

02509

2-2442/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

provided that the document is submitted for registration, the signature sheets and the endorsement sheets attached with the document are part of this document. C 882282

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 516500/10

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

11 MAY 2017

19.5.17

THIS INDENTURE made this 11<sup>TH</sup> day of MAY Two Thousand Seventeen

No. 305 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]*

*[Handwritten signature]*  
1117



For ZEST RETAILERS PVT. LTD.

*[Handwritten signature]*  
Director/Authorised Signatory

*[Handwritten signature]*  
1126



District Sub-Registrar-14  
Registrar U/S 1(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
11 MAY 2017

B.K. Consortium Engineers Pvt. Ltd.

*[Handwritten signature]*  
Director

*[Handwritten signature]*  
Adv.  
S/o Rabindra Nath Chakraborty  
36/1A, Elsin Road, Col-20



**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**

**ZEST RETAILERS PVT.LTD. (PAN NO- AAACZ2012L)** 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-14  
Registrar U.S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**11 MAY 2017**

**WHEREAS:**

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 36 decimal more or less in R.S Dag No. 1652 corresponding L.R Dag No. 1674 and 36 decimal more or less in R.S Dag No. 1653 corresponding L.R Dag No. 1675, in Mouza Elachi, J.L. No.70, Police Station-Sonarpur, in the District South 24-Parganas.
  2. The Vendor herein has obtained mutation of its name in respect of 36 decimal in L.R. Dag No. 1674 and 36 decimal in L.R. Dag No. 1675, in L.R Khatian No. 1270 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 2 Decimal out of 36 Decimal in R.S Dag No. 1652 corresponding to L.R.Dag No. 1674 and 6 Decimal out of 36 Decimal in R.S Dag No. 1653 corresponding to L.R.Dag No. 1675, aggregating 8 Decimal, in Mouza Elachi, J.L. No.70, 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, lispens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of Rs. 21,33,200/- (Rupees Twenty One Lakhs Thirty Three Thousand Two Hundred ) Only
- NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 21,33,200/- (Rupees Twenty One Lakhs Thirty Three Thousand Two Hundred ) Only of the lawful money of the Union of India well and truly paid by the



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

**11 MAY 2017**



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 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 2 Decimal out of 36 Decimal in R.S Dag No. 1652 corresponding to L.R.Dag No. 1674 and 6 Decimal out of 36 Decimal in R.S Dag No. 1653 corresponding to L.R.Dag No. 1675, aggregating 8 Decimal, 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, pattaahs, 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



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

**11 MAY 2017**



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, 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



DISTRICT SUB-REGISTRAR-17  
Registrar U/S 7(2) of  
Registration Act 1908  
Allipore, South 24 Parganas

11 MAY 2017

Purchaser in the manner aforesaid as shall or may be reasonably required.

### Structural Details

The Tiles shed structure measuring an area of 220 Sq Ft mainly use for Residential purpose which is standing on the Schedule Property is 10 years old dilapidated with cemented flooring.

### SCHEDULE

#### (THE SAID LAND)

**ALL THAT** the undivided 2 Decimal out of 36 Decimal in R.S Dag No. 1652 corresponding to L.R.Dag No. 1674 and 6 Decimal out of 36 Decimal in R.S Dag No. 1653 corresponding to L.R.Dag No. 1675, aggregating 8 Decimal, 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:-

#### **In Respect of R.S. Dag No – 1652**

**ON THE NORTH** : R.S. Dag No – 1650 ✓  
**ON THE EAST** : R.S. Dag No – 1653 ✓  
**ON THE SOUTH** : R.S. Dag No – 1654 ✓  
**ON THE WEST** : R.S. Dag No – 1651 ✓

#### **In Respect of R.S. Dag No – 1653**

**ON THE NORTH** : R.S. Dag No – 1650 ✓  
**ON THE EAST** : R.S. Dag No – 1661 ✓  
**ON THE SOUTH** : R.S. Dag No – 1654 & 1660 ✓  
**ON THE WEST** : R.S. Dag No – 1652 ✓





