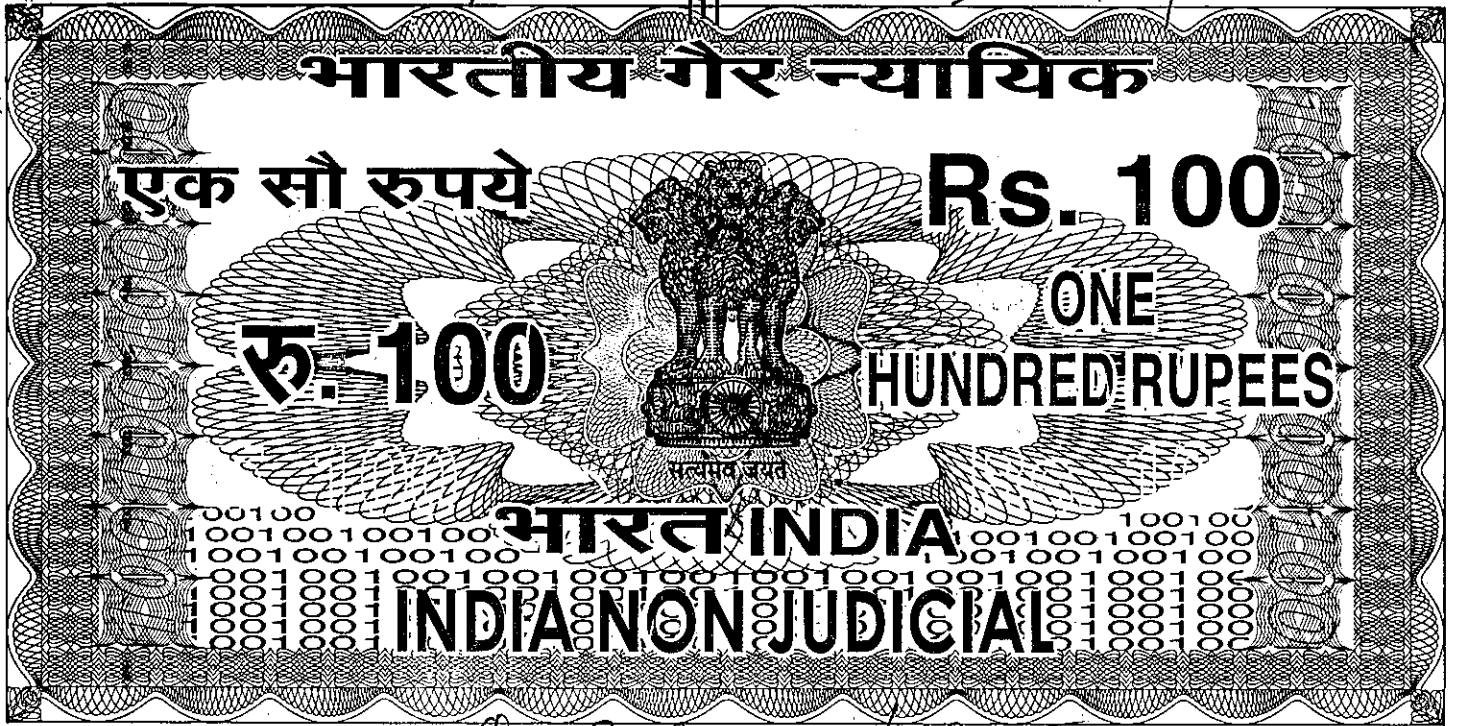


0.5437/22

I-5268/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 329539

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

District Sub-Registrar-V
Alipore, South 24 Parganas

16 NOV 2022

DEED OF CONVEYANCE

1. **Date:** This Indenture is made on this the 16th Day of November, 2022, (Two Thousand and Twenty-Two).
2. **Nature of Document:** Deed of Conveyance.

215154

No. **AVIJIT DEVNATH (Adv.)**
Name : **Alipore Judges Court**
Kolkata - 700 027

Address :

Rs.

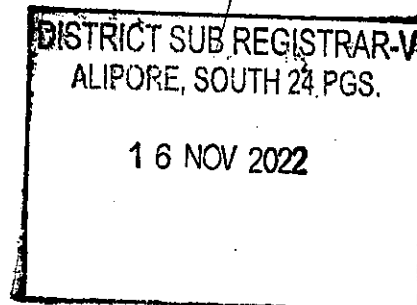
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

1-MAR-2021



Ami's work
8/0- Tapan work
Birth records, South 24 pgs.
Pia- 743503



3. Parties:

3.1 **MR. RABI ADHIKARY**, [PAN- BWVPA0043H], (AADHAAR No. 756150428860), Son of Mr. Bablu Adhikary, by Occupation- Business, by Faith- Hindu, by Nationality- Indian, residing at : 28/1, H-4, Murari pukur Road, District- Kolkata, Post Office- Ultadanga, Police Station- Manicktala, Pin- 700067, 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 **FIRST PART**.

