

0978/22

I-966/2022



पश्चिम बंगाल WEST BENGAL

59AB 978650

SP
25/1/22

P 2-15964622

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

35611

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

Chanchal Hazemela



829

P. K. Consortium Engineers Private Limited
Chanchal Hazemela
Authorized Signatory



830

BACALAR NIWAS LLP
Bacalar Niwas
Designated Partner/Authorized Signatory

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022



831

Identified by me.
Nitesh Kundu.
S/o. - Lt. N.G. Kundu.
36/1A, Elgin Rd.
Kolkata- 700020.

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, 8/4, Middleton Row, P.O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorised Signatory **MR Chanchal Mozumder, (PAN AHCFM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansaripara 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

BACALAR NIWAS LLP (PAN NO- AAYFB8063E), 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, Kansaripara 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

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 Parganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar Pathak and Kumari Bithika Pathak **ALL THAT** the



District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

piece and parcel of *shahi* land admeasuring 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 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 Vendor 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 *Shahi* land admeasuring 10 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 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, dispenders, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or



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25 JAN 2022

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. 81.2 corresponding to L.R. Dag no. 962 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



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

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shahi* land admeasuring 10 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 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 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 Dag is Butted and Bounded are as follows:

On The North:	By R.S. Dag Nos. 803, 809, 811 & 815
On The East:	By R.S. Dag Nos. 813 & 814
On The West:	By R.S. Dag No. 760
On The South:	By R.S. Dag No. 759



[Handwritten signature]

District Sub- Registrar-II
Alipora, 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 Kakarania*

For B.K. Consortium Engineers Pvt. Ltd

Charuchal Hazaremb
(Authorised Signatory)

2. *Shriyots Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Ayushi Kakarania*
36/1A, Elgin Road, Col-20

For BACALAR NIWAS LLP

Iyotishuman Mondal
(Authorised Signatory)

2. *Shriyots Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Shriyots Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

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



District Sub-Registrar-II
Alipore, 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) *Arunali Kakarania*

2) *Deviyoti Ghosh*
Advocate

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

VENDOR

B. R. Ghoshan Engineer Private Limited

10, Ghoshan Street, Alipore



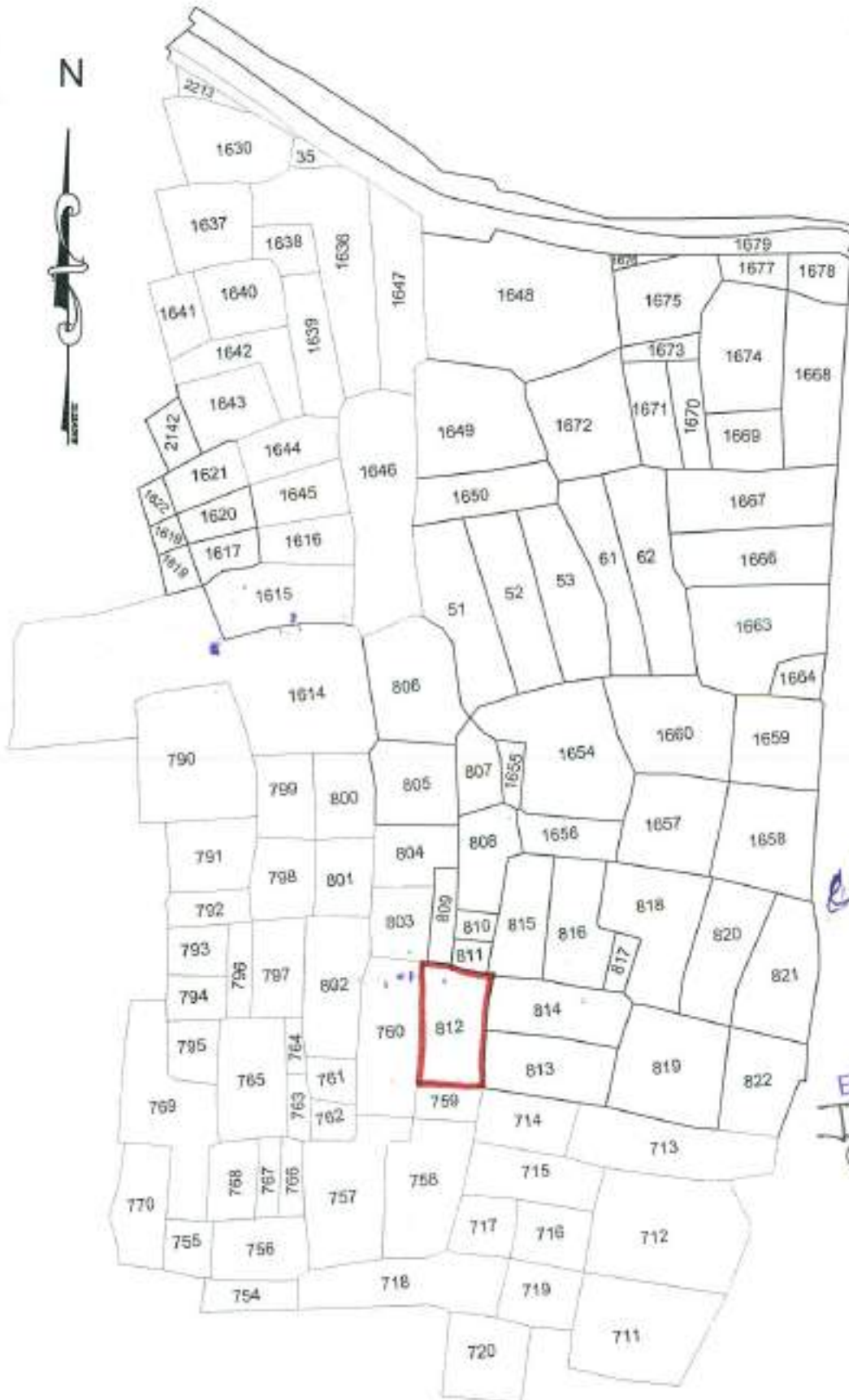
District Sub-Registrar-II
Alipore, South 24 Parganas
25 JAN 2022

