

00518/24

7-5/3/24



पश्चिम बंगाल WEST BENGAL

AP 234207

17/01/2024.
Q-2000/25716/2024.

It is hereby declared that the document is admitted to be a true and correct copy of the original. The signature sheets and the stamp sheets attached with the document are the part of this document.

(Signature)

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

17 JAN 2024

DEED OF CONVEYANCE

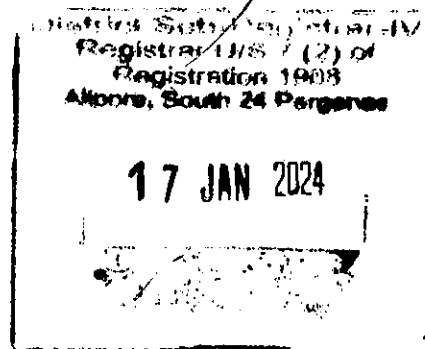
1. Date: This Indenture is made on this the 17th Day of JANUARY'2024, (Two Thousand and Twenty – Four).
2. Nature of Document: Deed of Conveyance.

2164

02 MAY 2023

No.....Rs.100/- Date.....
Name :B. C. LAHIRI
Advocate
ALIPORE JUDGES COURT
Address :KOL-27
Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Aangrony Singh
C/o Binay Kr. Singh
Upper Kulti, Pochal,
Kulti, Paschim
Bardhaman,
PIN: 713343.



3. PARTIES:

3.11.) **ABU JAFAR MIDDYA**, [PAN: **BQYPM9456R**], (Aadhaar No.: **218813864959**); Son of: Late Safed Ali Middya; by Faith: Muslim; by Occupation: Cultivation; by Nationality: Indian, Resident of: Dakshin Hatishala Para, P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 743503, being represented by his “**LAWFUL ATTORNEY**” namely **MR. PUSPENDU DAS**, [PAN: **BHPPD5244J**], (AADHAAR No.: **405055319681**), Son of: Dhananjay Das, by Faith: Hindu, by Occupation: Business, by Nationality: Indian, Resident of: Amtala, Post Office: Kanyanagar, Police Station: Bishnupur, District: 24 Parganas (South), PIN: 743398; 2.) **AMJED MIDDE**, [PAN: **DFBPM9475N**], (Aadhaar No.: **697403443662**); Son of: Late Safed Ali Midde, by Occupation: Cultivation, by Faith: Muslim, by Nationality: Indian, Residents of: Vill. & P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 700135, 3.) **JULFIKAR MIDDE**, Son of: Late Safed Ali Midde, by Occupation: Cultivation, by Faith: Muslim, by Nationality: Indian, Residents of: Vill. & P.O.: Hatishala, P.S.: K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), State: West Bengal, PIN: 700135, That the **Vendor No. 2 & 3** herein are being represented by their “**LAWFUL ATTORNEY**” namely **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 represents by its Director **MR. AMIT GHOSH**, [PAN: **AHNPG7172P**], (Adhaar No.: **981304177819**), Son of: Sri Tapan Ghosh, by Faith: Hindu, by Occupation: Business, by Nationality, Resident of: Village: Khariberia, P.O. & P.S. Bishnupur, District: 24 Parganas (South), PIN: 743503, hereinafter called and referred to as the “**OWNER/VENDOR**” (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, and assigns) of the **FIRST PART**.



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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 by virtue of purchase (Deed No: **3534 for the year 1959**), and normal inheritance, one Safed Ali Midde became the sole and absolute owner of some landed property comprised in **R.S. & L.R. Dag No.: 976**, recorded in R.S. Khatian No.: 497, Mouza: Hatishala, J.L. No.: 9, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135.

AND WHEREAS said Safed Ali Midde died intestate leaving behind his 5 (Five) Sons namely Julfikar Midde, Amjed Midde, Abdul Hai Midde, Abu Jafar Midde, Abdul Momin Midde and 3 (Three) Daughters namely Asiya Bibi, Nur Nahar Bibi & Nurul Laila Bibi.

