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I-1283/2017



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certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document

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District Sub-Registrar,
Registrar U/S 7(2)(b) of the Registration Act, 1908
Alipore, South 24 Parganas
21 MAR 2017
29/3/17

THIS INDENTURE made this 21st day of March Two Thousand Seventeen

No. 309 Date 08/11/16 Rs. 5000/-

Name:-
Address:-

T. K. Chakraborti
Advocate
Baruipur Court



SANKAR KUMAR SARKAR
STAMP-VENDOR
SONARPUR A.D.S.R. OFFICE
24 PARGANAS (SOUTH)

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VCT 2882



721

For SUVRIDHI NIWAS PRIVATE LIMITED

[Handwritten signature]
Director / Authorised Signatory



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

21 MAR 2017



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B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mozumdar
Director

[Handwritten signature]
40 Rabindra Nath Chaudhuri

BETWEEN

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 Director Sri. CHANCHAL MOZUMDER S/O, Late Biswasundar Mozumder having PAN No AHCPM2290B, residing at 41, Kansaripara Road, P.O – Bhowanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the of the **ONE PART**

AND

SUVRIDHI NIWAS PVT. LTD. (PAN NO- AARCS2659H) having registered office at 36/1A, Elgin Road, P.O- Lala Lajpat Rai Sarani, P.S- Bhowanipur, Kolkata - 700020, represented by its authorized signatory Mr. Prakash Kumar Bhimrajka son of Late Bajrang Lal Bhimrajka having Pan No- ADGPB7657M, residing at 131/9, N.S.C. Bose Road, P.O. & P.S. Regent Park, Kolkata - 700040 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART:**



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WHEREAS:

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 19 decimal more or less in R.S Dag No 1639 corresponding L.R Dag No. 1661 in Mouza Elachi, J.L. No.70, Police Station-Sonarapur, in the District South 24-Parganas.
2. The Vendor herein has obtained mutation of its name in respect of 19 decimal in L.R Dag No. 1661 in L.R Khatian No. 1270 in the land records of the B.L. & L.R.O, Sonarapur .
3. The Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase All that the undivided piece and parcel of land measuring 10 Decimal out of 19 Decimal in R.S Dag No. 1639 corresponding to L.R.Dag No. 1661, in Mouza Elachi, J.L. No.70, Police Station-Sonarapur in the District of South 24 Parganas, more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the **SAID LAND** absolutely and forever free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of Rs. 31,60,000/- (Rupees Thirty One Lakhs Sixty Thousand only).

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 31,60,000/- (Rupees Thirty One Lakhs Sixty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of this Indenture receipt whereof the Vendor do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release



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and discharge the said land and the Vendor do hereby grant transfer convey assign and assure unto and in favour of the Purchaser **All That** the 10 Decimal of land out of 19 Decimal in R.S Dag No. 1639, corresponding L.R.Dag No. 1661 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, , Police Station-Sonarpur in the District of South 24 Parganas as more fully and particularly described in the Schedule hereunder written (hereinafter referred to as **THE SAID LAND**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said 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 unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and 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 it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessor or predecessors-in-interest 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 said land hereby granted,



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transferred and conveyed or expressed or intended so to be and every part thereof without in 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 has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and for the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said 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 it **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 said land or any part thereof from under or in trust for it **AND** 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 said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.




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SCHEDULE**(THE SAID LAND)**

ALL THAT the undivided 10 Decimal land out of entire 19 Decimal in R.S Dag No. 1639, corresponding L.R. Dag No. 1661 recorded in L.R Khatian No . 1270 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, Police Station-Sonarpur in the District of South 24 Parganas and the said entire R.S. dag is marked with colour red and butted and bounded in the manner following:-

- ON THE NORTH** : R.S. Dag No – 1638
ON THE EAST : R.S. Dag No – 1636
ON THE SOUTH : R.S. Dag No – 1644 & 1646
ON THE WEST : R.S. Dag No – 1640 & 1642

.IN WITNESS WHEREOF the Parties have hereunto set and subscribed their hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the **VENDOR** at Kolkata in the presence of:

1. Rajendra Kumar Agarwal
 36/1A, Elgin Road
 Kolkata - 700020

2. Pranshu Chakraborty

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Hazumbar
 Director

SIGNED SEALED AND DELIVERED by the **PURCHASER** at Kolkata in the presence of:

1. Rajendra Kumar Agarwal

2. Pranshu Chakraborty
 36/1A, Elgin Road
 Kolkata - 700020

For SUVRIDHI NIWAS PRIVATE LIMITED


 Director/Authorised Signatory



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MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of **Rs. 31,60,000/- (Rupees Thirty One Lakhs Sixty Thousand) Only** the full consideration money as per Memo below:-

Date	Cheque No	Bank	Amount
28.02.2017	523850	Punjab & Sind Bank	Rs. 31,60,000/-

Rs. 31,60,000/- (Rupees Thirty One Lakhs Sixty Thousand) Only

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Hazumdar

Director

VENDOR

WITNESSES :

