

0973/22


I-969/2022



पश्चिम बंगाल WEST BENGAL

59AB 978666

Certified that the document is admitted for Registration. The signature sheets and the endorsement 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

SP  
25/1/22  
9 2/155672/22

35595

16 NOV 2021

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

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

*Chanchal Hazarika*

B. K. Consortium Engineers Private Limited

*Chanchal Hazarika*  
 Authorised Signatory



ERRIFIC LAND BUILDING LLP

*Jyotirmay Morumbar*  
 Designated Partner/Authorised Signatory

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

Identified by me  
 Nilesh Kundu  
 s/o. - Lt. N.G. Kundu  
 36/1A, Elgin Road  
 Kolkata - 700020.

**B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN NO AACCB6082A)**, a company incorporated under the Companies Act, 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, P.O – Middellon Row P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorised Signatory **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansaripara Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **ONE PART**

**AND**

**TERRIFIC LAND AND BUILDING LLP (PAN NO- AASFT4252H)**, having registered office at 41, Kansar 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 24<sup>th</sup> May, 2008, being no. 04940 for the year 2008, recorded in Book No. I, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 24 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar



District Sub-Registrar-II  
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Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of *bagan and danga* land admeasuring 5 Decimal in R.S. Dag No. 1655 corresponding to L.R. Dag No. 1677 and 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both appertaining to L.R. Khatian no. 1270 of Mouza Elachi, J. L. No. 70 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 *bagan and danga* land admeasuring 5 Decimal out of 5 Decimal in R.S. Dag No. 1655 corresponding to L.R. Dag No. 1677 and 5 Decimal out of 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both appertaining to L.R. Khatian no. 1270 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein



2

District Sub-Registrar-II  
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25 JAN 2022

below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land ) the Vendor do and each of them 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. 1655 & 1656 corresponding to L.R. Dag no. 1677 & 1678 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

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



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 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



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and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

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

**ALL THAT** the undivided *bagan and danga* land admeasuring 5 Decimal out of 5 Decimal in R.S. Dag No. 1655 corresponding to L.R. Dag No. 1677 and 5 Decimal out of 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and both appertaining to L.R. Khalian no. 1270 aggregating to 10 Decimal of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, as delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

The Entire Dags is Datted and Bounded are as follows:

On The North:	By R.S. Dag No. 1654 (Mouza Elachi)
On The East:	By R.S. Dag Nos. 1654 & 1657 (Mouza Elachi)
On The West:	By R.S. Dag Nos. 807 & 808 (Mouza Jagaddal)
On The South:	By R.S. Dag Nos. 815, 816 & 818 (Mouza Jagaddal)



*[Handwritten signature]*

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. *Agushi Katarania*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Hazra*  
(Authorised Signatory)

2. *Debjyoti Ghosh*  
*Advocate*

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Agushi Katarania*  
*36/A, Elgin Road,*  
*Kol-20*

FOR TERRIFIC LAND AND BUILDING LLP

*Iyotishan Morunda*

(Authorised Signatory)

2. *Debjyoti Ghosh*  
*Advocate*

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/577/09.*



District Sub-Registrar-II  
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**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 Kakurania*

2) *Dehyots Ghosh*  
*Advocate*

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

**VENDOR**

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



A simple handwritten mark or signature, possibly a checkmark or a stylized letter, located below the circular stamp.

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



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

**RS.DAG.NO.- 1655 & 1656, LR.DAG.NO.- 1677 & 1678**

**MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR,**

**DIST.- 24 PARGANAS SOUTH,**



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

TERRIFIC LAND AND BUILDING  
*Jyotirmay Morunder*  
Designated Partner/Authorized Signatory



District Sub-Registrar-II  
Aligore, 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*

<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-II  
Alipore, South 24 Parganas

25 JAN 2022



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

**GRN Details**

GRN: 192021220158649971 Payment Mode: Online Payment  
GRN Date: 24/01/2022 10:37:25 Bank/Gateway: ICICI Bank  
BRN: 74186540 BRN Date: 24/01/2022 10:01:55  
Payment Status: Successful Payment Ref. No: 2000155672/6/2022  
(Query No/Query Year)

**Depositor Details**

Depositor's Name: TERRIFIC LAND AND BUILDING LLP  
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2000155672  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2000155672/6/2022  
Remarks: Sale, Sale Document Payment No 6

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000155672/6/2022	Property Registration- Stamp duty	0030-02-133-003-02	196374
2	2000155672/6/2022	Property Registration- Registration Fees	0030-03-134-001-16	49105
3	2000155672/6/2022	Mutation/Conversion -Receipt	0029-00-830 026-27	300
			<b>Total</b>	<b>245779</b>

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





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 16022000155672/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI 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:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Buyer [TERRIIFI C LAND AND BUILDING LLP ]			<i>Jyotishman Mozumder</i> 25/1/22
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Seller [B K CONSOR TIUM ENGINEE RS PRIVATE LIMITED ]			<i>Chanchal Mozumder</i> 25/1/22



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



Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr NILESH KUNDU 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			Nilesh 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

2022/2023/1000



District Sub- Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022

























ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নং/ Enrolment No.: 2010/30955/26144

Download Date: 02/11/2019

To  
শীলেশ কুন্ডু  
Nilesh Kundu  
S/O: Nitya Gopal Kundu  
SANKRAIL  
Ranchendrapur  
Bansra  
Howrah West Bengal - 711013  
9630251453

Issue Date: 14/09/2019

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 7865 3258  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



শীলেশ কুন্ডু  
Nilesh Kundu  
জন্মতারিখ/DOB: 01/10/1976  
পুংস্ব: MALE

Issue Date: 14/09/2019

Download Date: 02/11/2019

6253 7865 3258  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়াজাত হস্তি লিটার

INFORMATION

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- This is electronically generated letter.