WHEREAS by virtue of inheritance said Abu Jafar Midde (Vendor No.: 1 herein), Legal heir of Late Safed Ali Middya, became the absolute owners of **1.59 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135.



District Sub-Registrar-IV
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Registration, 1908
Aligarh, South 24 Bangashah
17 JAN 2024

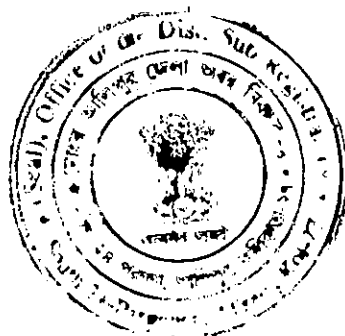
AND WHEREAS said Abu Jafar Midde, being the absolute owner and possessor and occupier of the said landed property Abu Jafar Midde, recorded his name in at present L.R. operation vide LR Khatian No.: 1238.

AND WHEREAS being the absolute owner and possessor and occupier of the said landed property Abu Jafar Midde, converted the characteristics of the said landed property from Shali to Bastu, vide Conversion Case No.: CN/2023/1603/1441.

AND WHEREAS said Abu Jafar Midde, incapable of taking care of the said property measuring **1.59 Decimal**, more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1238, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, appointed **Mr. Puspendu Das**, S/o Dhananjoy Das, to be their Lawful Attorney vide registered General Power of Attorney at the office of D.S.R. V at Alipore, District: 24 Parganas (South), recorded in Book No.: IV; Vol. No.: 1630 – 2018; Pages from 5690 to 5706 being No.: 00248 for the year 2018.

AND WHEREAS total saleable area of said Abu Jafar Middya, having Bastu Land measuring total of **1.59 Decimal** more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1238, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, being duly represented by his Lawful Attorney said Mr. Puspendu Das.

AND WHEREAS by virtue of inheritance said Amjed Midde (Vendor No.: 2 herein), became the absolute owner of **1.58 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather



Dist. Office of Dr. Dis. Sud Kishore IV
Registration
Allpore, Sud Kishore
17 JAN 2014

Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, vide Registered Deed of Conveyance in the Office of A.D.S.R. at Bhangore, District: 24 Parganas (South), recorded vide No.: 16838 for the year 1975.

AND WHEREAS said Amjed Midde, being the absolute owner and possessor and occupier of the said landed property Amjed Midde, recorded his name in at present L.R. operation vide LR Khatian No.: 1236.

AND WHEREAS being the absolute owner and possessor and occupier of the said landed property Amjed Midde, converted the characteristics of the said landed property from Shali to Bastu, vide Conversion Case No.: CN/2023/1603/1445.

AND WHEREAS said Amjed Midde, incapable of taking care of the said property measuring **1.58 Decimal**, more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1236, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, appointed **Panchmahal Conclave Private Limited**, to be their Lawful Attorney vide registered General Power of Attorney at the office of D.S.R. IV at Alipore, District: 24 Parganas (South), recorded in Book No.: I; Vol. No.: 1604 – 2022; Pages from 447274 to 447290 being No.: 15107 for the year 2022.

WHEREAS said Amjed Midde, being represented by his Lawful Attorney has proposed to sell, transfer and convey ALL THAT land measuring **1.58 Decimal**, more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1236, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135.



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17 JAN 2024

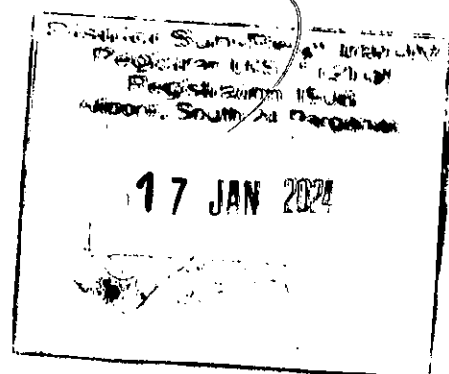
WHEREAS by virtue of inheritance said Julfhikar Midde, (Vendor No.: 3 herein), Legal heir of Late Safed Ali Midde, became the absolute owners of **1.58 Decimals**, landed property, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135.