3.2 **PANCHMAHAL CONCLAVE PRIVATE LIMITED**, [PAN- AAHCP8863G], a Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2014PTC204194, Office at: Hatishala, Post Office- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, duly represented by its Director **MR. SAMBIT BASU**, [PAN- ANCPB9442Q], (AADHAAR NO. 406789027498), son of Late Sabyasachi Basu, by faith Hindu, by Nationality Indian, by occupation Business, residing at: Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata- 700141, hereinafter called and referred to as the **"OWNER/ VENDOR/S"** (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**.



[Signature]
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4. Background: Whereas

- 4.1** The Owner Company and its subsidiary/group Companies (hereinafter collectively referred to as "Owner"), during the course of its business have purchased a large chunks of land and became the absolute owners and seized and possessed of or otherwise well and sufficiently entitled to those lands comprising in various R.S. & L.R. Dags and under various Khatians, lying and situated at Mouza- Hatishala, J.L. No. 09, under Police Station- Kolkata Leather Complex (K. L. C.), within the limits of Beonta No. II Gram Panchayat, District- South 24 Parganas, Pin- 700135, by virtue of separate registered Deeds.
- 4.2** **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 measuring 179 decimals, comprised in R.S. & L.R. Dag No. – 973, appertaining R.S. Khatian No. – 241, in Mouza – Hatishala, J.L No. – 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.) District – South 24 Parganas, Pin - 700135.
- 4.3** **AND WHEREAS** said Uttam Chandra Ghosh while being sized and possessed of this landed property died intestate leaving behind his Seven sons and two daughters namely Bipin Behari Ghosh, Satish Chandra Ghosh, Jotish Chandra Ghosh, Nagendra Nath Ghosh, 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.




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- 4.4 AND WHEREAS** said Satish Chandra Ghosh son of Late Uttam Chandra Ghosh while being seized and possessed of the property died (without doing marriage) intestate leaving behind his Six brothers and two sisters namely Bipin Behari Ghosh, Jotish Chandra Ghosh, Nagendra Nath Ghosh, Rajendra Kumar Ghosh @ Rajendra Nath Ghosh, Lalit Mohan Ghosh, Khitish Chandra Ghosh, Subodh Bala Ghosh and Radharani Ghosh as they inherit the property as per Hindu Law and became lawful owner of the property as per Hindu Law.
- 4.5 AND WHEREAS** said Radharani Ghosh by virtue of normal inheritance from his deceased father Late Uttam Chandra Ghosh and brother Late Satish Chandra Ghosh, became the absolute and lawful owner in respect of said plot of land and consisting a total land area of 22.37 decimals of Sali land more or less comprised in R.S. & L.R. Dag No. – 973, R.S. Khatian No. – 241, in Mouza – Hatishala, J.L. No.- 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.), District – South 24 Parganas, Pin – 700135.
- 4.6 AND WHEREAS** being an absolute owner and occupier of the said landed property, said Radharani Ghosh recorded her name in at present L.R. Operation vide L.R. Khatian No. – 1847, appertaining to R.S. & L.R. Dag No. 973.
- 4.7 AND WHEREAS** said RADHARANI GHOSH sold and transferred ALL THAT undivided plot of land to PANCHMAHAL CONCLAVE PRIVATE LIMITED, a Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2014PTC204194, Office at: Hatishala, Post Office- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, duly represented by its Director **MR. SAMBIT BASU**, son of Late Sabyasachi Basu, by faith Hindu, by Nationality- Indian, by occupation Business, residing at: Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata- 700141, by



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virtue of registered Deed of Sale Being No. – 04445 of 2015, recorded in Book No. – I, CD Volume No. – 1603-2015, Page from 23486 to 23515, dated 02.06.2015.

4.8 AND WHEREAS PANCHMAHAL CONCLAVE PRIVATE LIMITED,

became the absolute and lawful owner of that landed property measuring an area 22.37 Decimals out of 179 Decimals of Shali land comprised in R.S. & L.R. Dag No. – 973, R.S. Khatian No. - 241.

4.9 AND WHEREAS said Nagendra Nath Ghosh while being seized and possessed of the 19.88 decimals of landed property by virtue of normal inheritance from his deceased father Late Uttam Chandra Ghosh, died intestate leaving behind his four sons namely Madanmohan Ghosh, Krishnapada Ghosh @ Krishna Chandra Ghosh, Ashok Ghosh, Balaram Ghosh and five daughters namely Lakhirani Ghosh, Swarasati Ghosh, Droupodi Ghosh, Chayna Ghosh, Menoka Ghosh as his legal heir and successors, comprised in R.S. & L.R. Dag No. – 973, R.S. Khatian No. – 241, in Mouza – Hatishala, J.L. No.- 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.), District – South 24 Parganas, Pin – 700135.

4.10 AND WHEREAS said Ashok Ghosh while being seized and possessed of the 2.21 decimals of landed property died intestate leaving behind his Wife namely Pratima Ghosh and two sons namely Sures Ghosh and Abhijit Ghosh (Minor) as his legal heir and successors.

