

0978/22


T-964/2022



पश्चिमबङ्गाल पश्चिम बंगाल WEST BENGAL

59AB 978656

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 25th day of January,
TWO THOUSAND AND TWENTY TWO
BETWEEN

35605

16 NOV 2021

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

Name:.....

Address:.....

Vendor:.....

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014

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

Charan Chandra Ghosh



829



B. K. Consortium Engineers Private Limited

Charan Chandra Ghosh
Authorized Signatory



830

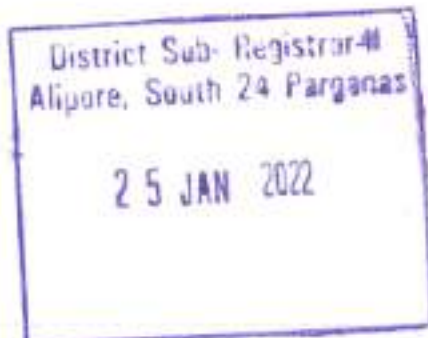
PICHOLA LAND AND BUILDING LLP

Jyoti Ranjan Mondal

Designated Partner/Authorized Signatory



831



Identified by me.
Nitesh Kundu.
S/o. - Lt. N.G. Kundu
36/1A, Elgin Rd.
Kolkata - 700001

B.K. CONSORTIUM-ENGINEERS PRIVATE LIMITED (PAN NO AACCB6082A), a company incorporated under the Companies Act, 1956 having its registered office at 13, Middleton Manor, 9/4, Middleton Row, P.O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorised Signatory **MR Chanchal Mozumder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of Late Biswa Sunder Mozumder 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 each one of them and include their successors or successors-in-interest and assigns) of the **ONE PART**

AND

PICHOLA LAND AND BUILDING LLP (PAN NO- ABBFP2706J), 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 Aadhaar 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 each one of them and include their successors or successors-in-interest and assigns) of the **OTHER PART**:

WHEREAS

By virtue of a Deed of Conveyance dated 24th May, 2008, being no. 04940 for the year 2008, recorded in Book No. I, 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 Bilhika Pathak **ALL THAT** the piece and parcel of shall



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District Sub-Registrar-II
Bangalore, South 24 Warganas
25 JAN 2022

land admeasuring 25 Decimal in R.S. Dag No. 805 corresponding to L.R. Dag No. 955 appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

The Purchaser herein approached the Vendor intending to purchase 10 Decimal Land and after due consideration the Vender has agreed to sell undivided and undemarcated 10 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 *Shah* land admeasuring 10 Decimal out of 25 Decimal in R.S. Dag No. 805 corresponding to L.R. Dag No. 955 be the same a little more or less and appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein below herein after referred to as the "*Demised Land*", free from all encumbrances, liens, dispendons, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the



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

benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) 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 do and each of them 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 doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 805 corresponding to L.R. Dag no. 955 mentioned in the Schedule herein below morefully, and the same 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, pattahs, 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



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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 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.



[Handwritten signature]

District Sub-Registrar-II
Alidore, South 24 Parganas

25 JAN 2022

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE

(DEMISED LAND)

ALL THAT the undivided *Shak* land admeasuring 10 (more or less) Decimal out of 25 Decimal in R.S. Dag No. 805 corresponding to L.R. Dag No. 955 appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein 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 Dag is Butted and Bounded are as follows:

On The North:	By R.S. Dag No. 806 (Mouza Jagaddal)
On The East:	By R.S. Dag Nos. 807 & 808 (Mouza Jagaddal)
On The West:	By R.S. Dag Nos. 800 (Mouza Jagaddal) & 1614 (Mouza Elachi)
On The South:	By R.S. Dag No. 804 (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. *Ayushi Kakrania*

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Hazum
(Authorised Signatory)

2. *Shreyas Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Ayushi Kakrania*
36/A, Elgin Road,
Kolkata - 20

For PICHOLA LAND AND BUILDING LLP

Jyotirmay Mondal
(Authorised Signatory)

2. *Shreyas Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Shreyas Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *KA/547/09*



2

District Sub-Registrar-II
Alipora, South 24 Parganas

25 JAN 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within- mentioned sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

WITNESSES :

