

01581

I-1485/2017

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Handwritten notes: 29/3/17, 1604, 404089/17

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

C 882297



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

29 MAR 2017

Handwritten signature and date: 29/3/17

THIS INDENTURE made this 29th day of March Two Thousand Seventeen

No. 320 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)

[Handwritten signature]



VCTD
786

For MANGALSHY RETAILERS PRIVATE LIMITED

[Handwritten signature]
Director/Authorised Signatory



VCTD
787

District Sub-Registrar-IV
Registrar 8/5 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
29 MAR 2012

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mozumdar
Director

Identified by me.
Sauabh Chaudhary
Advocate
S/o Rabiendra Nath Chaudhary
36/1A, F. C. Road, ...

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-005547411-1 Payment Mode Online Payment
GRN Date: 29/03/2017 20:20:41 Bank : IDBI Bank
BRN : 118856905 BRN Date: 29/03/2017 20:21:16

DEPOSITOR'S DETAILS

Name : MANGALSHIV RETAILERS PVT. LTD.
Contact No. : Mobile No. : +91-9830056784
E-mail :
Address : 36/1, ELGIN RD. KOLKATA - 20
Applicant Name : Mr SAURABH CHAUDHURI
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale agreement without possession ,Full Stamp
Payment No 2

Id No. : 16040000404089/2/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16040000404089/2/2017	Property Registration- Registration Fee	0030-03-104-001-16	21347
2	16040000404089/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	122690

Total

144237

In Words : Rupees One Lakh Forty Four Thousand Two Hundred Thirty Seven only



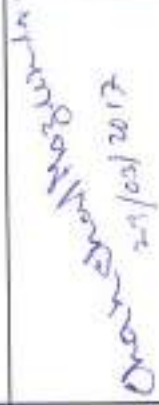





Government of West Bengal

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 16040000404089/2017

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:- Kallghat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Seller [B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED]			 28/03/2017
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	Representative of Buyer [MANGAL SHIV RETAILERS PRIVATE LIMITED]			 28/03/17



Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, 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	<i>Saurabh Chaudhuri</i> 29/03/2017

(Tripti Misra)

DISTRICT SUB-REGISTRAR

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




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

MANGALSHIV RETAILERS PVT LTD (PAN NO- AAHCM8370M) 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**:




District sub-Registrar
Registrar U/S (S.O.) of
Registration Act 1908
Allpore, South 24 Parganas

29 MAR 2017

WHEREAS:

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 14 decimal more or less in R.S Dag No 803 corresponding L.R Dag No. 953 and 6 decimal more or less in R.S Dag No 809 corresponding L.R Dag No. 959 in Mouza Jagaddal, J.L. No.71, Police Station-Sonarpur, in the District South 24-Parganas.
2. The Vendor herein has obtained mutation of its name in respect of 14 decimal in L.R Dag No. 953 and 6 decimal in L.R Dag No. 959 in L.R Khatian No. 2595 in the land records of the B.L. & L.R.O, Sonarpur.
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 7 decimal more or less in R.S Dag No 803 corresponding L.R Dag No. 953 and undivided 3 decimal more or less in R.S Dag No 809 corresponding L.R Dag No. 959 in Mouza Jagaddal, J.L. No.71, Police Station-Sonarpur 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, lispendens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of sum of Rs. 21,31,500/- (Rupees Twenty One Lakhs Thirty One Thousand Five Hundred) Only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of Rs. 21,31,500/- (Rupees Twenty One Lakhs Thirty One Thousand Five Hundred) 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




District Sub-Registrar
Registrar (V) of
Registration Act 1908
Alipore, South 24 Parganas
29 MAR 2017

hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release 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 7 decimal in R.S Dag No 803 corresponding L.R Dag No. 953 and 3 decimal in R.S Dag No 809 corresponding L.R Dag No. 959, together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Jagaddal, J.L. No.71, 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




District Sub-Registrar-14
Registrar U/s 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

29 MAR 2017

seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted, 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.




