

0985/22

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 978659

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Handwritten date: 2/5/22

Certified that the document is admitted for Registration. The signature sheets and the endroement 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 25th day of January
TWO THOUSAND AND TWENTY TWO
BETWEEN

16 NOV 2021

35602

No.....Rs.-10/- Date.....

Names.....

Address:.....

Vendor:.....

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014

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

Chanchal Mozumder

B. K. Consortium Engineers Private Limited

Chanchal Mozumder
Authorized Signatory

830
BACALAR NIKETAN LLP

Jyotishman Mondal
Designated Partner/Authorized Signatory



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

Identified by me.
Nilesh Kundu.
S/o. - Lt. N.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 Authorised Signatory **MR Chanchal Mozunder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of Late Biswa Sundar Mozunder by Nationality Indian, Residing at 41, Kansari Para 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 NIKETAN LLP (PAN NO- AAYFB7940A), having registered office at 41, Kansari 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. CIIIPM0005M, Aadhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansari Para 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. 1, 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 Kumari Bithika Pathak **ALL THAT** the piece and parcel of *shahi*



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District Sub-Registrar-II
Aligore, South 24 Parganas

25 JAN 2022

land admeasuring 33 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 and 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 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 *Shahi* land admeasuring 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 and 4 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 both 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, liens,



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

dependens, 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. 760 & 812 corresponding to L.R. Dag no. 913 & 962 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 said 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.



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

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shali* land admeasuring 6 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 760 corresponding to L.R. Dag No. 913 and 4 Decimal out (more or less) of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962 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, as 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 as follows:

On The North:	By R.S. Dag Nos. 803, 809, 811 & 815
On The East:	By R.S. Dag Nos. 759, 813 & 814
On The West:	By R.S. Dag Nos. 761, 762 & 802
On The South:	By R.S. Dag Nos. 757 & 759



District Sub-Registrar-II
Alipara, 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. *Arunshi Kakarania*
36/1A, Elgin Road
KOL-20

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Hazare
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Arunshi Kakarania*

For BACALAR NIKETAN LLP

Iyobolwan Mondal

(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Scaldah Civil Court

Kolkata- 700014

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



District Sub-Registrar-II
Alipare, 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) *Aruno Kaksorani*
- 2) *Shriyut Chirch
Adpadi*

B. K. Consortium Engineers Private Limited
Chanchul Hogumde
Authorised Signatory

VENDOR

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District Sub-Registrar-II
Alipora, South 24 Parganas

