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D-2420/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admitted  
 to registration, the signature sheets and  
 the endorsement sheets attached with  
 the document are part of this document

C 879384

*land class  
 540694/17  
 class 24 Parganas  
 L.P.*

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

11 MAY 2017  
 19.5.17

THIS INDENTURE made this 11<sup>TH</sup> day of MAY Two Thousand Seventeen

No. 446 Date 08-11-16 Rs. 5000/-

Name:-  
Address:-

T. K. Chakraborti  
Advocate  
Baruipur Court



SANKAR NAR SARKAR  
SARVAVENDOR  
SONARPIA A.D.S.R. OFFICE  
24 PARGANAS (SOUTH)

Re. Ashim  
VC  
1117



for SITARA BARTER PVT. LTD.

Re. Ashim  
Director/Authorised Signatory



VC  
1146

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

13 MAY 2017

B.K. Consortium Engineers Pvt. Ltd.

C. Mozumdar  
Director

Ramesh Chandra  
Adv.  
H/o Rabindra Nath Chandra  
36/1A, K1, in Road, Kdt-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**

**SITARA BARTER PVT. LTD. (PAN NO- AAJCS6571J)** 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:**

**WHEREAS:**

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 44 decimal more or less in R.S Dag No.



District Sub-Registrar-IV  
Registrar U.S. (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**13 MAY 2017**

1649 corresponding L.R Dag No. 1671, 22 decimal more or less in R.S Dag No. 1650 corresponding L.R Dag No. 1672 and 35 decimal more or less in R.S. Dag No 1672 corresponding L.R. Dag No 2204 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 44 decimal in L.R. Dag No. 1671, 22 decimal in L.R. Dag No 1672 and 35 decimal in L.R. Dag No. 2204 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 undivided piece and parcel of land measuring 2 Decimal out of 44 Decimal in R.S Dag No. 1649 corresponding to L.R.Dag No. 1671, 2 Decimal out of 22 Decimal in R.S. Dag No 1650 corresponding L.R.Dag No 1672 and 5 Decimal out of 35 Decimal in R.S Dag No. 1672 corresponding to L.R.Dag No. 2204, 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, lispens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of Rs. 27,48,600/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Six Hundred only).

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 27,48,600/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Six Hundred only) of the lawful money of the Union of India well and truly paid by the



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

Purchaser to the Vendor at 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 2 Decimal out of 44 Decimal in R.S Dag No. 1649 corresponding to L.R.Dag No. 1671, 2 Decimal out of 22 Decimal in R.S. Dag No 1650 corresponding L.R. Dag No 1672 and 5 Decimal out of 35 Decimal in R.S Dag No. 1672 corresponding to L.R.Dag No. 2204 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



District Sub-Registrar-IV  
Registrar of S. 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**11 MAY 2017**



use of the Purchaser absolutely and forever and the Vendor do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any 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



District Sub-Registrar-Ly  
Registrar U/s (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**11 MAY 2017**

assuring the said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

### Structural Details

The Tiles shed structure measuring an area of 220 Sq Ft mainly use for Residential purpose which is standing on the Schedule Property is 30 years old dilapidated with cemented flooring.

### SCHEDULE

#### (THE SAID LAND)

**ALL THAT** the undivided 2 Decimal out of 44 Decimal in R.S Dag No. 1649 corresponding to L.R.Dag No. 1671, undivided 2 Decimal out of 22 Decimal in R.S. Dag No 1650 corresponding L.R. Dag No 1672 and undivided 5 Decimal out of 35 Decimal in R.S Dag No. 1672 corresponding to L.R.Dag No. 2204, 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 entire R.S. dag is marked with colour red and butted and bounded in the manner following:-

