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Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar
Saidah

26 JUL 2018

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the ^{26th} day of July, 2018 (Two Thousand and Eighteen) of the Christian Era;

BETWEEN

20 JUL 2018



No. 18342 Rs. 1000/- Date.....

Name: Md. Waqar

Address:.....

Vendor: Subhankar Das

Advocate
Alipur Judge's Court
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

18342 = 1000 x 1 = 1000/-



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Identified By me
Md. Waqar
Adv

to Md. Blyas
Alipur Judge's Court
Kolkata - 700027

S. S. CONSTRUCTION, a Partnership company having Income Tax Permanent Account No. **(PAN-ACTFS1718C)** and having its registered office at 9H, Topsia Road, Post Office- Tiljala, Police Station- Tiljala, Kolkata - 700039, District: South 24 Parganas, represented through its Two Partners **(1) MR. NASIM AKHTAR, (PAN-ACXPA0965B)** son of Md. Ilyas, by faith- Islam, by occupation- Business, by nationality- Indian, residing at 71, Topsia Road (South), Post Office- Gobinda Khatick Road, Police Station- Topsia, Kolkata-700046, District: South 24 Parganas and **(2) MR. MOHAMMED MANZAR KARIM, (PAN-ATLPK7914Q)** son of Late Azizur Rahman, by faith- Islam, by occupation- Business, by nationality- Indian, residing at 9H, Topsia Road, Post Office- Tiljala, Police Station- Tiljala, Kolkata - 700039, District: South 24 Parganas, hereinafter called and referred to as the **"VENDOR"** (which term or expression, unless excluded by or repugnant to the context or subject, shall mean and include its successor or successors-in-interest and assigns) of the **ONE PART**;

AND

(1) PANCHMAHAL REALTORS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. **(PAN - AAHCP3223C)** and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director **MR. RABIUL ISLAM GAIN (PAN-ANBPG1674J)**, son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post- Gokulpur, Police Station- Swarupnagar, District:- 24 Parganas (North), West-Bengal, Pin- 743286, **(2) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED**, a



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company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. having **(PAN-AAHCP3224F)** and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director **MR. RABIUL ISLAM GAIN**, **(PAN-ANBPG1674J)**, son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post-Gokulpur, Police Station- Swarupnagar, District: 24 Parganas (North), West-Bengal, Pin- 743286 and **(3) JHILMIL COMPLEX PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having Income Tax Permanent Account No. **(PAN- AADCJ1562A)** and having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700156, represented through one of its Director **MR. RABIUL ISLAM GAIN**, **(PAN-ANBPG1674J)**, son of Abdul Gaffar Gain, by faith- Islam, by occupation- Business, by nationality- Indian, residing at Vill & Post-Gokulpur, Police Station- Swarupnagar, District: 24 Parganas (North), West-Bengal, Pin- 743286, hereinafter jointly and collectively called and referred to as the **"PURCHASERS"** (which term or expression, unless excluded by or repugnant to the context or subject, shall mean and include its successor or successors-in-interest and assigns) of the **OTHER PART:**

WHEREAS one The Calcutta Chemical Co. Ltd. purchased **ALL THAT** piece and parcel of bastu land measuring an area 2 (two) Bighas, 17 (seventeen) Cottahs 8 (eight) Chittacks, be the same a little more or less, along with old dilapidated R.T. shed structure measuring an area about 2500 Square feet, lying and situated at under Touzi No. 1298 of



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Dehi- Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, Previous Holding No.136 thereafter 403 being Premises No. 250, Tiljala Road, within the local limits of Calcutta Municipal Corporation under ward No. 65, Police Station- Karaya, District 24 Parganas, from the then legal owners and occupiers namely Sri Monoranjan Singha and Sri Bhavatharam Singha by a Deed of Sale dated 17.07.1946, registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 33, Pages 259 to 266, Being Deed No. 2467 for the year 1946 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS by virtue of another deed of sale the said Calcutta Chemical Co. Ltd. purchased All that piece and parcel of Bastu land measuring an area about 8 (eight) Cottahs 8 (eight) Chittacks, be the same a little more or less, together with old dilapidated R.T. shed structures measuring an area about 500 Square feet, lying and situated at under Touzi No. 1298/2833 of Dehi- Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, being Premises No. 251, Tiljala Road, within the local limits of Calcutta Municipal Corporation under ward No. 65, Police Station- Karaya, District- 24 Parganas, from the then legal owners and occupiers namely Mir Asgar Ali by a Deed of Sale, registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. 44, Pages 143 to 147, Being Deed No. 2590 for the year 1950 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS by virtue of another deed of sale the said Calcutta Chemical Co. Ltd. purchased All that piece and parcel of Bastu land measuring an area about 7 (seven) Cottahs, 5 (five) Chittacks and 10



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(ten) Square feet, be the same a little more or less, together with old dilapidated R.T. shed structures measuring an area about 500 Square feet, lying and situated at under Touzi No. 1298/2833 of Dehi-Panchannagram, Division- V, Sub-Division- XI of Mouza- Ballygunge, being Premises No. 253, Tiljala Road, within the local limits of Calcutta Municipal Corporation under ward No. 65, Police Station- Karaya, District- 24 Parganas, from the then legal owners and occupiers namely Mir Asgar Ali and others by a Deed of Sale, registered in the office of the Sub-Registrar at Sealdah and recorded in Book No.1, Volume No. 19, Pages 183 to 191, Being Deed No. 1003 for the year 1951 and became the full and absolute sixteen anna owner of the aforesaid Property free from all encumbrances and charges;

AND WHEREAS the said Calcutta Chemical Co. Ltd. have applied and obtain no objection Certificate from the office of competent authority under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain No objection certificate dated 17.08.2004 against Premises No. 250, 251 and 253, Tiljala Road, Police Station- Karaya, Kolkata- 700046.

