0973/22

I-969/2022

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 59AB 978666

Certified that the document is admitted to Registration. The signature sheets and the endroesement sheets attached with this 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

35595

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 Mozumder

827

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

830

TERRIFIC LAND AND BUILDING LLP
Jyotishman Mozumder
Designated Partner/Authorised Signatory

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

831

Identified by me
Nilesh Kundu
S/o. - Lt. N.G. Kundu.
36/1A, Elgin Road
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, 9/4, Middleton Row, P.O – Middellon 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 Sundar Mozumder by Nationality- Indian, Residing at 41, Kansaripara Road, P.O. Bhawaniporc, 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

TERRIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H), 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. CIIPM0005M, Aadhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawaniour, 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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of *bagan and danga* land admeasuring 5 Decimal in R.S. Dag No. 1655 corresponding to L.R Dag No. 1677 and 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both 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 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 *bagan and danga* land admeasuring 5 Decimal out of 5 Decimal in R.S. Dag No. 1655 corresponding to L.R. Dag No. 1677 and 5 Decimal out of 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both appertaining to L.R Khatian no. 1270 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

below herein after referred to as the ***"Demised Land"***, free from all encumbrances, liens, lispendens, 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. 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 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 piece and parcel of land comprising to R.S Dag no. 1655 & 1656 corresponding to L.R. Dag no. 1677 & 1678 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

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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 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 form 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

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE

(*DEMISED LAND*)

ALL THAT the undivided *bagan and danga* land admeasuring 5 Decimal out of 5 Decimal in R.S. Dag No. 1655 corresponding to L.R. Dag No. 1677 and 5 Decimal out of 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both appertaining to L.R Khatian no. 1270 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, as 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. 1654 (Mouza Elachi)
On The East:	By R.S. Dag Nos. 1654 & 1657 (Mouza Elachi)
On The West:	By R.S. Dag Nos. 807 & 808 (Mouza Jagaddal)
On The South:	By R.S. Dag Nos. 815, 816 & 818 (Mouza Jagaddal)

District Sub-Registrar-II, Alipore
South 24 Parganas

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 Kakaraia

For B.K. Consortium Engineers Pvt. Ltd

(Authorised Signatory)

2. Debjyoti Ghosh
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. Ayushi Kakaraia
36/1A, Elgin Road,
Kol-20

For TERRIFIC LAND AND BUILDING LLP

(Authorised Signatory)

2. Debjyoti Ghosh
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate
Sealdah Civil Court
Kolkata- 700014
Enrollment No. : - WB/547/09.