4.11 AND WHEREAS said Krishnapada Ghosh @ Krishna Chandra Ghosh while being seized and possessed of the 2.21 decimals of landed property died intestate leaving behind his Wife namely Umarani Ghosh and two sons namely Biswajit Ghosh (Minor) and Subhojit Ghosh (Minor) as his legal heir and successors.



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- 4.12 AND WHEREAS** by virtue of normal inheritance and as per Hindu Law said Madanmohan Ghosh, Pratima Ghosh, Sures Ghosh, Abhijit Ghosh, Umarani Ghosh, Biswajit Ghosh, Subhojit Ghosh, Lakhirani Ghosh, Swarasati Ghosh, Droupodi Ghosh, Chayna Ghosh and Menoka Ghosh acquired and became the absolute and lawful owners of total 17.67 decimals of landed property, comprised in R.S. & L.R. Dag No. – 973, R.S. Khatian No. – 241, in Mouza – Hatishala, J.L. No.- 09, Parganas Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.), District – South 24 Parganas, Pin – 700135.
- 4.13 AND WHEREAS** being an absolute owners and occupiers of the said landed property, said Madanmohan Ghosh, Pratima Ghosh, Sures Ghosh, Abhijit Ghosh alias Sajal Ghosh (Minor), Umarani Ghosh, Lakhirani Ghosh, Swarasati Ghosh, Droupodi Ghosh, Chayna Ghosh and Menoka Ghosh recorded their name in at present L.R. Operation vide L.R. Khatian No. – 1804, 377, 378, 379, 1806, 372, 373, 374, 375 and 1414 respectively, appertaining to R.S. & L.R. Dag No. 973.
- 4.14 AND WHEREAS** Madanmohan Ghosh, Pratima Ghosh, Sures Ghosh, Abhijit Ghosh, Umarani Ghosh, Biswajit Ghosh, Subhojit Ghosh, Lakhirani Ghosh, Swarasati Ghosh, Droupodi Ghosh, Chayna Ghosh and Menoka Ghosh jointly sold and transferred ALL THAT plot of land to PANCHMAHAL CONCLAVE PRIVATE LIMITED, a Company registered under the Companies Act, 1956, Vide Certificate of Incorporation No. U70102WB2014PTC204194, Office at: Hatishala, Post Office- Hatishala, Police Station- Kolkata Leather Complex (K.L.C), District- 24 Parganas South, Pin- 700135, duly represented by its Director **MR. SAMBIT BASU**, son of Late Sabyasachi Basu, by faith Hindu, by Nationality- Indian, by occupation Business, residing at: Samannoy Park, Post Office- Joteshibrampur, Police Station- Maheshtala, Kolkata- 700141, by



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virtue of registered Deed of Sale Being No. – 02453 of 2015, recorded in Book No. – I, CD Volume No. – 7, Page from 3447 to 3488, dated 30.04.2015.

4.15 AND WHEREAS PANCHMAHAL CONCLAVE PRIVATE LIMITED,

became the absolute and lawful owner of that landed property measuring an area 17.67 Decimals out of 179 Decimals of Shali land comprised in R.S. & L.R. Dag No. – 973, R.S. Khatian No. - 241.

4.16 AND WHEREAS the saleable area from L.R. Khatian No. 1847 is **2.57** decimals, saleable area from L.R. Khatian No. 1804 is **2.21** decimals, saleable area from L.R. Khatian No. 377 is **0.74**, saleable area from L.R. Khatian No. 378 is **0.74** and saleable area from L.R. Khatian No. 1806 is **1.73**, total area is **7.99** decimals.

4.17 The said plot is free from all encumbrances, charges, liens, lis pendens, 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.

4.18 The vendor/Vendor has agreed to sell the said Plot as described in the schedule written hereunder at the agreed consideration of **Rs. 43,56,000/- (Rupees Forty-Three Lacs Fifty-Six Thousand only)** as specifically mentioned in the Memo of Consideration written hereunder.

5. NOW THIS INDENTURE WITNESSETH

5.1 Transfer - That in consideration of the said sum of **Rs. 43,56,000/- (Rupees Forty-Three Lacs Fifty-Six Thousand only)** to be true and lawful money of the Union of India in hand to the Vendor herein paid by the Purchaser/s at or



