

0956/22


I-948/2022



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

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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 25<sup>th</sup> day of  
January TWO THOUSAND AND TWENTY TWO  
BETWEEN

35606

16 NOV 2021

No. ....Rs. **10/-** Date.....  
Name:.....  
Address:.....  
Vendor:.....

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -111 (4TH FLOOR)  
KOLKATA-700 014

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

*Charchal Hazumder*

829

B. K. Consortium Engineers Private Limited

*Charchal Hazumder*  
Authorized Signatory



820

TERRIFIC LANDMARK LLP

*Jyotirmay Mondal*  
Designated Partner/Authorized Signatory

831

District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022

Identified by me.  
Nilesh Kundu.  
/o. Lt. N.G. Kundu  
26/1A, 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 Mozumder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of late Biswa Sunder 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 LANDMARK LLP (PAN NO- AASFT4256D)**, 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. 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 Pathak and Kumari Sithika Pathak **ALL THAT** the piece and parcel of *danga*





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Hoopore, South 24 Parganas

25 JAN 2022

land admeasuring 14 Decimal be the same a little more or less in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 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 9 Decimal Land and after due consideration the Vendor has agreed to sell undivided and undemarcated 9 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 danga land admeasuring 9 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 appertaining to L.R Khatian no. 1270 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 below herein after referred to as the "**Demised Land**", free from all encumbrances, liens, lispensens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the



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consideration of a sum of **Rs. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) 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. 1656 corresponding to L.R. Dag no. 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, pattabs, 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, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of



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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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Alipore, South 24 Parganas

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**THE SCHEDULE ABOVE REFERRED TO**

**SCHEDULE**

**(DEMISED LAND)**

**ALL THAT** the undivided *danga* land admeasuring 9 Decimal (more or less) 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 appertaining to L.R. Khatian no. 1270 of Mouza Elachi, J. L. No. 70, 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. 1654 & 1655 (Mouza Elachi) |
| On The East:  | By R.S. Dag No. 1657 (Mouza Elachi)         |
| On The West:  | By R.S. Dag No. 808 (Mouza Jagaddal)        |
| On The South: | By R.S. Dag Nos. 815 & 816 (Mouza Jagaddal) |



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. *Arunali Kakarainia*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Mozumdar*

(Authorised Signatory)

2. *Debjyoti Ghosh*  
Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Arunali Kakarainia*  
Sd/-, Eagle Road, CN-2

For TERRIFIC LANDMARK LLP

*Jyotishman Mondal*

(Authorised Signatory)

2. *Debjyoti Ghosh*  
Advocate

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*  
Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : -WB/547/09





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. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) only**

**WITNESSES :**

- 1) *Arunshi Kakasani*
- 2) *Mehjabin Akbar*  
*Advocate*

B. K. Consortium Engineers Private Limited  
*Charcha Hazare*  
Authorized Signatory

**VENDOR**

Sub-Registrar-II, Alipore  
South 24 Parganas



Handwritten signature

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

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

RS.DAG.NO.- 1656, LR.DAG.NO.- 1678

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

DIST.- 24 PARGANAS SOUTH,

N



B. K. Consortium Engineers Private Limited  
*Charan Hazemul*  
Authorized Signatory

TERRIFIC LANDMARK LLP  
*Jyotirmay Mondal*  
Designated Partner/Authorized Signatory



District Sub-Registrar-I  
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"><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: 19202122016865249; Payment Mode: Online Payment  
GRN Date: 24/01/2022 10:42:48 Bank/Gateway: ICICI Bank  
BRN : 74186696 BRN Date: 24/01/2022 10:01 03  
Payment Status: Successful Payment Ref. No: 2000154518/6/2022  
Query No/Query Year:

**Depositor Details**

Depositor's Name: TERRIFIC LANDMARK LLP  
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants..  
Query No: 2000154518  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2000154518/6/2022  
Remarks: Sale, Sale Document Payment No 6

**Payment Details**

| Sr. No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|---------|-------------------|--|--------------------|---------------|
| 1       | 2000154518/6/2022 | Property Registration- Stamp duty        | 3030-02-103-303-02 | 176737        |
| 2       | 2000154518/6/2022 | Property Registration- Registration Fees | 3030-03-104-301-16 | 44196         |
|         |                   |  | <b>Total</b>       | <b>220933</b> |

IN WORDS: TWO LAKH TWENTY THOUSAND NINE HUNDRED THIRTY THREE 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 16022000154518/2022