District Sub-Registrar-IV
Registrar 6/5 7(V) of
Registration Act 1908
Allpore, South 24 Parganas

29 MAR 2017

SCHEDULE**(THE SAID LAND)**

ALL THAT the undivided 7 Decimal land out of entire 14 decimal in R.S Dag No 803 corresponding L.R Dag No. 953 and undivided 3 Decimal land out of entire 6 decimal in R.S Dag No 809 corresponding L.R Dag No. 959 recorded in L.R Khatian No 2595 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Jagaddal, J.L. No.71, Police Station-Sonarpur in the District of South 24 Parganas and the said entire R.S. dags are marked with colour red and butted and bounded in the manner following:-


In respect of R.S. Dag No 803:-

ON THE NORTH : R.S. Dag No – 804
ON THE EAST : R.S. Dag No –809
ON THE SOUTH : R.S. Dag No – 760
ON THE WEST : R.S. Dag No – 801 & 802

In respect of R.S. Dag No 809:-

ON THE NORTH : R.S. Dag No – 804
ON THE EAST : R.S. Dag No – 808, 810 & 811
ON THE SOUTH : R.S. Dag No – 812
ON THE WEST : R.S. Dag No – 803 & 804




District sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

29 MAR 2017

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/A, Elgin Road,
Kolkata - 700020

2. Pranab Kumar Siddhanta
36/1A, Elgin Road
Kolkata - 700020

B.K. Construction Engineers Pvt. Ltd.
Chanchal Hazra
Director

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

1. Rajendra Kumar Agarwal

2. Pranab Kumar Siddhanta

For MANGALSHIV RETAILERS PRIVATE LIMITED
Rajendra Kumar
Director/Authorised Signatory



District Sub-Registrar
Registrar U/s (2) of
Registration Act 1908
Alipore, South 24 Parganas
29 MAR 2012

MEMO OF CONSIDERATION

RECEIVED of and from the within-named Purchaser the within-mentioned sum of Rs. 21,31,500/- (Rupees Twenty One Lakhs Thirty One Thousand Five Hundred) Only the full consideration money as per Memo below:-

Date	Cheque No	Bank	Amount
17.03.2017	524814	Punjab & Sind Bank	Rs. 16,00,000.00
25.03.17	524815 (Via RTGS)	Punjab & Sind bank	Rs. 5,31,500.00
Total =			Rs. 21,31,500/-

Rs. 21,31,500/- (Rupees Twenty One Lakhs Thirty One Thousand Five Hundred) Only.

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mozumdar

Director

WITNESSES:

- Rajendra Kumar Agardal*
- Pranab Kumar Siddiqui*

VENDOR

Drafted and Prepared by me

Saurabh Chatterjee

SAURABH CHATTERJEE

F-2063/2643 of 2012

Alipore Police Station

Kolkata - 700 017

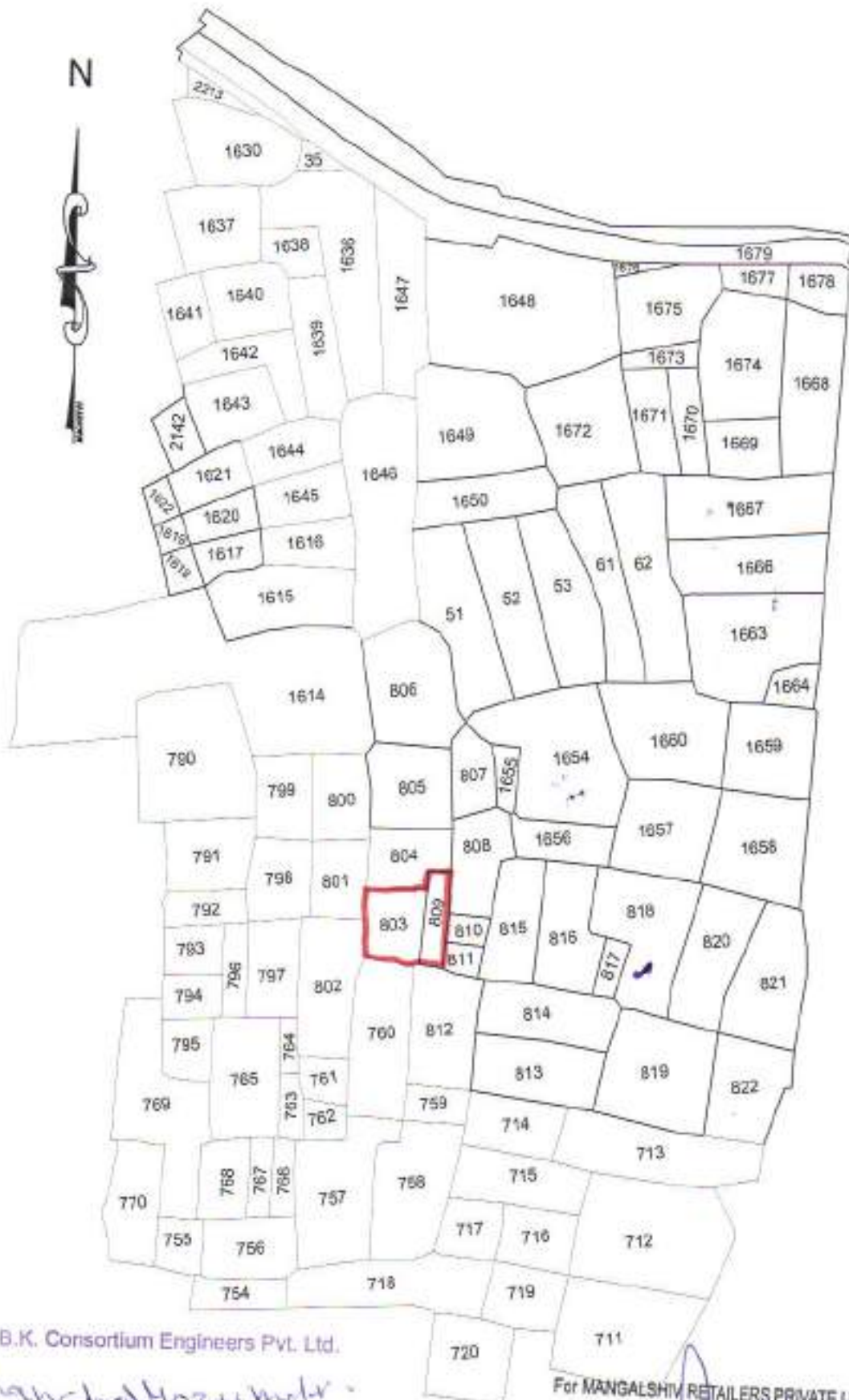


District Sub-Registrar
Registrar U/S (2) of
Registration Act 1908
Alipore, South 24 Parganas
29 MAR 2017

SALE DEED PLAN

RS.DAG.NO.- 803 & 809 LR.DAG.NO.- 953 & 959.

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR, DIST.- 24
PARGANAS SOUTH,



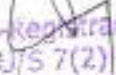
B.K. Consortium Engineers Pvt. Ltd.

Chanchal Hazra
Director

For MANGALSHIV RETAILERS PRIVATE LIMITED

Ranjan Kumar
Director/Authorised Signatory




District sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

29 MAR 2017

SPECIMEN FORM FOR TEN FINGER PRINTS

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

Name.....

Signature *Chahcha Mazumdar*

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

Name..... *Rajesh Kumar Sharma*

Signature..... *Rajesh Sharma*

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

Name.....

Signature.....





[Handwritten signature]

Act sub-Registrar - v
Registrar s/5 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

29 MAR 2017



सत्यमेव जयते

Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	1604-0000404089/2017	Office where deed will be registered
Query Date	24/03/2017 3:39:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SAURABH CHAUDHURI 36/1A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9836284449, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 21,31,500/-	Rs. 21,31,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,27,890/- (Article:23)	Rs. 21,347/- (Article:A(1), M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Rs. 800/-		Rs. 5,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-953	LR-2595	Bastu	Shali	7 Dec	14,45,850/-	14,45,850/-	Width of Approach Road: 5 Ft.,
L2	LR-959	LR-2595	Bastu	Shali	3 Dec	6,19,650/-	6,19,650/-	Width of Approach Road: 5 Ft.,
		TOTAL :			10.00000000 Dec	20,65,500 /-	20,65,500 /-	
	Grand Total :				10.00000000Dec	20,65,500 /-	20,65,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	220.00000 sq ft	66,000 /-	66,000 /-	