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before the execution of these presents, the receipt whereof the Vendor do hereby by the receipt hereunder written admitted, acknowledged of the same and hereby acquit, release and forever discharge the Purchaser/s as well as ALL THAT piece and parcel of **Plot No. 3** comprising of land measuring about **4.84 Cottah or 7.99 Decimal** (hereinafter referred to as Plot) Comprised in **R.S. & L.R. Dag No. 973**, appertaining to R.S. Khatian No. 241, corresponding to L.R. Khatian No. 1847, 1804, 377, 378, 1806 lying and situated at in Mouza – Hatishala, J.L. No. – 09, Parganas – Kalikata, under Police Station Bhangore now Kolkata Leather Complex (K.L.C.), District – South 24 Parganas, within the limits of Beonta II No. Gram Panchayat, A.D.S.R. Office at Bhangore, D.S.R. South 24 Parganas Office at Alipore, District- 24 Parganas South more fully and particularly described in the schedule written hereunder and hereafter called and referred to as the “said Plot” the Owner/Vendor does hereby grant, transfer, convey, sell, assign and assure to and unto and in favour of the Purchaser/s free from all encumbrances all that the schedule plot with all rights, liberties, easements, quasi-easements, appendages, appurtenances and estate right, title, interest, property claim whatsoever of Owner/Vendor ’s in the said plot free from all encumbrances to hold the same absolutely and forever or HOWSOEVER OTHERWISE the said plot now is or are at any time heretofore was or were situated, butted, bounded, called, known, numbered, described or distinguished together with all and singular erections, fixtures and fittings, sewers, drains, paths, passages, lights, rights, benefits of ancient or other rights, liberties, easements, privileges, profits, advantages and appurtenances whatsoever thereto belonging to or in anywise appertaining to or with the same or any part thereof now are or at any time heretofore were held, used, occupied or enjoyed therewith or reputed to belong or taken or known as part and parcel of number thereof or appurtenant thereto with their and every of their appurtenances and the reversion and reversions, remainder and remainders and



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the rents, issues, profits of and from the said plot in entirety hereby granted, sold, transferred, conveyed, assigned and assured or intended so to be and every part thereof AND all the estate, right, title, interest, inheritance, use, trust, property claim and demand whatsoever both at law and in equity of the Owner/Vendor or in and upon the said plot to be used by the Purchaser/s for any law full purposes only hereby granted, sold, transferred, conveyed, assigned or and/or intended so to be and also to the production and/or inspection for all lawful purposes upon payment of all costs and expenses thereof upon reasonable notice of all deeds, pattahs, muniments, writings and evidences of title whatsoever relating to or concerning the said plot or any part thereof concerning the said plot at any time heretofore were or was or hereafter shall or may be in the custody or power of the Owner/Vendor **TO HAVE AND TO HOLD** the said plot hereby granted, sold, transferred, conveyed, assigned and assured, or expressed or intended so to be unto and to the use of the Purchaser/s absolutely and forever for a perfect and indefeasible estate or inheritance without any manner of condition use trust or other thing whatsoever and the Owner/Vendor do hereby covenant with the Purchaser/s that notwithstanding any act, deed, matter, assurance or thing whatsoever by the Owner/Vendor made, done, executed, occasioned or suffered to the contrary the Owner/Vendor are now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to all that the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser/s for a perfect and indefeasible estate or inheritance without any manner or hindrance, lawful eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or any person(s) lawfully or equitably claiming or to claim from under or in trust for the owners the right and privileges and that free and clear and freely and clearly and absolutely acquitted, exonerated or discharged or otherwise by the Owner/Vendor well and



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sufficiently saved and kept harmless and indemnified of from and against all and manner of former or other estates encumbrances, claims, demands, charges, liens, lispendences, debts and attachments, whatsoever and made done executed occasioned or suffered by the Owner/ Vendor or any person or to claim from under or in trust for the Owner/ Vendor and that free and clear and freely and clearly and absolutely acquitted, executed, discharged, or otherwise by the Owner/Vendor well and sufficiently saved and kept harmless and indemnified or otherwise estates, right, title, lease, mortgage, charges, trusts, waft, debut tar, attachments, executions, lispendences, claim, demand and encumbrances, whatsoever made done occasioned or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming or to claim by from through under or trust for the Owner/Vendor further that the Owner/Vendor and all persons having or lawfully claiming any estate, right, title, interest whatsoever in the said plot hereby granted, sold, transferred, conveyed, assigned and assured or any part thereof from under or in trust for the Owner/Vendor shall and will from time to time and at all times hereafter at the request and cost of the Purchaser/s do and execute all such deeds, acts, matters, assurances and things whatsoever for further better or more perfectly and effectually granting, transferring, conveying, assigning and assuring the said plot hereby granted, sold, transferred, conveyed, assigned, assured and confirmed and every part thereof unto and to the use of the Purchaser/s in the manner aforesaid shall or may be reasonably required AND that the Purchaser/s hereby covenants that the Purchaser/s will and shall maintain the said plot and shall keep the same in good condition so that it may not cause and danger and/or prejudicially affect the other adjoining landowners or the persons claiming or to claim from through the Owner/Vendor or in trust for the Owner/Vendor into and upon the adjoining area of land belonging to the Owner/Vendor other than the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or



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intended so to be unto and to the use of the Purchaser/s for a perfect and indefeasible estate or inheritance without any manner or condition use trust or other thing whatsoever as aforesaid the Owner/Vendor has now in itself good rightful power and absolute authority to grant, sale, transfer, convey, assign and assure by these presents the said plot hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser/s in the manner aforesaid and that the Purchaser/s shall and may from time to time and at all times hereafter peaceably and quietly hold, use, possess and enjoy the said plot hereby granted, sold, transferred, conveyed, assigned and assured or expressed or intended so to be unto and to the use of the Purchaser/s in the manner aforesaid and to receive the rents, issuance and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Owner/Vendor or of the said plot and that the Purchaser/s upon mutation in respect thereof will pay the rates and taxes relating to the said plot.