AND WHEREAS the said Calcutta Chemical Co. Ltd. applied to Kolkata Municipal Corporation for mutation and amalgamation of the above stated premises No. 250, 251 and 253, in one premises and duly recorded the said plots in one single Premises being municipal premises No. 250, Tiljala Road, under Ward No. 65, having Assessee No. 11-065-34-0194-2 having the total amalgamated plot measuring an area about 73.33 Cottahs, be the same a little more or less, together with old dilapidated R.T. shed structures measuring total structures area about 3500 Square feet and had been possessing the same by paying all taxes and outgoing and had been enjoying the said property, free from all encumbrances and charges;



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AND WHEREAS the said the Calcutta Chemical Co. Ltd thereafter on 24th day of August, 2004 has been merged/absorbed with Henkel India Limited, a Company duly incorporated under the Companies Act, 1956 having its registered office at Premises No. 3, Cenotaph Road, Chennai- 600018 and its Principal Office at Premises No. 28, S. Roy Road, Kolkata-700046 and thus the said Henkel India Limited became the absolute owner of **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, along with tenants in the said premises.

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property have applied and obtain No objection Certificate from the office of competent authority under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain No objection certificate against Premises No. 250, Tiljala Road, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, District- South 24 Parganas;

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property duly mutated its names in the Office of the Kolkata Municipal Corporation, under Ward No. 65, having Assessee No. 11-065-34-0194-2 being municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation



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under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas and by paying all taxes and outgoings and had been enjoying the said property, free from all encumbrances and charges;

AND WHEREAS the said Henkel India Limited, being the absolute owner of the aforesaid property being seized and possessed of and sufficiently well and entitled to the aforesaid property sold and transferred the same to and in favour of **GLOBAL MERCHANTILE (P) LTD**, represented by its Director namely and Mr. Dinesh Kumar Agarwal, undivided 60% of the entire property and **HTC FINANCE PVT. LTD**, represented by its authorised signatory Mr. Saibal Chowdhury, undivided 40% of the entire property being **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, along with tenants in the said premises by virtue of the registered deed of sale 21.07.2010 at an for a valuable consideration mentioned therein registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Pages. 4980 to 4997, Being Deed No. 07121 for the year 2010 free from all encumbrance and charges;

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property jointly and



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collectively became the lawful owners and occupiers of the aforesaid property being **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Tiljala, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises.

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property, have applied and obtain No objection Certificate from the office of competent authority under the Urban land (Ceiling and Regulation) Act, 1976 from Mayukh Bhavan, 2nd & 3rd Floor, Bidhan Nagar, Kolkata- 700091 and obtain No objection certificate against Premises No. 250, Tiljala Road, within the limits of the Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, District- South 24 Parganas;

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**, having undivided 60% share of the entire property and **HTC FINANCE PVT. LTD**, having undivided 40% share of the entire property jointly and collectively being seized and possessed of and sufficiently well and entitled to the aforesaid property and while had been in peaceful possession and enjoyment of the same duly mutated its names in the



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Office of the Kolkata Municipal Corporation, under Ward No. 65, having Assessee No. 11-065-34-0194-2, being municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas and by paying all taxes and outgoings and had been enjoying the said property, free from all encumbrances and charges;

AND WHEREAS thus **GLOBAL MERCHANTILE (P) LTD**, and **HTC FINANCE PVT. LTD**, while had been in peaceful possession and enjoyment of their aforesaid property have decided to sell and dispose off property being **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises free from all encumbrances and charges;

AND WHEREAS the said **GLOBAL MERCHANTILE (P) LTD**. and **HTC FINANCE PVT. LTD**. while had been in peaceful possession and enjoyment of the same sold and transferred to **(1) PANCHMAHAL REALTORS PRIVATE LIMITED**, a company incorporated under the



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provisions of the Companies Act, 1956, having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director **MR. RABIUL ISLAM GAIN**, son of Abdul Gaffar Gain, **(2) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block-02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700136, represented through one of its Director **MR. RABIUL ISLAM GAIN**, son of Abdul Gaffar Gain, **(3) JHILMIL COMPLEX PRIVATE LIMITED**, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at Mukul Shanti Garden, Flat No. B, 5th Floor, Block- 02, Jogerdanga, Rajarhat, Post office- Rajarhat-Gopalpur, Police Station- Airport, Kolkata- 700156, represented through one of its Director **MR. RABIUL ISLAM GAIN**, son of Abdul Gaffar Gain and **(4) S. S. CONSTRUCTION**, a Partnership company having its registered office at 9H, Topsia Road, Post Office- Tiljala, Police Station- Tiljala, Kolkata - 700039, District: South 24 Parganas, represented through its Two Partners **(1) MR. NASIM AKHTAR**, son of Md. Ilyas, and **(2) MR. MOHAMMED MANZAR KARIM**, son of Late Azizur Rahman, being property **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the



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District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises at and for a valuable consideration amount mentioned therein, by virtue of a registered Deed of Sale dated 10th day of August, 2016 and the said Deed was registered in the office of the District Sub-Registrar- III, at Alipore, 24-Parganas (South), and entered in Book No. I, Volume No. 1603-2016, Pages 115721 to 115752, Being Deed No. 160303782 for the year 2016 and delivered khas possession thereon free from all encumbrances and charges;

