

0986/22

T-972/2022




পশ্চিমবঙ্গ পশ্চিম বঙ্গাল: WEST, BENGAL

59AB 978661

SP  
26/1/22

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

9 2157454/22

  
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

35600

16 NOV 2021

No. .... Rs. **10/-** Date ..... DEBJYOTI GHOSH  
ADVOCATE  
Name: ..... SEALDAH CIVIL COURT  
Address: ..... ROOM NO 411 (4TH FLOOR)  
KOLKATA-700 014

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

*Chanchal Hazumdar*

829

B. K. Consortium Engineers Private Limited

*Chanchal Hazumdar*

Authorised Signatory



830



BACALAR ENCLAVE LLP

*Jyotishman Mondal*

Designated Partner/Authorised Signatory



831

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

Identified by me.  
Nilesh 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, 9/4, Middleton Row, P O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorized 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. 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 ENCLAVE LLP** (PAN NO- AAYFB7937K), having registered office at 41, Kansaripara Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorized 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 – 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 24<sup>th</sup> 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 Kumeri Bithika Pathak **ALL THAT** the piece and parcel of shall



Handwritten signature or mark.

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

land admeasuring 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both 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 *Shali* land admeasuring 4 Decimal (more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both are appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal 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, here,



*[Handwritten signature]*

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

dispendens, 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 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. 757 & 758 corresponding to L.R. Dag no. 910 & 911 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,

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



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



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 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.



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022

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

**ALL THAT** the undivided *Shali* land admeasuring 4 Decimal ( more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both are appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal 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. 759, 760, 762 & 763 |
| On The East:  | By R.S. Dag Nos. 714, 715, & 717     |
| On The West:  | By R.S. Dag Nos. 756 & 766           |
| On The South: | By R.S. Dag No. 718                  |



7

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

*Chanchal Koguscher*  
(Authorised Signatory)

2. *Neelgopal Ghosh*  
Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Ayushi Kakarania*  
56/A, Alipia Road, TN-46

FOR BACALAR ENCLAVE LLP

*Jyotsnani Mondal*

(Authorised Signatory)

2. *Neelgopal Ghosh*  
Advocate

Drafted by me: -

(As per instruction)

*Neelgopal Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. :- *NB/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) *Ayushi Kakaramia*

2) *Devyoti Ghosh*  
*Advocate :*

B. K. Consortium Engineers Private Limited  
*Chanchal Hazumda*  
Authorised Signatory

**VENDOR**

Handwritten text, possibly a signature or reference number, located in the upper left quadrant of the page.



A handwritten signature or scribble located below the circular stamp.

