger Print  Captured LTI 07/02/2024	Signature  07/02/2024
City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BNxxxxxx3H, Aadhaar No: 55xxxxxxxx2401, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office				
6	Name Mr RABI ADHIKARY Son of Bablu Adhikary Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office	Photo  07/02/2024	Finger Print  Captured LTI 07/02/2024	Signature  07/02/2024
City:- , P.O:- Ultadanga, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx3H, Aadhaar No: 75xxxxxxxx8860, Status :Individual, Executed by: Self, Date of Execution: 07/02/2024 , Admitted by: Self, Date of Admission: 07/02/2024 ,Place : Office				

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: 40xxxxxxxx7498, Status :Individual, Status : Not Executed

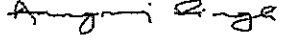
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr PULAK KUMAR DAS Son of Dhananjoy Das Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office</td><td> Feb 7 2024 1:42PM</td><td> Captured LTI 07/02/2024</td><td> 07/02/2024</td></tr></table>	Name	Photo	Finger Print	Signature	Mr PULAK KUMAR DAS Son of Dhananjoy Das Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office	 Feb 7 2024 1:42PM	 Captured LTI 07/02/2024	 07/02/2024
Name	Photo	Finger Print	Signature						
Mr PULAK KUMAR DAS Son of Dhananjoy Das Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office	 Feb 7 2024 1:42PM	 Captured LTI 07/02/2024	 07/02/2024						
Pramanik Para, City:- , P.O:- Purba Chandri, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BJxxxxxx6K, Aadhaar No: 64xxxxxxxx9405 Status : Attorney, Attorney of : Mr AMIYA GHOSH									

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMIT GHOSH (Presentant) Son of Shri Tapan Ghosh Date of Execution - 07/02/2024, , Admitted by: Self, Date of Admission: 07/02/2024, Place of Admission of Execution: Office		 Captured	
	Feb 7 2024 1:44PM	LTI 07/02/2024	07/02/2024	
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 City:- , P.O:- Kulti, P.S:-Kulti, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713343		 Captured	
	07/02/2024	07/02/2024	07/02/2024

Identifier Of Mr PULAK KUMAR DAS, Mr ANJAN ROUTH, Mr TANMOY GHOSH, Mr RABI ADHIKARY, Mr AMIT GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	BLOOMSBURY INFRASTRUCTURE PRIVATE LIMITED	Mr SAMBIT BASU-6.63 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-6.62 Dec
Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-5.79 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-20 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	Mr AMIYA GHOSH	Mr SAMBIT BASU-14.12 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	Mr ANJAN ROUTH	Mr SAMBIT BASU-9.9 Dec
Transfer of property for L15		
Sl.No	From	To. with area (Name-Area)
1	Mr TANMOY GHOSH	Mr SAMBIT BASU-9.9 Dec
Transfer of property for L16		
Sl.No	From	To. with area (Name-Area)
1	Mr RABI ADHIKARY	Mr SAMBIT BASU-4.5108 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec

Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-1.1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.2192 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr SAMBIT BASU-0.2 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:- 973, LR Khatian No:- 1667	Owner:অজিব আলি মাহুই, Gurdian:অহমেদ , Address:নিজ , Classification:শালি, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 973, LR Khatian No:- 1414	Owner:মেনকা ঘোষ, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 973, LR Khatian No:- 375	Owner:চায়না ঘোষ, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 973, LR Khatian No:- 374	Owner:জোনদি ঘোষ, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