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

**11 MAY 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  
34/A, Elgin Road  
Kolkata - 700020

B.K. Consortium Engineers Pvt. Ltd.  
E. Mozumdar  
Director

2. Prasjit Chakrabarty

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

1. Rajendra Kumar Agarwal

For ZEST RETAILERS PVT. LTD.  
Director/ Authorised Signatory

2. Prasjit Chakrabarty  
36/A, Elgin Road,  
kol- 700 020



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

11 MAY 2017



**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of Rs. 21,33,200/- (Rupees Twenty One Lakhs Thirty Three Thousand Two Hundred) only the full consideration money as per Memo below:-

Date	Cheque No	Bank	Amount
19.04.2017	524492	Punjab & Sind Bank	Rs. 21,33,200/-

Rs. 21, 33,200/- (Rupees Twenty One Lakhs Thirty Three Thousand Two Hundred) Only

B.K. Consortium Engineers Pvt. Ltd.

*E. Hojurmodes*

Director

**VENDOR**

**WITNESSES :**

1. *Rajendra Kumar Agarwal*

2. *Prasjit Chakraborty*

**Drafted and Prepared by me**

*Saurabh Chaudhuri*  
**SAURABH CHAUDHURI**  
 F.2063/2043 of 2002 Advocate  
 Alipore Police Court  
 Kolkata - 700 027



District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**11 MAY 2017.**

**SALE DEED PLAN** (An Per R.S. Mouza Map)  
RS.DAG.NO.- 1652 & 1653, LR.DAG.NO.- 1674 & 1675  
MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR,  
DIST.- 24 PARGANAS SOUTH,



For ZEST RETAILERS PVT. LTD.  
*[Signature]*  
 Director/Authorised Signatory

B.K. Consortium Engineers Pvt. Ltd.  
*[Signature]*  
 Director





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

11 MAY 2017

**SPECIMEN FORM FOR TEN FINGER PRINTS**

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

Name: CHANCHAR MOZUMDER

Signature: [Handwritten Signature]

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

Name: PRAKASH KUMAR SAMBARIKA

Signature: [Handwritten Signature]

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

Name: .....

Signature: .....



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

**11 MAY 2017**

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

GRN: 19-201718-000735952-1

GRN Date: 28/04/2017 17:18:26

BRN: 121928655

Payment Mode: Online Payment

Bank: IDBI Bank

BRN Date: 28/04/2017 17:18:45

DEPOSITOR'S DETAILS

Id No. : 16040000546577/3/2017  
(Query No./Query Year)

Name : ZEST RETAILERS PVT. LTD.

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Purpose of payment / Remarks :

Mobile No. : +91 9830056784

36/1A, ELGIN ROAD, KOLKATA - 20

Mr Saurabh Chaudhuri

Others

Sale, Sale Document Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	16040000546577/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	21364
2	16040000546577/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	122992

In Words : Rupees One Lakh Forty Four Thousand Three Hundred Fifty Six only

Total

144356







सत्यमेव जयते

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

28  
26/4  
R

Query No / Year	1604-0000546577/2017	Office where deed will be registered
Query Date	24/04/2017 10:52:54 AM	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 - 700078, Mobile No. : 9874360753, Status : Advocate	
Transaction	Additional Transaction	
[0101] Sale, Sale Document		
Set Forth value	Market Value	
Rs. 21,33,200/-	Rs. 21,33,200/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,27,992/- (Article:23)	Rs. 21,364/- (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. 660/-		Rs. 5,000/-
Remarks		

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1674	LR-1270	Bastu	Bastu	2 Dec	5,16,800/-	5,16,800/-	Width of Approach Road: 5 Ft.,
L2	LR-1675	LR-1270	Bastu	Danga	6 Dec	15,50,400/-	15,50,400/-	Width of Approach Road: 5 Ft.,
		<b>TOTAL :</b>			<b>8.00000000 Dec</b>	<b>20,67,200 /-</b>	<b>20,67,200 /-</b>	
		<b>Grand Total :</b>			<b>8.00000000Dec</b>	<b>20,67,200 /-</b>	<b>20,67,200 /-</b>	

**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: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
		<b>Total :</b>	<b>220.00000 sq ft</b>	<b>66,000 /-</b>	<b>66,000 /-</b>



