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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

SP
25/1/22
22/5/89/1/22

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

35599

16 NOV 2021

No.....Rs. **10/-** Date.....
 Name:.....**DEBJYOTI GOSH**
 Address:.....**ADVOCATE**
 Vendor:.....**SEALDAH CIVIL COURT**
 ROOM NO. 314 (4TH FLOOR)
 KOLKATA-700014

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

Chanchal Hazumden



829

B. M Consortium Engineers Private Limited
Chanchal Hazumden

Authorized Signatory



830

TERRIFIC SKYSCRAPER LLP

Jyotishman Mondal

Designated Partner/Authorized Signatory



831

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



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

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, 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 SKYSCRAPER LLP (PAN NO- AASFT4254B), having registered office at 41, Kansar Para Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S - Kalighat, Kolkata-700025, represented by its Authorised Signatory Mr. JYOTISHMAN MOZUMDER, son of Mr. CHANCHAL MOZUMDER having (Pan No. GIIPM0005M, Aadhaar No. 2495 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 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 *shadi*



[Handwritten signature]

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

land admeasuring 34 Decimal be the same a little more or less in R.S. Dag No. 1657 corresponding to L.R. Dag No. 1679 appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70 Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

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

THAT the Vendor has represented to the PURCHASER that;

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

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided and undemarcated *shahi* land admeasuring 10 Decimal out of 34 Decimal in R.S. Dag No. 1657 corresponding to L.R. Dag No. 1679 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 and herein after referred to as the "**Demised Land**", free from all encumbrances, liens, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**



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

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the undivided piece and parcel of land comprising to R.S Dag no. 1657 corresponding to L.R. Dag no. 1679 mentioned in the Schedule herein below morefully, wherein the entire Dag 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 in 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, 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



District Sub-Registrar-II
Alliance, South 24 Parganas

25 JAN 2022

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 *shahi* land admeasuring 10 Decimal (more or less) out of 34 Decimal in R.S. Dag No. 1657 corresponding to L.R. Dag No. 1679 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 Dags is Butted and Bounded are as follows:

On The North:	By R.S. Dag No. 1660 (Mouza Elachi)
On The East:	By R.S. Dag No. 1658 (Mouza Elachi)
On The West:	By R.S. Dag Nos. 1654 & 1656 (Mouza Elachi)
On The South:	By R.S. Dag No. 818 (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. *Arunshi Kakracania*

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Mozumder

(Authorised Signatory)

2. *Dohyati Ghosh*
- Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Arunshi Kakracania*
38/10, Elgin Road, Kol-20

FOR TERRIFIC SKYSCRAPER LLP

Iyotishman Mondal

(Authorised Signatory)

2. *Dohyati Ghosh*
- Advocate

Drafted by me: -

(As per instruction)

Dohyati Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *WB/547/09.*

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District Sub-Registrar-II
Alipora, 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) *Arunali Kulkarni*
- 2) *Debjyoti Ghosh*
Ahmed

