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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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I certify that the document is admitted  
 for registration. the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

District Sub-Registrar  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas  
 29 MAR 2017

38380/17

THIS INDENTURE made this 29<sup>th</sup> day of March Two Thousand Seventeen

No. 321 Date 08/11/16 Rs. 5000/-

Name:-  
Address:-

**T. K. Chakraborti**  
Advocate  
Baruipur Court



**SANKAR KUMAR SARKAR**  
STAMP-VENDOR  
SONARPUR A.D.S.R. OFFICE  
24 PARGANAS (SOUTH)

*[Handwritten signature]*



*[Handwritten signature]*  
786

**EAGLEEYE PROJECTS LLP**

Designated Partner / Authorized Signatory

*[Handwritten signature]*



*[Handwritten signature]*  
787

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

**B.K. Consortium Engineers Pvt. Ltd.**

*Chanchal Mozumder*  
Director

Identified by me  
*Sumanth Chaudhuri*  
Advocate

9/0 Rabindra Nath Chaudhuri  
36/1A, Elmia Road, Kol-20

**BETWEEN**

**B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN NO AACCB6082A)**, a company incorporated under the Companies Act, 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, P.O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Director Sri. CHANCHAL MOZUMDER S/O, Late Biswasundar Mozumder having PAN No AHCPM2290B, residing at 41, Kansaripara Road, P.O – Bhowanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the of the **ONE PART**

**AND**

**EAGLEEYE PROJECTS LLP (PAN NO- AAGFE0569G)** having registered office at 36/1A, Elgin Road, P.O- Lala Lajpat Rai Sarani, P.S- Bhowanipur, Kolkata - 700020, represented by its authorized signatory Mr. Prakash Kumar Bhimrajka son of Late Bajrang Lal Bhimrajka having Pan No- ADGPB7657M, residing at 131/9, N.S.C. Bose Road, P.O. & P.S. Regent Park, Kolkata - 700040 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART:**



  
District Sub-Registrar-iv  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

**WHEREAS :**

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 28 decimal more or less in R.S Dag No. 1661 corresponding L.R Dag No. 1683 and 39 decimal more or less in R.S Dag No. 1662 corresponding L.R Dag No. 1684, in Mouza Elachi, J.L. No.70, Police Station-Sonarpur, in the District South 24-Parganas.
2. The Vendor herein has obtained mutation of its name in respect of 28 decimal in L.R Dag No. 1683 and 39 decimal in L.R. Dag No. 1684, in L.R Khatian No. 1270 in the land records of the B.L.& L.R.O , Sonarpur
3. The Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase All that the divided & demarcated piece and parcel of land measuring 3 Decimal out of 28 Decimal in R.S Dag No. 1661 corresponding to L.R.Dag No. 1683 and 7 Decimal out of 39 Decimal in R.S Dag No. 1662 corresponding to L.R.Dag No. 1684, in Mouza Elachi, J.L. No.70, Police Station-Sonarpur in the District of South 24 Parganas, more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the **SAID LAND** absolutely and forever free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at



District Sub-Registrar,  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

or before execution of this Indenture receipt whereof the Vendor do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release and discharge the said land and the Vendor do hereby grant transfer convey assign and assure unto and in favour of the Purchaser **All That** the 3 Decimal out of 28 Decimal in R.S Dag No. 1661 corresponding to L.R.Dag No. 1683 and 7 Decimal out of 39 Decimal in R.S Dag No. 1662 corresponding to L.R.Dag No. 1684 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, , Police Station-Sonarpur in the District of South 24 Parganas as more fully and particularly described in the Schedule hereunder written (hereinafter referred to as **THE SAID LAND**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any



  
District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**



act, deed or thing by the Vendor or his predecessor or predecessors-in-interest done or executed or knowingly suffered to the contrary the Vendor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without in any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same **AND THAT NOTWITHSTANDING** any such act, deed or thing whatsoever as aforesaid the Vendor has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and for the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for it **AND** that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid **AND** further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for it **AND** the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said land and every part thereof unto and to the use of the



  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

Purchaser in the manner aforesaid as shall or may be reasonably required.