1) *Arunoti Kakoraina*

2) *Debjyoti Ghosh*
Advocate

B. K. Consortium Engineers Private Limited
Chanchal Hazra
Authorised Signatory

VENDOR



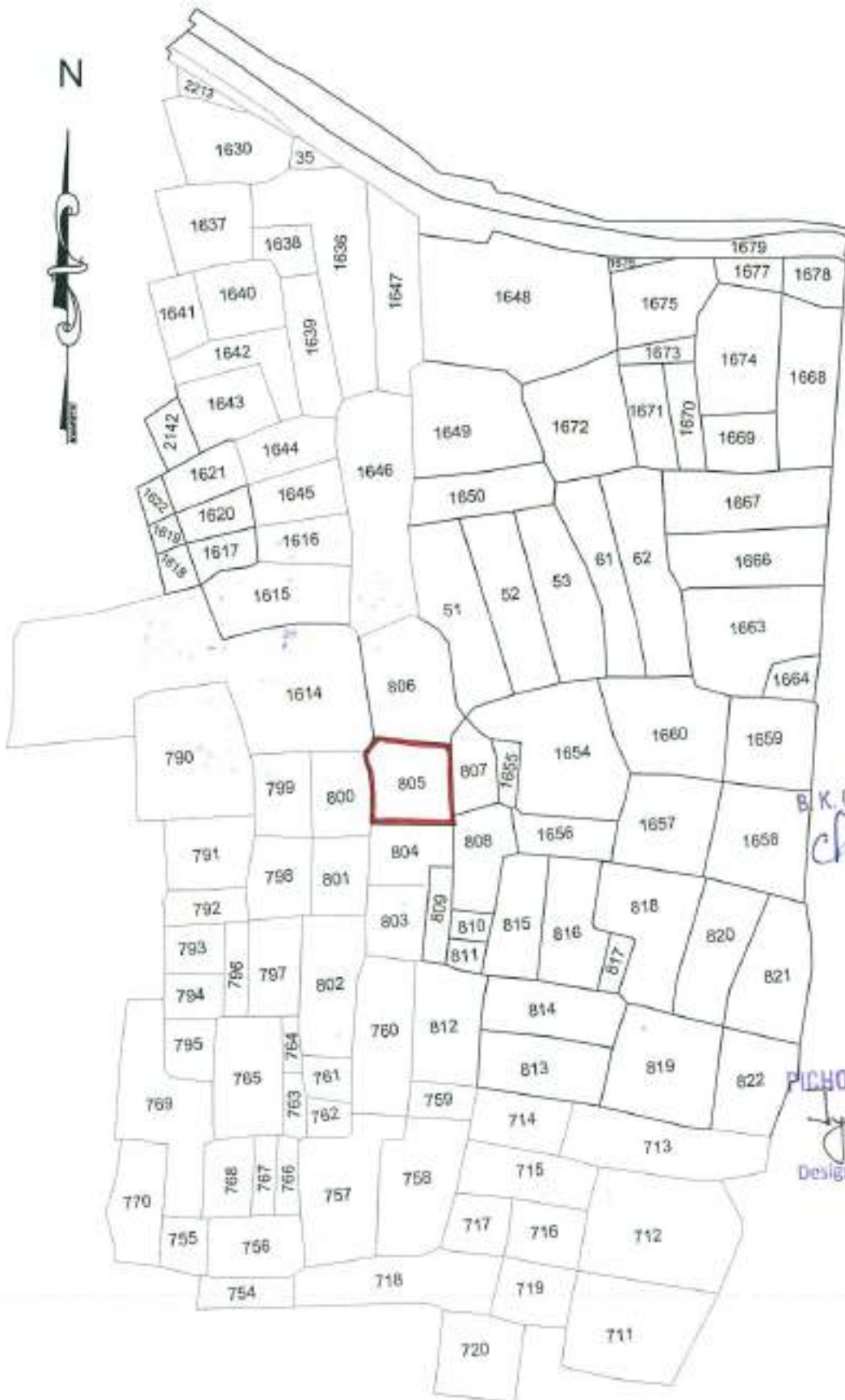
District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

SALE DEED PLAN (As Per R.S. Mouza Map)

RS:DAG.NO.- 805 LR:DAG.NO.- 955

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,
DIST.- 24 PARGANAS SOUTH,



B. K. Consortium Engineers Private Limited
Charuchakraborty
Authorized Signatory

PICHOLA LAND AND BUILDING LLP
Jyotirmay Mander
Designated Partner/Authorized Signatory



District Sub- Registrar-II
Alipore, 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)					






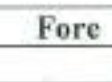
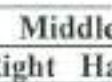
Name: **CHANCHAL MOZUMDER**

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">PHOTO</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: 192021220168321911 Payment Mode: Online Payment
GRN Date: 22/01/2022 17:36:29 Bank/Gateway: ICICI Bank
BRN: 74161998 BRN Date: 22/01/2022 17:01:22
Payment Status: Successful Payment Ref. No: 2000153718/6/2022
(Query No./Query Year)

Depositor Details

Depositor's Name: PICHIOLA LAND AND BUILDING I.L.P.
Address: KANSARI PARA ROAD KALIGHAT KOLIKATA 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2000153718
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2000153718/6/2022
Remarks: Sale, Sale Document Payment No 6

Payment Details

SJ. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000153718/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2000153718/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	245479

IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.