AND WHEREAS thus the aforesaid (1) **PANCHMAHAL REALTORS PRIVATE LIMITED**, (2) **PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED**, (3) **JHILMIL COMPLEX PRIVATE LIMITED**, and (4) **S. S. CONSTRUCTION**, by way of aforesaid purchase became the lawful joint owners and occupiers of and sufficiently well and entitled to **ALL THAT** piece and parcel of total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with a old dilapidated R.T. shed structure measuring an area about 3500 Square feet, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises, free from all encumbrances and charges;



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AND WHEREAS thus the aforesaid **(1) PANCHMAHAL REALTORS PRIVATE LIMITED, (2) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, (3) JHILMIL COMPLEX PRIVATE LIMITED, and (4) S. S. CONSTRUCTION**, had been in peaceful possession and enjoyment of the aforesaid property being municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, by paying rates and taxes regularly thereon to the authority concern of the Kolkata Municipal Corporation free from all encumbrances;

AND WHEREAS thus the aforesaid **S. S. CONSTRUCTION**, a Partnership company having represented through its Two Partners **(1) MR. NASIM AKHTAR**, son of Md. Ilyas, and **(2) MR. MOHAMMED MANZAR KARIM**, son of Late Azizur Rahman, by way of aforesaid purchase became the lawful undivided $1/4^{\text{th}}$ (one-fourth) owner and occupier of and sufficiently well and entitled to **ALL THAT** piece and parcel of undivided $1/4^{\text{th}}$ (one-fourth) proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen) square feet**, be the same a little more or less **out of** total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with $1/4^{\text{th}}$ (one-fourth) share of structure measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata-



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700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises, free from all encumbrances and charges;

AND WHEREAS thus the aforesaid **S. S. CONSTRUCTION**, the Vendor herein while had been in peaceful joint possession and enjoyment of aforesaid undivided 1/4th (one-fourth) share in the said property has decided to sell and dispose off its undivided share and interest in the property being **ALL THAT** piece and parcel of undivided 1/4th (**one-fourth**) proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen) square feet**, be the same a little more or less **out of** total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with 1/4th (one-fourth) share of structure measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises which is morefully and particularly



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mentioned and described in the *Schedule* below property as referred herein, and the Purchasers namely **(1) PANCHMAHAL REALTORS PRIVATE LIMITED, (2) PANCHPUSHAP CONSTRUCTION PRIVATE LIMITED, (3) JHILMIL COMPLEX PRIVATE LIMITED**, all represented through one of its Director namely MR. RABIUL ISLAM GAIN, son of Abdul Gaffar Gain, herein have agreed to purchase the aforesaid undivided property at and for a total consideration of Rs. 2,75,00,000/- (Rupees two crore seventy five lacks) only free from all encumbrances and charges;

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs. 2,75,00,000/- (Rupees two crore seventy five lacks) only paid by the PURCHASERS to the VENDOR at or immediately before the execution of these presents on account of the cost of the said property being **ALL THAT** piece and parcel of undivided **1/4th (one-fourth)** proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen) square feet**, be the same a little more or less **out of** total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with **1/4th (one-fourth)** share of structure measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata-700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, which is morefully described and set forth in the schedule herein below and the receipt whereof the VENDOR doth hereby as well as by the memo



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hereunder written admit and acknowledge and of and from the same and of and even/part thereof acquit, release and discharge the PURCHASERS its directors, successors-in-office, executors, administrators, legal representatives and/or assigns and every one of them and also the said plot of undivided land, the VENDOR by these presents grant, convey, sell, transfer, assign and assure unto the PURCHASERS absolutely and forever free from all encumbrances, attachments, charges, liens and lispens and any other defects in title **ALL THAT** piece and parcel of undivided **1/4th (one-fourth)** proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen) square feet**, be the same a little more or less **out of** total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with **1/4th (one-fourth)** share of structure measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station-Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, which is morefully described in the schedule herein below TOGETHER WITH all easement, quasi-casement rights TOGETHER WITH all the estate, right, tale and inheritance use, trust property, claim and demand whatsoever upon the said plot, of land or apartment with transferable and heritable absolute right, title and interest therein **TO ENTER AND TO HAVE AND HOLD OWN POSSESS AND ENJOY** the said **ALL THAT** piece and parcel of undivided **1/4th (one-fourth)** proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen)**



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square feet, be the same a little more or less **out of** total area of land measuring about **73.33 Cottahs (seventy three point thirty three)** be the same a little more or less, together with 1/4th (one-fourth) share of structure measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar-III, Alipore, in the District of South 24-Parganas, morefully described and set forth in the Schedule herein below, and every part thereof hereby granted, sold, conveyed, transferred, assigned and assured or expressed or intended so to be with the rights, members and appurtenances unto and to the use of the PURCHASERS, its directors, successors-in-office, executors, administrators, legal representatives and/ or assigns that NOTWITHSTANDING any act, deed or thing whatsoever by the VENDOR or any of its predecessor-in-title done or executed or knowingly suffered to the contrary, the VENDOR has at all material times heretofore and now have good right, indefeasible title and full power and absolute authority to grant, transfer convey, sell assign and assure the schedule property hereby granted, sold, transferred, conveyed and assured or expressed and intended so to be unto and to the use of the PURCHASERS, its directors, successors-in-office, executors, administrators, legal representatives and/or assigns shall and may at all times hereafter peaceably and quietly enter into have hold own possess and enjoy the said plot of land including the Sanctioned Building Plan or every part thereof without any lawful eviction, hinder and interruption, disturbance claim or demand whatsoever from or by the VENDOR or any other person or persons



A.D.S.R., SEALDAH
26 JUL 2018
Dist.- South 24 Parganas

claiming through or under the Vendor **AND FURTHER THAT** the VENDOR and all persons having lawful claiming any estate or interest in the said plot of land as described in the schedule herein below and also the land or any part thereof from, under or in trust for VENDOR and will at all times hereafter at the request and costs of the PURCHASERS, its directors, successors-in-office, executors, administrators, legal representatives and/or assigns shall execute or cause to be done and executed such acts, deeds and things whatsoever for further and more perfectly assuring the said schedule property unto and in favour of the PURCHASERS or its respective legal heirs and successors as may be reasonably required.