Seller Details :

SI No	Name & address	Status	Execution Admission Details :
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED .1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, Post Office: MIDDLETON ROW, Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCB8082A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Buyer Details :

SI No	Name & address	Status	Execution Admission Details :
1	MANGALSHIV RETAILERS PRIVATE LIMITED .36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAHCM8370M, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr CHANCHAL MOZUMDER Son of Late BISWASUNDAR MOZUMDER41, KANSARIPARA ROAD, Post Office: BHOWANIPUR, Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHCPM2290B,	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)
2	Mr PRAKASH KUMAR BHIMRAJKA Son of Late BAJRANGLAL BHIMRAJKA131/9, N.S.C.BOSE ROAD, Post Office: REGENT PARK, Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADGPB7657M,	MANGALSHIV RETAILERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr CHANCHAL MOZUMDER, Mr PRAKASH KUMAR BHIMRAJKA



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-220 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 953(Corresponding RS Plot No:- 803), LR Khatian No:- 2595	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 071, Classification:শালি, Area:0.14 Acre,
L2	LR Plot No:- 959(Corresponding RS Plot No:- 809), LR Khatian No:- 2595	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 071, Classification:শালি, Area:0.06 Acre,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 07/05/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

प्राकश कुमार भिमराजा
PRAKASH KUMAR BHIMRAJA

राजराज लाल भिमराजा
RAJRAJ LAL BHIMRAJA

13/02/1986
Permanent Account Number
ADGP87657M


Signature






Rajraj Lal Bhimraja





For MANGALSHIV RETAILERS PRIVATE LIMITED


Director, Authorised Signatory



12/01/2021

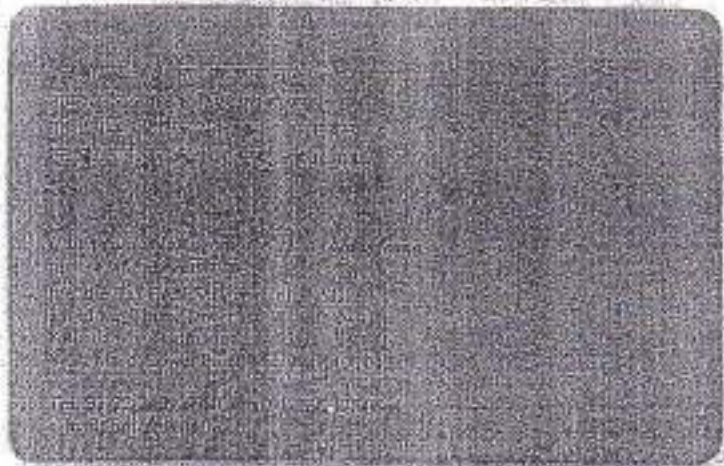
12/01/2021



B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mazumder

Director





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHANCHAL MOZUMDER
BISWA SUNDAR MOZUMDER

12/12/1984
 Permanent Account Number
AHCPM2290B


 Signature



Chanchal Mozumder

आयकर विभाग / Income Tax Department
 आयकर विभाग, इलाहाबाद, उत्तर प्रदेश
 इलाहाबाद, उत्तर प्रदेश - 201 001
 टेलीफोन नंबर: 231 036

Your contact point / contact information is
 located in the following address:
 Income Tax Department, Lucknow, U.P.
 Plot No. 101, Sector No. 37/1
 M.K.C. Road, Near Durgam Chauraha
 Lucknow - 226 001

Your contact point / contact information is
 located in the following address:
 Income Tax Department, Lucknow, U.P.
 Plot No. 101, Sector No. 37/1
 M.K.C. Road, Near Durgam Chauraha
 Lucknow - 226 001



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DATED THIS 29th DAY OF MARCH 2017