**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED ( Private Limited Company ) .1B, Middleton Manor, 9/4, Middleton Row, Post Office: Middleton Row, Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 PAN No. AACCB6082A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	ZEST RETAILERS PVT.LTD. ( Private Limited Company ) .36/1A, Elgin Road, Elgin Road(Lala Lajpat Rai Sarani), Post Office: Lala Lajpat Rai Sarani, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAACZ2012L, 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: Bhawanipur, Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AHCPM2290B,	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as Director)
2	Mr Prakash Kumar Bhimrajka Son of Late Bajrang Lal 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,	ZEST RETAILERS PVT.LTD. (as Authorised representative)

**Identifier Details :**

Name & address
Mr Saurabh Chaudhuri Son of Mr Rabindra Nath Chaudhuri 36/1A, Elgin Road,, Elgin Road(Lala Lajpat Rai Sarani), 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	ZEST RETAILERS PVT.LTD.-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	ZEST RETAILERS PVT.LTD.-6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	ZEST RETAILERS PVT.LTD.-220 Sq Ft

### Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1674(Corresponding RS Plot No:- 1652), LR Khatian No:- 1270	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:বাস্তু, Area:0.36 Acre,
L2	LR Plot No:- 1675(Corresponding RS Plot No:- 1653), LR Khatian No:- 1270	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:ডাঙ্গা, Area:0.36 Acre,

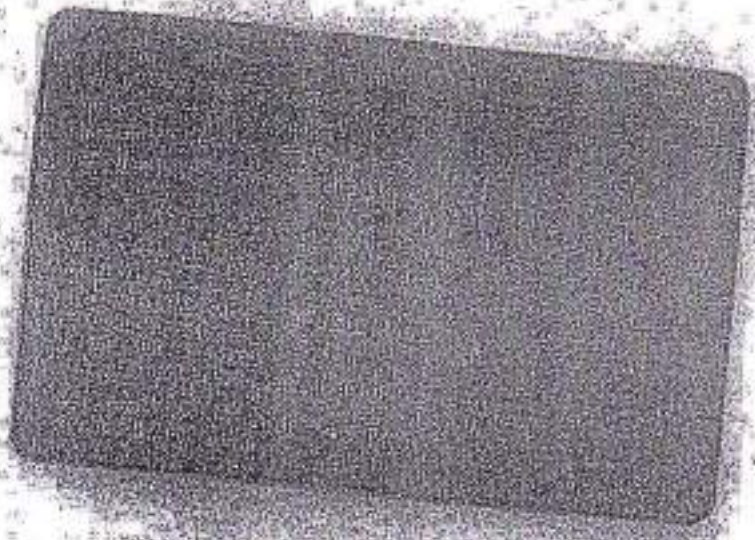
#### Note:

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 07/06/2017 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.





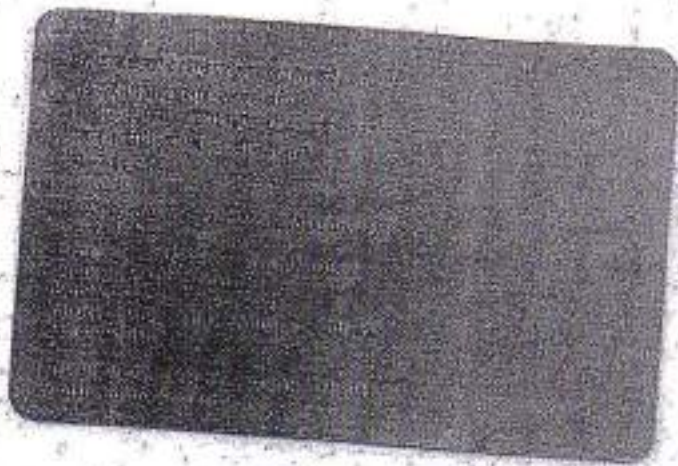
आयकर विभाग भारत सरकार  
B.K. CONSORTIUM ENGINEERS  
PRIVATE LIMITED  
20/02/05  
MOCER/05



B.K. Consortium Engineers Pvt. Ltd.  
*C. Hoque*  
Director







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For ZEST RETAILERS PVT. LTD.

  
Director / Authorised Signatory







R. Ashwin









17/5/17



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 16040000546577/2017

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:- Bhawanipur, P.S:- Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Seller [B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED]			 17/5/17
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 [ZEST RETAILERS PVT.LTD.]			 17/5/17





Sl 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	 11.05.2017

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







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DATED THIS 11<sup>TH</sup> DAY OF MAY 2017

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BETWEEN

B.K. CONSORTIUM ENGINEERS PVT.LTD

..... VENDOR

AND

ZEST RETAILERS PVT.LTD.