B. K. Consortium Engineers Private Limited

Chanchal Hazare
Authorized Signatory

VENDOR



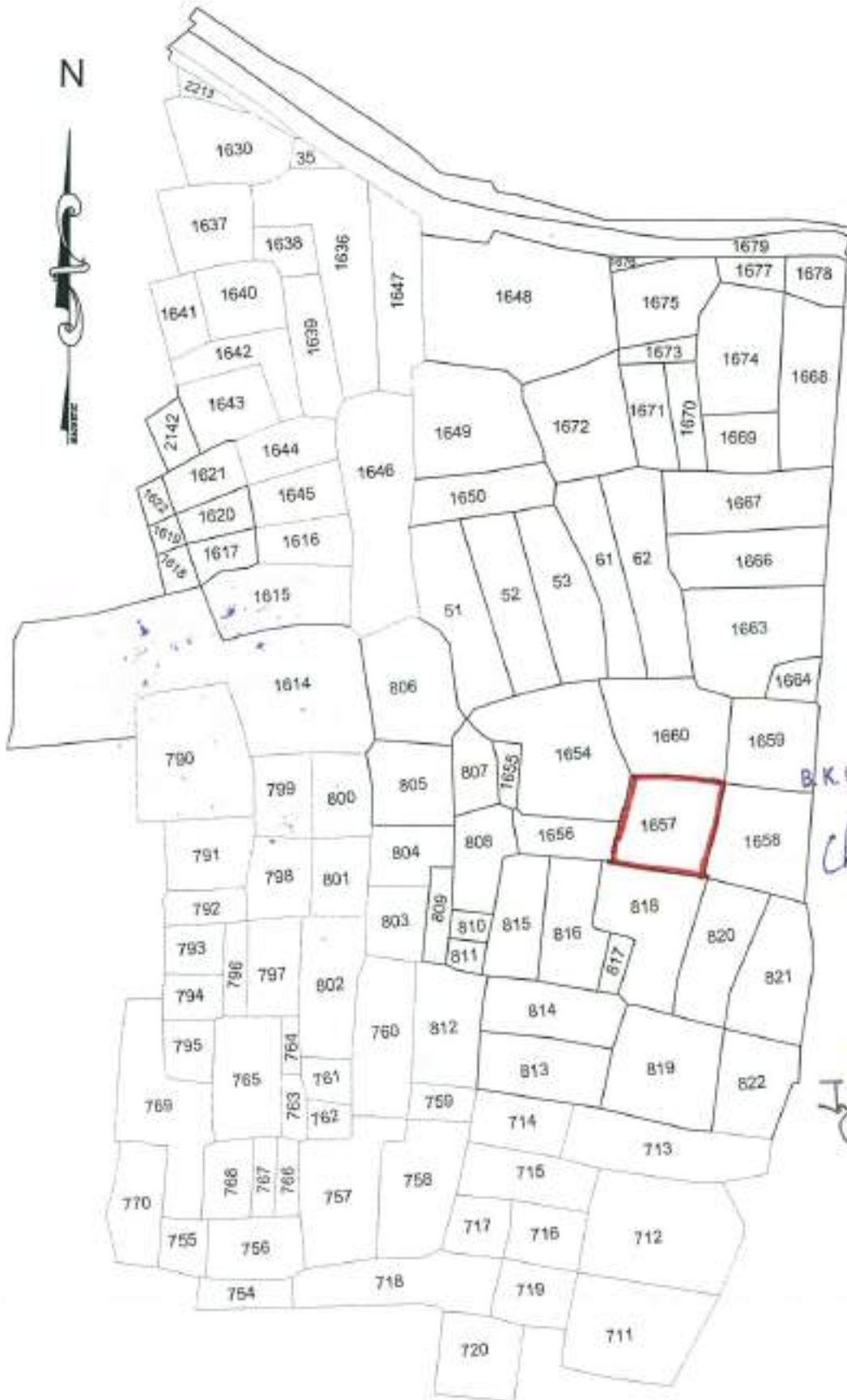
District Sub-Registrar-II
Aligore, South 24 Parganas
25 JAN 2022

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

RS.DAG.NO.- 1657, LR.DAG.NO.- 1679

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

DIST.- 24 PARGANAS SOUTH,



B. K. Consortium Engineers Private Limited

Chanchal Hazarika
Authorized Signatory

TERRIFIC SKYSCRAPER LLP
Jyotishman Mondal
Designated Partner/Authorized 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.....



Handwritten signature or scribble.

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



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

GRN Details

GRN: 192021220168656971 Payment Mode: Online Payment
GRN Date: 24/01/2022 10:52:38 Bank/Gateway: ICICI Bank
BRN: 74187055 BRN Date: 24/01/2022 10:01:59
Payment Status: Successful Payment Ref. No: 2000154894/6/2022
(Query No/Query Year)

Depositor Details

Depositor's Name: TERRIFIC SKYSCRAPER LLP
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2000154894
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2000154894/6/2022
Remarks: Sale, Sale Document Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000154894/6/2022	Property Registration- Stamp duty	0000-02-103-003-02	196374
2	2000154894/6/2022	Property Registration - Registration Fees	0000-03-104-001-16	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 16022000154894/2022

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

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



[Handwritten signature]