1. *Rajendra Kumar Agarwal*

2. *Pranshit Chakrabarty*

Drafted and Prepared by me

Saurabh Chaudhuri

SAURABH CHAUDHURI

F-2063/2643 of 2012 Advocate

Alipore Police Court

Kolkata- 700 027



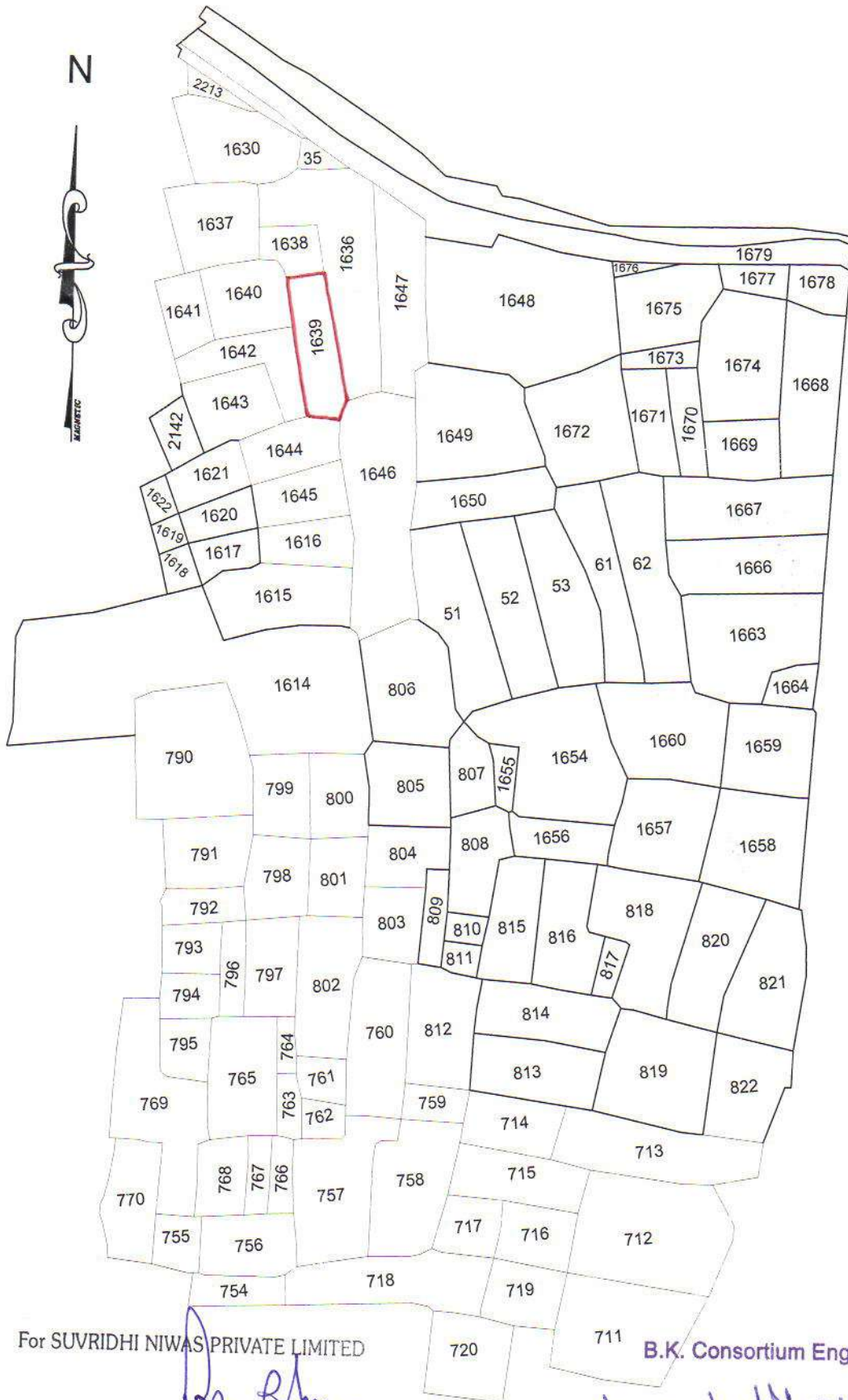
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SALE DEED PLAN

RS.DAG.NO.- 1639, LR.DAG.NO.- 1661

MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR, DIST.- 24
PARGANAS SOUTH,



For SUVRIDHI NIWAS PRIVATE LIMITED

[Signature]
Director/Authorised Signatory

B.K. Consortium Engineers Pvt. Ltd.

[Signature]

Director



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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.. PRAKASH KUMAR BHIMRAJKA

Signature.. Prakash

<p align="center">PHOTO</p>						
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	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
(Right Hand)						

Name.....

Signature.....



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District Sub-Registrar
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21 MAR 2017









Government of West Bengal


Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000370720/2017

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 Chanchal Mozumder 41, Kansaripara Road, P.O:- Bhowanipur, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Seller [B.K. CONSOR TIUM ENGINEE RS PRIVATE LIMITED]			
2	Mr Prakash Kumar Bhimrajka 131/9, N.S.C. Bose Road, P.O:- Regent Park, P.S:- Regent Park, District:- South 24-Parganas, West Bengal, India, PIN - 700040	Represent ative of Buyer [SUVRIDH I NIWAS PVT. LTD.]			



SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr Saurabh Chaudhuri Son of Mr Rabindra Nath Chaudhuri 36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020	Mr Chanchal Mozumder, Mr Prakash Kumar Bhimrajka	 21/03/17

(Tridip Misra)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
IV SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal





Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604000295/2017	Date of Application	21/03/2017
Query No / Year	16040000370720/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr Saurabh Chaudhuri		
Stampduty Payable	Rs.1,89,600/-		
Registration Fees Payable	Rs.31,632/-		
Applicant Name of the Visit Commission	Mr Ananga Mohan Roy		
Applicant Address	alipore		
Place of Commission	36/1a elgin rd kol-20		
Expected Date and Time of Commission	21/03/2017 1:00 AM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			