25

District Sub-Registrar
Alipore, South & Parganas

25 JAN 2022


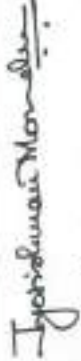

SOULD 24



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 16022000153718/2022



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	Represent ative of Buyer [PICHOLA LAND AND BUILDING LLP]			 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	Represent ative of Seller [B K CONSOR TIUM ENGINEE RS PRIVATE LIMITED]			 25/1/22



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

Sl 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			Nilesch 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



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

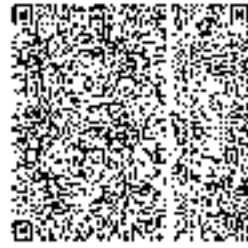
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOV. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e- Permanent Account Number (PAN) Card
ABBFP2706J

Name: **PICHOLA LAND AND BUILDING LLP**
Signature: [Signature]
Date of the declaration: **08/12/2021**



Signature Not Verified
Digitally Signed by: Income Tax Department
Date: 11/12/2021 23:55:59
Reason: Decrypted Signer Location: [Blank]

- ✓ Demande d'Accès aux Données (PAN) facilitate l'accès au Département des Impôts et des Contributions directes à l'information de base, ainsi qu'à la demande de données et au téléchargement de données, pour les renseignements relatifs aux employés.
- ✓ Demande d'Accès aux Données (PAN) facilitate l'accès au Département des Impôts et des Contributions directes à l'information de base, ainsi qu'à la demande de données et au téléchargement de données, pour les renseignements relatifs aux employés.
- ✓ Demande d'Accès aux Données (PAN) facilitate l'accès au Département des Impôts et des Contributions directes à l'information de base, ainsi qu'à la demande de données et au téléchargement de données, pour les renseignements relatifs aux employés.
- ✓ Demande d'Accès aux Données (PAN) facilitate l'accès au Département des Impôts et des Contributions directes à l'information de base, ainsi qu'à la demande de données et au téléchargement de données, pour les renseignements relatifs aux employés.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOV. OF INDIA

ई- स्थायी लेखा संख्या कार्ड
e- Permanent Account Number (PAN) Card

ABBFP2706J

PICHOLA LAND AND BUILDING LLP

भारत सरकार
GOV. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

ई- स्थायी लेखा संख्या कार्ड
e- Permanent Account Number (PAN) Card

ABBFP2706J

PICHOLA LAND AND BUILDING LLP







আমদানি শুল্ক
INCOMELAND-RODENT

মোটিশিয়ান মোজিমুদ

GHAROHAL MOJIMUDEH

৩০/০৯/১৯৯১

১৯৯১ সালের ৩০/০৯/১৯৯১

০১৯৯০০৫৮

Jyoti...

১৯৯১

আমদানি শুল্ক
INCOMELAND-RODENT



১৯৯১ সালের ৩০/০৯/১৯৯১
৩০/০৯/১৯৯১
১৯৯১ সালের ৩০/০৯/১৯৯১
৩০/০৯/১৯৯১

১৯৯১ সালের ৩০/০৯/১৯৯১
৩০/০৯/১৯৯১
১৯৯১ সালের ৩০/০৯/১৯৯১
৩০/০৯/১৯৯১
১৯৯১ সালের ৩০/০৯/১৯৯১
৩০/০৯/১৯৯১





भारतीय डाक
भारत



श्री. जयसिंह मजुमदार

Jaysinhon Mazumdar

कम नं.वि/105 3003450*

पुल MALE



2496 6907 4614

आधार - आधार कार्ड का अधिकार



भारतीय डाक
भारत

Address

पता:

आलय: चंपल मोस्ट्रेट, 41,

केमारी पास रोड, भवनीपुर,

बोल्सकाना,

देसा बंगला - 700025

502 Chanchal Mozumdar,

41, KEMARI PASS ROAD,

Bhawanipore, Bolsoak, West

Bengal - 700025



भारतीय डाक

भारत

भारत

भारत





ভারত সরকার
Government of India

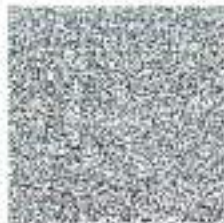
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Unique Identification Authority of India

