

0980/22

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पश्चिम बंगाल WEST BENGAL

59AB 978649

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

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

27 JAN 2022

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

35612

16 NOV 2021

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

Name:..... **DEBJYOTI GHOSH**

Address:..... **ADVOCATE**

Vendor:..... **SEALDAR CIVIL COURT**

Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**

**STAMP VENDOR**

Alipur Police Court, Kol-27

ROOM NO. 411 (4TH FLOOR)  
KOLKATA-700 014

*Chanchal Hazra*



829

B. K. Consortium Engineers Private Limited

*Chanchal Hazra*

Authorized Signatory



830

BACALAR LAND AND BUILDING LLP

*Jyeshwanth Mander*

Designated Partner/Authorized Signatory



831

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

Identified by me.  
Nitesh Kundu.  
s/o. Lt. N.G. Kundu.  
3A/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 LAND AND BUILDING LLP (PAN NO- AAYFB7941B)**, 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 - 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 21<sup>st</sup> May, 2008, being no. 04940 for the year 2008, recorded in Book No. 1, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 24 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of *shali*



Handwritten signature or mark.

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

land admeasuring 33 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 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 10 Decimal (more or less) out of 33 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 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, dependens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or



District Sub-Registrar-II  
Alipore, South 24 Parganas  
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 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. 760 corresponding to L.R. Dag no. 913 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 and forever and the Vendor doth hereby



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022



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.



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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 33 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 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 No. 803
On The East:	By R.S. Dag Nos. 812 & 759
On The West:	By R.S. Dag Nos. 761, 762 & 802
On The South:	By R.S. Dag No. 757



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 Kakramia*

For B.K. Consortium Engineers Pvt. Ltd  
*Anand Kumar*  
 (Authorised Signatory)

2. *Abhishek Ghosh*  
 Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Ayushi Kakramia*  
 36/1A, Figini Road, Kol. 20

FOR BACALAR LAND AND BUILDING LLP  
*Jyotirmay Mondal*  
 (Authorised Signatory)

2. *Abhishek Ghosh*  
 Advocate

Drafted by me: -

(As per instruction)

*Abhishek Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

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



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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) *Aruno K. Kulkarni*