5.2 Purchaser's covenants - The Purchaser doth hereby covenant with the Vendor as follows:

- a. **Outgoings:** The Purchaser/s shall and will at all times hereafter pay the following amounts and outgoings in respect of or relating to the said plot
 - a.1 Proportionate share of the fees, costs, Charges and expenses for providing any additional or extra common facility or utility to all the plot owners in the said complex.
 - a.2 Betterment fees, development charges, All taxes and any other applicable duties and statutory liabilities that may be charged by any government or statutory bodies or authorities and/or any service providers on the said plot or the said complex and accruing only as from or after the date of execution hereof.



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- b. **Satisfaction of ownership documents:** The Purchaser/s have inspected all the ownership documents in respect of the said plot, the said complex and confirms to have satisfied himself thereabout and also to have examined the plot and the complex Common Portions and the utilities, facilities, accessibility and infrastructure provided in the said complex and shall not raise any question or objection or make any claim or demand whatsoever with regard to any of the said matters.
- c. **Rates & Taxes:** All panchayat, B.L. & L.R.O rates and taxes outgoings on the said plot shall be borne paid and discharged by the Purchaser/s. Further, if there is any additional levy, rate or charge of any kind attributable to the plot, as a consequence of any order of Government/Statutory or other local Authority, the same, if applicable, shall also be payable by the second party, on pro-rata basis.
- d. **General Restrictions, rules and regulations:** As a matter of necessity, the Purchaser/s, in using and enjoying the said plot and the complex's Common Portions, binds himself and covenants with the Vendor, the Maintenance In-charge and with all the other Occupants to observe fulfil and perform the rules regulations obligations covenants and restrictions framed and made applicable by the Vendor from time to time from and/or which may time to time be in force for the quiet and peaceful use enjoyment and management of the said complex and other common purposes.
- e. **Compliance:** That with effect from the date of execution hereof, it shall be the obligation and liability of the Purchaser/s to ensure the compliance of all applicable rules, regulations, restrictions, terms and conditions applicable to the plot and if there be any delay or default in such compliance, then the Purchaser/s shall be liable for all liabilities and consequences of any such delay or default.



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- f. **Apportionment:** Any apportionment of the liability of the Purchaser/s in respect of any item of expenses, taxes, levies and outgoings payable by the Purchaser/s hereunder shall be done by the Vendor and the same shall be final and binding on the Purchaser/s. In case the exact liability on any head cannot be quantified then the payment shall be according to the reasonable estimate of the Vendor or the Maintenance In-charge as the case may be subject to subsequent accounting and settlement within a reasonable period.
- g. **Maintenance:** That the Purchaser/s shall be required to pay to the Vendor /maintenance agency the applicable charges towards maintenance of the common areas and facilities.
- h. **No claim:** Save and except the plot, the Purchaser/s shall have no claim or right in any nature or kind over in respect of all open spaces, and other portions of the complex except the right of use of the same in common with the other plot Owners including ingress/egress over or in respect of complex.

5.3 The Purchaser/s shall do: -

- a. Bear and pay all impositions levies and charges payable to the appropriate authorities, if any, becoming payable in respect of the said plot.
- b. Comply with all notices, orders requisitions of the local panchayat and B.L. & L.R.O and other competent authorities as may from time to time be given in respect of the said plot.
- c. Abide by the laws of land, including the local laws and directions of the statutory authorities and terms and conditions of allotment. In case any penalty or fine is imposed by any government/statutory or other local authority for violation of any law by the Purchaser/s, the same shall be paid and satisfied by the Purchaser/s.



[Handwritten signature]

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- d. Sign all papers, applications, documents and other relevant papers, as required, in pursuance to this transfer and to do all acts, deeds and things as the first party may require in the interest of the complex, Plot owners/Occupant and/or Vendor.

5.4 The Purchaser/s shall not do: -

- a. Carry on or permit to be carried on any offensive or unlawful business or activities in the plot or any part thereof.
- b. Throw or accumulate or cause to be thrown or accumulated any dirt rubbish or other refuse in the compound or any other portion of the said complex.
- c. Keep or store any inflammable article or any explosives chemicals or things or any offensive article at the said plot or any portion thereof.
- d. The Purchaser/s shall neither use nor permit or allow to be used, the said plot or any part thereof for any unlawful or immoral purpose.
- e. That the Purchaser/s shall not use the plot for any such activities, as may cause of nuisance, annoyance or disturbance to other plot owners of the complex or those activities which are against law or any directive of the Government or the local authority

5.5 Stamp duty: The Stamp Duty and Registration Charges in respect of this Deed shall be borne by the Purchaser/s.

5.6 Notice: Unless otherwise expressly mentioned herein, all notices to be served hereunder by any of the parties on the other shall be deemed to have been served if served by hand or sent by registered post with acknowledgment due at the address of the other party mentioned herein above or hereafter notified in writing and irrespective of any change of address or return of the cover sent by registered post without the same being served. None of the parties shall raise any objection as to service of the notice deemed to have been served as aforesaid.