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<br>Mozumder 41,<br>Kansaripara Road, City:-<br>Not Specified, P.O:-<br>Bhawanipore, P.S:-<br>Kalighat, District:-South<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700025 | Represent<br>ative of<br>Buyer<br>[TERRIFI<br>C<br>LANDMA<br>RK LLP]                              |    |   | <i>Jyotishman Mozumder</i><br>25/1/22 |
| 2      | Mr Chanchal Mozumder<br>41, Kansaripara Road,<br>City:- Not Specified,<br>P.O:- Bhawanipore,<br>P.S.-Kalighat, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700025      | Represent<br>ative of<br>Seller<br>[B K<br>CONSOR<br>TIUM<br>ENGINEE<br>RS<br>PRIVATE<br>LIMITED] |  |  | <i>Chanchal Mozumder</i><br>25/1/22   |





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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<br>Son of Mr N G KUNDU<br>36/1A ELGIN ROAD,<br>City:- Not Specified,<br>P.O:- L R SARANI,<br>P.S:-Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700020 | Mr JYOTISHMAN Mozumder, Mr<br>Chanchal Mozumder |  |  | Niles KUNDU.<br>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





District Sch-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

३ - स्वामी सेवा सेवा कार्ड  
३ - Swami Seva Seva Card (3-1-11) का नंबर  
**AASFT4256D**

आयकर नंबर

TERRIFIC LANDMARK LLP

आयकर नंबर का नंबर

08/12/2021

Date of Incorporation/Registration



Signature Not Verified

Digitally signed by: Income Tax Department

Date: 11/22/2021 23:55:59  
Reason: (Digital) Signature Location: [None]

- ✓ Form 16A (Income Tax Deducted at Source (TDS)) Card is issued by Income Tax Department (Issuing Office) of various jurisdictions in India (e.g., Andhra Pradesh, Karnataka, Kerala, Madhya Pradesh, Maharashtra, Odisha, Punjab, Rajasthan, Tamil Nadu, Uttar Pradesh, West Bengal, Jammu & Kashmir, Ladakh, Jharkhand, Himachal Pradesh, Arunachal Pradesh, Assam, Meghalaya, Mizoram, Tripura, Chandernagore, Dadra and Nagar Haveli, Diu, Lakshadweep, Puducherry, etc.)
  - ✓ Aadhaar PAN Linkage is mandatory for all PAN holders from 01/07/2022 onwards. The Aadhaar PAN Linkage is mandatory for all PAN holders from 01/07/2022 onwards. The Aadhaar PAN Linkage is mandatory for all PAN holders from 01/07/2022 onwards.
  - ✓ For online management of PAN, PAN holders can use the PAN e-portal (www.pan.ernet.in) or the PAN e-portal (www.pan.ernet.in) or the PAN e-portal (www.pan.ernet.in).
  - ✓ This PAN Card can be used to verify QR Code which is available by scanning the QR Code using the QR Code Reader (Available on Google Play Store or PAN QR Code Reader).
- इस स्वामी सेवा सेवा कार्ड (PAN Card) में डिजिटल रूप में स्वादिष्ट रूप से एक लिंकित QR कोड का उपयोग करके जांचें - Google Play Store पर QR कोड स्कैनर को डाउनलोड करें और इसे "PAN QR Code Reader" में।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AASFT4256D



आयकर नंबर  
TERRIFIC LANDMARK LLP

आयकर नंबर का नंबर  
08/12/2021

आयकर नंबर का नंबर  
TERRIFIC LANDMARK LLP

आयकर नंबर का नंबर  
08/12/2021



1.  $\frac{1}{x^2} = x^{-2}$   
 $\frac{d}{dx} x^{-2} = -2x^{-3} = -\frac{2}{x^3}$

2.  $\frac{1}{x^3} = x^{-3}$   
 $\frac{d}{dx} x^{-3} = -3x^{-4} = -\frac{3}{x^4}$

3.  $\frac{1}{x^4} = x^{-4}$   
 $\frac{d}{dx} x^{-4} = -4x^{-5} = -\frac{4}{x^5}$

4.  $\frac{1}{x^5} = x^{-5}$   
 $\frac{d}{dx} x^{-5} = -5x^{-6} = -\frac{5}{x^6}$

5.  $\frac{1}{x^6} = x^{-6}$   
 $\frac{d}{dx} x^{-6} = -6x^{-7} = -\frac{6}{x^7}$