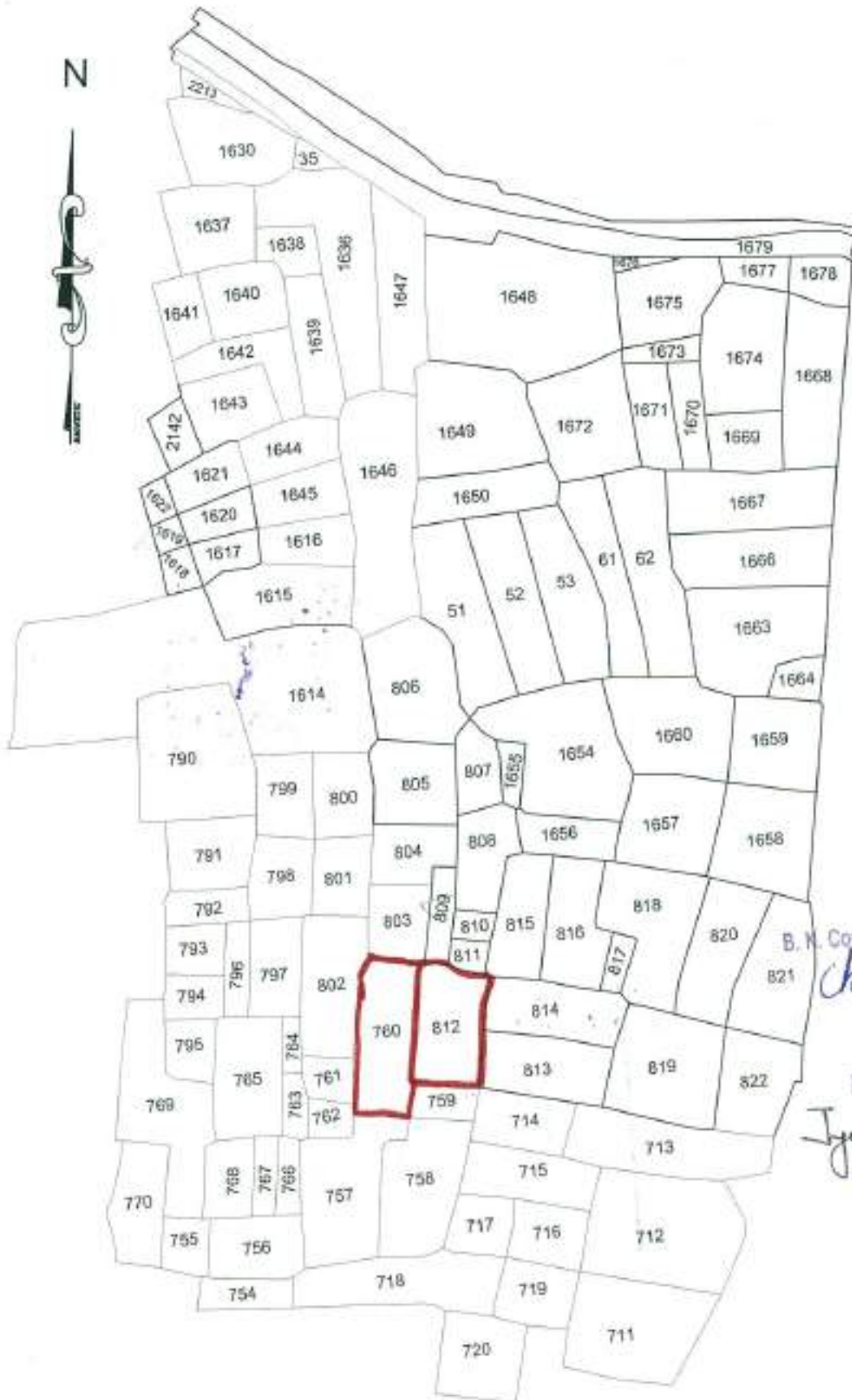
25 JAN 2022

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

RS.DAG.NO.- 760 & 812, LR.DAG.NO.- 913 &962

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

DIST.- 24 PARGANAS SOUTH,



B. N. Consortium Engineers Private Limited
Chanchal Hazumder
Authorised Signatory

BACALAR NIKETAN LLP
Jyoti Kumar Mondal
Designated Partner/Authorised Signatory



District Sub-Registrar-II
Alipore, 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:



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:	192021220168299991	Payment Mode:	Online Payment
GRN Date:	22/01/2022 17:02:08	Bank/Gateway:	ICICI Bank
BRN :	74159865	BRN Date:	22/01/2022 17:01:29
Payment Status:	Successful	Payment Ref. No:	2000151954/6/2022 (Query No./Query Year)

Depositor Details

Depositor's Name:	BACALAR NIKETAN LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 70025
Mobile:	9836016301
Depositor Status:	Buyer/Claimants
Query No:	2000151954
Applicant's Name:	Mr DEB. YOTI GHOSH
Identification No:	2000151954/6/2022
Remarks:	Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID :	Head of A/C Description	Head of A/C	Amount (₹)
1	2000151954/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	196274
2	2000151954/6/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	245479

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



District Sub-Registrar-II
Alipore, South 24 Parganas





25 JAN 2022



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 16022000151954/2022


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 NIKETAN 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



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			<p>Niles KUNDU. 25.01.2022.</p>

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

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

Sub-Registrar
Alipore, South 24 Parganas



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

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

E- Permanent Account Number Card (PAN Card)

AAYFB7940A

नाम (Name)