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

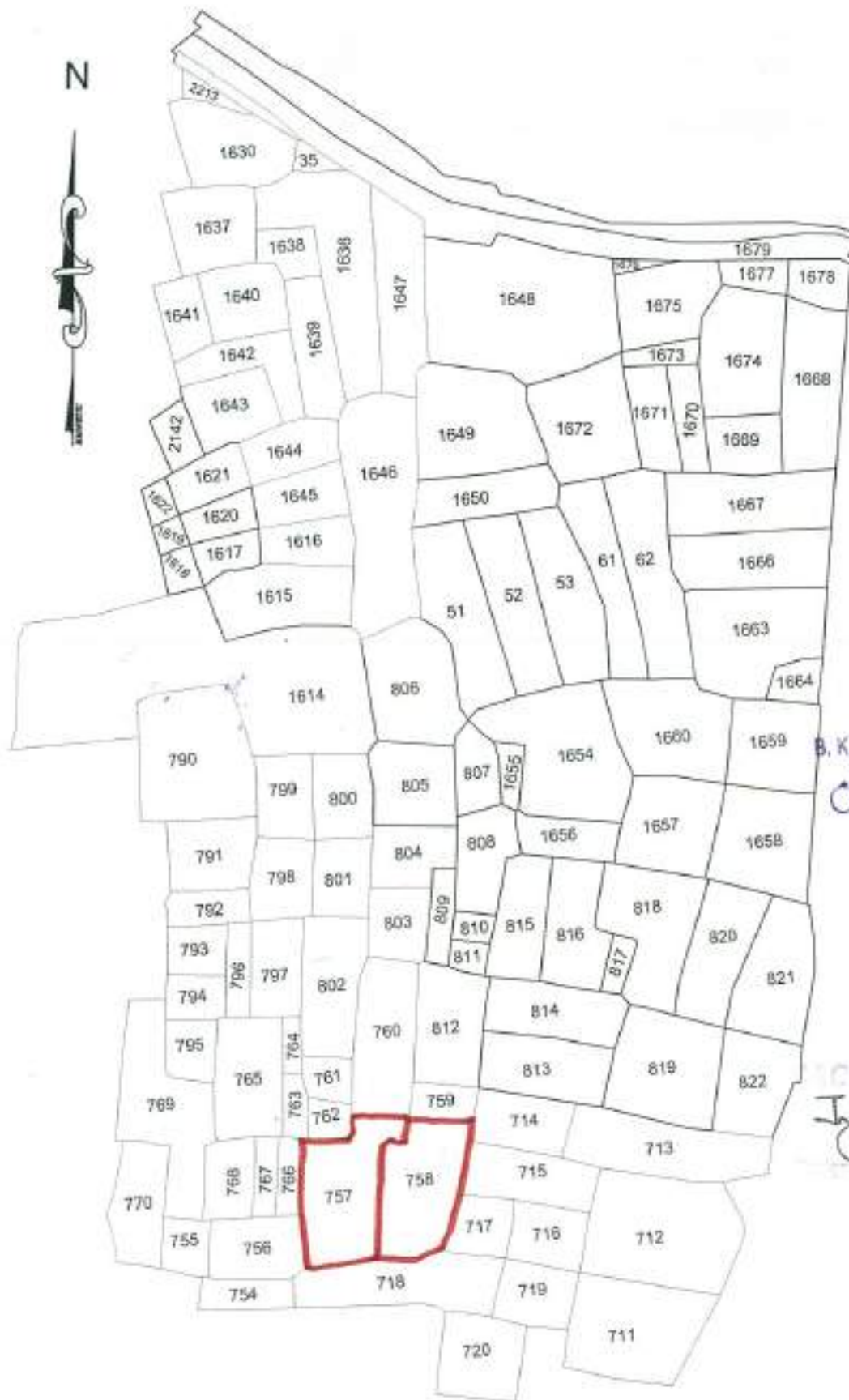


**SALE DEED PLAN (As Per R.S. Mouza Map)**

**RS.DAG.NO.- 757 &758, LR.DAG.NO.- 910 & 911**

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

**DIST.- 24 PARGANAS SOUTH,**



B. K. Consortium Engineers Private Limited  
*Chanchal Hazarika*  
Authorized Signatory

ICALAR ENGINEERS LLP  
*Igorishwan Mondal*  
Authorized Signatory



District Sub-Registrar-II  
Alipora, South 24 Parganas






25 JAN 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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

Name: **CHANCHAL MOZUMDER**

Signature *Chanchal Mozumder*

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

Name: **JYOTISHMAN MOZUMDER**

Signature *Jyotishman Mozumder*

|              |              |      |        |      |        |
|--------------|--------------|------|--------|------|--------|
| <b>PHOTO</b> |              |      |        |      |        |
|              | Little       | Ring | Middle | Fore | Thumb  |
|              | (Left Hand)  |      |        |      |        |
|              | Thumb        | Fore | Middle | Ring | Little |
|              | (Right Hand) |      |        |      |        |

Name.....

Signature.....



*[Handwritten 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: 192021220167562911 Payment Mode: Online Payment  
GRN Date: 21/01/2022 13:41:14 Bank/Gateway: ICICI Bank  
BRN : 74102995 BRN Date: 21/01/2022 13:01:31  
Payment Status: Successful Payment Ref. No: 2000157454/3/2022  
(Query No\*/Query Year)

Depositor Details

Depositor's Name: BACALAR ENCLAVE LLP  
Address: KANSARI PARA ROAD KALIGHAT KOIKATA 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2000157454  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2000157454/3/2022  
Remarks: Sale, Sale Document

Payment Details

| Sl. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1       | 2000157454/3/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 196374     |
| 2       | 2000157454/3/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 49105      |
| Total   |                   |  |                    | 245479     |