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BETWEEN

B.K. CONSORTIUM ENGINEERS PVT.LTD

..... VENDOR

AND

MANGALSHIV RETAILERS PVT LTD

..... PURCHASER

CONVEYANCE



Major Information of the Deed

Deed No :	I-1604-01485/2017	Date of Registration	30/03/2017
Query No / Year	1604-0000404089/2017	Office where deed is registered	
Query Date	24/03/2017 3:39:26 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SAURABH CHAUDHURI 36/1A, ELGIN ROAD,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9836284449, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document			
Set Forth value		Market Value	
Rs. 21,31,500/-		Rs. 21,31,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,27,890/- (Article:23)		Rs. 21,347/- (Article:A(1), M(b), H)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot Number	Khatian Number	Land Use Proposed		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-953	LR-2595	Bastu	Shali	7 Dec	14,45,850/-	14,45,850/-	Width of Approach Road: 5 Ft.,
L2	LR-959	LR-2595	Bastu	Shali	3 Dec	6,19,650/-	6,19,650/-	Width of Approach Road: 5 Ft.,
		TOTAL :			10Dec	20,65,500 /-	20,65,500 /-	
		Grand Total :			10Dec	20,65,500 /-	20,65,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 220 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		220 sq ft	66,000 /-	66,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company) 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No.:AACCB6082AStatus :Organization, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MANGALSHIV RETAILERS PRIVATE LIMITED (Private Limited Company) 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAHCM8370MStatus :Organization



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr CHANCHAL MOZUMDER Son of Late BISWASUNDAR MOZUMDER 41, KANSARIPARA ROAD, P.O:- BHOWANIPUR, P.S:- Kallighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AHCPM2290B Status : Representative, Representative of : B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)
2	Mr PRAKASH KUMAR BHIMRAJKA (Presentant) Son of Late BAJRANGLAL 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, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:ADGPB7657M Status : Representative, Representative of : MANGALSHIV RETAILERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address
Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr CHANCHAL MOZUMDER, Mr PRAKASH KUMAR BHIMRAJKA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-7 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-3 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	MANGALSHIV RETAILERS PRIVATE LIMITED-220 Sq Ft



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 953(Corresponding RS Plot No:- 803), LR Khatian No:- 2595	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 071, Classification:শালি, Area:0.14000000 Acre,
L2	LR Plot No:- 959(Corresponding RS Plot No:- 809), LR Khatian No:- 2595	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 071, Classification:শালি, Area:0.06000000 Acre,

Endorsement For Deed Number : I - 160401485 / 2017

On 27-03-2017

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 21,31,500/-



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

On 29-03-2017

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 16:05 hrs on 29-03-2017, at the Private residence by Mr PRAKASH KUMAR BHIMRAJKA .

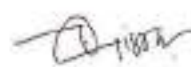
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 29-03-2017 by Mr CHANCHAL MOZUMDER, DIRECTOR, B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRANATH CHAUDHURI, 36/1A, ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

Execution is admitted on 29-03-2017 by Mr PRAKASH KUMAR BHIMRAJKA, AUTHORISED SIGNATORY, MANGALSHIV RETAILERS PRIVATE LIMITED (Private Limited Company), 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRANATH CHAUDHURI, 36/1A, ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate



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



On 30-03-2017

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 21,347/- (A(1) = Rs 21,315/- ,H = Rs 28/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,347/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2017 8:21PM with Govt. Ref. No: 192016170055474111 on 29-03-2017, Amount Rs: 21,347/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118856905 on 29-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,27,890/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,22,890/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 320, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/03/2017 8:21PM with Govt. Ref. No: 192016170055474111 on 29-03-2017, Amount Rs: 1,22,890/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118856905 on 29-03-2017, Head of Account 0030-02-103-003-02



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2017, Page from 41478 to 41503

being No 160401485 for the year 2017.



Digitally signed by TRIDIP MISRA
Date: 2017.03.31 12:54:03 +05:30
Reason: Digital Signing of Deed.

(Tridip Misra) 31/03/2017 12:54:02

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