AND THE VENDOR HEREIN COVENANT WITH THE PURCHASERS as follows:-

1. That Vendor simultaneously with the execution of these present have delivered to the Purchasers, khas vacant possession of the scheduled below property in its entirety and copies of all papers/documents pertaining to its title in respect of the scheduled property now conveyed together with all other relevant papers and documents.
2. The Vendor or any person or persons claiming through or under it shall and will from time, to time and all times hereafter at the request and cost of the Purchasers make, do, acknowledge and execute or cause and procure to be made, done, acknowledged and executed all such further and other lawful reasonable acts, deeds, things and assurances for further assuring the now conveyed properties to the Purchasers as may be reasonable required for better and perfectly assuring the said property and



2

A.D.S.R., SEALDAH

26 JUL 2018

Dist.- South 24 Parganas

every part thereof unto and to the Purchasers in the manner aforesaid.

3. And the Purchasers shall have full proprietary rights such as the Vendor derived from its title of the land.
4. And the Purchasers shall also be entitled to sell, mortgage, lease or otherwise alienate the property hereby conveyed.
5. That the Purchasers shall be entitled to and are hereby authorized by the Vendor to amalgamate the said Demise Premises with any other property which is adjacent and/or neighboring and/or in any way connected to the said Demise Premises for which no consent of the Vendor would be necessary and/or required and this deed by itself and is and shall be treated as the consent of the Vendor.
6. The Purchasers shall be entitled to cause incorporation of its name in the municipal records after causing due mutation of the relevant portion of such records or in the record of other authorities as owners of the property hereby conveyed.
7. The Vendor doth hereby declare and confirm that the property hereby conveyed is free from all encumbrances whatsoever and the Vendor have full power and absolute authority to grant, convey, transfer, assign and assure unto the Purchasers the property conveyed with all benefits and rights in the manner aforesaid.



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A.D.S.R., SEALDAH
26 JUL 2018
Dist.- South 24 Parganas

8. The Vendor have not done and/or shall not do anything whereby the right of the Purchasers under these presents may be prejudicially affected and also shall do all acts as may be necessary to ensure the rights available to the Purchasers as Purchasers and as owners.
9. The Vendor shall duly discharge all liabilities namely municipal property tax, water tax, other taxes and charges in respect of the property herein conveyed, till the execution of these presents and indemnify the Purchasers from any liability in that respect for any period or periods prior to the date of execution of these presents.
10. The Vendor shall duly fulfill and perform all their obligations and covenants herein expressly stated.

BE IT STATED that the Vendor shall support any application made by the Purchasers for mutation of its name in the Office of the Kolkata Municipal Corporation as well as in the other appropriate authorities in respect of the property hereby conveyed and will at the cost of Purchasers do all that it's may be required to do for that purpose.

THAT if in future any error or omissions detected in these presents, the same will be rectified by the Vendor by a proper Deed of Rectification and/or Declaration at the costs and expenses of the Purchasers.



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A.D.S.R., SEALDAH

26 JUL 2018

Dist.- South 24 Parganas

SCHEDULE ABOVE REFERRED TO

(Description of the undivided property hereby conveyed)

ALL THAT piece and parcel of undivided **1/4th (one-fourth)** proportionate share of land measuring an area about **18 (eighteen) Cottahs, 5 (five) Chittaks and 14 (fourteen) square feet**, be the same a little more or less **out of** total area of land measuring about **73.33 (seventy three point thirty three) Cottahs**, be the same a little more or less, together with undivided **1/4th (one-fourth)** share of structure made of brick built wall tile shed measuring an area about **875 square feet**, be the same a little more or less **out of** total area of structure measuring about **3500 Square feet**, standing thereon, be the same a little more or less, lying and situated at municipal Premises No. 250, Tiljala Road, within the local limits of Kolkata Municipal Corporation under Ward No. 65, having Assessee No. 11-065-34-0194-2, Post Office- Gobinda Khatick Road, Police Station- Karaya, Kolkata- 700046, under Additional District Sub-Registrar, Sealdah and District Sub-Registrar- III, Alipore, in the District of South 24-Parganas, together with 20' feet wide road adjacent to the said land, together with all right, title, interest and right of easement thereto, together with all easement rights over the common passage, including all rights, title, interest, shares and possession in respect of the said plot of land, along with tenants in the said premises and the entire property is demarcated in RED ink in the MAP or PLAN annexed hereto, being treated as the part and parcel of this Deed and butted and bounded as follows:-

- On the NORTH* : By premise No. 147 Tiljala Road;
- On the SOUTH* : By premises No. 35, Tiljala Road;
- On the EAST* : By 20' feet wide Tiljala Road;
- On the WEST* : By the Railway Line;



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A.D.S.R., SEALDAH

26 JUL 2018

Dist.- South 24 Parganas

IN WITNESSES WHEREOF the **PARTIES** hereunto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the Parties at Kolkata

In the presence of :

WITNESSES :-

1) Md. Waqwar
Adv.
Alipore Judges' Court
Kolkata - 700027

1. *W. Hitar*
S. S. Construction
Partner
MANZAR

2) Jahangir Biswas
Adv. - Abdul Gaffar Biswas
Vill - Korapara, 24 V Pgs (M)
743428.

