

0986/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল: WEST, BENGAL

59AB 978661

SP
26/1/22

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

9 2157454/22


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

27 JAN 2022

THIS INDENTURE OF CONVEYANCE made this the 25th day of January,
TWO THOUSAND AND TWENTY TWO
BETWEEN

35600

16 NOV 2021

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

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

Chanchal Hazumder

829

B. K. Consortium Engineers Private Limited

Chanchal Hazumder

Authorised Signatory



830



BACALAR ENCLAVE LLP

Jyotishman Mondal

Designated Partner/Authorised Signatory



831

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

Identified by me.
Nilesh Kundu.
S/o. Lt. H.G. Kundu.
36/1A, Elgin Rd.
Kolkata-700020.

B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN NO AACCB6082A), a company incorporated under the Companies Act 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, P O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorized 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

BACALAR ENCLAVE LLP (PAN NO- AAYFB7937K), having registered office at 41, Kansaripara Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorized 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 24th 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 Pathak and Kumeri Bithika Pathak **ALL THAT** the piece and parcel of shall



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

land admeasuring 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

The Purchaser herein approached the Vendor intending to purchase 10 Decimal Land and after due consideration the Vendor has agreed to sell undivided and undemarcated 10 Decimal (more or less) out of the Said Land hereinafter referred to as the **Demised Land**.

THAT the Vendor has represented to the PURCHASER that;

- i. The Said Land is free from all encumbrances and is marketable and they have a good title to the same.
- ii. The Vendor has not stood as guarantor in respect of the Said Land in favor of any third party and/ or has not given any undertaking to that effect in favor of any third party.
- iii. It will sign and execute any papers and/or documents which the PURCHASER may require for assuring betterment of title of the said Demised Land without any further financial liability.

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided *Shali* land admeasuring 4 Decimal (more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both are appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein below herein after referred to as the "**Demised Land**", free from all encumbrances, here,



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

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 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. 757 & 758 corresponding to L.R. Dag no. 910 & 911 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the Demised land) **OR HOWSOEVER OTHERWISE** the Demised land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Demised land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever relating to the Demised land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Demised land hereby sold granted, conveyed,

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

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



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

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shali* land admeasuring 4 Decimal (more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 and 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 both are appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein the entire Dag is delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

The Entire Dag is Butted and Bounded are as follows:

On The North:	By R.S. Dag Nos. 759, 760, 762 & 763
On The East:	By R.S. Dag Nos. 714, 715, & 717
On The West:	By R.S. Dag Nos. 756 & 766
On The South:	By R.S. Dag No. 718



7

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

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED

BY THE VENDOR at Kolkata

in the presence of:

1. *Ayushi Kakarania*

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Koguscher
(Authorised Signatory)

2. *Neelgopal Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Ayushi Kakarania*
56/A, Alipia Road, TN-46

FOR BACALAR ENCLAVE LLP

Jyotsnani Mondal

(Authorised Signatory)

2. *Neelgopal Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Neelgopal Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

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



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

WITNESSES :

1) *Ayushi Kakaramia*

2) *Devyoti Ghosh*
Advocate :

B. K. Consortium Engineers Private Limited
Chanchal Hazumda
Authorised Signatory

VENDOR

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A handwritten signature or scribble located below the circular stamp.