District Sub-Registrar-II, Alipore
South 24 Parganas

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) Ajnoli Kakuraria

2) Dehjyoti Ghosh
Advocate

B. K. Consortium Engineers Private Limited
Authorised Signatory

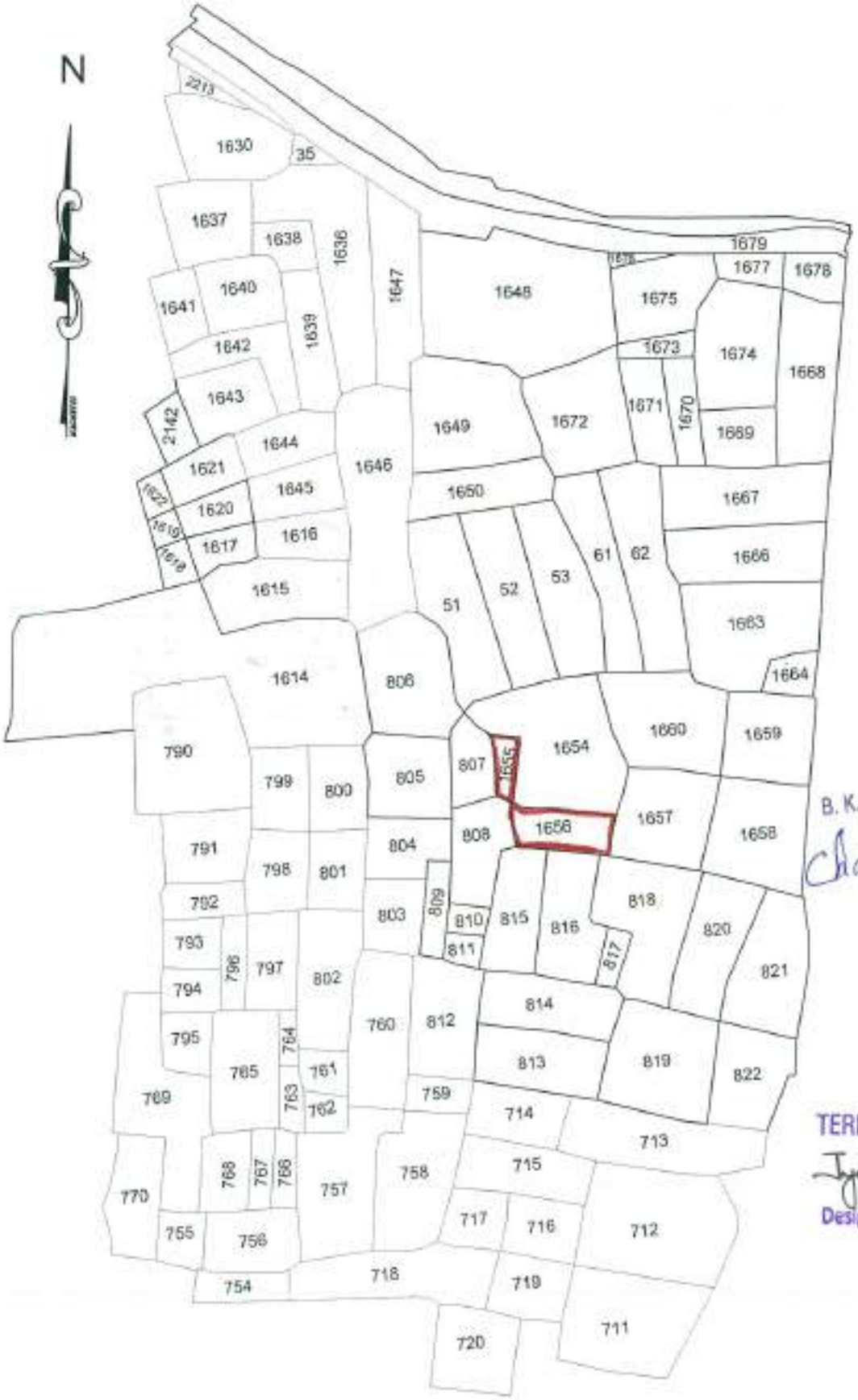
VENDOR

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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

RS.DAG.NO.- 1655 & 1656, LR.DAG.NO.- 1677 & 1678
MOUZA - ELACHI,JL.NO.-70,PS.-SONARPUR,
DIST.- 24 PARGANAS SOUTH,



B. K. Consortium Engineers Private Limited
Authorised Signatory

TERRIIFIC LAND AND BUILDINGS LLP
Designated Partner/Authorised Signatory

District Sub-Registrar-II, Alipore
South 24 Parganas

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

PHOTO

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

Name.....

Signature.....

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

29 JAN 2022

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

GRN Details

GRN:	192021220168649971	**Payment Mode:**	Online Payment
GRN Date:	24/01/2022 10:37:25	**Bank/Gateway:**	ICICI Bank
BRN :	74186540	**BRN Date:**	24/01/2022 10:01:55
Payment Status:	Successful	**Payment Ref. No:**	2000155672/6/2022
			[Query No/*/Query Year]

Depositor Details

Depositor's Name:	TERRIFIC LAND AND BUILDING LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile:	9836016301
Depositor Status:	Buyer/Claimants
Query No:	2000155672
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2000155672/6/2022
Remarks:	Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000155672/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2000155672/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
3	2000155672/6/2022	Mutation/Conversion -Receipt	0029-00-800-026-27	300
			Total	**245779**

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

District Sub-Registrar-II, Alipore
South 24 Parganas

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000155672/2022

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	Representative of Buyer [TERRIIFIC LAND AND BUILDING LLP]			Jyotishman Mozumder 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	Representative of Seller [B K CONSORTIUM ENGINEERS PRIVATE LIMITED]			Chanchal Mozumder 25/1/22

District Sub-Registrar-II, Alipore
South 24 Parganas

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			Nilesh 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

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

आयकर विभाग | भारत सरकार

INCOME TAX DEPARTMENT | GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number (e-PAN) Card

AASFT4252H

Name: TERRIFIC LAND AND BUILDING LLP

Date of Incorporation/Formation: 07/12/2021

Signature Not Verified

Digitally signed by : Income Tax Department

Date : 11122021 22:55:59

Reason : Document Signer

Location : India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, tax demand/tax refunds, matching information and easy identification and retrieval of electronic information relating to taxpayer.
  स्थायी लेखा संख्या (पैन) एक व्यक्ति के वित्तीय लेनदेन के कई रिकॉर्ड से जानकारी मिलाने में सहायक होता है, जिसमें कर भुगतान, कर मांग/कर रिफंड, मिलान की जानकारी और करदाता से संबंधित इलेक्ट्रॉनिक जानकारी की आसान पहचान और पुनर्प्राप्ति शामिल है।
- Quoting of PAN is mandatory for any transaction specified under Income Tax Act 1961 (Section 139A read with Rule 114B of Income Tax Rules, 1962)
  आयकर अधिनियम, 1961 के अंतर्गत निर्दिष्ट किसी लेनदेन के लिए पैन का उल्लेख अनिवार्य है (आयकर नियम, 1962 के नियम 114बी के साथ पठित धारा 139ए)
- Penalty of Rs. 10,000 may be levied for failure to quote PAN in any transaction specified under Income Tax Act 1961
  आयकर अधिनियम, 1961 के अंतर्गत निर्दिष्ट किसी लेनदेन में पैन का उल्लेख न करने पर रु. 10,000 का जुर्माना लगाया जा सकता है।
- This e-PAN Card contains Enhanced QR Code which is readable by a specific App. Download the Mobile App "Income Tax PAN QR Code Reader" from Google Play Store.
  इस ई-स्थायी लेखा संख्या (e-PAN) कार्ड में एक विशेष एप्लीकेशन द्वारा पठनीय उन्नत क्यूआर कोड है। गूगल प्ले स्टोर से "इनकम टैक्स पैन क्यूआर कोड रीडर" मोबाइल ऐप डाउनलोड करें।