AND WHEREAS said Julfhikar Midde, being the absolute owner and possessor and occupier of the said landed property Amjed Midde, recorded his name in at present L.R. operation vide LR Khatian No.: **1235**.

AND WHEREAS being the absolute owner and possessor and occupier of the said landed property Julfhikar Midde, converted the characteristics of the said landed property from Shali to Bastu, vide Conversion Case No.: **CN/2023/1603/1439**.

AND WHEREAS said Julfhikar Midde, incapable of taking care of the said property measuring **1.58 Decimal**, more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1235, lying and situated at Mouza: Hatishala, J.L. No.: 09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, appointed **Panchmahal Conclave Private Limited**, to be his Lawful Attorney vide registered General Power of Attorney at the office of D.S.R. IV at Alipore, District: 24 Parganas (South), recorded in Book No.: I; Vol. No.: 1604 – 2022; Pages from 447327 to 447345 being No.: **15111** for the year 2022.

AND WHEREAS saleable area of said Amjed Midde, having Bastu Land measuring total of **1.58 Decimal** more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, AND, Julfhikar Midde, having Bastu Land measuring total of **1.58 Decimal** more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, all lying and situated at Mouza: Hatishala, J.L. No.:



09, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135, being duly represented by their Lawful Attorney said Panchmahal Conclave Private Limited.

AND WHEREAS total saleable area of aforementioned all, having Bastu Land measuring total of **4.75 Decimal** more or less, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1238, 1236 & 1235, all lying and situated at MOUZA: HATISHALA, under Police Station.: Bhangore now K.L.C. (Kolkata Leather Complex), within Beonta Gram Panchayet II, Additional District Registration Office Bhangore, District: 24 Parganas (South), PIN: 700135

AND WHEREAS the said property is free from all encumbrances, charges, liens, lis pendences, mortgage and/or any other nature whatsoever and has no acquisition or requisition and no legal proceedings either under civil or criminal law of the land is pending in any Learned Court or elsewhere in respect thereof.

SALEABLE AREA OF	R.S. & L.R. DAG NO.	RS KHATIAN	LR KHATIAN	AREA (DEC)
ABU JAFAR MIDDE	976	497	1238	1.59
JULFIKAR MIDDE			1235	1.58
AMJED MIDDE			1236	1.58
TOTAL				4.75

NOW THIS INDENTURE WITNESSETH THAT in consideration of total sum of Rs. **8,63,000/- (Rupees Eight Lacs Sixty-Three Thousand 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



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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 **4.75 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



District Court of the District of Columbia
Register of the District of Columbia
Registration 1808
Minors, South 24 Fairbanks
17 JAN 2024

property hereby sold transferred conveyed and granted or expressed or intended so to be unto and to the use of the purchaser herein in the manner as aforesaid.

THE VENDOR DO HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:

1. THAT notwithstanding any act deed matter or thing whereby the Vendor done or executed or knowingly suffered to the contrary the Vendor herein is now lawfully and rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property and every part and portion thereof hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid for a perfect and indefeasible estate of inheritance without any manner or condition or other things whatsoever or howsoever to alter defeat encumber or make void the same.
2. AND THAT notwithstanding any act deed or thing whatsoever or howsoever done as aforesaid the Vendor has now full right power and absolute authority to grant sell, convey, transfer, assign, and assure the said property and all other benefits and right hereby granted sold conveyed transferred assigned and assured unto and to the use of the purchaser herein in the manner as aforesaid according to the true intent and meanings of these presents.
3. AND THAT the purchaser herein shall and may from time to time and at material times hereafter peaceably and quietly hold possess use and enjoy the said property hereby granted sold, conveyed, transferred assigned and assured or expressed or intended so to be unto and to receive all the rents issues and profits thereof without any lawful hindrance eviction interruptions disturbances claims and demands whatsoever or howsoever from 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.



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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.