2) *Adv. Ajay G. Gosh*  
*Adv. C. S.*

B. K. Consortium Engineers Private Limited  
*Chandru Kulkarni*  
Authorised Signatory

**VENDOR**



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

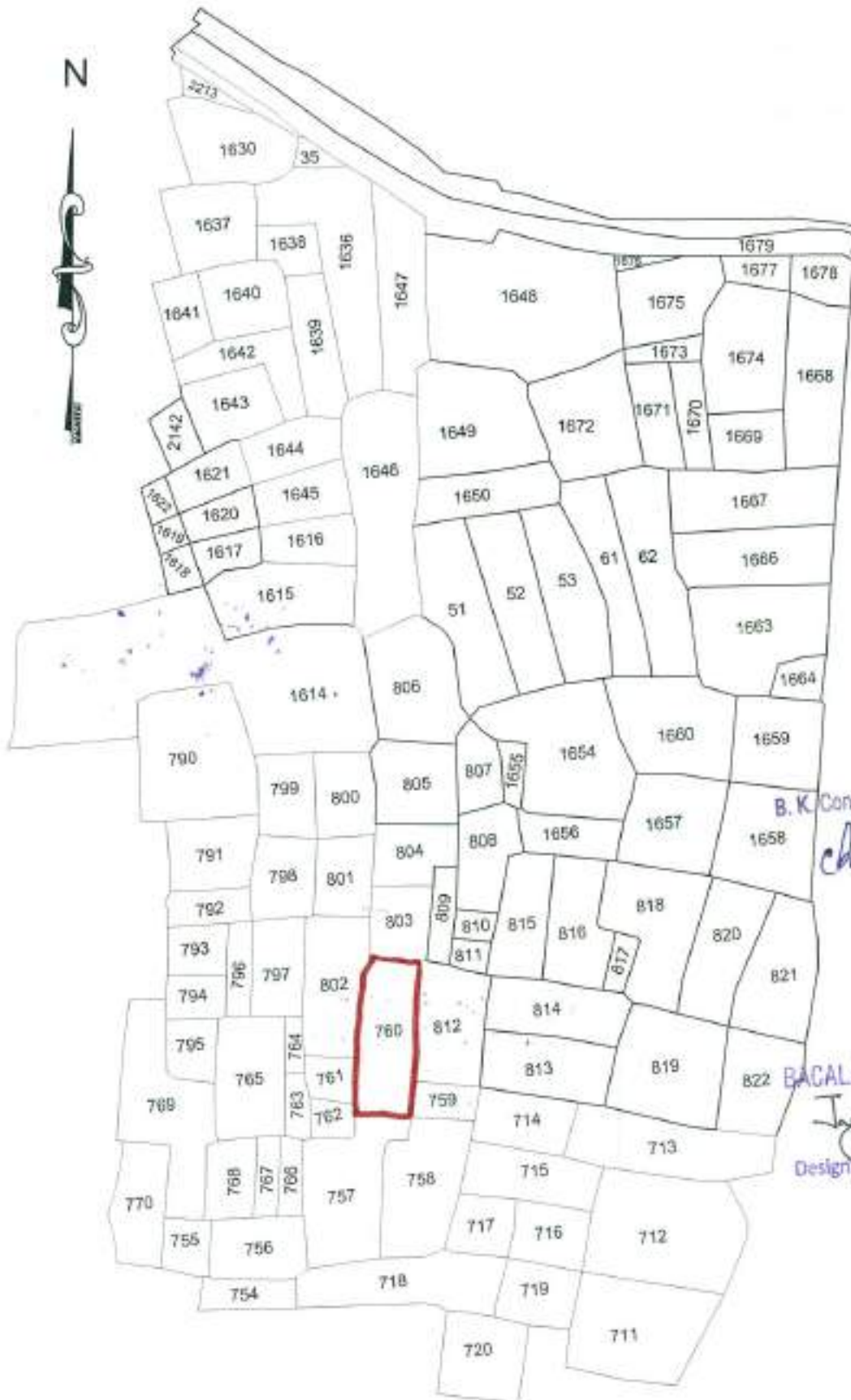


**SALE DEED PLAN (As Per R.S. Mouza Map)**

**RS.DAG.NO.- 760, LR.DAG.NO.- 913**

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

**DIST.- 24 PARGANAS SOUTH,**



B. K Consortium Engineers Private Limited  
*Chandrasekhar*  
Authorised Signatory

BACALAR LAND AND BUILDING LLP  
*Jyotishman Mondal*  
Designated Partner/Authorised Signatory

Administrative Department  
Alipore, South 24 Parganas  
District



Handwritten signature or scribble.

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					
	(Left Hand)				
(Right Hand)					

Name.....

Signature.....



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



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

**GRN Details**

<b>GRN:</b>	152021220158295111	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	22/01/2022 16:54:54	<b>Bank/Gateway:</b>	ICICI Bank
<b>BRN :</b>	74159446	<b>BRN Date:</b>	22/01/2022 16:01:58
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000151726/6/2022

[Query No./Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	BACALAR LAND AND BUILDING LLP
<b>Address:</b>	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
<b>Mobile:</b>	9826016301
<b>Depositor Status:</b>	Buyer/Cleimants
<b>Query No:</b>	2000151726
<b>Applicant's Name:</b>	Mr DEBJYOTI GHOSH
<b>Identification No:</b>	2000151726/6/2022
<b>Remarks:</b>	Sale, Sale Document Payment No 6

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000151726/6/2022	Property Registration- Stamp duty	0030-02 103-003-02	136374
2	2000151726/6/2022	Property Registration- Registration Fees	0030-03 104-001-16*	49105
			<b>Total</b>	<b>245479</b>

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



District Sub-Registrar-II  
Alipora, 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. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000151726/2022

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



District Sub-Registrar-II  
Alipora, 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			Niles KUNDU 25.01.2022.