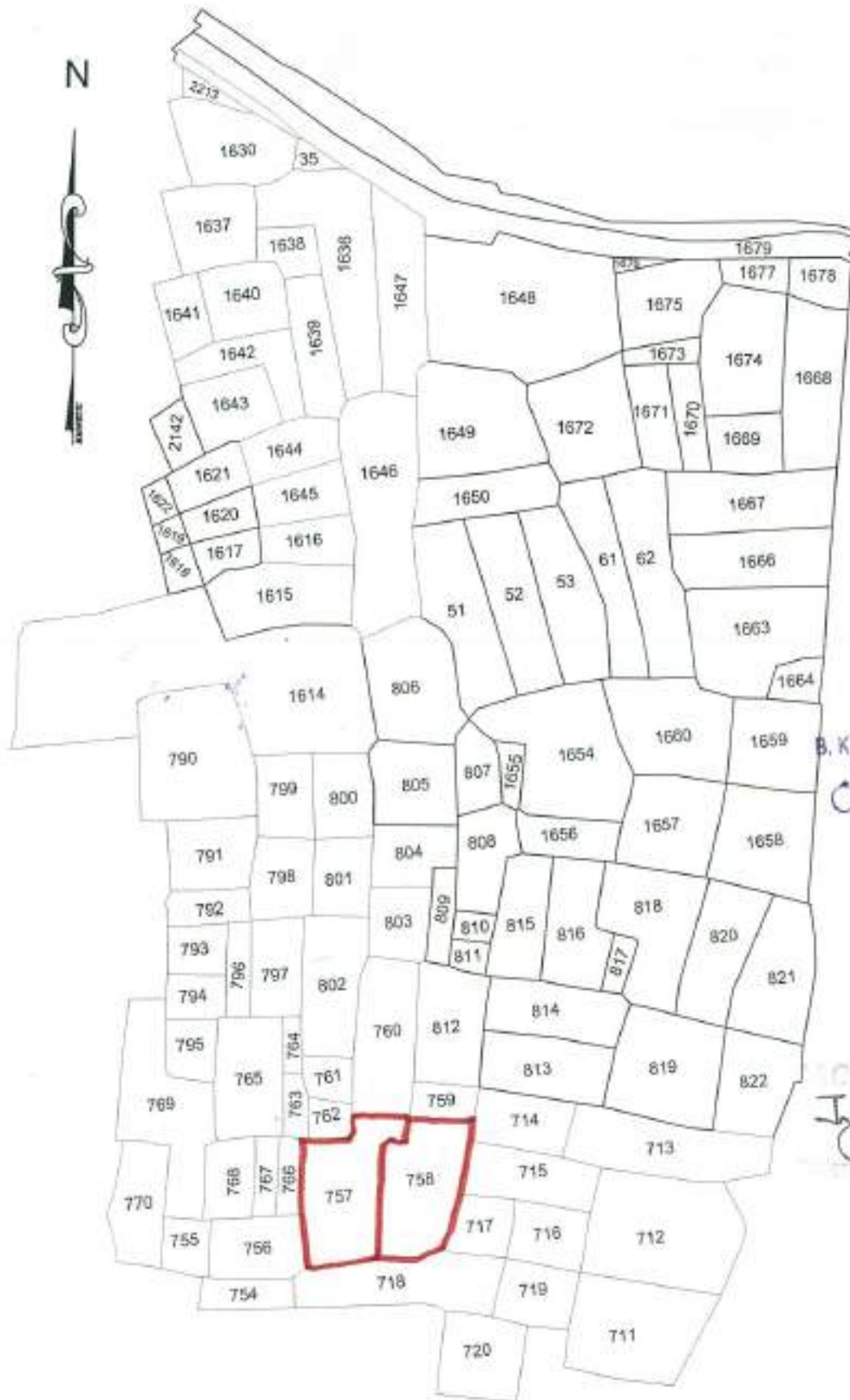
District Sub- Registrar-II
Alipore, South 24 Parganas
25 JAN 2022

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

RS.DAG.NO.- 757 &758, LR.DAG.NO.- 910 & 911

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

DIST.- 24 PARGANAS SOUTH,



B. K. Consortium Engineers Private Limited
Chanchal Hazarika
Authorized Signatory

ICALAR ENGINEERS LLP
Jyotishman Mondal
Authorized Signatory



District Sub-Registrar-II
Alipora, 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">PHOTO</p>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Name.....

Signature.....



[Handwritten 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: 192021220167562911 Payment Mode: Online Payment
GRN Date: 21/01/2022 13:41:14 Bank/Gateway: ICICI Bank
BRN : 74102995 BRN Date: 21/01/2022 13:01:31
Payment Status: Successful Payment Ref. No: 2000157454/3/2022
(Query No./Query Year)

Depositor Details

Depositor's Name: BACALAR ENCLAVE LLP
Address: KANSARI PARA ROAD KALIGHAT KOIKATA 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2000157454
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2000157454/3/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000157454/3/2022	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2000157454/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
Total				245479

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









Government of West Bengal

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

Signature / LTI Sheet of Query No/Year 16022000157454/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JYOTISHMAN Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Buyer [BACALA R ENCLAVE LLP]			Jyotishman Mozumder 25/1/22
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]			Chanchal Mozumder 25/1/22



7
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			Niles KUNDU. 25.01.2022.

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

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

2022-23
11/1/2022

...