#### In Respect of R.S. Dag No – 1649

**ON THE NORTH** : R.S. Dag No – 1647 & 1648 ✓

**ON THE EAST** : R.S. Dag No – 1672 ✓

**ON THE SOUTH** : R.S. Dag No – 1650 ✓

**ON THE WEST** : R.S. Dag No – 1646 & 1647 ✓

#### In Respect of R.S. Dag No – 1650

**ON THE NORTH** : R.S. Dag No – 1649 ✓

**ON THE EAST** : R.S. Dag No – 1672 & 1661 ✓

**ON THE SOUTH** : R.S. Dag No – 1651, 1652 & 1653 ✓

**ON THE WEST** : R.S. Dag No – 1646 ✓

#### In Respect of R.S. Dag No – 1672

**ON THE NORTH** : R.S. Dag No – 1648 ✓



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

ON THE EAST : R.S. Dag No – 1671 & 1673 ✓  
 ON THE SOUTH : R.S. Dag No – 1661 & 1662 ✓  
 ON THE WEST : R.S. Dag No – 1649 & 1650 ✓

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

B.K. Consortium Engineers Pvt. Ltd.

*C. Magumdar*  
 Director

2. *Prasjit Chakrabarti*

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

1. Rajendra Kumar Agarwal

For SITARA BARTER PVT. LTD.

*Ra. Sharma*  
 Director/Authorised Signatory

2. *Prasjit Chakrabarti*

36/1A, Elgin Road.

Kol - 700020



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

**1.1 MAY 2017**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 27,48,600/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Six Hundred) Only the full consideration money as per Memo below:-

| Date       | Cheque No | Bank               | Amount          |
|------------|-----------|--------------------|-----------------|
| 19.04.2017 | 525696    | Punjab & Sind bank | Rs. 27,48,600/- |

Rs. 27, 48,600/- (Rupees Twenty Seven Lakhs Forty Eight Thousand Six Hundred) Only

B.K. Consortium Engineers Pvt. Ltd.

*Z. Mozumdar*  
Director

**WITNESSES :**

1. *Rajendra Kumar Agarwal*

2. *Prasjit Chakrabarty*

**VENDOR**

Drafted and Prepared by me  
*Saurabh Chaudhuri*  
SAURABH CHAUDHURI  
F-2017/2643 of 2012 Advocate  
Alipore Police Court  
Kolkata- 700 027



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



# SALE DEED PLAN (As per R.S. Mouza Map)

RS.DAG.NO.- 1649, 1650 & 1672, LR.DAG.NO.- 1671, 1672 & 2204  
MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR, DIST.- 24  
PARGANAS SOUTH,



For SITARA BARTER PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

B.K. Consortium Engineers Pvt. Ltd.

*[Signature]*

Director



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

**11 MAY 2017**

**SPECIMEN FORM FOR TEN FINGER PRINTS**



|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

Name: CHANCHOZ MOZUMDER

Signature: [Handwritten Signature]



|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

Name: PRAKASH KUMAR BHAMBAJKA

Signature: [Handwritten Signature]

**PHOTO**

|              |      |        |      |        |
|--------------|------|--------|------|--------|
|              |      |        |      |        |
| Little       | Ring | Middle | Fore | Thumb  |
| (Left Hand)  |      |        |      |        |
|              |      |        |      |        |
| Thumb        | Fore | Middle | Ring | Little |
| (Right Hand) |      |        |      |        |

Name: .....

Signature: .....



Sub-Registrar-AM  
U/S 7(2) of  
Registration Act 1908  
South 24 Parganas  
**13 MAY 2017**





5/10/17



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 16040000540654/2017

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

| Sl No. | Name of the Executant  | Category   | Photo   | Finger Print  | Signature with date   |
|--------|--|--|---|---|---|
| 1      | Mr CHANCHAL MOZUMDER 41, KANSARIPARA ROAD, P.O.- BHOWANIPUR, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025            | Representative of Seller [B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED] |    |    | <br>11/5/2017 |
| 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 | Representative of Buyer [SITARA BARTER PRIVATE LIMITED]              |  |  | <br>11/5/17  |



| Sl No. | Name and Address of identifier   | Identifier of                                       | Signature with date                    |
|--------|--|---|--|
| 1      | Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH<br>CHAUDHURI<br>36/1A, ELGIN ROAD, P.O:- LALA<br>LAJPAT RAI SARANI, P.S.-<br>Bhawanipore, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700020 | Mr CHANCHAL MOZUMDER, Mr PRAKASH<br>KUMAR BHIMRAJKA | <i>Saurabh Chaudhuri</i><br>11.05.2017 |