**SCHEDULE**

**(THE SAID LAND)**

**ALL THAT** the divided & demarcated 3 Decimal out of 28 Decimal in R.S Dag No. 1661 corresponding to L.R.Dag No. 1683 and 7 Decimal out of 39 Decimal in R.S Dag No. 1662 corresponding to L.R.Dag No. 1684, recorded in L.R Khatian No. 1270 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, Police Station-Sonarpur in the District of South 24 Parganas and the said divided & demarcated R.S. dag is marked with colour red and butted and bounded in the manner following:-

**In Respect of R.S. Dag No – 1661**

**ON THE NORTH** : R.S. Dag No – 1661 (P)  
**ON THE EAST** : R.S. Dag No – 1662  
**ON THE SOUTH** : R.S. Dag No – 1661 (P)  
**ON THE WEST** : R.S. Dag No – 1653

**In Respect of R.S. Dag No – 1662**

**ON THE NORTH** : R.S. Dag No – 1662 (P)  
**ON THE EAST** : R.S. Dag No – 1666  
**ON THE SOUTH** : R.S. Dag No – 1662 (P)  
**ON THE WEST** : R.S. Dag No – 1661



  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allipore, South 24 Parganas  
**29 MAR 2017**

.IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands and seals on the day month and year first above written.

SIGNED      SEALED      AND  
DELIVERED by the VENDOR at  
Kolkata in the presence of:

1. Rajendra Kumar Agarwal  
36/1A, Elgin Road.  
Kolkata - 700020

2. Pranab Kumar Siddhyanthi,  
38/1A Elgin Road  
Kolkata - 700020

B.K. Consortium Engineers

Chanchal Hazare

Director

SIGNED      SEALED      AND  
DELIVERED by the PURCHSER at  
Kolkata in the presence of:

1. Rajendra Kumar Agarwal

2. Pranab Kumar Siddhyanthi

EAGLE EYE PROJECTS LLP  
Rajendra Kumar  
Designated Partner / Authorized Signatory



  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of **Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand) Only** the full consideration money as per Memo below:-

Date	Cheque No	Bank	Amount
23.03.2017	948851 (Via RTGS)	Punjab & Sind Bank	Rs. 16,00,000/-
25.03.2017	948852 (Via RTGS)	Punjab & Sind Bank	Rs. 10,50,000/-
Total =			Rs. 26,50,000/-

**Rs. 26, 50,000/- (Rupees Twenty-six Lakhs Fifty Thousand) Only**

B.K. Consortium Engineers Pvt. Ltd.