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022



**ई- खासी सेवा सेवा आई**  
**e - Permanent Account Number (PAN) (आयकर) कार्ड**  
**AAYFB7941B**

**पं. नं. / Name:** BACAJAR LAND AND BUI BING LLP

**पं. नं. / Application No.:** **68/12/2021**

**आयकर प्रमाणपत्र (Form 111E)**



**Signature Not Verified**  
Digitally signed by: Income  
Tax Department  
Date: 21/12/2021 23:55:54  
Reason: Invalid Signer  
Location: India

- ✓ **Permanent Account Number (PAN)** facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, advances, refunds, information and case maintenance (Digitalisation of electronic information, voluntary disclosure, etc.)  
**आयकर खास सेवा (PAN)** को आधारित करों और करों के लिखित दस्तावेजों को जोड़ने में सरकार विभाग का प्रमुख काम है, जिसमें करों के प्रमाण, आकस्मक, वापस, टका कमाव, मुचक के रिफंड और प्रकृत किया आकस्मक का आदान प्रदान का पंजाबी करों को शामिल है।
- **Quantum of PAN penalty** determined by the central authority specifies under section 279A of the Income Tax Act, 1961, varies from Rs. 10,000 to Rs. 1,00,000. **आयकर खास सेवा, 1961 के अंतर्गत ईड करों के लिखित दस्तावेजों को जोड़ने में सरकार विभाग का प्रमुख काम है, जिसमें करों के प्रमाण, आकस्मक, वापस, टका कमाव, मुचक के रिफंड और प्रकृत किया आकस्मक का आदान प्रदान का पंजाबी करों को शामिल है।**
- ✓ **Possessing duplicate PAN** is against the law & may incur penalty of upto Rs. 10,000.  
**एक से अधिक आयकर खास सेवा (PAN) का प्रमाण या अर्जा करना, कानून के विरुद्ध है और इसके लिए 0,000 तक का जुर्माना (10,000 तक) का सामना करना पड़ सकता है।**
- ✓ **Duplicate PAN Card** contains embedded QR Code which is verifiable by a specific Android Mobile App, i.e., **my PAN Card** available for the Mobile App on Google Play Store as **PAN QR Code Reader**.  
**एक से अधिक आयकर खास सेवा (PAN) का प्रमाण या अर्जा करना, कानून के विरुद्ध है और इसके लिए 0,000 तक का जुर्माना (10,000 तक) का सामना करना पड़ सकता है।**

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Get

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**आयकर खास सेवा (PAN) कार्ड**

**AAAYFB7941B**

**BACAJAR LAND AND BUI BING LLP**

**68/12/2021**



**आयकर खास सेवा (PAN) कार्ड**

**AAAYFB7941B**

**BACAJAR LAND AND BUI BING LLP**

**68/12/2021**



1. Introduction

2. Background

3. Methodology

4. Results

5. Conclusion

6. References

7. Appendix

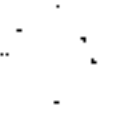
8. Index

9. Summary

10. Final Remarks







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उत्तर प्रदेश सरकार  
BIDAR ROAD, DELHI

GOVERNMENT OF U.P.  
GOVT. PRINTING PRESS

JYOTIHSAN MOZUMDER  
CHANDHAL MOZUMDER

30/08/1994  
Government of Uttar Pradesh  
GIPR/0007/513

Signature



उत्तर प्रदेश सरकार, बिदर रोड, दिल्ली-110002  
ज्योतिषान मोसुमदर  
चण्डल मोसुमदर  
दिनांक 30/08/1994  
पत्र - 513/0007

ज्योतिषान मोसुमदर, बिदर रोड, दिल्ली-110002  
चण्डल मोसुमदर, बिदर रोड, दिल्ली-110002  
पिनकोड 110002  
फोन नं. 26101010  
फैक्स नं. 26101010  
टेलीग्राम नं. 26101010