L5	LR Plot No:- 973, LR Khatian No:- 373	Owner:সরযজী ঘোষ, Gurdian:খগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 973, LR Khatian No:- 372		Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 973, LR Khatian No:- 1806		Seller is not the recorded Owner as per Applicant.
L8	LR Plot No:- 973, LR Khatian No:- 197	Owner:প্রতীমা ঘোষ, Gurdian:রাজেন্দ্র , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L9	LR Plot No:- 973, LR Khatian No:- 1804		Seller is not the recorded Owner as per Applicant.
L10	LR Plot No:- 973, LR Khatian No:- 1820		Seller is not the recorded Owner as per Applicant.
L11	LR Plot No:- 973, LR Khatian No:- 389	Owner:বীহার ঘোষ, Gurdian:বিসিন , Address:নিজ , Classification:শালি, Area:0.05000000 Acre,	Seller is not the recorded Owner as per Applicant.
L12	LR Plot No:- 973, LR Khatian No:- 525	Owner:বিভিচন্দ্র ঘোষ, Gurdian:উত্তম , Address:নিজ , Classification:শালি, Area:0.20000000 Acre,	Seller is not the recorded Owner as per Applicant.
L13	LR Plot No:- 973, LR Khatian No:- 383	Owner:অমিয় ঘোষ, Gurdian:ললীত , Address:নিজ , Classification:শালি, Area:0.15000000 Acre,	Mr AMIYA GHOSH
L14	LR Plot No:- 973, LR Khatian No:- 3663	Owner:অঞ্জন রায় , Gurdian:অশোক রায় , Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mr ANJAN ROUTH
L15	LR Plot No:- 973, LR Khatian No:- 3662	Owner:তন্ময় ঘোষ , Gurdian:তারাকেশ্বর ঘোষ, Address:নিজ , Classification:শালি, Area:0.09000000 Acre,	Mr TANMOY GHOSH
L16	LR Plot No:- 973, LR Khatian No:- 3879	Owner:রবি অধিকারী, Gurdian:বাবলু অধিকারী, Address:নিজ , Classification:শালি, Area:0.06000000 Acre,	Mr RABI ADHIKARY

Endorsement For Deed Number : I - 163000392 / 2024

On 07-02-2024

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:33 hrs on 07-02-2024, 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 4,85,97,434/-

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

Execution is admitted on 07/02/2024 by 1. Mr ANJAN ROUTH, Son of Ashok Routh, 4/170, Mahajati Nagar, Panihati, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 2. Mr TANMOY GHOSH, Son of Tarakeswar Ghosh, P.O: Beliaghata, Thana: Bellaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession Business, 3. Mr RABI ADHIKARY, Son of Bablu Adhikary, P.O: Ultadanga, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

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

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

Execution is admitted on 07-02-2024 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

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

Executed by Attorney

Execution by Mr PULAK KUMAR DAS, , Son of Dhananjoy Das, Pramanik Para, P.O: Purba Chandi, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business as constituted attorney for Mr AMIYA GHOSH , AMIYA KUMAR GHOSH P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 743502 is admitted by him

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 4,86,020.00/- (A(1) = Rs 4,85,974.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 4,86,020/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2024 9:47PM with Govt. Ref. No: 192023240373235268 on 06-02-2024, Amount Rs: 3,71,256/-, Bank: SBI EPay (SBIEPay), Ref. No. 0614954565719 on 06-02-2024, Head of Account 0030-03-104-001-16 Online on 07/02/2024 1:45PM with Govt. Ref. No: 192023240374282738 on 07-02-2024, Amount Rs: 1,14,764/-, Bank: SBI EPay (SBIEPay), Ref. No. 7483795922439 on 07-02-2024, Head of Account 0030-03-104-001-16

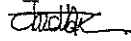
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 19,43,917/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,43,817/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2160, Amount: Rs.100.00/-, Date of Purchase: 02/05/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/02/2024 9:47PM with Govt. Ref. No: 192023240373235268 on 06-02-2024, Amount Rs: 14,84,887/-,
Bank: SBI EPay (SBIPay), Ref. No. 0614954565719 on 06-02-2024, Head of Account 0030-02-103-003-02
Online on 07/02/2024 1:45PM with Govt. Ref. No: 192023240374282738 on 07-02-2024, Amount Rs: 4,58,930/-,
Bank: SBI EPay (SBIPay), Ref. No. 7483795922439 on 07-02-2024, 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 9632 to 9666
being No 163000392 for the year 2024.**



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2024.02.07 16:44:26 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 07/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.