*Chanchal Hazare*  
Director

**WITNESSES :**

1. *Rajendra Kumar Agarwal*

2. *Pramod Kumar Siddhanta*

**VENDOR**

Drafted and Prepared by me

*Saurabh Chaudhuri*  
SAURABH CHAUDHURI

P-2063/2643 of 2002 Advocate  
Alipore Police Court  
Kolkata- 700 037

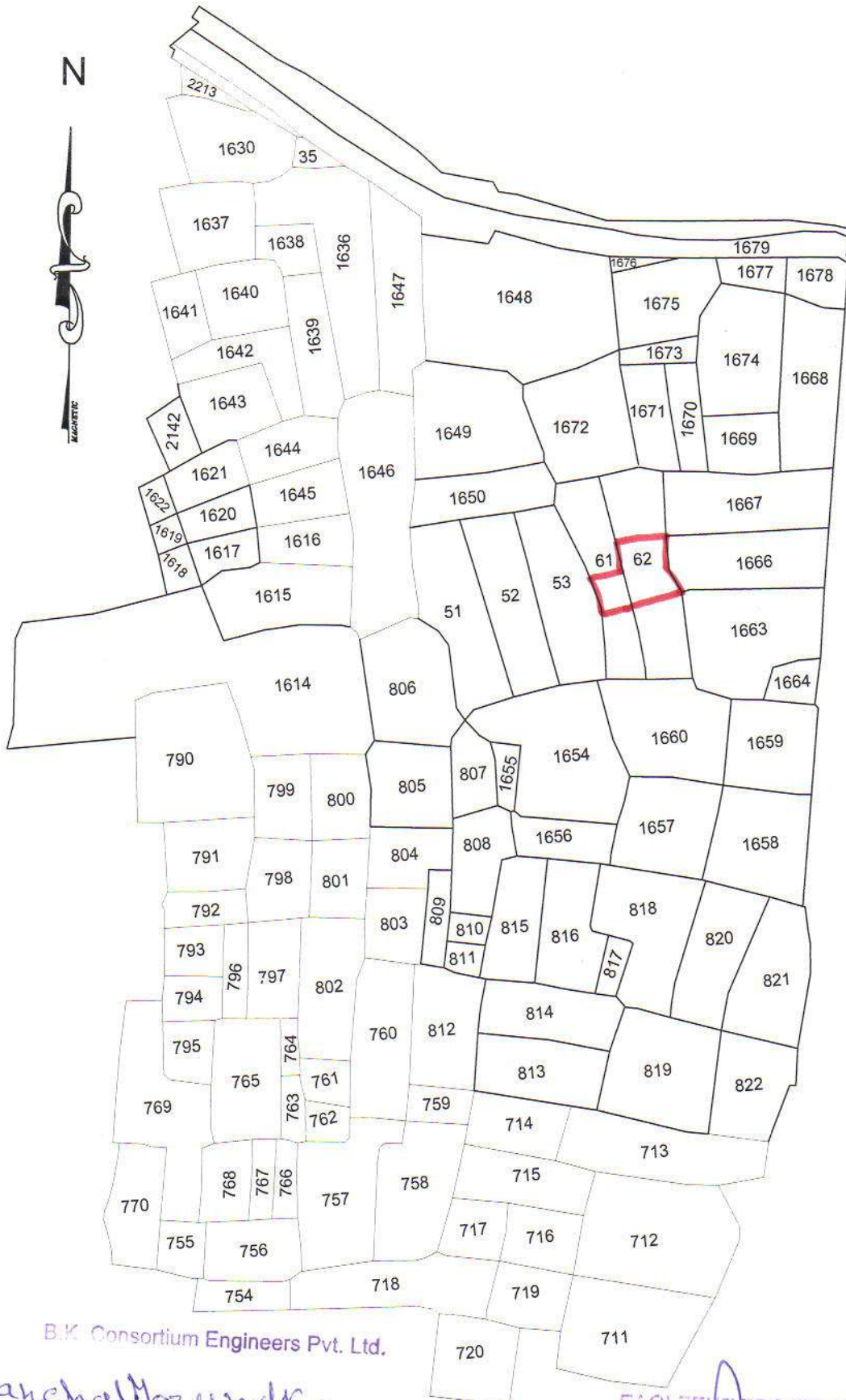


  
District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**



# SALE DEED PLAN

RS.DAG.NO.- 1661 & 1662, LR.DAG.NO.- 1683 & 1684  
MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR, DIST.- 24  
PARGANAS SOUTH,



B.K. Consortium Engineers Pvt. Ltd.

*Chanchal Hazendra*

Director

EAGLE EYE PROJECTS LLP

*Ran B. Sharma*

Designated Partner / Authorized Signatory



*[Signature]*  
District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**29 MAR 2017**

**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				

Name.....

Signature.. *Chanchal Mazumder*

					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
					
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				

Name..... *Prayash Kumar Primagupta*

Signature.. *Prayash Kumar Primagupta*

<b>PHOTO</b>					
	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
	<b>(Left Hand)</b>				
	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
	<b>(Right Hand)</b>				

Name.....