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

Download Date: 02/11/2020
To
নীলেশ কুন্ডু
Nilesh Kundu
S/O: Miya Gopal Kundu
SANKRAIL
Ramchandrapur
Sankral
Howrah West Bengal - 711313
9830451453

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: 02/11/2020



নীলেশ কুন্ডু
Nilesh Kundu
জন্মতারিখ/DOB: 01/10/1976
পুংস্ব MLE

Issue Date: 14/08/2015

6253 7865 3258
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



জাণা

- আধার পরিচয়ের প্রমাণ, না-বরিকতার প্রমাণ নহে
- নিজেসব ক্রিটিকের কোড/ অফলাইন এক্সএমএল/ অনলাইন প্রমাণিকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়াজাত চঠরী পত্র

INFORMATION

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

- আধার সঠক দেশে মাল্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিকৃত সহায়তা করে।
- আধারে আপনকার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

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Unique Identification Authority of India



ইতিমধ্যে
কস্মি/০: মিতা মেলান কুন্ডু, মীকরইল, রামচন্দ্রপুর,
৯৩৩০
পুংস্ব মল - 711313

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



6253 7865 3258
VID : 9155 8840 3446 5172

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Nilesh Kundu.



Major Information of the Deed

Deed No :	I-1602-00964/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000153718/2022	Office where deed is registered	1602-2000153718/2022
Query Date	17/01/2022 12:55:20 PM		
Applicant Name, Address & Other Details	DLJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No : 9871622772, Status : Advocate		
Transaction	Additional Transaction		
[010] Sale, Sale Document	[430] Other than Immovable Property Declaration (No of Declarator : 2)		
Set Forth value	Market Value		
Rs. 46,00,000/-	Rs. 49,09,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 46,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (Fifty only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mulza Jagadda, Pl No. 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1.1	LR-955 (RS -)	LR-2596	Basul	Shall	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 ft.
Grand Total					10Dec	46,00,000 /-	49,09,095 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED 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. : AAxxxxxx2A,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	PICHOLA LAND AND BUILDING LLP 41, Kansari Para Road, City: Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 . PAN No. : ABxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JYOTISHMAN Mozumder 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.: Cxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of PICHOLA LAND AND BUILDING LLP (as AUTHORISED SIGNATORY)
2	Mr Chanchal Mozumder (Presentant) Son of Late Biswa Sundar 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.: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILESH KUNDU Son of Mr N G KUNDU 36/1A ELCIN 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 Lt

Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	P CHOLA LAND AND BUILDING LLP-10 Dec

Land Details as per Land Record

District: South 24 Parganas, P.S:- Sonarpur, Municipal by RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza Jagaddal, JI No: 71 Pin Code : 700151

Sch No	Plot & Khalian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 956, LR Khalian No:- 2595	Owner:স্ব.ক. মনোজিতেন্দ্র শইকিলা জায়দা. Guardian:স্ব.ক. , Address:1নং, বিমান মার্গ, ১/১, বিমান সড়, ৭০০১৫১-৭০০ ০৭১ Classification:স্ব.ক. Area:0.25000000 Acres.	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 49,09,085/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I 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 17:49 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumder,

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumder, AUTHORIZED SIGNATORY, PICHOLA AND AND BUILDING LLP (LLP), 41, Kansuri Para Road, City - Not Specified P.O.- Bhawanipore, P S:-Kalighal, District:- South 24-Parganas, West Bengal, India, PIN- 700026

Identified by Mr NILESH KUNDU, . . Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARAN, 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 Mozumder, AUTHORIZED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 8/4, Middleton Row., City - Not Specified, P.O.- Middleton Row, P S:-Shakespeare 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 SARAN., 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. - I 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 'A, Article number . 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 43,137/- (A(1) = Rs 49,981/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 5:37PM with Govt. Ref. No. 192021220168321911 on 22-01-2022, Amount Rs: 49,105/- Bank ICICI Bank (ICIC0000006), Ref. No. 741E1990 on 22-01-2022, Head of Account 0030-03-104-301-1E



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs 1,96,384/- and Stamp Duty paid by Stamp Rs 10/-
by online = Rs 1,96,374/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 9/0666, Amount: Rs.10/-, Date of Purchase: 15/11/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 22/01/2022 5:37PM with Govt. Ref. No: 192021220168321911 on 22-01-2022, Amount: Rs: 1,96,374/-
Bank: ICICI Bank (A/C:00000006), Ref No: 74151990 on 22-01-2022, Head of Account 0000-02-103-003-02



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 46102 to 46126
being No 160200964 for the year 2022.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 12:54:58 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 12:55:10 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)