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











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 16022000157454/2022

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<br>Mozumder 41,<br>Kansaripara Road, City:-<br>Not Specified, P.O:-<br>Bhawanipore, P.S:-<br>Kalighat, District:-South<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700025 | Represent<br>ative of<br>Buyer<br>[BACALA<br>R<br>ENCLAVE<br>LLP ]                                 |    |    | <br>25/1/22  |
| 2      | Mr Chanchal Mozumder<br>41, Kansaripara Road,<br>City:- Not Specified,<br>P.O:- Bhawanipore,<br>P.S:-Kalighat, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700025      | Represent<br>ative of<br>Seller<br>[B K<br>CONSOR<br>TIUM<br>ENGINEE<br>RS<br>PRIVATE<br>LIMITED ] |  |  | <br>25/1/22 |



7  
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<br>Son of Mr N G<br>KUNDU<br>36/1A ELGIN ROAD,<br>City:- Not Specified,<br>P.O:- L R SARANI,<br>P.S:-Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700020 | Mr JYOTISHMAN Mozumder, Mr<br>Chanchal Mozumder |  |  | Niles KUNDU.<br>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  
11/1/2022

Handwritten text, mostly illegible due to blurring and fading.



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



ई-स्थायी लेखा संख्या कार्ड  
e-Permanent Account Number (e-PAN) Card  
**AAYFB7937K**

Entity Name: **BAGALAR ENCLAVE LLP**

Registration Number: **08/12/2021**



Signature Not Verified

Digitally Signed by Income Tax Department

Date: 14/12/2021 23:55:37  
Reason: Document Signer  
Location: India

- ✓ Permanent Account Number (PAN) is issued by Income Tax Department. Making of various documents and filing payment returns, assessment, tax demand notices, matching of information and easy maintenance or retrieval of electronic filing returns relating to it are easy.
- ✓ आयाकर विभाग (आय) द्वारा जारी की जाने वाली स्थायी लेखा संख्या कार्ड (PAN) का उपयोग करके कर के संबंध में आयकर विभाग के साथ कारोबार है, आयकर का भुगतान, अंशदा, कर मांग, कर वापस, सूचनाएं, विवरण और प्रत्येक वर्ष आयकर दाखिले के साथ कर का हकी अदाई आसानी से।
- ✓ Cardholder can use the card for filing returns, payment of taxes, assessment, tax demand notices, matching of information and easy maintenance or retrieval of electronic filing returns relating to it are easy.
- ✓ आयकर विभाग (आय) द्वारा जारी की जाने वाली स्थायी लेखा संख्या कार्ड (PAN) का उपयोग करके कर के संबंध में आयकर विभाग के साथ कारोबार है, आयकर का भुगतान, अंशदा, कर मांग, कर वापस, सूचनाएं, विवरण और प्रत्येक वर्ष आयकर दाखिले के साथ कर का हकी अदाई आसानी से।
- ✓ Possessing card more than one PAN is against the law as per section 139A of Income Tax Act, 1961.
- ✓ एक से अधिक स्थायी लेखा संख्या कार्ड (PAN) का रखना या उपयोग करना, आयकर अधिनियम, 1961 के अनुच्छेद 139A के तहत अवैध है।
- ✓ This PAN Card contains Fintech QR Code which is readable by a specific Android/Mobile App. Key word to search for app is Mobile Apps, Google Play Store or PAN QR Code Reader.
- ✓ इस स्थायी लेखा संख्या कार्ड (PAN) में वित्तीय तकनीक QR कोड है जो एक विशिष्ट एंड्रोइड/मोबाइल ऐप से पढ़ा जा सकता है। ऐप खोजने के लिए शब्दों का उपयोग करें: Mobile Apps, Google Play Store or PAN QR Code Reader।

QR



QR

आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
स्थायी लेखा संख्या कार्ड (PAN)  
Permanent Account Number (PAN)  
AAAYFB7937K  
BAGALAR ENCLAVE LLP  
08/12/2021



The following is a list of the  
 names of the students who  
 have been admitted to the  
 program for the year 2014-2015.  
 The names are listed in  
 alphabetical order.  
 The names are:

- 1. John Doe
- 2. Jane Smith
- 3. Michael Johnson
- 4. Sarah Brown
- 5. David Wilson
- 6. Emily White
- 7. James Taylor
- 8. Lisa Anderson
- 9. Robert Garcia
- 10. Jennifer Martinez
- 11. Christopher Lee
- 12. Ashley King
- 13. Daniel Hill
- 14. Victoria Scott
- 15. Matthew Adams
- 16. Olivia Baker
- 17. Benjamin Clark
- 18. Sophia Lewis
- 19. Alexander Walker
- 20. Isabella Young
- 21. Ethan Green
- 22. Madison Hall
- 23. Noah King
- 24. Ava Scott
- 25. Lucas Adams
- 26. Charlotte Baker
- 27. Jacob Clark
- 28. Abigail Lewis
- 29. William Walker
- 30. Ella Young
- 31. Alexander Green
- 32. Madison Hall
- 33. Noah King
- 34. Ava Scott
- 35. Lucas Adams
- 36. Charlotte Baker
- 37. Jacob Clark
- 38. Abigail Lewis
- 39. William Walker
- 40. Ella Young



Handwritten notes and diagrams on a page, possibly related to mathematics or science. The text is very faint and difficult to read, but appears to contain several lines of writing and some small sketches or symbols.





भारत सरकार  
INCORPORATED



भारत सरकार  
GOVT. OF INDIA

भारतीय मुद्रा

GRASSHALL EXCHANGE

30/08/1994

Payment account number

CHITRAKOOT

Signature

Signature



भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार

भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार  
भारतीय मुद्रा  
भारत सरकार





भारतीय डाक  
भारतीय डाक



जाति: श्री  
Jyotsiman Moza  
एन पी 1003 1003 551  
एन 1003 1003 551



3493 5507 4634

उपवास - शांतिवन आश्रम, काठमाडौं



भारतीय डाक  
भारतीय डाक

Address

पता:

आन्ध्र: बचक गोश्रम, 41,  
केशरी पार रोड, मन्तोपुर,  
राजकोटा,  
पिन कोड - 700025

S/O: Chanchel Moza  
41, KESARI PARA ROAD,  
MANTOPUR, RAJKOTA,  
Rajkot - 700025



भारत  
100000

भारत  
100000

भारत  
100000

भारत  
100000





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

প্রাধিকরণ নম্বর Enrolment No.: 2010/30355/26144

Overseas Date: 08/11/2020

To  
শীতল কুন্ডু  
Nilesh Kundu  
S/O: Nitya Gopal Kundu  
SANKRAIL  
Ranchandrapur  
Sankral  
Howrah West Bengal - 711313  
9830451453

Issue Date: 14/01/2019

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



Overseas Date: 08/11/2020



শীতল কুন্ডু  
Nilesh Kundu  
জন্ম তারিখ/DOB: 01/10/1976  
কুন্ডা MALE

Issue Date: 14/01/2019

**6253 7865 3258**

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিজিটাল কোড / অফলাইন এক্সেস / অনলাইন প্রমাণিতকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক্সে তৈরি করা হয়েছে।

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 আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধারে আপনার মোবাইল নম্বর ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিন।

- 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:  
কোড: শ্রীমতী শীতল কুন্ডু, সীতল কুন্ডু, রানচান্দ্রাপুর,  
সংক্রাইল,  
পশ্চিম বঙ্গ - 711313

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



**6253 7865 3258**

VID : 9155 8840 3446 5172

15-87 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu



### Major Information of the Deed

|   |   |                                 |            |
|---|---|---------------------------------|------------|
| Deed No :                               | I-1802-00972/2022   | Date of Registration            | 27/01/2022 |
| Query No / Year                         | 1602-2000157454/2022  | Office where deed is registered |            |
| Query Date                              | 17/01/2022 2:37:06 PM   | 1602-2000157454/2022            |            |
| Applicant Name, Address & Other Details | DLBJYOTI GHOSH<br>Thana : Entally, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No, 9874822772. 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(SJ)                      | Registration Fee Paid   |                                 |            |
| Rs. 1,96,384/- (Article:23)             | Rs. 49,137/- (Article:A(1), F)  |                                 |            |
| Remarks                                 | Received Rs. 50 ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)                             |                                 |            |

