

0968/22

I-957/2022




पश्चिम बंगाल WEST BENGAL

59AB 978665

SP  
27/1/22

2155133/22

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

  
District Sub-Register-II  
Alipore, South 24-Parganas

27 JAN 2022

THIS INDENTURE OF CONVEYANCE made this the 25<sup>th</sup> day of January, TWO THOUSAND AND TWENTY TWO BETWEEN

35586

16 NOV 2021

No.....Rs. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

**DEBJYOTI GHOSH**  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -111 (4TH FLOOR)  
KOLKATA-700 014

Alipur Colicetorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*Charanlal Mozumder*

*[Handwritten signature]*

829

B. K. Consortium Engineers Private Limited

*Charanlal Mozumder*  
Authorised Signatory



830

**TERRIFIC TOWER LLP**

*Jyotsnani Mozumder*

Designated Partner/Authorised Signatory

District Sub-Registrar-II  
Alipora, South 24 Parganas  
  
25 JAN 2022



831

Identified by me.  
Nilesh Kundu.  
S/O. Lt. N.G. Kundu.  
36/1A, Elgin Rd.  
Kolkata - 700 020.

**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 Authorised Signatory **MR Chanchal Mozunder**, {**PAN AHCPM2290B, Adhar No. 9894 2962 0217**}, (**Phone No. 9330110512**), son of Late Biswa Sundar Mozunder by Nationality- Indian, Residing at 41, Kansari Para Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include their successors or successors-in-interest and assigns) of the **ONE PART**

**AND**

**TERRIFIC TOWER LLP (PAN NO- AASFT4255A)**, having registered office at 41, Kansari Para Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorised Signatory Mr. JYOTISHMAN MOZUMDER, son of Mr. CHANCHAL MOZUMDER having (Pan No. CIIPMC005M, Adhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansari Para Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include their successors or successors-in-interest and assigns) of the **OTHER PART**;

**WHEREAS**

By virtue of a Deed of Conveyance dated 24<sup>th</sup> May, 2008, being no. 04940 for the year 2008, recorded in Book No. 1, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 24 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar Pathak and Kumari Bichika Pathak **ALL THAT** the piece and parcel of *shall*





District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022

No. 1657 corresponding to L.R. Dag No. 1679 appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70 Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

The Purchaser herein approached the Vendor intending to purchase 8 Decimal Land and after due consideration the Vendor has agreed to sell undivided and undemarcated 8 Decimal (more or less) out of the Said Land hereinafter referred to as the *Demised Land*.

THAT the Vendor has represented to the PURCHASER that;

- i The Said Land is free from all encumbrances and is marketable and they have a good title to the same.
- ii. The Vendor has not stood as guarantor in respect of the Said Land in favor of any third party and/ or has not given any undertaking to that effect in favor of any third party.
- iii. It will sign and execute any papers and/or documents which the PURCHASER may require for assuring betterment of title of the said Demised Land without any further financial liability.

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided *shahi* land admeasuring 8 Decimal out of 34 Decimal in R.S Dag No. 1657 corresponding to L.R. Dag No. 1679 be the same a little more or less and appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70, Post office South Jagadda, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein below referred to as the "*Demised Land*", free from all encumbrances, liens, dependens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand) only**



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**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land ) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the undivided piece and parcel of land comprising to R.S Dag no. 1657 corresponding to L.R. Dag no. 1679 mentioned in the Schedule herein below inorefully, wherein the entire Dag is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the Demised land ) **OR HOWSOEVER OTHERWISE** the Demised land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Demised 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 into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattabs, muniments of title whatsoever relating to the Demised land or any part thereof which now are 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 they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Demised land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the vendor or their predecessors - in - title done or executed or

Faint, illegible text, likely bleed-through from the reverse side of the page.