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

RS.DAG.NO.- 812, LR.DAG.NO.- 962

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,



B. K. Consortium Engineers Private Limited
Chandrasekhar Mohan
Authorized Signator

BACALAR NIWAS LLP
Jyotirmay Mondal
Designated Partner/Authorized Signatory



[Handwritten signature]


District Sub-Registrar-II
Aligore, 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:	192021229168305721	Payment Mode:	Online Payment
GRN Date:	22/01/2022 17:11:15	Bank/Gateway:	ICICI Bank
BRN :	74160427	BRN Date:	22/01/2022 17:01:25
Payment Status:	Successful	Payment Ref. No:	2000159646/5/2022 [Query No./Query Year]

Depositor Details

Depositor's Name:	BACALAR NEWAS LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile:	9835015301
Depositor Status:	Buyer/Claimants
Query No:	2000159646
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2000159646/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000159646/5/2022	Property Registration- Stamp duty	0030-02-103-000-02	196374
2	2000159646/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	49.05
			Total	245479

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



[Handwritten Signature]
District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000159646/2022

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 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 [BACALA R NIWAS LLP]			<i>Jyotishman Mozumder</i> 25/1/22
Sl 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]			<i>Chanchal Mozumder</i> 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			Nilesesh 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



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAYFB8063E

Entity Name: **BACALAR NVAS LLP**

Entity PAN: **AAAYFB8063E**
Date of Issue: **02/12/2021**



Signature Not Verified
Digitally signed by: Income Tax Department
Date: 15-03-2022 00:49:52
Reason: Duct, Term Signer
Location: India

- Permanent Account Number (PAN) facilitates Income Tax Department finding of various documents, including payment of taxes, assessment, tax demand, tax returns, matching of information and easy transfer of funds. It has an effective anti-fraud measure, available by the taxpayer.
- इसके साथ साथ (PAN) के उपयोग में शामिल किया गया है जो एक प्रमाणित लेखा संख्या कार्ड है, जहां एक ही PAN, एक ही व्यक्ति, कर्ता या शरीकदार के अंतर्गत उपयोग किया जा सकता है।
- Who uses PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Section 114A) including, but not limited to, purchase of immovable property, sale of immovable property, purchase of motor vehicle, purchase of shares, etc.
- उपरोक्त सभी लेखा संख्या कार्डों का उपयोग करना अनिवार्य है जो आयकर अधिनियम, 1961 के अनुच्छेद 114A के तहत निर्धारित है।
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
- एक से अधिक लेखा संख्या कार्डों का उपयोग करना, कानून के विरुद्ध है और इस पर 10,000 तक का जुर्माना लगाया जा सकता है।
- This e-PAN Card comes with limited QR Code which is readable by e-SOX (e-Android Mobile App, Key Card) and also can be used to verify the App or Google Play Store's PAN QR Code Reader.
- इस ई-स्थापी लेखा संख्या कार्ड में सीमित मात्रा में QR कोड है जो e-SOX (e-Android मोबाइल ऐप, की कार्ड) के साथ उपयोग के लिए और Google Play Store के PAN QR कोड रीडर को सत्यापन के लिए उपयोग किया जा सकता है।