(Pradipta Kishore Guha)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





आयकर विभाग  
भारत सरकार  
B.K. CONSORTIUM ENGINEERS  
PRIVATE LIMITED  
2010/2011  
2010/2011  
2010/2011

[Redacted area]

B.K. Consortium Engineers Pvt. Ltd.

*C. Hazare*

Director



आयकर विभाग  
INCOME TAX DEPARTMENT  
CHANCHAL MOZUMDER  
BISWA SUNDAR MOZUMDER  
12/12/2008  
Personal Identification Number  
AHGPM2290E  
BISWA SUNDAR MOZUMDER  
BIRDA

भारत सरकार  
GOVT OF INDIA




*B. Mozumder*





For SITARA BARTER PVT. LTD.

  
Director / Authorised Signatory



आयकर विभाग  
INCOME TAX DEPARTMENT  
प्राकश कुमार भुमराजा  
BAJIRANG LAL BHUMRAJKA  
13/12/1986  
पंजीकृत करदाता संख्या  
ADDPB7857H

भारत सरकार  
GOVT. OF INDIA



*R. Sharma*







सत्यमेव जयते

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

16  
26/4

|   |   |  |
|---|---|--|
| Query No / Year                         | 1604-0000540654/2017  | Office where deed will be registered                       |
| Query Date                              | 21/04/2017 6:24:40 PM   | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | SAURABH CHAUDHURI<br>36/1A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL,<br>PIN - 700020, Mobile No. : 9836284449, Status : Advocate |  |
| Transaction                             | Additional Transaction  |  |
| [0101] Sale, Sale Document              |   |  |
| Set Forth value                         | Market Value  |  |
| Rs. 27,48,600/-                         | Rs. 27,48,600/-   |  |
| Total Stamp Duty Payable(SD)            | Total Registration Fee Payable  |  |
| Rs. 1,64,916/- (Article:23)             | Rs. 27,518/- (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. 540/-                               |   | Rs. 5,000/-  |
| Remarks                                 |   |  |

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

| Sch No | Plot Number | Khatian Number       | Land Use |       | Area of Land          | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|-------------|----------------------|----------|-------|-----------------------|-------------------------|-----------------------|--------------------------------|
|        |             |                      | Proposed | ROR   |                       |                         |                       |                                |
| L1     | LR-1671     | LR-1270              | Bastu    | Danga | 2 Dec                 | 6,18,800/-              | 6,18,800/-            | Width of Approach Road: 5 Ft., |
| L2     | LR-1672     | LR-1270              | Bastu    | Shali | 2 Dec                 | 5,16,800/-              | 5,16,800/-            | Width of Approach Road: 5 Ft., |
| L3     | LR-2204     | LR-1270              | Bastu    | Shali | 5 Dec                 | 15,47,000/-             | 15,47,000/-           | Width of Approach Road: 5 Ft., |
|        |             | <b>TOTAL :</b>       |          |       | <b>9.00000000 Dec</b> | <b>26,82,600 /-</b>     | <b>26,82,600 /-</b>   |                                |
|        |             | <b>Grand Total :</b> |          |       | <b>9.00000000Dec</b>  | <b>26,82,600 /-</b>     | <b>26,82,600 /-</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, L3 | 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: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                    |                                |                         |                       |                           |
|   |                    | <b>Total : 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. CONSORTIUM ENGINEERS PRIVATE LIMITED ( Private Limited Company )<br>.18, MIDDLELTON MANOR, 9/4, MIDDLELTON ROW, Post Office: MIDDLELTON ROW, Shakespeare Sarani, Kolkata, District- Kolkata, West Bengal, India, PIN - 700071<br>PAN No. AACCB6082A, Status :Organization, Executed by: Representative | Organization | Executed by: Representative   |