BACALAR HIKETAN LLP

निर्माण तिथि (Date of Issue)

08/12/2021

Digitally signed by Bacalar Hiketan LLP



Signature Not Verified

Digitally signed by Income Tax Department

Date : 11/12/21 23:55:59
Reason : Duplicate Signa
Location : India

- Permanent Account Number (PAN) facilitates Income Tax Department in filing of returns of its subjects, to India (person and entities) from all the countries. It is a document which contains information and easy mechanism for delivery of electronic information pertaining to taxpayer.
- प्राचीन लेखा संख्या (PAN) आयकर विभाग को भारत में रहने वाले नागरिकों को भारत में आयकर भिन्न-भिन्न करों का भुगतान, भुगतान, भुगतान, भुगतान के लिए और अन्य विवरणों का भुगतान प्रदान करने में सहायता प्रदान करता है।
- Quarterly PAN is now mandatory for several transactions in respect of Income Tax Act, 1961 (including TDS and TFC) and other provisions of Income Tax Act, 1961.
- त्रैमासिक PAN अब आयकर अधिनियम, 1961 के अनेक प्रावधानों (जैसे कि TDS और TFC) और आयकर अधिनियम, 1961 के अन्य प्रावधानों के लिए आवश्यक है।
- Penalty for late submission and PAN is against the law & may attract penalty of upto Rs. 10,000.
- विलंब प्रस्तुत करने पर और PAN के अभाव में कानून के विरुद्ध दंड तक ₹10,000 तक का लगाया जा सकता है।
- T-Lite PAN Card comes with Enhanced QR Code which is readable by a specific Android Mobile App. It is available on Google Play Store as 'PAN QR Code Reader'.
- T-Lite PAN कार्ड एक एडवांस्ड QR कोड के साथ आता है, जिसे एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा पढ़ा जा सकता है। यह ऐप Google Play स्टोर पर 'PAN QR कोड रीडर' के नाम से उपलब्ध है।

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

Permanent Account Number
AA YFB7940A



नाम (Name)
BACALAR HIKETAN LLP

निर्माण तिथि (Date of Issue)
08/12/2021

Digitally signed by Bacalar Hiketan LLP

Digitally signed by Income Tax Department
Date : 11/12/21 23:55:59
Reason : Duplicate Signa
Location : India

Digitally signed by Bacalar Hiketan LLP
Date : 11/12/21 23:55:59
Reason : Duplicate Signa
Location : India