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- 5.7 **Indemnification:** The Purchaser/s hereby agree to indemnify the Vendor /owner against all actions, suits, claims, costs and proceedings that may arise due to the act or negligence of the Purchaser/s.
- 5.8 **Jurisdiction:** Only the Courts having territorial jurisdiction over the concerned property in West Bengal and/or the Hon'ble High Court at Kolkata shall have the jurisdiction to entertain try and determine all actions and proceedings between the parties hereto relating to or arising out of or under this deed or connected therewith.



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SCHEDULE ABOVE REFFERED TO**(Description of plot)**

ALL THAT piece and parcel of demarcated **Plot No. 3**, Vacant Shali landed property measuring an area about **4.84 Cottah or 7.99 Decimal**, Comprised in **R.S. & L.R. Dag No. 973**, appertaining in R.S. Khatian No. 241, corresponding to L.R. Khatian No. 1847, 1804, 377, 378 and 1806 lying and situated at **MOUZA- HATISHALA**, vide J.L. No. 09, within the limits of Beonta II No. Gram Panchayat, 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, 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.

ON THE NORTH	: Other Land of Same Dag.
ON THE SOUTH	: <u>23.4 Feet Wide Road.</u>
ON THE EAST	: Other Land of Same Dag.
ON THE WEST	: Plot No. 2.



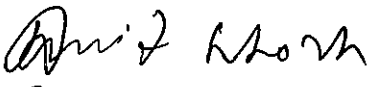
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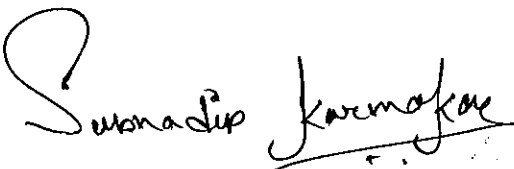
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IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. 
Pin - 743503

2. 
PIN - 700 156

PANCHMAHAL CONCLAVE PVT. LTD.


Director.

SIGNATURE OF VENDOR

Drafted & Prepared By:



Sudeep Chakraborty
(Advocate)

Enrolment No. F-1013/859/2019

Alipore Judges Court

Computer Print



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MEMO OF CONSIDERATION

RECEIVED from the within named Purchaser/s by the within named vendors the within mentioned sum of Rs. 43,56,000/- (Rupees Forty-Three Lacs Fifty-Six Thousand only).

Total Rs. 43,56,000/- (Rupees Forty-Three Lacs Fifty-Six Thousand only).

SIGNED, SEALED AND DELIVERED in presence of:

WITNESSES:

1. *Pratishtha*
PIN- 743503
2. *Subodh Jarmakar*
PIN- 700156.

PANCHMAHAL CONCLAVE PVT. LTD.

Subodh
Director:

SIGNATURE OF VENDOR



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DEED PLAN

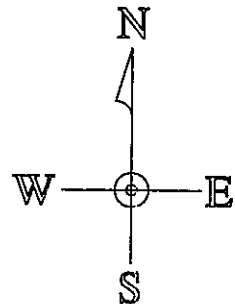
AT MOUZA:-HATISHALA, J.L.NO.-09; R.S. DAG NO.:- 973;
R.S.KHATIAN NO.:- 241; SCHEME PLOT NO.:-3;
L.R.KHATIAN NO. :-1847,1804,377,378 AND 1806
UNDER BEONTA II GRAM PANCHAYET; P.S.:-K.L.C.
AND DIST.-SOUTH 24 PARGANAS;

AREA OF LAND -4.84 COTTAH. SHOWN IN RED MARK.



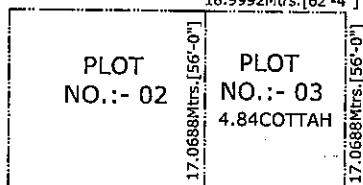
SCALE-1"=40'-0"

PURCHASER



OTHER LANDS
OF SAME DAG

18.9992Mtrs.[62'-4"]



OTHER LANDS
OF SAME DAG

18.9992Mtrs.[62'-4"]

23'-4" WIDE ROAD

PANCHMAHAL CONCLAVE PVT. LTD.

[Signature]
Director

ABHIJIT PATRA
B.TECH CIVIL ENGINEER
REG. NO.- 101250110471

SIGNATURE OF VENDOR

DRAWN BY



[Signature]

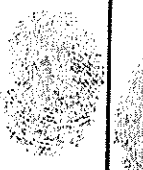
DISTRICT SUB REGISTRAR-V
ALIPORE SOUTH 24 PCS.