**Buyer Details :**

| SI No | Name & address  | Status       | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1     | SITARA BARTER PRIVATE LIMITED ( Private Limited Company )<br>.36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020<br>PAN No. AAJCS6571J, Status :Organization, Executed by: Representative | Organization | Executed by: Representative   |

**Representative Details :**

| SI No | Name & Address  | Representative of                                       |
|-------|---|---|
| 1     | Mr CHANCHAL MOZUMDER<br>Son of Late BISWASUNDAR MOZUMDER41, KANSARIPARA ROAD, Post Office: BHOWANIPUR, Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025<br>Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHCPM2290B,                  | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR) |
| 2     | Mr PRAKASH KUMAR BHIMRAJKA<br>Son of Late BAJRANGLAL BHIMRAJKA131/9, N.S.C.BOSE ROAD, Post Office: REGENT PARK, Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040<br>Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADGPB7657M, | SITARA BARTER PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name & address   |
|--|
| Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH CHAUDHURI<br>36/1A, ELGIN ROAD, Post Office: LALA LAJPAT 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. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-2 Dec     |
| Transfer of property for L2 |   |   |
| Sl.No                       | From                                      | To. with area (Name-Area)               |
| 1                           | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-2 Dec     |
| Transfer of property for L3 |   |   |
| Sl.No                       | From                                      | To. with area (Name-Area)               |
| 1                           | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-5 Dec     |
| Transfer of property for S1 |   |   |
| Sl.No                       | From                                      | To. with area (Name-Area)               |
| 1                           | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-220 Sq Ft |

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

| Sch No | Plot & Khatian Number  | Details Of Land  |
|--------|--|--|
| L1     | LR Plot No:- 1671(Corresponding RS Plot No:- 1649), LR Khatian No:- 1270 | Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:ডাঙ্গা, Area:0.44 Acre, |
| L2     | LR Plot No:- 1672(Corresponding RS Plot No:- 1650), LR Khatian No:- 1270 | Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.22 Acre,   |
| L3     | LR Plot No:- 2204(Corresponding RS Plot No:- 1672), LR Khatian No:- 1270 | Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.35 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 04/06/2017 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.





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

GRN: 19-201718-000722851-1 Payment Mode Online Payment  
GRN Date: 28/04/2017 13:04:53 Bank : IDBI Bank  
BRN : 121888532 BRN Date: 28/04/2017 13:05:26

DEPOSITOR'S DETAILS

Name : SITARA BARTER PRIVATE LIMITED  
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 Document Payment No 2

Id No. : 16040000540654/3/2017  
[Query No./Query Year]

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-----------------------|--|--------------------|------------|
| 1       | 16040000540654/3/2017 | Property Registration- Registration Fees | 0030-03-104-001-18 | 27518      |
| 2       | 16040000540654/3/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 159916     |

Total

187434

In Words : Rupees One Lakh Eighty Seven Thousand Four Hundred Thirty Four only

Handwritten mark or signature in blue ink, appearing as a curved line.



## Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1604-02420/2017  | Date of Registration                                       | 19/05/2017 |
| Query No / Year                         | 1604-0000540654/2017   | Office where deed is registered                            |            |
| Query Date                              | 21/04/2017 6:24:40 PM  | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | SAURABH CHAUDHURI<br>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. 27,48,600/-                         | Rs. 27,48,600/-  |  |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |  |            |
| Rs. 1,64,916/- (Article:23)             | Rs. 27,518/- (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-1671     | LR-1270              | Bastu             | Danga   | 2 Dec        | 6,18,800/-              | 6,18,800/-            | Width of Approach Road: 5 Ft., |
| L2     | LR-1672     | LR-1270              | Bastu             | Shali   | 2 Dec        | 5,16,800/-              | 5,16,800/-            | Width of Approach Road: 5 Ft., |
| L3     | LR-2204     | LR-1270              | Bastu             | Shali   | 5 Dec        | 15,47,000/-             | 15,47,000/-           | Width of Approach Road: 5 Ft., |
|        |             | <b>TOTAL :</b>       |                   |         | <b>9Dec</b>  | <b>26,82,600 /-</b>     | <b>26,82,600 /-</b>   |                                |
|        |             | <b>Grand Total :</b> |                   |         | <b>9Dec</b>  | <b>26,82,600 /-</b>     | <b>26,82,600 /-</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, L3 | 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: 30 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, Fjnger print and Signature   |
|-------|--|
| 1     | <b>B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED ( Private Limited Company )</b><br>1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, 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>SITARA BARTER PRIVATE LIMITED ( Private Limited Company )</b><br>36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCS6571J, Status :Organization |