District Sub-Registrar-IV
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17 JAN 2024

THE SCHEDULE OF THE PROPERTY

REFERRED TO ABOVE

ALL THAT the divided, demarcated, butted & bounded by the boundary wall on north, south, east or western portion (as the case may be), piece and parcel of Vacant Bastu land measuring about **4.75 Decimals**, comprised in **R.S. & L.R. DAG No.: 976**, appertaining to R.S. Khatian No.: 497, corresponding to L.R. Khatian No.: 1238, 1236 & 1235, all lying and situated at **MOUZA: HATISHALA**, vide J.L. No.: 09, within the limits of Beonta II No. Gram Panchayet, A.D.S.R. Office at Bhangore, & D.S.R. South 24 Parganas Office at Alipore, under Police Station: Bhangore now at K.L.C. (Kolkata Leather Complex), District: 24 Parganas (South), PIN: 700135, and the property is Butted and Bounded as follows:

ON THE NORTH : Others Land of Same Dag.

ON THE SOUTH : Others Land of Same Dag.

ON THE EAST : Others Land of Same Dag.

ON THE WEST : 43 Feet Wide Road.



District Sub-Registrar-IV
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1.7 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. *Angoor Singh*
PIN: 713343

2. *Anjan Poul*
PIN: 700094

Puspendu Das

(PUSPENDU DAS)

SIGNATURE OF OWNERS/ VENDORS
(As the Lawful Attorney of Vendor No.: 1)

PANCHMAHAL CONCLAVE PVT. LTD.

David Khorh
Director.

SIGNATURE OF OWNERS/ VENDORS
(As the Lawful Attorney of Vendor 2 & 3)

Drafted & Prepared By:

Sudeep Chakraborty

SUDEEP CHAKRABORTY
(ADVOCATE)

Enrolment No.: F – 1013/859/2019

Alipore Judges Court.

Computer Print.



District Sub-Registrar-IV
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17 JAN 2024

MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser the within mentioned sum of Rs. 8,63,000/- (Rupees Eight Lacs Sixty – Three Thousand Only) being the full and final payment of the consideration for sale of the said land from the purchaser.

<u>BANK NAME</u>	<u>CASH / CHQ. No. /NEFT/RTGS</u>	<u>AMOUNT</u> (In Rupees)
ICICI, Techopolis	077092	Rs. 8,63,000/-
TOTAL: Rupees Eight Lacs Sixty – Three Thousand Only.		Rs. 8,63,000/-

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Hangraj Singh*
PIN: 713343.

2. *Hijan Routh*
PIN: 700099.



Puspendu Das

(PUSPENDU DAS)

SIGNATURE OF OWNERS/ VENDORS
(As the Lawful Attorney of Vendor No.: 1)

PANCHMAHAL CONCLAVE PVT. LTD.

Anirudh Khosla

Director.

SIGNATURE OF OWNERS/ VENDORS
(As the Lawful Attorney of Vendor 2 & 3)