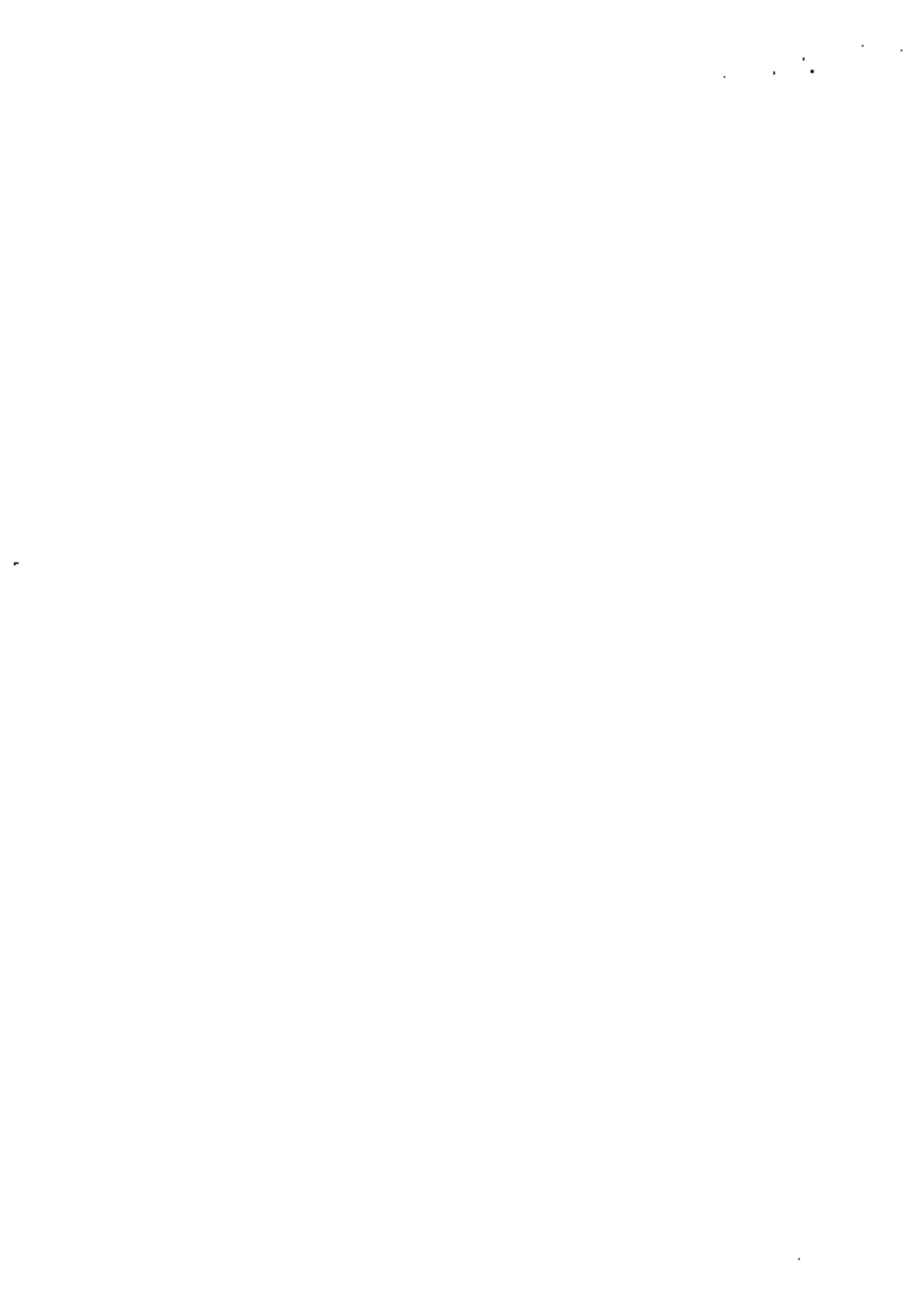
1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for the company's financial health and for providing transparency to stakeholders.

2. The second part outlines the specific procedures for recording transactions, including the use of standardized forms and the requirement for double-checking entries. It also mentions the need for regular audits to ensure the accuracy of the data.

3. The third part addresses the issue of data security. It stresses that all financial information must be stored in a secure environment and that access should be restricted to authorized personnel only. This is to prevent any potential leaks or unauthorized alterations.

4. The final part of the document provides a summary of the key points and reiterates the company's commitment to maintaining high standards of financial reporting. It concludes by stating that these procedures are essential for the long-term success and growth of the organization.





मिशनरियर डिपार्टमेंट

MISSIONER DEPARTMENT

JYOTISHKAR KAZUMBER

FINANCIAL MEMBER

30/06/1994

Permanent Account Number

03P1334527

Signature

Signature

आयकर संचालक

TAX COLLECTOR

...

...

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...

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भारत सरकार
भारतीय डाक



संविधानसंकेत

Jyotishman Mazumdar
एच डिपि/DOE-3048/1004
पुल्य MALE



2496 5987 4824

संविधानसंकेत



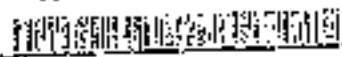
भारत सरकार
भारतीय डाक

पता:

आत्मदा: चंचल मोहंटे, 41,
कस्तुरी गंगा रोड, शवरपुर,
कोलकाता,
पेस्ट कोड - 700025

Address

S/O. Chanchal Mohanta,
41, KANGARI PARA ROAD,
Shaverpore, Kolkata, West
Bengal 700025