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr CHANCHAL MOZUMDER</b><br>Son of Late BISWASUNDAR MOZUMDER 41, KANSARIPARA ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHCPM2290B Status : Representative, Representative of : B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)                                |
| 2     | <b>Mr PRAKASH KUMAR BHIMRAJKA (Presentant )</b><br>Son of Late BAJRANGLAL 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 : SITARA BARTER PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name & address  |  |
|---|--|
| Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH CHAUDHURI<br>36/1A, ELGIN ROAD, P.O:- LALA LAJPAT 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**

| Sl.No | From                                      | To. with area (Name-Area)           |
|-------|---|-------------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-2 Dec |

**Transfer of property for L2**

| Sl.No | From                                      | To. with area (Name-Area)           |
|-------|---|-------------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-2 Dec |

**Transfer of property for L3**

| Sl.No | From                                      | To. with area (Name-Area)           |
|-------|---|-------------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-5 Dec |

**Transfer of property for S1**

| Sl.No | From                                      | To. with area (Name-Area)               |
|-------|---|---|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | SITARA BARTER PRIVATE LIMITED-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:-<br>1671(Corresponding RS Plot No:- 1649), LR Khatian No:- 1270 | Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:ভাঙ্গা, Area:0.44000000 Acre, |
| L2     | LR Plot No:-<br>1672(Corresponding RS Plot No:- 1650), LR Khatian No:- 1270 | Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.22000000 Acre,   |
| L3     | LR Plot No:-<br>2204(Corresponding RS Plot No:- 1672), LR Khatian No:- 1270 | Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.35000000 Acre,   |

### Endorsement For Deed Number : I - 160402420 / 2017

On 26-04-2017

#### 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 27,48,600/-

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

On 11-05-2017

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

Presented for registration at 15:18 hrs on 11-05-2017, 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 11-05-2017 by Mr CHANCHAL MOZUMDER, DIRECTOR, B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District-Kolkata, West Bengal, India, PIN - 700071





Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH CHAUDHURI, 36/1A, ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

Execution is admitted on 11-05-2017 by Mr PRAKASH KUMAR BHIMRAJKA, AUTHORISED SIGNATORY, SITARA BARTER PRIVATE LIMITED (Private Limited Company), 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, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

*Pradipta*

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

**On 18-05-2017**

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 27,518/- ( A(1) = Rs 27,486/- ,H = Rs 28/- ,M (b) = Rs 4/- ) and Registration Fees paid by by online = Rs 27,518/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/04/2017 1:05PM with Govt. Ref. No: 192017180007228511 on 28-04-2017, Amount Rs: 27,518/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121888532 on 28-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,64,916/- and Stamp Duty paid by by online = Rs 1,59,916/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 28/04/2017 1:05PM with Govt. Ref. No: 192017180007228511 on 28-04-2017, Amount Rs: 1,59,916/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121888532 on 28-04-2017, Head of Account 0030-02-103-003-02

*Pradipta*

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



On 19-05-2017

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

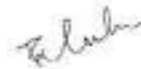
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,64,916/- and Stamp Duty paid by Stamp Rs. 5,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 446, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: Sankar Kumar Sarkar



**Pradipta Kishore Guha**  
**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 66360 to 66384  
being No 160402420 for the year 2017.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.05.22 17:58:09 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 22-05-2017 17:58:08  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