..... PURCHASER



CONVEYANCE

### Major Information of the Deed

Deed No :	I-1604-02442/2017	Date of Registration	19/05/2017
Query No / Year	1604-0000546577/2017	Office where deed is registered	
Query Date	24/04/2017 10:52:54 AM	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 - 700078, Mobile No. : 9874360753, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 21,33,200/-	Rs. 21,33,200/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,27,992/- (Article:23)	Rs. 21,364/- (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: Elachi

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-1674	LR-1270	Bastu	Bastu	2 Dec	5,16,800/-	5,16,800/-	Width of Approach Road: 5 Ft.,
L2	LR-1675	LR-1270	Bastu	Danga	6 Dec	15,50,400/-	15,50,400/-	Width of Approach Road: 5 Ft.,
<b>TOTAL :</b>					8Dec	20,67,200 /-	20,67,200 /-	
<b>Grand Total :</b>					8Dec	20,67,200 /-	20,67,200 /-	

#### 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: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		220 sq ft	66,000 /-	66,000 /-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED ( Private Limited Company )</b> 1B, Middleton Manor, 9/4, Middleton Row, P.O:- Middleton Row, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071 , PAN No.: AACCB6082A, Status :Organization, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ZEST RETAILERS PVT.LTD. ( Private Limited Company )</b> 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 , PAN No.: AACZ2012L, Status :Organization





**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHANCHAL MOZUMDER</b> Son of Late Biswasundar Mozumder 41, Kansaripara Road, P.O:- Bhawanipur, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AHCPM2290B Status : Representative, Representative of : B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as Director)
2	<b>Mr Prakash Kumar Bhimrajka (Presentant )</b> Son of Late Bajrang Lal 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 : ZEST RETAILERS PVT.LTD. (as Authorised representative)

**Identifier Details :**

Name & address	
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, 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	ZEST RETAILERS PVT.LTD.-2 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	ZEST RETAILERS PVT.LTD.-6 Dec

**Transfer of property for S1**

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





## Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1674(Corresponding RS Plot No:- 1652), LR Khatian No:- 1270	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:বাস্ত, Area:0.36000000 Acre,
L2	LR Plot No:- 1675(Corresponding RS Plot No:- 1653), LR Khatian No:- 1270	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:ডাঙ্গা, Area:0.36000000 Acre,

Endorsement For Deed Number : I - 160402442 / 2017

On 26-04-2017

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 21,33,200/-

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

On 11-05-2017

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

Presented for registration at 15:23 hrs on 11-05-2017, 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 11-05-2017 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:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Indetified by Mr Saurabh Chaudhuri, , Son of Mr Rabindra Nath Chaudhuri, 36/1A, Elgin Road,, Road: Elgin Road(Lala Lajpat Rai Sarani), , 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 11-05-2017 by Mr Prakash Kumar Bhimrajka, Authorised representative, ZEST RETAILERS PVT.LTD. (Private Limited Company), 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

Indetified by Mr Saurabh Chaudhuri, , Son of Mr Rabindra Nath Chaudhuri, 36/1A, Elgin Road,, Road: Elgin Road(Lala Lajpat Rai Sarani), , P.O: Lala Lajpat Rai Sarani, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

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





On 18-05-2017

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21,364/- ( A(1) = Rs 21,332/- ,H = Rs 28/- ,M (b) = Rs 4/- ) and Registration Fees paid by by online = Rs 21,364/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2017 5:18PM with Govt. Ref. No: 192017180007359521 on 28-04-2017, Amount Rs: 21,364/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121928655 on 28-04-2017, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,27,992/- and Stamp Duty paid by by online = Rs 1,22,992/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2017 5:18PM with Govt. Ref. No: 192017180007359521 on 28-04-2017, Amount Rs: 1,22,992/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121928655 on 28-04-2017, Head of Account 0030-02-103-003-02

*Pradipta*

**Pradipta Kishore Guha**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 19-05-2017

**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 Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,27,992/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 305, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: Sankar Kumar Sarkar

*Pradipta*

**Pradipta Kishore Guha**  
**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

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being No 160402442 for the year 2017.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.05.23 19:32:31 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 23/05/2017 19:32:30  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)