Cut

AAAYFB8063E

BACALAR NVAS LLP



QR

Entity Name: BACALAR NVAS LLP
Entity PAN: AAAYFB8063E
Date of Issue: 02/12/2021

Entity Name: BACALAR NVAS LLP
Entity PAN: AAAYFB8063E
Date of Issue: 02/12/2021

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700
WWW.CHEM.UCHICAGO.EDU

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ



ಅಧಿಕಾರಿಗಳಿಗೆ

Jeevanan Mozunder

ಜನಾಂಗ: OBC: 00001531

ಪುನ: 11315



2496 5867 4824

ಅಭಿವೃದ್ಧಿ - ಸಾಕ್ಷರತೆ - ಜನಜನನ ಅಭಿವೃದ್ಧಿ



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರ

Address

ಪುನ:

ಜಿಲ್ಲಾ: ಕೊಪ್ಪಳ, 4

ಕೆ.ಎ.ಎ. ಪಾನ್ ರೋಡ್, ಕೊಪ್ಪಳ,

ಕೊಪ್ಪಳ,

ಪಿನ್ ಕೋಡ್ - 720025

QID: Ghanesh Mozunder,

4, K.A.A. PANNA ROAD,

Koppal, Koppal Dist,

Karnataka 720025

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ





ভারত সরকার
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

Download Date: 02/11/2019

To
নীলেশ কুন্ডু
Nilesh Kundu
S/O: Nitya Gopal Kundu
SANKRAIL
Ramchandrapur
Sankrail
Howrah West Bengal - 711313
9830451453

Issue Date: 14/03/2015

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: 02/11/2019



নীলেশ কুন্ডু
Nilesh Kundu
জন্মতারিখ/DOB: 01/10/1976
পুলক MALE

Issue Date: 14/03/2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিম্নলিখিত ক্রিয়াকর্মের ক্ষেত্রে/অনলাইন প্রবেশপত্র/অনলাইন প্রমাণীকরণ/পালমার ভিত্তি পরিচয় ব্যবহার করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত তৈরী 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 বাধ্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণের সুবিধা প্রদান করে।
- আধার আপনাকে মোবাইল মাধ্যমে ও ইমেইল জবাইতি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App ফলা।

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- 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.



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Unique Identification Authority of India



বিতরণ:
নাম: নীল গোপাল কুন্ডু, নীলেশ কুন্ডু,
হুওরা,
পিন কোড - 711313

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



6253 7865 3258

VID : 9155 8840 3446 5172

1 947 | helpline@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu.



Major Information of the Deed

Deed No :	I-1602-00966/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000159646/2022	Office where deed is registered	
Query Date	17/01/2022 3:48:02 PM	1602-2000159646/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, 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. 46,00,000/-	Rs. 49,09,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(*), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24 Parganas, P.S:- Sonarpur, Municipality. RAJPUK-SONARPUR. Road: Dr. B. C. Roy road, Mouza: Jagaddal. Li No. 71. Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SelfForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-962 (RS -)	LR-2595	Bastu	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 15, Middleton Manor, S/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. : A/xxxxxx2A, Aadhaar No Not Provided by U'DAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BACALAR NIWAS 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. : AAxxxxxx3E, Aadhaar Nu Not Provided by U'DAI, Status .Organ zation, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>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.: Clxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR NIWAS LLP (as AUTHORISED SIGNATORY)</p>
2	<p>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.: AHxxxxxx3B, Aadhaar No: 98xxxxxxxx3217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr NILESH KUNDU Son of Mr. A. 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</p>			
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	BACALAR NIWAS LLP-10 Dec

Land Details as per Land Record

District: South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUJ, Road: Dr. B. C. Roy road, Mouza: Jagaddal, Ji No: 7', Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No: 982 I R Khatian No:- 2595	Owner: B K CONSORTIUM ENGINEERS PRIVATE LIMITED. Guardian: Private . Address: 19, বিজয়নগর রাস্তা, বৈষ্ণবপুর, 9/4, বিজয়নগর রাস্তা, বৈষ্ণবপুর 700 071 . Classification: ১৯ Area: 0.16300000 Acre.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



Endorsement For Deed Number : J - 160200966 / 2022

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 49,09,095/-



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 17:47 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, BADALAR NIWAS 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 Mozumder, AUTHORIZED SIGNATORY B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 5/4, 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 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 49,137/- { A(1) = Rs 49,091/-, E = Rs 14/-, JH = Rs 29/-, M(b) = Rs 4/- } and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,135/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 5:12PM with Gov. Ref No: 192021220168305721 or 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref No. 74160427 on 22-01-2022, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 978650, Amount: Rs. 10/-, Date of Purchase: 15/11/2021, Vendor name: S Das
Description of On-Line Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB
Online on 22/01/2022 5:12PM with Govt. Ref No: 192021220188305/2* on 22-01-2022. Amount: Rs: 1,96,374/-,
Bank: .CICI Bank (ICIC0800006), Ref. No. 74150427 on 22-01-2022. Head of Account 0030-02 103-003-02



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 46154 to 46178

being No 160200966 for the year 2022.



Samar

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 12:58:01 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 12:58:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)