6.  $\frac{1}{x^7} = x^{-7}$   
 $\frac{d}{dx} x^{-7} = -7x^{-8} = -\frac{7}{x^8}$

7.  $\frac{1}{x^8} = x^{-8}$   
 $\frac{d}{dx} x^{-8} = -8x^{-9} = -\frac{8}{x^9}$

8.  $\frac{1}{x^9} = x^{-9}$   
 $\frac{d}{dx} x^{-9} = -9x^{-10} = -\frac{9}{x^{10}}$

9.  $\frac{1}{x^{10}} = x^{-10}$   
 $\frac{d}{dx} x^{-10} = -10x^{-11} = -\frac{10}{x^{11}}$





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 integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific requirements for record-keeping, including the need to maintain original documents and to keep copies of all transactions. It also discusses the importance of ensuring that records are accessible and up-to-date.

3. The third part of the document discusses the role of the auditor in verifying the accuracy of the records. It emphasizes that the auditor must exercise due diligence and must be able to trace all transactions back to their source.

4. The fourth part of the document discusses the consequences of failing to maintain accurate records. It notes that failure to do so can result in the disallowance of deductions and can lead to the imposition of penalties.

5. The fifth part of the document discusses the importance of internal controls in preventing fraud. It notes that a strong system of internal controls is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

6. The sixth part of the document discusses the importance of the Sarbanes-Oxley Act in ensuring the integrity of the financial system. It notes that the Act requires companies to maintain accurate records and to disclose any material weaknesses in their internal controls.

7. The seventh part of the document discusses the importance of the Dodd-Frank Act in ensuring the integrity of the financial system. It notes that the Act requires companies to maintain accurate records and to disclose any material weaknesses in their internal controls.

8. The eighth part of the document discusses the importance of the SEC in ensuring the integrity of the financial system. It notes that the SEC is responsible for enforcing the securities laws and for ensuring that companies provide accurate and complete information to investors.

9. The ninth part of the document discusses the importance of the IRS in ensuring the integrity of the financial system. It notes that the IRS is responsible for enforcing the tax laws and for ensuring that companies pay their taxes accurately and on time.

10. The tenth part of the document discusses the importance of the courts in ensuring the integrity of the financial system. It notes that the courts are responsible for resolving disputes and for enforcing the law.



आयकर विभाग  
INCOME DEPARTMENT

JYOTISHMAN MOZUMDER  
CHANCERY MOZUMDER

30/06/1994  
Personal & Social Security

CHPMU005M

Jyotishman Mozumder

Signature

भारत सरकार  
GOVT OF INDIA



आयकर विभाग, दिल्ली  
आयकर विभाग, दिल्ली  
आयकर विभाग, दिल्ली  
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आयकर विभाग, दिल्ली





भारतीय डाक  
भारत



जयशंकर मेडुमर  
Jai Shankar Medumdar  
जन्म दिनांक 05/08/1954  
पुरुष MALE



2495 8957 4824

आधार कार्ड प्राप्त करने के लिए कृपया यहाँ पर जायें



भारतीय डाक  
भारत

पता:

आलय, बचन मोड़ रोड, 41,  
बंसार पारा रोड, भवनीपुर,  
कोलकाता,  
पिन कोड - 700025

Address

S/O: Ganesh Medumdar,  
41, KANGARI PARA ROAD,  
Bhawanipura, Ghatkhal, West  
Bengal - 700025



भारतीय डाक  
भारत

भारतीय डाक  
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भारत

भारतीय डाक  
भारत







ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন  
Unique Identification Authority of India

ভালিকাভুক্তির নম্বর/ Enrolment No.: 2010/30355/28144

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: 14/02/2015

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: 20/11/2020



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

Issue Date: 14/02/2015

**6253 7865 3258**  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ফিটনেস সেরা / অফলাইন প্রমাণের / অফলাইন প্রমাণীকরণ ব্যবহার করা পরিচয় যাচাই করতে।
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী হয়

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 বলা
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আধার কিংবা স্মার্ট ফোনে রাখুন, mAadhaar App খুলুন।

- 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.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন  
Unique Identification Authority of India



ঠিকানা:  
২৩৩/৩: নিজস্ব ভোপাল কুন্ডু, বীকজইন, রামচন্দ্রপুর,  
সংক্রান্ত,  
পশ্চিম বঙ্গ - 711313

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



**6253 7865 3258**  
VID : 9155 8840 3446 5172

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

Nilesh Kundu.