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



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAYFB7937K

Entity Name: **BAGALAR ENCLAVE LLP**

Entity PAN: **AAAYFB7937K**
Date of Issue: **08/12/2021**



Signature Not Verified

Digitally Signed by Income Tax Department

Date: 14/12/2021 23:55:37
Reason: Document Signer
Location: India

- ✓ Permanent Account Number (PAN) is issued by Income Tax Department. Making of various documents and filing payment returns, assessment, tax demand notices, matching of information and easy maintenance or retrieval of electronic filing history relating to taxpayer.
- ✓ आया नंदा संख्या (PAN) को सरकार के विभाग द्वारा ही एक ही जगह में जारी किया जाता है। इसमें कोड का चुनाव, संशोधन, नया नंबर का उपयोग, मुद्रांकन, मिटान और पुनर्निर्माण आदि कार्य नहीं किए जा सकते हैं।
- ✓ Cardholder को नया नंदा संख्या (PAN) प्राप्त करने के लिए वेब पोर्टल www.incometax.gov.in पर जाकर PAN के लिए आवेदन करना पड़ेगा।
- ✓ Issuing authority issues more than one PAN in a year in law of non-compliance upto Rs. 10,000.
- ✓ एक से अधिक PAN जारी किया जा सकता है। इससे जुड़ा जुर्माना 10,000 रुपये तक हो सकता है।
- ✓ This PAN Card contains Fintech QR Code which is readable by a specific Android/Mobile App. Key word to search for app is Mobile App on Google Play Store is PAN QR Code Reader.
- ✓ इस कार्ड में फिनटेक PAN QR कोड है। इस कोड को पढ़ने के लिए मोबाइल ऐप का उपयोग करें। ऐप को खोजने के लिए Google Play Store में खोजें।

Q-1



TRAIL

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
Date of Issue: 08/12/2021
Entity Name: BAGALAR ENCLAVE LLP
Entity PAN: AAYFB7937K
Entity Type: LLP
Entity Address: ...
Entity City: ...
Entity State: ...
Entity Pin: ...
Entity Country: ...

The following information is provided for your information. It is not intended to be a substitute for professional medical advice. If you have any questions, please contact your healthcare provider.

This document contains information regarding the use of the product. It is intended to provide you with the necessary information to use the product safely and effectively.

The information in this document is based on the current knowledge of the product. It is subject to change without notice.

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Thank you for choosing our product.



1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the success of any business and for the protection of the interests of all parties involved.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It describes how data is gathered from different sources and how it is processed to extract meaningful information.

3. The third part of the document focuses on the application of statistical methods to the data. It explains how statistical analysis can be used to identify trends, patterns, and relationships within the data, and how these insights can be used to make informed decisions.

4. The fourth part of the document discusses the challenges and limitations of data analysis. It highlights the importance of data quality and the need for careful interpretation of results. It also mentions the potential for bias and the need for transparency in the analysis process.

5. The fifth part of the document concludes by summarizing the key findings and recommendations. It stresses the importance of ongoing monitoring and evaluation to ensure that the data analysis remains relevant and effective over time.

भारतीय विदेश
INCORPORATED



भारत सरकार
GOVT. OF INDIA

BYOTISHKIAN DOCUMENT

GRASCHAL INKZUNDER

30/08/1994

Samantat account number

CHIRAJUNISA

Signature

Signature



भारत सरकार
विदेश विभाग
नई दिल्ली
दस्तावेज संख्या: 30/08/1994
30-08-94

भारत सरकार
विदेश विभाग
नई दिल्ली
दस्तावेज संख्या: 30/08/1994
30-08-94



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ



ಜಾಲತಾಣ: www.karnataka.gov.in
 Jyotsiraman Mozurda
 ಕವಿ ಶಿವಶಂಕರ ಭಟ್ಟರ ಸ್ಮಾರಕ
 ಪುಸ್ತಕ ಮಹಾಭವನ



9493 5507 4634

ಅಧಿಕಾರಿ - ಸಾಂಸ್ಕೃತಿಕ ಅಭಿವೃದ್ಧಿ ಅಧಿಕಾರಿಗಳು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಪದಾ: **Address**
 ಜ್ಞಾನಪೀಠ ಬೆಂಗಳೂರು, 41, S/O: Channarayana Mozurda
 ಕೆ.ಎಸ್.ಆರ್. ಪಾರ್ಕ್ ರೋಡ್, ಶಿವಮೊಗ್ಗ, 4, KANSARI PARA ROAD,
 ಶಿವಮೊಗ್ಗ, ಶಿವಮೊಗ್ಗ, ಕರ್ನಾಟಕ, West
 ಪಿನ್ ಕೋಡ್ - 700025 Bengal - 700025