#### Land Details :

0 stnd South 24-Parganas, P.S: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal. JI 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                 |
|--------|----------------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|-------------------------------|
| L1     | LR-910 (RS : )       | LR-2595        | Eastu         | Shali   | 4 Dec        | 18,40,000/-             | 19,63,638/-           | Width of Approach Road: 8 Ft. |
| L2     | LR-011 (RS : -)      | LR-2595        | Eastu         | Shali   | 6 Dec        | 27,60,000/-             | 29,45,457/-           | Width of Approach Road: 8 Ft. |
|        |                      | <b>TOTAL :</b> |               |         | <b>10Dec</b> | <b>46,00,000 /-</b>     | <b>49,09,095 /-</b>   |                               |
|        | <b>Grand Total :</b> |                |               |         | <b>10Dec</b> | <b>46,00,000 /-</b>     | <b>49,09,095 /-</b>   |                               |

#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b><br>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,Aachaa 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>BACALAR ENCLAVE LLP</b><br>41, Karsari Para Road, City:- No: Specified, P.O.- Bhawanipore, P.S-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No.: AAxxxxxx7K,Aachaa 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><br>Son of Late Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Dhawanipore, P.S:- Kalighat. District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex. Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: G1xxxxxx5M, Aadhaar No. 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR ENCLAVE LLP (as AUTHORIZED SIGNATORY)                                    |
| 2     | <b>Mr Chanchal Mozumder (Presentant )</b><br>Son of Late Biswa Sundar Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Dhawanipore, 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 AUTHORIZED SIGNATORY) |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <b>Mr NILESH KUNDU</b><br>Son of Mr. N G KUNDU<br>36/1A ELGIN ROAD, City:- Not Specified,<br>P O:- L P SARAN, P.S:-Dhawanipore,<br>District:-South 24-Parganas, West<br>Benga, India, PIN:- 700020 |       |              |           |

Holder/Officer 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 ENCLAVE LLP-4 Dec |

**Transfer of property for L2**

| Sl.No | From                                     | To. with area (Name-Area) |
|-------|--|---------------------------|
| 1     | B K CONSORTIUM ENGINEERS PRIVATE LIMITED | BACALAR ENCLAVE LLP-6 Dec |

**Land Details as per Land Record**

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

| Sch No | Plot & Khatian Number                  | Details Of Land  | Owner name in English as selected by Applicant |
|--------|--|--|--|
| L1     | LR Plot No.- 910, LR Khatian No:- 2505 | Owner's file. কলকাতার সিটি কর্পোরেশন, গুডিয়ান:সিটিসি. Address:19, বিজয় নগর, ৯/৭, বৈষ্ণব রো, গুডিয়ান-১০০ ০১১, Classification:৯৭, Area:0.37000000 Acre, | B K CONSORTIUM ENGINEERS PRIVATE LIMITED       |



|    |   |  |  |
|----|---|--|--|
| 12 | I.R Plot No:- 911. LR Khatian No:- 2585 | Owner:रि.क. कंसोर्टियम इंजिनियर्स प्राइवेट लिमिटेड, Address:रि. कंसोर्टियम प्राइवेट लिमिटेड, 1/4, कैम्पस रोड (एलएलआर-700 एर), Classification:अस. Area:0.35300000 Acre, | R 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 49,09,095/-



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) 45(1),W.B. Registration Rules,1962)**

Presented for registration at 11:57 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, BACALAR ENCLAVE LUF (L.P), 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, 9/4, 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. - 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 1A, Article number : 23 of Indian Stamp Act 1999.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49,137/- ( A(1) = Rs 49,091/- , E = Rs 14/- , J1 = Rs 28/- , M(E) = Rs 4/- ) and Registrar's 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 21/01/2022 1:42PM with Govt. Ref. No: 192021220167562911 on 21-01-2022, Amount Rs. 49,105/-, Bank: ICICI Bank ( ICICI0000061, Ref. No: 74102995 on 21-01-2022, 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 978661, Amount: Rs.10/-, Date of Purchase: 16/1/2021. Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GR.PS), Finance Department, Govt. of WB  
Online on 21/01/2022 1:42PM with Govt. Ref. No. 152021220167562911 on 21/01/2022, Amount Rs: 1,96,374/-,  
Bank: ICICI Bank (ICIC0000006), Ref. No. 74102955 on 21-01-2022, 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 46431 to 46456

being No 160200972 for the year 2022.



*Samar*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 13:12:30 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:12:30 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)