District Sub-Registrar-II  
Alipore, South 24 Parganas  
25 JAN 2022



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 Demised land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without 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 have now in themselves good right, full power and absolute authority to grant, transfer and convey the Demised land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the Demised 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 them 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 Demised land or any part thereof from under or in trust for 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 Demised land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



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Alipore, South 24 Parganas

25 JAN 2022

**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE**  
**(DEMISED LAND)**

**ALL THAT** the undivided *shali* land admeasuring 8 Decimal (more or less) out of 34 Decimal in R.S. Dag No. 1657 corresponding to L.R. Dag No. 1679 be the same a little more or less and appertaining to L.R. Khatian no. 1270 of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein the entire Dag is delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

The Entire Dags is Butted and Bounded are as follows:

- |               |   |
|---------------|---|
| On The North: | By R.S. Dag No. 1660 (Mouza Elachi)         |
| On The East:  | By R.S. Dag No. 1658 (Mouza Elachi)         |
| On The West:  | By R.S. Dag Nos. 1654 & 1656 (Mouza Elachi) |
| On The South: | By R.S. Dag No. 818 (Mouza Jagaddal)        |



District Sub-Registrar-II  
Alipore, South 24 Parganas  
25 JAN 2022

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. *Aruno Karkarania*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Hazwender*  
(Authorised Signatory)

2. *Debprab Ghosh*  
*Advocate*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Aruno Karkarania*  
*36/A, Elgin Road, (W)-70*

FOR TERRIFIC TOWER LLP

*Jyotsnava Morunda*  
(Authorised Signatory)

2. *Debprab Ghosh*  
*Advocate*

Drafted by me: -

(As per instruction)

*Debprab Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/577/09*





District Sub-Registrar-II  
Alipara, South 24 Parganas

25 JAN 2022

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within- named PURCHASER the within-mentioned sum of **Rs. 36,80,000/- (Rupees Thirty-Six Lakhs Eighty Thousand) only**

**WITNESSES :**

1) *Arunali Katarawa*

2) *Devyoti Aksh*  
*Advocate*

B. K. Consortium Engineers Private Limited  
*Chandhan Hazwani*  
Authorised Signatory

**VENDOR**

Notarized Copy of \_\_\_\_\_  
\_\_\_\_\_



*[Handwritten signature]*

District Sub- Registrar-II  
Alipore, South 24 Parganas  
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# SALE DEED PLAN (As Per R.S.Mouza Map)

RS.DAG.NO.- 1657, LR.DAG.NO.- 1679

MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,



K. Consortium Engineers Private Limited

*Charudip Hazra*  
Authorized Signatory

TERRIFIC TOWER LLP

*Tyairishwanth M...*  
Designated Partner, Authorized Signatory



District Sub-Registrar-II  
Alipora, South 24 Parganas

25 JAN 2022



**SPECIMEN FORM FOR TEN FINGER PRINTS**

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

Name: **CHANCHAL MOZUMDER.**

Signature: *Chanchal Mozumder*

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

Name: **JYOTISHMAN MOZUMDER**

Signature: *Jyotishman Mozumder*

<p align="center"><b>PHOTO</b></p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Name: .....

Signature: .....



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022







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

**GRN Details:**

GRN: 192021220168659001 Payment Mode: Online Payment  
GRN Date: 24/01/2022 10:56:52 Bank/Gateway: ICIC Bank  
BRN : 74187216 BRN Date: 24/01/2022 10:01:58  
Payment Status: Successful Payment Ref. No: 2000155133/6/2022  
[Query No\*Query Year]

**Depositor Details:**

Depositor's Name: TERRIFIC TOWER LLP  
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025  
Mobile: 9856016301  
Depositor Status: Buyer/Claimants  
Query No: 2000155133  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2000155133/6/2022  
Remarks: Sale, Sale Document Payment No 6

**Payment Details:**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000155133/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	157101
2	2000155133/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	39257
			<b>Total</b>	<b>196358</b>

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








Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000155133/2022


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 JYOTISHMAN Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Representative of Buyer [TERRIFIC TOWER LLP ]			Jyotishman Mozumder 25/1/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Representative of Seller [B K CONSORTIUM ENGINEERS PRIVATE LIMITED]			Chanchal Mozumder 25/1/22



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Alipore, South 24 Parganas

25 JAN 2022

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILESH KUNDU Son of Mr N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700020	Mr JYOTISHMAN Mozumder, Mr Chanchal Mozumder			Niles KUNDU. 25.01.2022.