Charitable Trust  
 Charitable Trust



Charitable Trust

Charitable Trust

Charitable Trust

Charitable Trust

Charitable Trust



Charitable Trust



Charitable Trust

Charitable Trust

Address

Charitable Trust

Charitable Trust

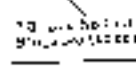
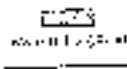
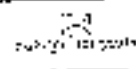
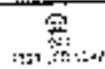
Charitable Trust

Charitable Trust

Charitable Trust

Charitable Trust

Charitable Trust







ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

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

Download Date: 02/11/2020

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

Issue Date: 14/09/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6253 7865 3258**

VID : 9155 8040 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 02/11/2020



নীলেশ কুন্ডু  
Nilesh Kundu  
enrolment/DOB: 01/10/1978  
পুরুষ MALE

Issue Date: 14/09/2015

**6253 7865 3258**

VID : 9155 8040 3446 5172

আমার আধার, আমার পরিচয়



জ্ঞাত্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিভিন্ন ফিউচার কোড / অফলাইন এক্সেসপল / অফলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত চিঠি।

### 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 সর্বত্র দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিয়ে।

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ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
নিত্যা গোপাল কুন্ডু, বীকরাই প, রামচন্দ্রপুর,  
হাওড়া,  
পশ্চিম বঙ্গ - 711313

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



**6253 7865 3258**

VID : 9155 8040 3446 5172

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Nilesh Kundu.



### Major Information of the Deed

Deed No. :	-1602-00977/2022	Date of Registration :	27/01/2022
Query No / Year	1602-2000151726/2022	Office where deed is registered :	
Query Date	17/01/2022 11:59:59 AM		1602-2000151726/2022
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(1), 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: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal. J. 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-913 (RS -)	LR-12595	BestU	Shali	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.
<b>Grand Total :</b>					10Dec	46,00,000 /-	49,09,095 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b> 1 B, 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 No: 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 LAND AND BUILDING LLP</b> 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No. : AAxxxxxx13,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl. No	Name, Address, Photo, Finger print and Signature
1	<b>Mr JYOTISHMAN Mozumder</b> Son of Late Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation:- Business, Citizen of: India, , PAN No.:- C1xxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR LAND AND BUILDING LLP (as AUTHORISED SIGNATORY)
2	<b>Mr Chanchal Mozumder (Presentant )</b> Son of Late Biswa Sunca 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
<b>Mr NILESH KUNDU</b> Son of Mr N G KUNDU 36/1A, ELGIN ROAD, City:- Not Specified, P.O:- L R SAFANI, 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	BACALAR LAND AND BUILDING LLP-10 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagadai, Ul No: 73, Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 913, LR Khatian No:- 12595		Seller is not the recorded Owner as per Applicant.



**Endorsement For Deed Number : I - 160200977 / 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 48,09,005/-



**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) 48(1),W.B. Registration Rules,1962)**

Presented for registration at 17:51 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, SACALAR 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, 9/4, Windletan 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 Rules, 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 49,13/- ( A(1) = Rs 49,061/- , C = Rs 14/- , D = Rs 29/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 48,105/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 4:55PM with Govt. Ref No: 192021220168295111 on 22-01-2022, Amount: Rs: 48,105/-, Bank: IC C Bank (ICIC000C006), Ref. No 74159446 on 22-01-2022, Head of Account 0030-C3-104-001-18



**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 378649, 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 22/01/2022 4:55PM with Govt. Ref. No: 192021220168295111 or 22-01-2022, Amount Rs: 1,96,374/-,  
Bank: ICICI Bank (ICIC0000006), Ref. No 74159446 or 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 51263 to 51287

being No 160200977 for the year 2022.



*Samar Kumar Pramanick*

Digitally signed by Samar kumar pramanick  
Date: 2022.02.10 15:55:21 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/10 03:55:21 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)