1234567890

1234567890

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1234567890



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

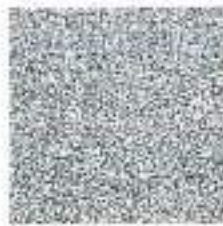
প্রাধিকরণ নম্বর Enrolment No.: 2010/30355/26144

Overseas Date: 08/11/2020

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

Issue Date: 14/01/2019

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



Overseas Date: 08/11/2020



শীতল কুন্ডু
Nilesh Kundu
তারিখ/DOB: 01/10/1976
কুমার MALE

Issue Date: 14/01/2019

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিভিউ কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক্সে তৈরি করা হয়েছে।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারি ও বেসরকারি পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধারে আপনার মোবাইল নম্বর ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিন।

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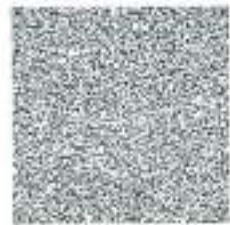


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
শ্রীমতী: শ্রীমতী শীতল কুন্ডু, শীতল কুন্ডু, রানচান্দ্রাপুর,
সংক্রাইল,
পশ্চিম বঙ্গ - 711313

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



6253 7865 3258

VID : 9155 8840 3446 5172

15-87 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu



Major Information of the Deed

Deed No :	I-1802-00972/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000157454/2022	Office where deed is registered	
Query Date	17/01/2022 2:37:06 PM	1602-2000157454/2022	
Applicant Name, Address & Other Details	DLBJYOTI GHOSH Thana : Entally, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No, 9874822772. Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 46,00,000/-	Rs. 49,09,095/-		
Stampduty Paid(SJ)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	Rs. 49,137/- (Article:A(1), F)		
Remarks	Received Rs. 50 (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

0 stnd South 24-Parganas, P.S: Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagaddal. JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-910 (RS :)	LR-2595	Eastu	Shali	4 Dec	18,40,000/-	19,63,638/-	Width of Approach Road: 8 Ft.
L2	LR-011 (RS : -)	LR-2595	Eastu	Shali	6 Dec	27,60,000/-	29,45,457/-	Width of Approach Road: 8 Ft.
		TOTAL :			10Dec	46,00,000 /-	49,09,095 /-	
	Grand Total :				10Dec	46,00,000 /-	49,09,095 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED 1B, Middleton Manor, 9/4, Middleton Row, City:- Not Specified, P.O.- Middleton Row, P.S:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal India, PIN:- 700071, PAN No.: AAxxxxxx2A,Aachar 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	BACALAR ENCLAVE LLP 41, Karsari Para Road, City:- No: Specified, P.O.- Bhawanipore, P.S-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No.: AAxxxxxx7K,Aachar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





12	I.R Plot No:- 911. LR Khatian No:- 2585	Owner:रि.क. कंसोर्टियम इंजिनियर्स प्राइवेट लिमिटेड, Address:रि. कंसोर्टियम प्राइवेट लिमिटेड, 1/4, कैम्पस रोड (एलएलआर-700 एर), Classification:अस. Area:0.35300000 Acre,	R K CONSORTIUM ENGINEERS PRIVATE LIMITED
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On 21-01-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,09,095/-



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) 45(1),W.B. Registration Rules,1962)

Presented for registration at 11:57 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumder .

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumder, AUTHORIZED SIGNATORY, BACALAR ENCLAVE LUF (L.P), 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, . . Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P O: L R SARANI Thana: Bhawanipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 25-01-2022 by Mr Chanchal Mozumder AUTHORIZED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 9/4, Middleton Row, City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District -South 24-Parganas, West Bengal, India, PIN:- 700071

Identified by Mr NILESH KUNDU, . . Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P O: L R SARANI, Thana: Bhawanipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-01-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1999.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 49,091/- , E = Rs 14/- , J1 = Rs 28/- , M(E) = Rs 4/-) and Registrar's 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 21/01/2022 1:42PM with Govt. Ref. No: 192021220167562911 on 21-01-2022, Amount Rs. 49,105/-, Bank: ICICI Bank (ICICI0000061, Ref. No: 74102995 on 21-01-2022, Head of Account 0030-03-104-001 16



Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 978661, Amount: Rs.10/-, Date of Purchase: 16/1/2021. Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GR.PS), Finance Department, Govt. of WB
Online on 21/01/2022 1:42PM with Govt. Ref. No. 152021220167562911 on 21/01/2022, Amount Rs: 1,96,374/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 74102955 on 21-01-2022, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 46431 to 46456

being No 160200972 for the year 2022.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 13:12:30 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:12:30 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)