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal

2022-23  
10/1/2022



District Sub-Registrar-II  
Alipore, South 24 Parganas  
25 JAN 2022

1. The first part of the document discusses the importance of maintaining accurate records for financial reporting and tax purposes. It emphasizes the need for transparency and the consequences of non-compliance with relevant regulations.

2. The second section details the various methods used for data collection and analysis, including surveys, interviews, and secondary data sources. It highlights the importance of selecting appropriate methods based on the research objectives and the nature of the data being collected.

3. The third part of the document focuses on the ethical considerations surrounding data collection and analysis. It discusses the importance of obtaining informed consent, protecting the privacy of respondents, and ensuring the integrity of the research process.

4. The final section provides a summary of the key findings and conclusions drawn from the study. It discusses the implications of the results for practice and policy, and offers recommendations for future research in this area.

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CONFIDENTIAL

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CONFIDENTIAL



आयकर विभाग  
INCOME DEPARTMENT



सरकार, भारत  
GOVT. OF INDIA

JYOTIRAMAN MOZUMDER

CHANGAL MOZUMDER

30/09/1992

Principal Account Officer

CHITTOUR

Andhra Pradesh

Signature



आयकर विभाग, चित्तूर, आंध्र प्रदेश  
ज्योतिराम मोझुमडर  
मुख्य अकाउंट ऑफिसर  
चिचूर, आंध्र प्रदेश  
दिनांक - 30/09/1992

Chief Account Officer  
Income Tax Dept.  
Jyotiraman Mozumder  
Principal Account Officer  
Chittoor, Andhra Pradesh  
Date - 30/09/1992





भारत सरकार  
भारतीय डाक



आत्मन चंचल भोजपुर

Jyotirmay Mozumder

जन तिथि/DOB: 30/03/1994

पुल्ल MALE



2496 5987 4624

आधार - आधार आत्मन चंचल भोजपुर



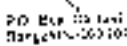
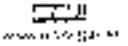
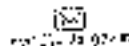
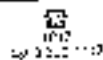
भारत सरकार  
भारतीय डाक

Address

पता:

आत्मन चंचल भोजपुर, 41,  
भंडारी बस रोड, भवनीपुर,  
कोलकाता,  
पिन कोड - 700025

S/O: Charotal Mozumder,  
41, BANSAI PARA ROAD,  
Bhawanipore, Kolkata, West  
Bengal - 700025







ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

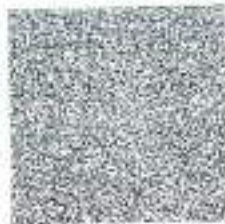
জানিকাজুতির নম্বর/ Enrolment No.: 2010/30355/26144

Download Date: 03/11/2015

To  
নীলেশ কুন্ডু  
Nilesh Kundu  
S/O: Nitya Gopal Kundu  
SANKRAIL  
Ramchandrapur  
Sankral  
Howrah West Bengal - 711313  
9030451453

Issue Date: 14/08/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6253 7865 3258**  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 03/11/2015



নীলেশ কুন্ডু  
Nilesh Kundu  
জন্মতারিখ/DOB: 01/10/1978  
পুং/ MALE

Issue Date: 14/08/2015

**6253 7865 3258**  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



ভূম্য

- আধার পরিচয়ের প্রমাণ, না খরিকরের প্রমাণ নয়
- নিয়মিত সিস্টেমের ভাঙা / অক্ষয়াল প্রয়োগে / অক্ষয়াল প্রয়োগের কারণে ভাঙা পরিচয় বড়ই কালো
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরি পত্র

### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার অসমস্বত্ব বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিয়েই স্মার্ট ফোনে রাখুন, mAadhaar App ফোনে।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

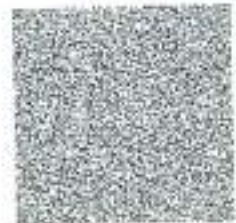


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
নাম: নীল গোপাল কুন্ডু, নীলগাই-১, রামচন্দ্রপুর,  
হাওড়া,  
পশ্চিম বঙ্গ - 711313

Address:  
S/O: Nitya Gopal Kundu, SANKRAIL,  
Ramchandrapur, Howrah,  
West Bengal - 711313