Signature of the **OWNER/**

VENDOR

PANCHMAHAL REALTORS
PRIVATE LIMITED
Rabiul Islam Gani
DIRECTOR

Panchpushop Construction Pvt. Ltd.

Rabiul Islam Gani
Director

Jhilmil Complex Pvt. Ltd.

Rabiul Islam Gani
Director

Drafted by me & prepared
in my office :

Md. Waqwar,
{Md. waqwar}
Advocate

Alipore Judges' Court,
Kolkata- 700 027
Reg No. 1419/2001

Computer Print by me :

S. Pradhan
Alipore Judges' Court, Kol- 27

Signature of the **PURCHASERS**



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A.D.S.R., SEALDAH
26 JUL 2018
Dist.- South 24 Parganas

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.2,75,00,000/- (Rupees two crore seventy five lacks) only from the within named PURCHASERS being the amount in full and final payment of consideration money under these presents as mentioned below :-

<u>Cheque No.</u>	<u>Date</u>	<u>Bank & Branch</u>	<u>Amount</u>
000043	20.07.2018	Bank of Baroda Tegharia Branch	Rs.1,00,00,000/-
000046	20.07.2018	Bank of Baroda Tegharia Branch	Rs.1,00,00,000/-
000050	20.07.2018	Bank of Baroda Tegharia Branch	Rs. 75,00,000/-
Total =			<u>Rs.2,75,00,000/-</u>

Total = (Rupees two crore seventy five lacks) only

WITNESSES :-

1) *Md. Waqar*
AW.

1- *M. H. Khan*
S. S. Construction
Partner

2) *Jahangir Bhat*

M. H. Khan
=====

Signature Of The **VENDOR**



8

A.D.S.R., SEALDAH
26 JUL-2018
Dist.- South 24 Farganas

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					












Name .. *NASIM AKHTAR*

Signature .. *Nasim Akhtar*

S. S. Construction

Partner

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					











Name .. *MOHAMMED MANZOOR*

Signature .. *Manzoor*

S. S. Construction

Partner

Thumb 1st finger Middle Finger Ring Finger Small Finger

	left hand					
	right hand					

Name .. *RABUL ISLAM GANI*

Signature .. *Rabul Islam Gani*

PANCHMAHAL REALTORS PRIVATE LIMITED

Director

Rabul Islam Gani
DIRECTOR

Panchpushop Construction Pvt. Ltd.