Signature.....



*[Handwritten Signature]*  
District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**29 MAR 2017**

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAKASH KUMAR BHIMRAJKA  
BAJRANG LAL BHIMRAJKA

13/02/1966  
Permanent Account Number  
ADGPB7657M

  
Signature


*Prakash Kumar Bhimrajka*



आयकर विभाग  
INCOME TAX DEPARTMENT  
EAGLEEYE PROJECTS LLP



भारत सरकार  
GOVT. OF INDIA

26/08/2016

Permanent Account Number

AAGFE0569G

26/08/2016



EAGLEEYE PROJECTS LLP  
  
Designated Partner / Authorized Signatory





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

CHANCHAL MOZUMDER  
BISWA SUNDAR MOZUMDER

12/12/1964  
Permanent Account Number  
AHCPM2290B

*Chanchal Mozumder*  
Signature

27032015

Chanchal Mozumder

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लोडिंग  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 जे नॉर्थवेल, सत्रो स्टडींग, 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, Maatr, 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: [info@nsdl.co.in](mailto:info@nsdl.co.in)



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

B K CONSORTIUM ENGINEERS  
PRIVATE LIMITED

27/01/2005  
Permanent Account Number  
AACCB6082A

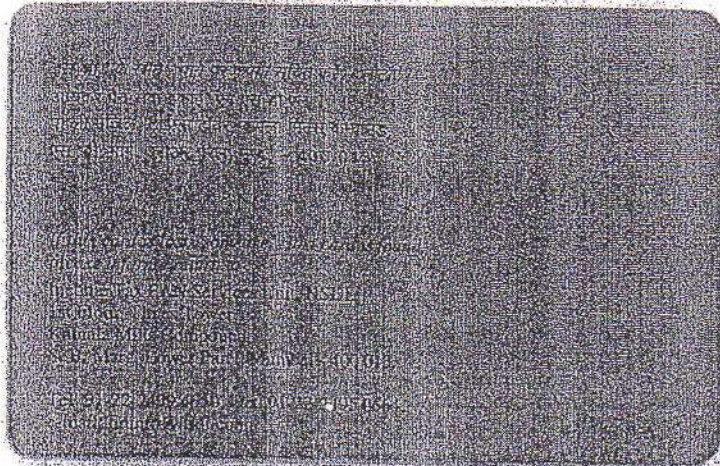
भारत सरकार

30/07/2005

B.K. Consortium Engineers Pvt. Ltd.

Chanehal Mozumdar

Director



B.K. Consortium Engineers Pvt. Ltd.

10/11/2017



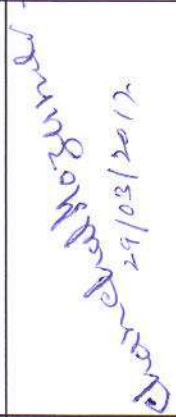


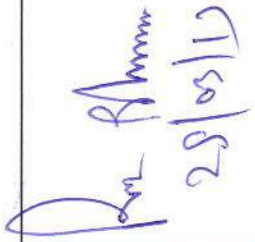





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16040000383801/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Chanchal Mozumder 41, Kansaripara Road, P.O:- Bhawanipore, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Seller [B.K. CONSOR TUM ENGINEE RS PRIVATE LIMITED ]			 29/03/2017
2	Mr Prakash Kumar Bhimrajka 131/9, N.S.C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Buyer [EAGLEE YE PROJECT S LLP ]			 28/03/17



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Saurabh Chaudhuri Son of Mr Rabindra Nath Chaudhuri 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Rajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Mr Chanchal Mozumder, Mr Prakash Kumar Bhimrajka	 29/03/2017