**6253 7865 3258**  
VID : 9155 8840 3446 5172

1047 | 24x7 help @uidai.gov.in | www.uidai.gov.in

Nilesh Kundu





### Major Information of the Deed

Deed No :	I-1602-00957/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000155133/2022	Office where deed is registered	1602-2000155133/2022
Query Date	17/01/2022 1:29:47 PM		
Applicant Name, Address & Other Details	DEBIYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874522772, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set forth value	Market Value		
Rs. 36,80,000/-	Rs. 39,27,276/-		
Stamp duty Paid(Sl)	Registration Fee Paid		
Rs. 1,57,111/- (Article:23)	Rs. 39,319/- (Article:A(1), E)		
Remarks	Received Rs 50/- ( FIFTY only ) from the applicant for issuing the assessment slip (Urban area)		

#### Land Details :

District South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, JI No: 70, Pin Code : 700151

Sch No	Plot Number	Khatran Number	Land Proposed	Use RQR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-16/9 (RS -)	LR-1270	Sastu	Shali	8 Dec	36,80,000/-	39,27,276/-	Width of Approach Road: 8 Ft.
<b>Grand Total :</b>						8Dec	36,80,000 /-	39,27,276 /-

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b> 1B, Middleton Manor, 9/4, Middleton Row., City:- Not Specified, P O:- Middleton Row, P S:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No :: AAxxxxx?A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TERRIFIC TOWER LLP</b> 41, Kansai Para Road, City: Not Specified, P O:- Bhawanipore, P S:-Kalghat, District :-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxx5A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JYOTISHMAN Mozumder</b> Son of Late Chanchal Mozumder 41, Kansaripara Road, City- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24 Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. : C-xxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : TERRIFIC TOWER LLP (as AUTHORISED SIGNATORY)
2	<b>Mr Chanchal Mozumder (Presentant)</b> Son of Late Biwa Sunder Mozumder 41, Kansaripara Road, City:- Not Specified P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24 Parganas, West Bengal, India, P.N:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: AHxxxxxx0B, Aadhaar No: 96xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Mr N S KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S -Bhawanipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700020			
Identifier Of Mr JYOTISHMAN Mozumder, Mr Chanchal Mozumder			

**Transfer of property for L1**

Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	TERRIFIC TOWER LLP-3 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality RAJPUR-SONARPUR, Road: Dr. B. C Roy road, Mouza. Elach, JI No: 70, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1673, LR Khatian No:- 1270	Owner's name as per Land Record: Guardian:Address: 1/a, বিধান সড়ক, ১/এ, বিধান সড়ক কোলকাতা-৭০০ ০৩২ . Classification: কবি, Area 0.28000000 Acre.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



On 21-01-2022

**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 39,27,276/-



Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 25-01-2022

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

Presented for registration at 17:42 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumdar .

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumdar, AUTHORIZED SIGNATORY, TERRIFIC TOWERS LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 25-01-2022 by Mr Chanchal Mozumdar, AUTHORIZED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 9/4, Middleton Row., City:- Not Specified, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Identified by Mr NILESH KUNDU, , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24 Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 27-01-2022

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39,319/- ( A(1) = Rs 39,276/- ,E = Rs 43/- H = Rs 28/- , V(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 39,287/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2022 10:57AM with Govt. Ref. No: 192021220168659001 on 24-01-2022 Amount Rs: 39,287/-, Bank: ICICI Bank ( :CIC000J0006), Ref. No. 74187216 on 24-01-2022, Head of Account 0030-03-104-CJ\* 16





**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,57,111/- and Stamp Duty paid by Stamp Rs. 10/-  
by online = Rs 1,57,101/-

**Description of Stamp**

1. Stamp Type: impressed, Serial no 970665, Amount: Rs.10/-, Date of Purchase: 16/11/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 24/01/2022 10:57AM with Govt. Ref. No: 192021220168659001 on 24-01-2022, Amount Rs: 1,57,101/-,  
Bank: ICICI Bank ( ICICI0000006), Ref. No. 14187216 on 24-01-2022, Head of Account: 6030-02-103-C03-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 48693 to 48717  
being No 160200957 for the year 2022.



*S-a*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 17:14:07 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:14:07 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)