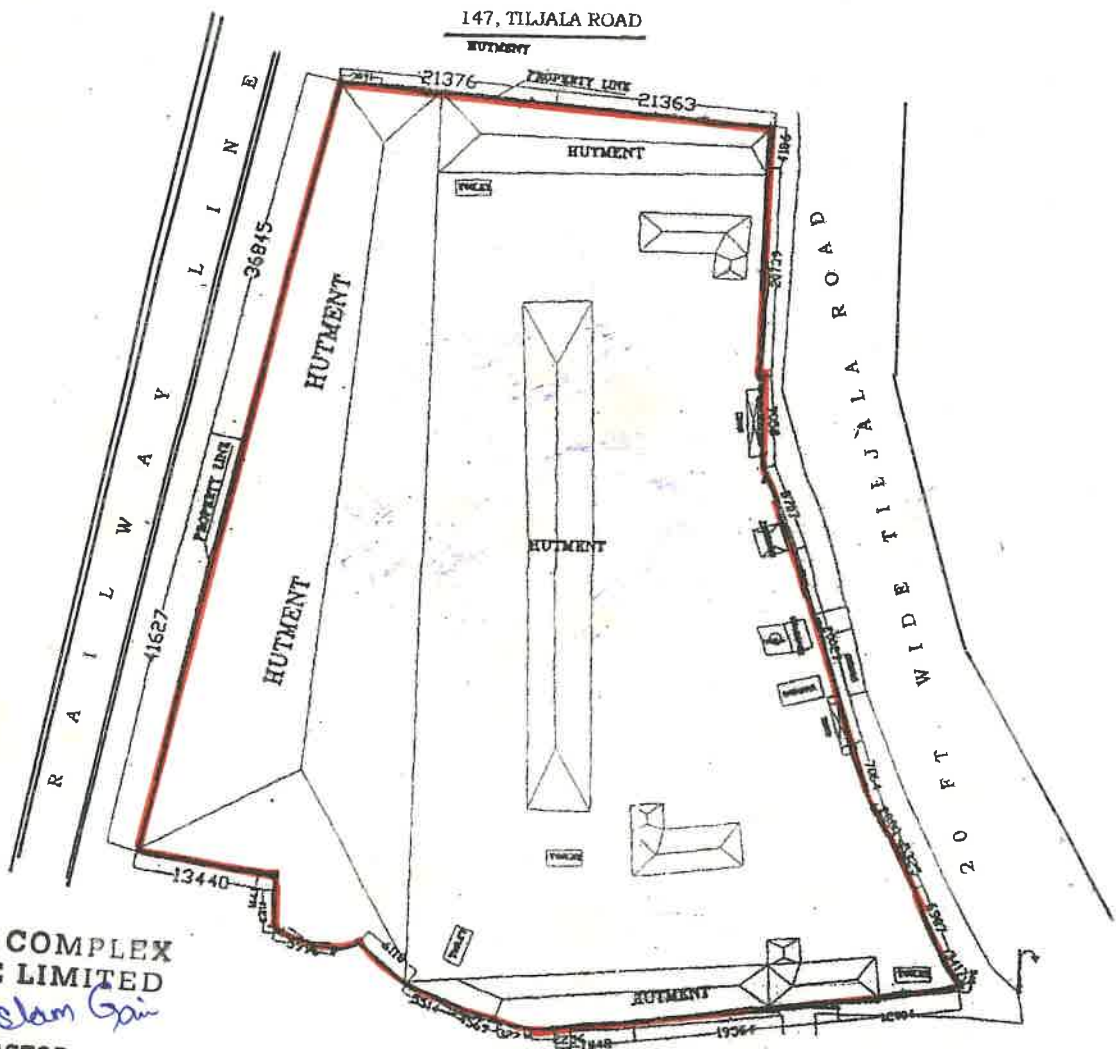
Rabul Islam Gani
Director



০

A.D.S.R., SEALDAH
26 JUL 2018
Dist.- South 24 Parganas

SITE PLAN PIECE AND PARCEL OF UNDIVIDED 1/4TH SHARE OF LAND MEASURING AN AREA ABOUT 18 COTTAHS 5 CHITTAKS AND 14 SQFT. (MORE OR LESS) OUT OF TOTAL AREA OF LAND MEASURING ABOUT 73.33 COTTAHS (MORE OR LESS) TOGETHER WITH 1/4 TH SHARE OF STRUCTURE MEASURING AN AREA ABOUT 875 SQFT. (MORE OR LESS) OUT OF TOTAL AREA OF STRUCTURE MEASURING ABOUT 3500 SQFT. (MORE OR LESS) LYING AND SITUATED AT MUNICIPAL PREMISES No. 250, TILJALA ROAD, K.M.C WARD No. 65, POLICE STATION - KARAYA, KOLKATA 700046, HAVING ASSESSEE No. 110653401942, AS SHOWN IN RED.



JHEMIL COMPLEX
PRIVATE LIMITED
Rabind Islam Gain
DIRECTOR

35, TILJALA ROAD

Rabind Islam Gain
SIGNATURE OF PURCHASERS

Panchpushpa Construction Pvt. Ltd.

Rabind Islam Gain
PANCHPUSHPA REALTORS
PRIVATE LIMITED
DIRECTOR

1. *M. H. Khan*
2. *Mouzar*
SIGNATURE OF VENDOR
S. S. Construct.

T/BY. *[Signature]*

19/7/18

KAMJAN AL
Surveyor, Planner, Designer
Estimator Build, Supervisor
11D, Rajab Ah Lane, Kol-700020
Mob. 9823422222

Partner



৪

A.D.S.R., SEALDAH
26 JUL 2018
Dist.- South 24 Parganas

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SS CONSTRUCTION



01/02/2015

Permanent Account Number

ACTFS1718C

12032015

S. S. Construction

Partner
Partner

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटायें:
आयकर पैन सेवा इकाई, एनएसडीएल
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे-411 016.

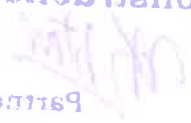
*If this card is lost / someone's lost card is found,
please inform / return to:*

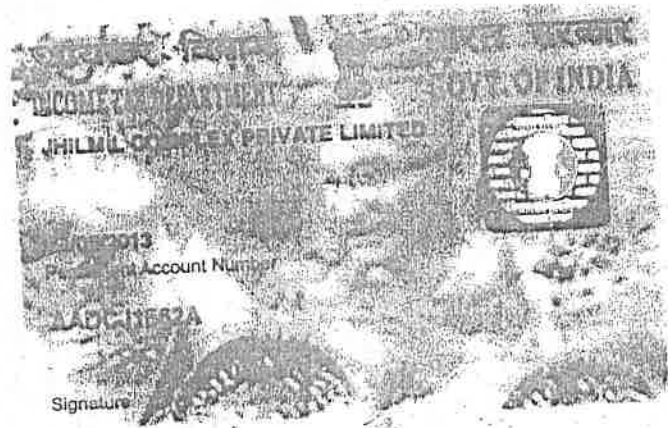
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

S. S. Construction

Partner





आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

PANCHPUSHAR CONSTRUCTION
PRIVATE LIMITED

29/05/2013

Permanent Account Number

AAHCP3224F

Signature

आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

PANCHMAHAL REALTORS PRIVATE
LIMITED

29/05/2013

Payment Account Number

AAHCP3223C

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NASIM AKHTAR

MOHAMMED ILYAS

02/12/1966
Permanent Account Number
ACXPA0965B

N. Akhtar

Signature



0062008

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,
एस. बी. मार्ग, लोअर पार्ल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,
e-mail: tininfo@nsdl.co.in

N. Akhtar

स्थायी लेखा नम्बर

/PERMANENT ACCOUNT NUMBER

AILPK7914Q

नाम /NAME

MOHAMMED MANZAR KARIM



पिता का नाम /FATHER'S NAME

RAHMAN AZIZUR

जन्म तिथि /DATE OF BIRTH

12-06-1969

हस्ताक्षर /SIGNATURE

Chittas
आयकर आयुक्त, प.प. 700-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Manzar

इस कार्ड के खो / गिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
(संयुक्त आयकर आयुक्त पदाति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technical),
P-7,
Chowringhee Square,
Calcutta - 700 069.

GOVERNMENT OF WEST BENGAL
Office of the Competent Authority, Kolkata under
the Urban Land (Ceiling and Regulation) Act, 1976
Mayukh Bhavan, 2nd & 3rd Floor, Bidhannagar
Kolkata - 700 091.

No. 108 U.L.
XVI-2181/2004

Dated 12-9-2007

To
Shri/Smt. Hunkol India Ltd.,
28, S. Ray Road,
Kolkata-700 039.

Sub : Your application for No-objection Certificate dated 15.4.2004 in respect of
Premises No. 250, Tiljala Road, Kolkata-700 039.
In terms of Rule 4(4) of the
Kolkata Municipal Corporation Building Rules 1990.