(Tribip Misra)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal







सत्यमेव जयते

**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	1604-0000383801/2017	Office where deed will be registered
Query Date	21/03/2017 6:10:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Saurabh Chaudhuri 36/1A, Elgin Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9836284449, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 26,50,000/-	Rs. 26,50,000/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,59,000/- (Article:23)	Rs. 26,532/- (Article:A(1), M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 600/-		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1683	LR-1270	Bastu	Shali	3 Dec	7,75,200/-	7,75,200/-	Width of Approach Road: 5 Ft.,
L2	LR-1684	LR-1270	Bastu	Shali	7 Dec	18,08,800/-	18,08,800/-	Width of Approach Road: 5 Ft.,
		<b>TOTAL :</b>			<b>10.00000000 Dec</b>	<b>25,84,000 /-</b>	<b>25,84,000 /-</b>	
		<b>Grand Total :</b>			<b>10.00000000Dec</b>	<b>25,84,000 /-</b>	<b>25,84,000 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
	Floor No: 1, Area of floor : 220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete				
	<b>Total :</b>	<b>220.00000 sq ft</b>	<b>66,000 /-</b>	<b>66,000 /-</b>	



**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED ,1B, Middleton Manor, 9/4, Middleton Row, Post Office: Middleton Row, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 PAN No. AACCB6082A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	EAGLEEYE PROJECTS LLP ,36/1A, Elgin Road, Post Office: Lala Lajpat Rai Sarani, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAGFE0569G, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr Chanchal Mozumder Son of Late Biswasundar Mozumder41, Kansaripara Road, Post Office: Bhawanipore, Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHCPM2290B,	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED (as Director)
2	Mr Prakash Kumar Bhimrajka Son of Late Bajrang Lal Bhimrajka131/9, N.S.C. Bose Road, Post Office: Regent Park, Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADGPB7657M,	EAGLEEYE PROJECTS LLP (as Authorised Representative)

**Identifier Details :**

Name & address
Mr Saurabh Chaudhuri Son of Mr Rabindra Nath Chaudhuri 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), Post Office: Lala Rajpat Rai Sarani, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Chanchal Mozumder, Mr Prakash Kumar Bhimrajka



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-7 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-220 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1683(Corresponding RS Plot No:- 1661), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.28 Acre,
L2	LR Plot No:- 1684(Corresponding RS Plot No:- 1662), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.39 Acre,

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 04/05/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





Government of West Bengal  
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604000329/2017	Date of Application	27/03/2017
Query No / Year	16040000383801/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Saurabh Chaudhuri		
Stampduty Payable	Rs.1,59,000/-		
Registration Fees Payable	Rs.26,532/-		
Applicant Name of the Visit Commission	Mr A M Roy		
Applicant Address	alipur		
Place of Commission	elgin road		
Expected Date and Time of Commission	27/03/2017 2:20 PM		
Fee Details	J1: 250/-, J2: 150/-, PTA-d(2): 0/-, Total Fees Paid: 400/-		
Remarks			





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

GRN: 19-201617-005548649-1 Payment Mode Online Payment  
GRN Date: 29/03/2017 20:59:12 Bank : IDBI Bank  
BRN : 118860075 BRN Date: 29/03/2017 20:59:43

DEPOSITOR'S DETAILS

Id No. : 16040000383801/2/2017  
(Query No./Query Year)

Name : EAGLEEYE PROJECTS LLP  
Contact No. : Mobile No. : +91 9830056784  
E-mail :  
Address : 36/1A, ELGIN ROAD, KOLKATA - 20  
Applicant Name : Mr Saurabh Chaudhuri  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale agreement without possession ,Full Stamp  
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16040000383801/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	26532
2	16040000383801/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	154000