आयकर विभाग | भारत सरकार

INCOME TAX DEPARTMENT | GOVT. OF INDIA

Permanent Account Number

AASFT4252H

Name

TERRIFIC LAND AND BUILDING LLP

Date of Incorporation/Formation

07/12/2021

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

JYOTISHMAN MOZUMDER

CHANDAL MOZUMDER

30/08/1994

Permanent Account Number

CIEPM5007EM

Signature

Santanman Mozumder

2496 5997 4624

आधार

Address

S/O Late Jiten Mozumder,
41, KONGRESS PARK ROAD
Bhadrakali, Kolkata, West
Bengal - 700020

पता:
आलमः चंचल पोर्टिको 41,
कांग्रेस पार्क रोड, भद्रकाली,
कोलकाता,
पश्चिम बंगाल - 700020

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

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

Download Date: 02/11/2020

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

Government of India

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

Download Date: 02/11/2020

Issue Date: 14/03/2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

উপদেশ

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় 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 বৈধ
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দ্বারা।

- 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.

Government of India

Unique Identification Authority of India

Detail:
নীলেশ কুন্ডু, সাঁকরাইল, 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

1947 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu.

Major Information of the Deed

Deed No	I-1602-00969/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000155672/2022	Office where deed is registered	
Query Date	17/01/2022 1:45:03 PM	1602-2000155672/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entally, District : Kolkata, WEST BENGAL PIN - 700014, 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. 49,09,094/-	
Stamp duty Paid(SD)		Registration Fee Paid	
Rs. 1,96,584/- (Article:23)		Rs. 49,137/- (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, JL No: 70, 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
L1	LR-1677 (RS :-)	LR-1270	Bastu	Bagan	5 Dec	23,00,000/-	24,54,547/-	Width of Approach Road: 8 Ft.,
L2	LR-1678 (RS :-)	LR-1270	Bastu	Danga	5 Dec	23,00,000/-	24,54,547/-	Width of Approach Road: 8 Ft.,
		TOTAL :			10Dec	46,00,000 /-	49,09,094 /-	
	Grand Total :				10Dec	46,00,000 /-	49,09,094 /-	

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:-Shakespear 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	**TERRIFIC LAND AND BUILDING LLP** 41, Kansari Para Road, City:- Not Specified, P.O - Shawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No : AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

District Sub-Registrar-II, Alipore
South 24 Pgs

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.: Clxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : TERRIFIC 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 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 LAND AND BUILDING LLP-5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	TERRIFIC LAND AND BUILDING LLP-5 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, J. 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:- 1877, LR Khatian No:- 1270	Owner:[illegible], Guardian:[illegible], Address:[illegible], Classification:[illegible], Area 0.05000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED

Sub-Registrar-II, Alipore
South 24 Parganas

1.2	LR Plot No:- 1678, LR Khatian No:- 1270	Owner:ফ্লাগশিপ কন্সোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Guardian:অভিভাবক , Address:ঠিকানা [illegible], Classification শ্রেণী, Area:0.14000000 Acre	B K CONSORTIUM ENGINEERS PRIVATE LIMITED

Sub-Registrar-II, Kulpi
South 24 Parganas

Endorsement For Deed Number : I - 160200969 / 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 49,09,094/-

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 17:44 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, AUTHORISED SIGNATORY, TERRIFIC LAND AND BUILDING 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, AUTHORISED 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:-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 49,137/- (A(1) = Rs 49,097/- ,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 24/01/2022 10:38AM with Govt. Ref. No: 192021220168649971 on 24-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74185540 on 24-01-2022, Head of Account 0030-03-104-001-16

Sub-Registrar-II, Alipore
South 24 Pgs

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 975668, 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 10:38AM with Govt. Ref. No. 192021220168649971 on 24-01-2022, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74186540 on 24-01-2022. 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

District Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 46329 to 46354

being No 160200969 for the year 2022.

Digitally signed by Samar kumar pramanick
Date: 2022.02.08 13:06:52 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:06:52 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)