भारत सरकार
भारतीय डाक



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 201030355/26144

Download Date: 02/11/2020

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

Issue Date: 16/03/2018

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



Download Date: 02/11/2020



নীলেশ কুন্ডু
Nilesh Kundu
জন্মতারিখ/DOB: 01/10/1976
পুরুষ/ MALE

Issue Date: 16/03/2018

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



জন্ম

- জন্মের পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিশেষ ক্ষেত্রের ক্ষেত্র / অফলাইন এনরোলমেন্ট / অনলাইন প্রমাণিতকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়ার তৈরী গর

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 মাত্রা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের আর্চিভে রাখুন, mAadhaar App যোগে।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



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Unique Identification Authority of India



উপস্থাপনা:
নাম: নীলেশ গোপাল কুন্ডু, নীলেশ কুন্ডু, রামচন্দ্রপুর,
হাওড়া,
পিন কোড - 711313

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



6253 7865 3258

VID : 9155 8840 3446 5172

1647 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu



Major Information of the Deed

Deed No :	1-1602-00973/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000151954/2022	Office where deed is registered	
Query Date	17/01/2022 12:06:14 PM	1602-2000151954/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Trans. Entry, District : Kolkata, WEST BENGAL, PIN - 70014, 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. 43,90,000/-	Rs. 49,09,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,95,384/- (Article:23)	Rs. 49,137/- (Article:A(1), F)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPIR-SONARPUR, Road: Dr. H. C. Roy road, Mouza: Jagaddal, Pl No: 71 Pin Code: 700151

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-913 (RS -)	LR-12595	Bastu	Shali	6 Dec	27,60,000/-	29,45,457/-	Width of Approach Road: 8 Ft.
L2	LR-9E2 (RS -)	LR-2595	Bastu	Shali	4 Dec	18,40,000/-	19,63,638/-	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 10, Middleton Manor, 9/4, Middleton Row, City:- Not Specified, P.O:- Middleton Row, P.S: Shakespear 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	BACALAR NIKETAN LLP 41 Kansar Para Road, City:- Not Specified, P.O:- Brahmapore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, PAN No.: AAxxxxxx0A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr JYOTISHMAN Mozumder Son of Late Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: C1xxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR NIKETAN LLP (as AUTHORISED SIGNATORY)</p>
2	<p>Mr Chanchal Mozumder (Presentant) 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, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxxDB, 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>Mr NILESH KUNDU Son of Mr. N S 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	BACALAR NIKETAN LLP-6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR NIKETAN LLP-4 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Jagadcal, J No: 71 Pir Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1	LR Plot No:- 913 LR Khatian No: 12535		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 962, LR Khatian No:- 2595	Owner: B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, Gurdian: B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, Address: B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, 36/1A ELGIN ROAD, Sonarpur, West Bengal - 700020 Classification: A. Area: 0.16000000 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 49,09,095/-



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) 46(1),W.B. Registration Rules,1962)

Presented for registration at 7:56 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 NIKETAN LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O.- Bhawanipore, P S, Kalighat, District -South 24-Parganas, West Bengal, India. PIN:- 700025

Indebted 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

Indebted 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, P N - 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 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 49,091/- , E = Rs 14/- , I = Rs 29/- , 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 27/01/2022 5:03PM with Govt. Ref. No: 192021220168299991 on 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC00003006, Ref. No. /4159865 on 22-01-2022, Head of Account 0030-03-104-031-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,96,584/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,96,374/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 978859, Amount: Rs.10/-, Date of Purchase: 16/11/2021, Vendor name: Subhanker Das

Description of Online Payment Using Government Receipt Portal System (GRPS), Finance Department, Govt. of WB Online on 22/01/2022 5:03PM with Govt. Ref. No. 192021220166299991 on 22-01-2022, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000006), Ref. No 74159865 on 22-01-2022, Head of Account 0030-02-103-003-02



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -11 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 46457 to 46482

being No 160200973 for the year 2022.



Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 13:17:03 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:17:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)