### Major Information of the Deed

|   |  |                                 |            |
|---|--|---------------------------------|------------|
| Deed No :                               | I-1602-00948/2022  | Date of Registration            | 27/01/2022 |
| Query No / Year                         | 1602-2000154518/2022   | Office where deed is registered |            |
| Query Date                              | 17/01/2022 1:14:24 PM  | 1602-2000154518/2022            |            |
| Applicant Name, Address & Other Details | DEBJYOJI GHOSH<br>Thana: Eraly, 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 41,40,000/-                          | Rs 44,18,185/-   |                                 |            |
| Stampduty Paid(SD)                      | Registration Fee Paid  |                                 |            |
| Rs 1,76,747/ (Article:23)               | Rs. 44,228/- (Article:A(1), E)   |                                 |            |
| Remarks                                 | Received Rs 50/- ( F F I Y 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: Elashi, JI No: 73, Pin Code : 700151

| Sch No               | Plot Number     | Khatian Number | Land Proposed | Use RDR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                 |
|----------------------|-----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|-------------------------------|
| L1                   | LR-1678 (RS :-) | LR-1273        | Bastu         | Danga   | 9 Dec        | 41,40,000/-             | 44,18,185/-           | Width of Approach Road: 8 Ft. |
| <b>Grand Total :</b> |                 |                |               |         | 9Dec         | 41,40,000 /-            | 44,18,185 /-          |                               |

#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b><br>10, 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,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 LANDMARK LLP</b><br>44, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District-South 24-Parganas West Bengal, India, PIN:- 700025, PAN No.:- AAxxxxxx5D,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><br/>                     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.: Clxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status: Representative, Representative of : TERRIFIC LANDMARK LLP (as AUTHORISED SIGNATORY)</p>                                    |
| 2     | <p><b>Mr Chanchal Mozumder (Presentant)</b><br/>                     Son of Late Biswa S.nder 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.: AHxxxxxx9B, 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><br/>                     Son of Mr N G KUNDU<br/>                     36/1A ELGIN ROAD, City:- Not Specified<br/>                     P.O:- R SARANI, P.S:-Bhawanipore,<br/>                     District:-South 24-Parganas, West<br/>                     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 LANDMARK LLP-9 Dec |

**Land Details as per Land Record**

District: South 24-Parganas, P S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Panchi, Ji. No. 70, Pin Code : 700151

| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 1578, LR Khatian No:- 1270 | Owner: সন্যাসিন্স ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড, গুর্দাহার: কলিকতা, Address: 1/1/1, বিজয়পুর রাস্তা, ৯/২৪, বিজয়পুর এলাকা, কলিকতা-৭০০০০০.<br>Classification: কসা, Area: 0.14000000<br>Acre, | B K CONSORTIUM ENGINEERS PRIVATE LIMITED       |





On 24-01-2022

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 44,16,185/-



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 17:37 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, AUTHORISED SIGNATORY, TERRIFIC LANDMARK LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O.- Bhawanipore, P.S:-Kairghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Indebted by Mr NILESH KUNDU, . . Son of Mr N G KUNDU, 38/1A 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, 9/4, Middleton Row,, City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700017

Indebted by Mr NILESH KUNDU, . . Son of Mr N G KUNDU, 38/1A 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 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 44,228/- ( A(1) = Rs 44,192/- , E = Rs 14/- , H = Rs 22/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online - Rs 44,196/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

On line on 24/01/2022 10:44AM with Govt. Ref No: 192021220160652491 on 24-01-2022, Amount Rs: 44,196/-

Bank: ICICI Bank ( ICIC000U005), Ref. No. 74186696 on 24-01-2022. Head of Account: 0030-03-104-001-16

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**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,76,747/- and Stamp Duty paid by Stamp Rs 10/-  
by online = Rs 1,76,737/-

**Description of Stamp**

\* Stamp Type: Impressed, Serial no 978055, Amount: Rs 10/-, Date of Purchase: 10/11/2021, Vendor name:  
Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
Online on 24/01/2022 10:44AM with Govt Ref. No: 19202122016865249 on 24-01-2022, Amount Rs: 1,76,737/-,  
Bank: ICIC Bank (ICIC003C006), Ref. No. 7486696 on 24-01-2022. Head of Account 0090-02-103-003 U2



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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 48456 to 48480

being No 160200948 for the year 2022.



*Samar*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 17:05:02 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:05:02 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)