Total

180532

In Words : Rupees One Lakh Eighty Thousand Five Hundred Thirty Two only



## Major Information of the Deed

Deed No :	I-1604-01491/2017	Date of Registration	30/03/2017
Query No / Year	1604-0000383801/2017	Office where deed is registered	
Query Date	21/03/2017 6:10:20 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saurabh Chaudhuri 36/1A, Elgin Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9836284449, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 26,50,000/-	Rs. 26,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,59,000/- (Article:23)	Rs. 26,532/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1683	LR-1270	Bastu	Shali	3 Dec	7,75,200/-	7,75,200/-	Width of Approach Road: 5 Ft.,
L2	LR-1684	LR-1270	Bastu	Shali	7 Dec	18,08,800/-	18,08,800/-	Width of Approach Road: 5 Ft.,
		<b>TOTAL :</b>			<b>10Dec</b>	<b>25,84,000 /-</b>	<b>25,84,000 /-</b>	
		<b>Grand Total :</b>			<b>10Dec</b>	<b>25,84,000 /-</b>	<b>25,84,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>220 sq ft</b>	<b>66,000 /-</b>	<b>66,000 /-</b>	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B.K. CONSORTUM ENGINEERS PRIVATE LIMITED</b> 1B, Middleton Manor, 9/4, Middleton Row, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 PAN No.:AACCB6082A Status : Organization, Executed by: Representative

### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>EAGLEEYE PROJECTS LLP</b> 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAGFE0569G Status : Organization



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Chanchal Mozumder</b> Son of Late Biswasundar Mozumder 41, Kansaripara Road, P.O:- Bhawanipore, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:AHCPM2290B Status : Representative, Representative of : B.K. CONSORTUM ENGINEERS PRIVATE LIMITED (as Director)
2	<b>Mr Prakash Kumar Bhimrajka (Presentant )</b> Son of Late Bajrang Lal Bhimrajka 131/9, N.S.C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:ADGPB7657M Status : Representative, Representative of : EAGLEEYE PROJECTS LLP (as Authorised Representative)

**Identifier Details :**

Name & address	
Mr Saurabh Chaudhuri Son of Mr Rabindra Nath Chaudhuri 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Rajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Chanchal Mozumder, Mr Prakash Kumar Bhimrajka	

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-3 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-7 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	B.K. CONSORTUM ENGINEERS PRIVATE LIMITED	EAGLEEYE PROJECTS LLP-220 Sq Ft



## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

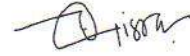
Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1683(Corresponding RS Plot No:- 1661), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.28000000 Acre,
L2	LR Plot No:- 1684(Corresponding RS Plot No:- 1662), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.39000000 Acre,

### Endorsement For Deed Number : I - 160401491 / 2017

On 27-03-2017

#### 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 26,50,000/-



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

On 29-03-2017

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

Presented for registration at 16:04 hrs on 29-03-2017, at the Private residence by Mr Prakash Kumar Bhimrajka ,

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

Execution is admitted on 29-03-2017 by Mr Chanchal Mozumder, Director, B.K. CONSORTUM ENGINEERS PRIVATE LIMITED, 1B, Middleton Manor, 9/4, Middleton Row, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Indetified by Mr Saurabh Chaudhuri, , Son of Mr Rabindra Nath Chaudhuri, 36/1A, Elgin Road, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Rajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

Execution is admitted on 29-03-2017 by Mr Prakash Kumar Bhimrajka, Authorised Representative, EAGLEEYE PROJECTS LLP, 36/1A, Elgin Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr Saurabh Chaudhuri, , Son of Mr Rabindra Nath Chaudhuri, 36/1A, Elgin Road, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Rajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate



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





On 30-03-2017

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 26,532/- ( A(1) = Rs 26,500/- ,H = Rs 28/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2017 8:59PM with Govt. Ref. No: 192016170055486491 on 29-03-2017, Amount Rs: 26,532/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 118860075 on 29-03-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,59,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,54,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 321, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2017 8:59PM with Govt. Ref. No: 192016170055486491 on 29-03-2017, Amount Rs: 1,54,000/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 118860075 on 29-03-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 41625 to 41649

being No 160401491 for the year 2017.



Digitally signed by TRIDIP MISRA  
Date: 2017.03.31 13:43:35 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 31-03-2017 13:43:34  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