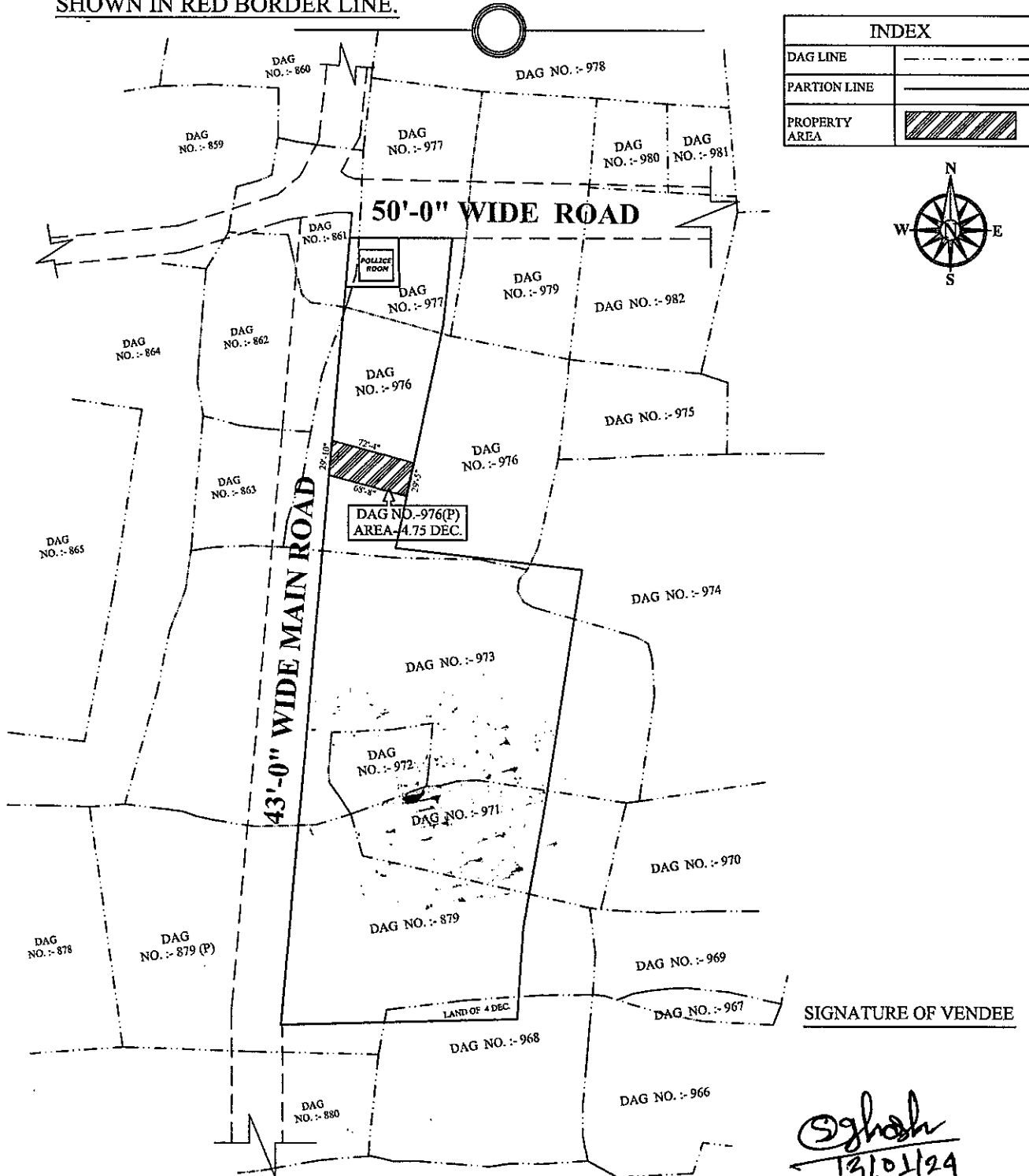


District Sub-Registrar-IV
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17 JAN 2024

SITE PLAN

AT MOUZA :- HATISALAH ; J.L. NO. :- 09 ; P.S. :- PREVIOUSLY K.L.C. NOW POLERHAT. ;
DIST.- SOUTH 24 PARGANAS; UNDER BEONTA II GRAM PANCHAYET.
R.S. KHATIAN NO. :-497 & 699 ; L.R. KHATIAN NO. :- 1235, 1236 & 1238.
DAG NO. :- 976 (P) SCHEDULE OF LAND AREA :- 4.75 DEC. OUT OF 91 DEC.
SHOWN IN RED BORDER LINE.



PANCHMAHAL CONCLAVE PVT. LTD.

SIGNATURE OF VENDOR

Director.

SIGNATURE OF VENDEE

Sghosh
13/01/24

SUBHADIP GHOSH

(B. Tech Civil Engineer)

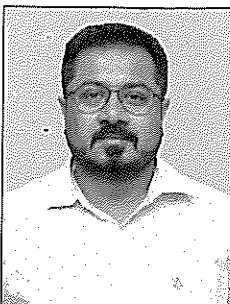
L.B.S. of Arambagh Municipality
Reg. No.: 29/ARM/LBS-II/2021-22

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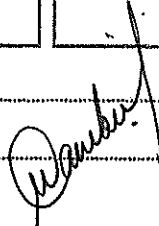


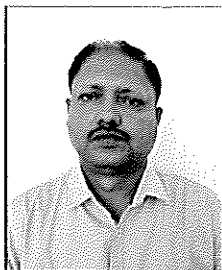
District Sub-Registrar-IV
Registrar MIS 7 (2) of
Registration, 1903
Alipore, South 24 Parganas