16 NOV 2022
022

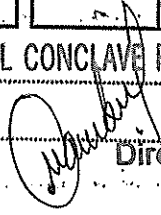
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RABI ADHIKARY

Signature Rabi Adhikary

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

Name PANCHMAHAL CONCLAVE PVT. LTD.

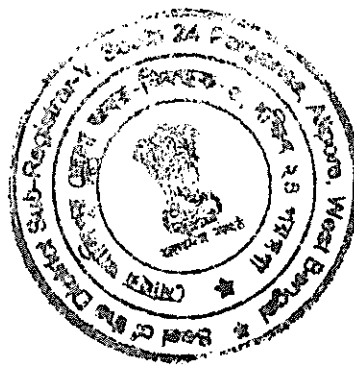
Signature 

Director

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

Name

Signature



[Handwritten signature]

DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
16 NOV 2022



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



151120222017488466

GRIPS Payment Detail

GRIPS Payment ID:	151120222017488466	Payment Init. Date:	15/11/2022 18:02:44
Total Amount:	198406	No of GRN:	1
Bank/Gateway:	AXIS Bank	Payment Mode:	Online Payment
BRN:	714304555	BRN Date:	15/11/2022 18:03:34
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

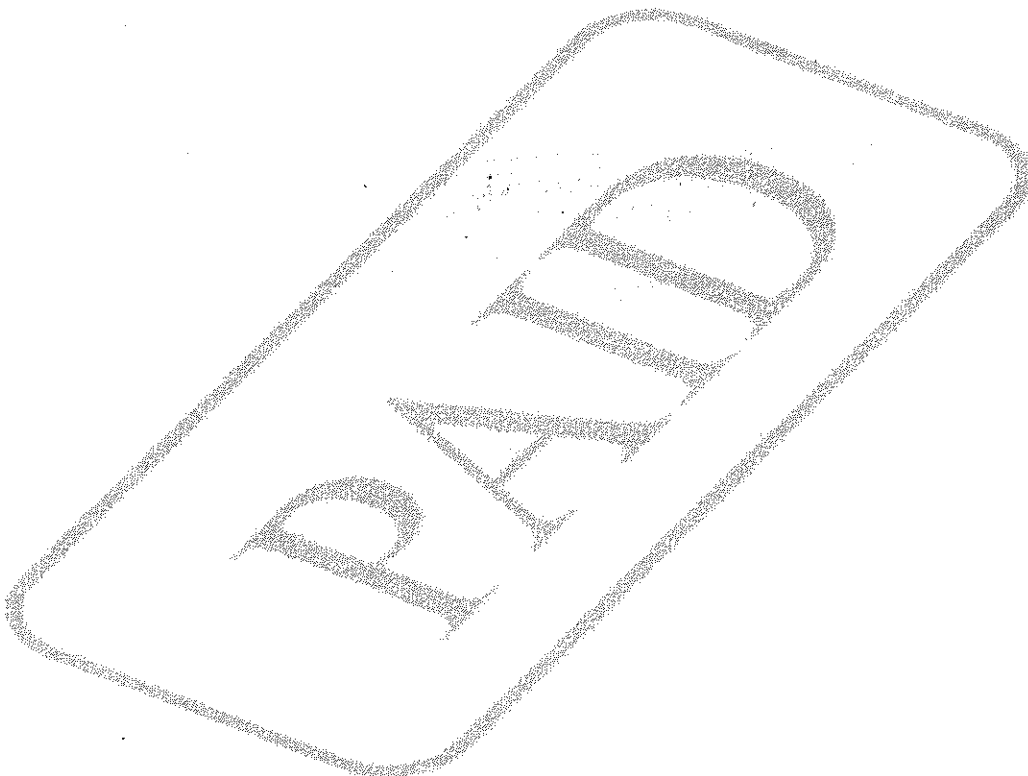
Depositor's Name: Rabi Adhikary
Mobile: 9830806854

Payment (GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230174884671	Directorate of Registration & Stamp Revenue	198406
Total			198406

IN WORDS: ONE LAKH NINETY EIGHT THOUSAND FOUR HUNDRED SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





7
DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
16 NOV 2022



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230174884671

GRN Details

GRN:	192022230174884671	Payment Mode:	Online Payment
GRN Date:	15/11/2022 18:02:44	Bank/Gateway:	AXIS Bank
BRN :	714304555	BRN Date:	15/11/2022 18:03:34
GRIPS Payment ID:	151120222017488466	Payment Init. Date:	15/11/2022 18:02:44
Payment Status:	Successful	Payment Ref. No:	2003239768/2/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name: Rabi Adhikary
Address: Hatisala
Mobile: 9830806854
Depositor Status: Buyer/Claimants
Query No: 2003239768
Applicant's Name: Mr SUDEEP CHAKRABORTY
Identification No: 2003239768/2/2022
Remarks: Sale, Sale Document
Period From (dd/mm/yyyy): 15/11/2022
Period To (dd/mm/yyyy): 15/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003239768/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	148774
2	2003239768/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	49632
Total				198406

IN WORDS: ONE LAKH NINETY EIGHT THOUSAND FOUR HUNDRED SIX ONLY.




DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
16 NOV 2022

Major Information of the Deed

Deed No :	I-1630-05268/2022	Date of Registration	16/11/2022
Query No / Year	1630-2003239768/2022	Office where deed is registered	
Query Date	15/11/2022 1:46:19 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUDEEP CHAKRABORTY Thana : New Town, District : North 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. 43,56,000/-	Rs. 49,61,790/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,48,874/- (Article:23)	Rs. 49,664/- (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-973 (RS :-973)	LR-1847, (RS:-241\0)	Bastu	Shali	2.57 Dec	14,01,116/-	15,95,970/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	LR-973 (RS :-973)	LR-1804, (RS:-241\0)	Bastu	Shali	2.21 Dec	12,04,851/-	13,72,410/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L3	LR-973 (RS :-973)	LR-377, (RS:-241\0)	Bastu	Shali	0.74 Dec	4,03,434/-	4,59,540/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L4	LR-973 (RS :-973)	LR-378, (RS:-241\0)	Bastu	Shali	0.74 Dec	4,03,434/-	4,59,540/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L5	LR-973 (RS :-973)	LR-1806, (RS:-241\0)	Bastu	Shali	1.73 Dec	9,43,165/-	10,74,330/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			7.99Dec	43,56,000 /-	49,61,790 /-	
	Grand Total :				7.99Dec	43,56,000 /-	49,61,790 /-	

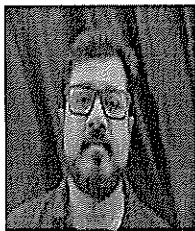
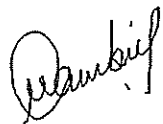
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED City:- , P.O:- Hatishala, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

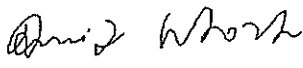
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RABI ADHIKARY Son of Mr Bablu Adhikary 28/1, H-4, Murari Pukur Road, City:- , P.O:- Ultadanga, P.S:-Manicktola, District:- Kolkata, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWxxxxxx3H, Aadhaar No: 75xxxxxxxx8860, Status :Individual, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMBIT BASU (Presentant) Son of Late Sabyasachi Basu Date of Execution - 16/11/2022, , Admitted by: Self, Date of Admission: 16/11/2022, Place of Admission of Execution: Office			
		Nov 16 2022 1:36PM	LTI 16/11/2022	16/11/2022
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 : Representative, Representative of : PANCHMAHAL CONCLAVE PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT GHOSH Son of Mr Tapan Ghosh City:- , P.O:- Bishnupur, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 743503	 16/11/2022	 16/11/2022	 16/11/2022
Identifier Of Mr SAMBIT BASU			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr RABI ADHIKARY-2.57 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr RABI ADHIKARY-2.21 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr RABI ADHIKARY-0.74 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr RABI ADHIKARY-0.74 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	PANCHMAHAL CONCLAVE PRIVATE LIMITED	Mr RABI ADHIKARY-1.73 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:- 1847	Owner:রাধারানী ঘোষ, Gurdian:উন্নত , Address:নিজ , Classification:শালি, Area:0.19000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 973, LR Khatian No:- 1804	Owner:মদন মোহন ঘোষ, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 973, LR Khatian No:- 377	Owner:প্রতিমা ঘোষ, Gurdian:অশক , 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:- 378	Owner:সুরেশ ঘোষ, Gurdian:অশোক , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 973, LR Khatian No:- 1806	Owner:কৃষ্ণদ ঘোষ, Gurdian:নগেন্দ্র , Address:নিজ , Classification:শালি, Area:0.02000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 16-11-2022

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 13:34 hrs on 16-11-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr SAMBIT BASU ,.

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 49,61,790/-

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

Execution is admitted on 16-11-2022 by Mr SAMBIT BASU, 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 AMIT GHOSH, , , Son of Mr Tapan Ghosh, P.O: Bishnupur, Thana: Bishnupur, , South 24-Parganas, WEST BENGAL, India, PIN - 743503, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,664.00/- (A(1) = Rs 49,618.00/- ,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 49,632/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 6:03PM with Govt. Ref. No: 192022230174884671 on 15-11-2022, Amount Rs: 49,632/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 714304555 on 15-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,48,874/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,48,774/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 215154, Amount: Rs.100.00/-, Date of Purchase: 01/03/2021, Vendor name: Amal Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/11/2022 6:03PM with Govt. Ref. No: 192022230174884671 on 15-11-2022, Amount Rs: 1,48,774/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 714304555 on 15-11-2022, 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 1630-2022, Page from 185937 to 185966
being No 163005268 for the year 2022.



Jaideb Pal

Digitally signed by JAIDEB PAL
Date: 2022.11.16 14:36:31 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/11/16 02:36:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)