- আধার সারা দেশে বৈধ
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রক্রিতে সাহায্য করে।
- আধার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
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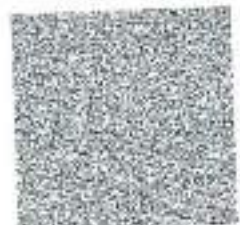


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Unique Identification Authority of India



উদ্দেশ্য:  
কোড: শীলেশ কুন্ডু, শীলেশ কুন্ডু, রানচেন্দ্রপুর,  
বান্সরা,  
পশ্চিম বঙ্গ - 711013

Address:  
S/O: Nitya Gopal Kundu, SANKRAIL,  
Ranchendrapur, Howrah,  
West Bengal - 711013



6253 7865 3258  
VID : 9155 8840 3446 5172

1947 | helpline@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu



### Major Information of the Deed

Deed No	I-1602-00989/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000155672/2022	Office where deed is registered	
Query Date	17/01/2022 1:45:03 PM	1602-2000155672/2022	
Applicant Name, Address & Other Details	DEBAYUTI GHOSH Thana, Entaly, District : Kolkata, WEST BENGAL PIN - 700046, 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. 49,09,094/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 1,36,584/- (Article:23)	Rs. 49,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

#### Land Details :

District: South 24 Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elach, JI No: 70, 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
I1	LR-1677 (RS.)	LR-1270	Bastu	Bagan	5 Dec	23,00,000/-	24,54,547/-	Width of Approach Road: 8 Ft.
L2	LR-1678 (RS.)	LR-1270	Bastu	Danga	5 Dec	23,00,000/-	24,54,547/-	Width of Approach Road: 8 Ft.
<b>TOTAL :</b>					10Dec	46,00,000/-	49,09,094/-	
<b>Grand Total :</b>					10Dec	46,00,000/-	49,09,094/-	

#### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b> 1B, Middleton Manor, 9/4, Middleton Row,, City - Not Specified, P O - Middleton Row, P.S:-Shakuspear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071, PAN No : AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TERRIFIC LAND AND BUILDING LLP</b> 41, Kansari Para Road, City:- Not Specified, P O - Shawanipore, P.S:-Kalgital, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No : AAxxxxxx2H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





**Representative Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<p><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, P/N:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: C1xxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status: Representative, Representative of : TERRIFIC LAND AND BUILDING LLP (as AUTHORISED SIGNATORY)</p>
2	<p><b>Mr Chanchal Mozumder (Presentant )</b>                      Son of Late Biswa Sundar Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, P/N:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: A1xxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr NILESH KUNDU</b>                      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</p>			

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	TERRIFIC LAND AND BUILDING LLP-5 Dec

**Transfer of property for L2**

Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	TERRIFIC LAND AND BUILDING LLP-5 Dec

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr B. C. Roy road, Mouza: Elachi J. No 70. Pir Code : 70015\*

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1877, LR Khatian No:- 1270	Owner: B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, Guardian: B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, Address: 18, RAJPUR ROAD, 3/A, RAJPUR CA. SONARPUR-700152, Classification: NRI, Area 0.05060000 Acre.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



1.2

LR Plot No:- 1678, LR Khadian  
No:- 1270

Owner: B K Consortium Engineers Private Ltd,  
Guardian: B K Consortium, Address: 1st Floor, Khadian  
Khadi, 9/6, Khadian Kh. Lalpura 760 007,  
Classification: Class, Area: 0.14000000  
Acre

B K CONSORTIUM ENGINEERS  
PRIVATE LIMITED



On 21-01-2022

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,09,094/-



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) 4B(1),W.B. Registration Rules,1982)

Presented for registration at 17:44 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumder,

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1982 ) [Representative]

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumder, AUTHORISED SIGNATORY, TERRIFIC LAND AND BUILDING LLP (LLP), 41, Karsari Para Road, City:- Not Specified, P O:- Bhawanipore. P.S. Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indefined 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, 5/1, Middleton Row, City:- Not Specified, P.O:- Middleton Row, P S:-Shakespeare Sarani District:-South 24-Parganas, West Bengal. India PIN - 700071

Indefined 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 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 'A, Article number : 23 of Indian Stamp Act 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- ( A(1) = Rs 49,094/- . E = Rs 14/- . H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/- , by online = Rs 49,105/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/01/2022 10:38AM with Govt. Ref. No: 19202122016R649871 on 24-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 74186540 on 24-01-2022, Head of Account 0030-03-104-001-18



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/- by online - Rs 1,96,374/-

**Description of Stamp**

1. Stamp Type: Impressed Serial no 979688, 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 24/01/2022 10:38AM with Govt. Ref No 192021220168649071 on 24-01-2022, Amount Rs: 1,96,374/-,  
Bank: ICIC Bank ( ICIC00030006), Ref. No. 74186540 on 24-01-2022. Head of Account 0030-02-103-003-02



**Samar Kumar Pramanick**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. 41 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 46329 to 46354

being No 160200969 for the year 2022.



*S-a*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 13:06:52 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:06:52 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)