1. In consideration of your application and prayer thereof No-objection certificate is hereby granted in terms of rule 4(4) of the Kolkata Municipal Corporation Building Rules, 1990 in respect of the landed property mentioned hereunder.
2. A statement required in terms of provision of section 22(1) of the Urban Land (Ceiling and Regulation) Act, 1976 must be filed by you after demolition or destruction of existing structure/ structures within the stipulated time.

Schedule of land

Premises No. 250, Tiljala Road, Kolkata-700 039.
Area 4905.35 M² (Four thousand nine hundred and five point three five square metres)

Competent Authority,
Kolkata.

No. U.L.
XVI-2181/2004

Dated 2007

Copy forwarded to :-

1. The Deputy Chief Engineer, The Kolkata Municipal Corporation, 5, S. N. Banerjee Road, Kolkata - 700 013 for information. He is also requested to intimate the date of demolition or destruction of existing structures of the premises land in due time.
2. The Joint Secretary, Urban Development Department, Urban Land Ceiling Branch, Jalsampad Bhavan, 10th Floor Salt Lake City, Kolkata - 700 091.

Competent Authority,
Kolkata.

10/09/07

GOVERNMENT OF WEST BENGAL
Office of the Competent Authority, Kolkata under
The Urban Land (Ceiling and Regulation) Act, 1976
Nagarayan, 4th floor, DF-8, Bidhannagar
Kolkata - 700 064

No 283 - U.L.
XVI - 3571/2013

Dated 05.09.2014

To

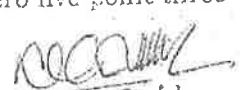
Shri/Smt Global Merchantile Pvt. Ltd. & Anr.
250, Tiljala Road
Kolkata - 700 039

Sub : Your application for No-objection Certificate dated 27.08.2012 in respect of Premises No. 250, Tiljala Road, Kolkata-700 039 in terms of Rule 4(4) of the Kolkata Municipal Corporation Building Rules 1990.

1. In consideration of your application and prayer thereof No-objection certificate is hereby granted in terms of rule 4(4) of the Kolkata Municipal Corporation Building Rules, 1990 in respect of the landed property mentioned hereunder.
2. A statement required in terms of provision of section 22(1) of the Urban Land (Ceiling and Regulation) Act, 1976 must be filed by you after demolition or destruction of existing structures within the stipulated time.
3. It is however, mentioned that this certificate will not deter the undersigned from proceeding against the holder if it is subsequently reveals that there is excess vacant land under the Urban Land (Ceiling & Regulation) Act, 1976.

Schedule of land

Premises No. : 250, Tiljala Road, Kolkata-700 039.
Area :- 4905.35 Sq. mtr (Four thousand nine hundred zero five point three five sq.mtr.)


05.09.14
Competent Authority, U.L.C.
Kolkata.

No - U.L.
XVI - 3571/2013

Dated.2014

Copy forwarded to :

1. The Deputy Chief Engineer (Building), The Kolkata Municipal Corporation, 5 S.N. Bhowmiller Road, Kolkata - 700 013 for information. He is also requested to intimate the date of demolition or destruction of existing structures of the premises land in due time.



The Special Secretary, Urban Development Department, Urban Land Ceiling Branch,
Nagarayan, 3rd Floor, Salt Lake City, Kolkata - 700 64.

Competent Authority, U.L.C.
Kolkata.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABIUL ISLAM GAIN
ABDUL GAFFAR GAIN

22/12/1984

Permanent Account Number

ANBPG1674J

Rabi ul Islam Gain

Signature



03012008

Rabiul Islam Gain

इस कार्ड को खोने/पाने पर कृपया सूचित करें/लोटारें:
आयकर पैन सेवा इकाई, एन एस डी एल
पहली मंजिल, टाईम्स टॉवर, कामला मिल्स कंपाउंड, एस. बी. मार्ग,
लोअर पारेल, मुंबई-400 013.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower,
Kamala Mills Compound,
S.B.Marg, Lower Parel, Mumbai-400 013.
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664
email: tininfo@nsdl.co.in

THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT
5712 S. DICKINSON ST.
CHICAGO, ILL. 60637



Robert R. Wilson

1959-1960
1960-1961
1961-1962
1962-1963
1963-1964
1964-1965
1965-1966
1966-1967
1967-1968
1968-1969
1969-1970

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201819-026435812-2

Payment Mode Counter Payment

GRN Date: 21/07/2018 11:59:33

Bank : Bank of Boroda

BRN : 92655610

BRN Date: 23/07/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16061000206330/4/2018

[Tender Number]

Name : Rabiul Islam Gain

Contact No. :

Mobile No. : +91 9007790077

E-mail :

Address : Khidderpore kolkata 23

Applicant Name : Mr Md Waquar

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Sale Document Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000206330/4/2018	Property Registration- Stamp duty	0030-02-103-003-02	3439016
2	16061000206330/4/2018	Property Registration- Registration Fees	0030-03-104-001-16	491442

Total

3930458

In Words : Rupees Thirty Nine Lakh Thirty Thousand Four Hundred Fifty Eight only

Major Information of the Deed

Deed No :	I-1606-03331/2018	Date of Registration	26/07/2018
Query No / Year	1606-1000206330/2018	Office where deed is registered	
Query Date	18/07/2018 3:13:48 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Waquar Alipore Judges Court, Cal, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830248599, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2,75,00,000/-	Rs. 4,91,42,802/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,40,016/- (Article:23)	Rs. 4,91,442/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Karaya, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tiljala Road, Road Zone : (4no. Bridge -- Picnic Garden Rd (Wrd no. 65 & 66)) , , Premises No. 250, Ward No: 65