17 1903 1021

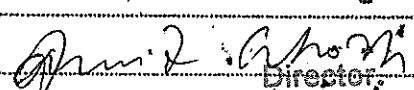
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	right hand					

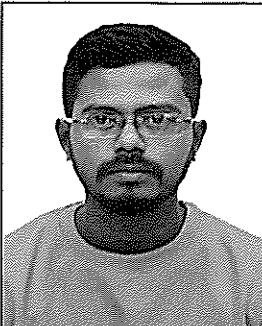
Name

Signature 

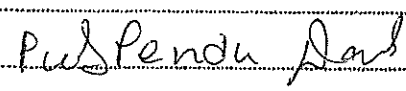
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	left hand					
	right hand					

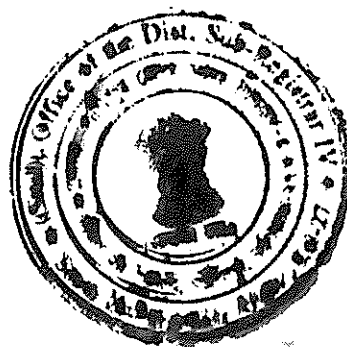
Name PANCHMAHAL CONCLAVE PVT. LTD.

Signature  Director

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

Name

Signature 



District Sub-Registrar-IV
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17 JAN 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



160120242035017118

GRIPS Payment Detail

GRIPS Payment ID:	160120242035017118	Payment Init. Date:	16/01/2024 19:16:59
Total Amount:	117924	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6646487257026	BRN Date:	16/01/2024 19:17:31
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	192023240350171198	Directorate of Registration & Stamp Revenue	117924
Total			117924

IN WORDS: ONE LAKH SEVENTEEN THOUSAND NINE HUNDRED TWENTY 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



192023240350171198

GRN Details

GRN:	192023240350171198	Payment Mode:	SBI Epay
GRN Date:	16/01/2024 19:16:59	Bank/Gateway:	SBIePay Payment Gateway
BRN :	6646487257026	BRN Date:	16/01/2024 19:17:31
Gateway Ref ID:	772337154	Method:	Axis Bank-Corporate NB
GRIPS Payment ID:	160120242035017118	Payment Init. Date:	16/01/2024 19:16:59
Payment Status:	Successful	Payment Ref. No:	2000125716/1/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SAMBIT BASU
Address: HATISHALA
Mobile: 9830806854
Period From (dd/mm/yyyy): 16/01/2024
Period To (dd/mm/yyyy): 16/01/2024
Payment Ref ID: 2000125716/1/2024
Dept Ref ID/DRN: 2000125716/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000125716/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	88412
2	2000125716/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	29512
Total				117924

IN WORDS: ONE LAKH SEVENTEEN THOUSAND NINE HUNDRED TWENTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1604-00513/2024	Date of Registration	17/01/2024
Query No / Year	1604-2000125716/2024	Office where deed is registered	
Query Date	15/01/2024 7:06:03 PM	D.S.R. - IV 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. 8,63,000/-		Rs. 29,49,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 88,512/- (Article:23)		Rs. 29,544/- (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

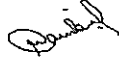
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-976 (RS :-976)	LR-1238, (RS:-497\0)	Bastu	Bastu	1.59 Dec	2,87,667/-	9,87,390/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L2	LR-976 (RS :-976)	LR-1236, (RS:-497\0)	Bastu	Bastu	1.58 Dec	2,87,667/-	9,81,180/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
L3	LR-976 (RS :-976)	LR-1235, (RS:-497\0)	Bastu	Bastu	1.58 Dec	2,87,666/-	9,81,180/-	Width of Approach Road: 43 Ft., Adjacent to Metal Road,
		TOTAL :			4.75Dec	8,63,000 /-	29,49,750 /-	
	Grand Total :				4.75Dec	8,63,000 /-	29,49,750 /-	

Seller Details :