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		18 Katha 5 Chatak 14 Sq Ft	2,74,00,000/-	4,88,80,302/-	Width of Approach Road: 20 Ft.,
Grand Total :					30.2477Dec	274,00,000 /-	488,80,302 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	875 Sq Ft.	1,00,000/-	2,62,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 875 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		875 sq ft	1,00,000 /-	2,62,500 /-	

Seller Details :










Sl No	Name,Address,Photo,Finger print and Signature
1	S S Construction 9h Topsia Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 , PAN No.:: ACTFS1718C, Status :Organization, Executed by: Representative, Executed by: Representative

Major Information of the Deed :- I-1606-03331/2018-26/07/2018

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Panchmahal Realtors Private Limited Jogendanga , Rajarhat, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAHCP3223C, Status :Organization, Executed by: Representative
2	Panchpushap Construction Private Limited Mukul Shanti Garden, Jogerdanga, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 , PAN No.:: AAHCP3224F, Status :Organization, Executed by: Representative
3	Jhilmil Complex Private Limited Gokulpur, P.O:- Gokulpur, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743286 , PAN No.:: AADCJ1562A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Nasim Akhtar Son of Md Llyas Date of Execution - 26/07/2018, , Admitted by: Self, Date of Admission: 26/07/2018, Place of Admission of Execution: Office	 Jul 26 2018 12:23PM	 LTI 26/07/2018	 26/07/2018
71 Topsisia Road South, P.O:- G K Road, P.S:- Topsisia, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACXPA0965B Status : Representative, Representative of : S S Construction (as partner)				
2	Mr Mohammed Manzar Karim Son of Late Azizur Rahman Date of Execution - 26/07/2018, , Admitted by: Self, Date of Admission: 26/07/2018, Place of Admission of Execution: Office	 Jul 26 2018 12:22PM	 LTI 26/07/2018	 26/07/2018
9h Topsisia Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AILPK7914Q Status : Representative, Representative of : S S Construction (as partner)				
3	Mr Rabiul Islam Gain (Presentant) Son of Abdul Gaffar Gain Date of Execution - 26/07/2018, , Admitted by: Self, Date of Admission: 26/07/2018, Place of Admission of Execution: Office	 Jul 26 2018 12:24PM	 LTI 26/07/2018	 26/07/2018

Major Information of the Deed :- I-1606-03331/2018-26/07/2018

Gokulpur, P.O:- Gokulpur, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743286, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ANBPG1674J Status : Representative, Representative of : Panchmahal Realtors Private Limited (as director), Panchpushap Construction Private Limited (as director), Jhilmil Complex Private Limited (as director)

Identifier Details :

Name & address

Md Waqar
Son of Md Eliyas
Alipore Judges Court, Cal, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027,
Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nasim Akhtar, Mr Mohammed Manzar Karim, Mr Rabiul Islam Gain

26/07/2018

Md. Waqar.

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	S S Construction	Panchmahal Realtors Private Limited-10.0826 Dec, Panchpushap Construction Private Limited-10.0826 Dec, Jhilmil Complex Private Limited-10.0826 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	S S Construction	Panchmahal Realtors Private Limited-291.66666667 Sq Ft, Panchpushap Construction Private Limited-291.66666667 Sq Ft, Jhilmil Complex Private Limited-291.66666667 Sq Ft

Endorsement For Deed Number : I - 160603331 / 2018

Major Information of the Deed :- I-1606-03331/2018-26/07/2018

On 18-07-2018

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 4,91,42,802/-

18/7

Satyajit Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 26-07-2018

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 11:50 hrs on 26-07-2018, at the Office of the A.D.S.R. SEALDAH by Mr Rabiul Islam Gain .

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

Execution is admitted on 26-07-2018 by Mr Nasim Akhtar, partner, S S Construction (Partnership Firm), 9h Topsia Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Md Waquar, , Son of Md Eliyas, Alipore Judges Court, Cal, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 26-07-2018 by Mr Mohammed Manzar Karim, partner, S S Construction (Partnership Firm), 9h Topsia Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039

Indetified by Md Waquar, , Son of Md Eliyas, Alipore Judges Court, Cal, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 26-07-2018 by Mr Rabiul Islam Gain, director, Panchmahal Realtors Private Limited (Private Limited Company), Jogendanga , Rajarhat, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; director, Panchpushap Construction Private Limited (Private Limited Company), Mukul Shanti Garden, Jogerdanga, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136; director, Jhilmil Complex Private Limited (Private Limited Company), Gokulpur, P.O:- Gokulpur, P.S:- Swarupnagar, District:-North 24-Parganas, West Bengal, India, PIN - 743286

Indetified by Md Waquar, , Son of Md Eliyas, Alipore Judges Court, Cal, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,91,442/- (A(1) = Rs 4,91,428/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,91,442/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 23/07/2018 12:00AM with Govt. Ref. No: 192018190264358122 on 21-07-2018, Amount Rs: 4,91,442/-,
Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 92655610 on 23-07-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1606-03331/2018-26/07/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,40,016/- and Stamp Duty paid by Stamp Rs 1,000/-, by online = Rs 34,39,016/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 18342, Amount: Rs.1,000/-, Date of Purchase: 20/06/2018, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/07/2018 12:00AM with Govt. Ref. No: 192018190264358122 on 21-07-2018, Amount Rs: 34,39,016/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 92655610 on 23-07-2018, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Major Information of the Deed :- I-1606-03331/2018-26/07/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160603331 for the year 2018.



Digitally signed by SATYAJIT BISWAS
Date: 2018.07.30 15:09:19 +05:30
Reason: Digital Signing of Deed.

Handwritten signature

(Satyajit Biswas) 30-07-2018 15:08:56
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)