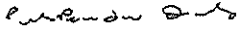
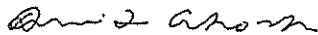
SI No	Name,Address,Photo,Finger print and Signature
1	ABU JAFAR MIDDYA Son of Late Safed Ali Midde City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Cultivation, Citizen of: India, PAN No.:: BQxxxxxx6R, Aadhaar No: 21xxxxxxxx4959, Status :Individual, Executed by: Attorney, Executed by: Attorney

2	AMJED MIDDE Son of Late Safed Ali 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.:: DFxxxxxx5N, Aadhaar No: 69xxxxxxx3662, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	JULFIKAR MIDDE Son of Late Safed Ali 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.:: ANxxxxxx2Q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

Buyer Details :

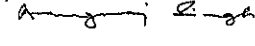
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMBIT BASU (Presentant) Son of Late Sabyasachi Basu Status : Not Executed	Photo  17/01/2024	Finger Print  Captured LTI 17/01/2024	Signature  17/01/2024
Son of Late Sabyasachi Basu City:- , P.O:- Joteshibrampur, P.S:-Maheshtala, District:-South 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 Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office	Photo  Jan 17 2024 1:27PM	Finger Print  Captured LTI 17/01/2024	Signature  17/01/2024
City:- , P.O:- Kanyanagar, 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: 40xxxxxxx9681 Status : Attorney, Attorney of : ABU JAFAR MIDDYA				
2	Name Mr AMIT GHOSH Son of Shri Tapan Ghosh Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 17/01/2024, Place of Admission of Execution: Office	Photo  Jan 17 2024 1:27PM	Finger Print  Captured LTI 17/01/2024	Signature  17/01/2024

Director, PANCHMAHAL CONCLAVE PRIVATE LIMITED , City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 , 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 : Attorney, Attorney of : AMJED MIDDE, JULFIKAR MIDDE

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	
	17/01/2024	17/01/2024	17/01/2024

Identifier Of Mr PUSPENDU DAS, Mr AMIT GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ABU JAFAR MIDDYA	Mr SAMBIT BASU-1.59 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	AMJED MIDDE	Mr SAMBIT BASU-1.58 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	JULFIKAR MIDDE	Mr SAMBIT BASU-1.58 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:- 976, LR Khatian No:- 1238	Owner:আবু জাকর সিদ্দে, Gurdian:সফেদ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	ABU JAFAR MIDDYA
L2	LR Plot No:- 976, LR Khatian No:- 1236	Owner:আমজেন্দ আলি সিদ্দে, Gurdian:সফেদ , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	AMJED MIDDE
L3	LR Plot No:- 976, LR Khatian No:- 1235	Owner:জুলফীকার সিদ্দে, Gurdian:সফেদ , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	JULFIKAR MIDDE

Endorsement For Deed Number : I - 160400513 / 2024

On 17-01-2024

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

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

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

Presented for registration at 13:22 hrs on 17-01-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr SAMBIT BASU ,Claimant.

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 29,49,750/-

Executed by Attorney

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

2. Execution by Mr AMIT GHOSH, Director, PANCHMAHAL CONCLAVE PRIVATE LIMITED (Private Limited Company), City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 as constituted attorney for 1. AMJED MIDDE P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135, 2. JULFIKAR MIDDE P.O: Hatishala, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700135 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 29,544.00/- (A(1) = Rs 29,498.00/- ,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 29,512/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2024 7:17PM with Govt. Ref. No: 192023240350171198 on 16-01-2024, Amount Rs: 29,512/-, Bank: SBI EPay (SBIEPay), Ref. No. 6646487257026 on 16-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 88,512/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 88,412/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2164, Amount: Rs.100.00/-, Date of Purchase: 02/01/2024, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/01/2024 7:17PM with Govt. Ref. No: 192023240350171198 on 16-01-2024, Amount Rs: 88,412/-, Bank: SBI EPay (SBIEPay), Ref. No. 6646487257026 on 16-01-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1604-2024, Page from 18672 to 18696
being No 160400513 for the year 2024.**



(Signature)

Digitally signed by Anupam Halder
Date: 2024.01.17 13:54:47 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 17/01/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.