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



District Sub Registrar-II
Alipore, South 24 Parganas

25 JAN 2022



ई- पत्राचार सेवा संख्या
e - Permanent Account Number (e-PAN) Card
AASFT4254B

Name: TERRIFIC SKYSCRAPER LLP

Mobile Number: 071202021

Date of Issue: 06/06/2021



Signature Not Verified

Digitally Signed By: Income Tax Department

Date: 06/06/2021 20:55:59
Reason: Document Signed
Location: India

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of tax, to ensure that demand for arrears matching information is correctly maintained. Retrieval of electronic information including tax returns.
- एकमात्र सेवा संख्या (PAN) एक कदम है जो विभिन्न स्थानों पर अर्थ में आयकर विभाग को कदम देता है, जिससे अर्थ के प्रमाण, आयकर, वाणिज्य, मुद्रांक, सूचना के विचार, आदि पर विचार करने के माध्यम से आयकर का प्रमाण सही हो सकेगा।
- Quoting PAN in any form may be subject to specific law and hence tax law 1961 (Section 110) of Income Tax Act, 1961 (Section 110) and Section 110E, 110F, 110G, 110H, 110I, 110J, 110K, 110L, 110M, 110N, 110O, 110P, 110Q, 110R, 110S, 110T, 110U, 110V, 110W, 110X, 110Y, 110Z, 110AA, 110AB, 110AC, 110AD, 110AE, 110AF, 110AG, 110AH, 110AI, 110AJ, 110AK, 110AL, 110AM, 110AN, 110AO, 110AP, 110AQ, 110AR, 110AS, 110AT, 110AU, 110AV, 110AW, 110AX, 110AY, 110AZ, 110BA, 110BB, 110BC, 110BD, 110BE, 110BF, 110BG, 110BH, 110BI, 110BJ, 110BK, 110BL, 110BM, 110BN, 110BO, 110BP, 110BQ, 110BR, 110BS, 110BT, 110BU, 110BV, 110BW, 110BX, 110BY, 110BZ, 110CA, 110CB, 110CC, 110CD, 110CE, 110CF, 110CG, 110CH, 110CI, 110CJ, 110CK, 110CL, 110CM, 110CN, 110CO, 110CP, 110CQ, 110CR, 110CS, 110CT, 110CU, 110CV, 110CW, 110CX, 110CY, 110CZ, 110DA, 110DB, 110DC, 110DD, 110DE, 110DF, 110DG, 110DH, 110DI, 110DJ, 110DK, 110DL, 110DM, 110DN, 110DO, 110DP, 110DQ, 110DR, 110DS, 110DT, 110DU, 110DV, 110DW, 110DX, 110DY, 110DZ, 110EA, 110EB, 110EC, 110ED, 110EE, 110EF, 110EG, 110EH, 110EI, 110EJ, 110EK, 110EL, 110EM, 110EN, 110EO, 110EP, 110EQ, 110ER, 110ES, 110ET, 110EU, 110EV, 110EW, 110EX, 110EY, 110EZ, 110FA, 110FB, 110FC, 110FD, 110FE, 110FF, 110FG, 110FH, 110FI, 110FJ, 110FK, 110FL, 110FM, 110FN, 110FO, 110FP, 110FQ, 110FR, 110FS, 110FT, 110FU, 110FV, 110FW, 110FX, 110FY, 110FZ, 110GA, 110GB, 110GC, 110GD, 110GE, 110GF, 110GG, 110GH, 110GI, 110GJ, 110GK, 110GL, 110GM, 110GN, 110GO, 110GP, 110GQ, 110GR, 110GS, 110GT, 110GU, 110GV, 110GW, 110GX, 110GY, 110GZ, 110HA, 110HB, 110HC, 110HD, 110HE, 110HF, 110HG, 110HH, 110HI, 110HJ, 110HK, 110HL, 110HM, 110HN, 110HO, 110HP, 110HQ, 110HR, 110HS, 110HT, 110HU, 110HV, 110HW, 110HX, 110HY, 110HZ, 110IA, 110IB, 110IC, 110ID, 110IE, 110IF, 110IG, 110IH, 110II, 110IJ, 110IK, 110IL, 110IM, 110IN, 110IO, 110IP, 110IQ, 110IR, 110IS, 110IT, 110IU, 110IV, 110IW, 110IX, 110IY, 110IZ, 110JA, 110JB, 110JC, 110JD, 110JE, 110JF, 110JG, 110JH, 110JI, 110JJ, 110JK, 110JL, 110JM, 110JN, 110JO, 110JP, 110JQ, 110JR, 110JS, 110JT, 110JU, 110JV, 110JW, 110JX, 110JY, 110JZ, 110KA, 110KB, 110KC, 110KD, 110KE, 110KF, 110KG, 110KH, 110KI, 110KJ, 110KK, 110KL, 110KM, 110KN, 110KO, 110KP, 110KQ, 110KR, 110KS, 110KT, 110KU, 110KV, 110KW, 110KX, 110KY, 110KZ, 110LA, 110LB, 110LC, 110LD, 110LE, 110LF, 110LG, 110LH, 110LI, 110LJ, 110LK, 110LL, 110LM, 110LN, 110LO, 110LP, 110LQ, 110LR, 110LS, 110LT, 110LU, 110LV, 110LW, 110LX, 110LY, 110LZ, 110MA, 110MB, 110MC, 110MD, 110ME, 110MF, 110MG, 110MH, 110MI, 110MJ, 110MK, 110ML, 110MN, 110MO, 110MP, 110MQ, 110MR, 110MS, 110MT, 110MU, 110MV, 110MW, 110MX, 110MY, 110MZ, 110NA, 110NB, 110NC, 110ND, 110NE, 110NF, 110NG, 110NH, 110NI, 110NJ, 110NK, 110NL, 110NM, 110NO, 110NP, 110NQ, 110NR, 110NS, 110NT, 110NU, 110NV, 110NW, 110NX, 110NY, 110NZ, 110OA, 110OB, 110OC, 110OD, 110OE, 110OF, 110OG, 110OH, 110OI, 110OJ, 110OK, 110OL, 110OM, 110ON, 110OO, 110OP, 110OQ, 110OR, 110OS, 110OT, 110OU, 110OV, 110OW, 110OX, 110OY, 110OZ, 110PA, 110PB, 110PC, 110PD, 110PE, 110PF, 110PG, 110PH, 110PI, 110PJ, 110PK, 110PL, 110PM, 110PN, 110PO, 110PP, 110PQ, 110PR, 110PS, 110PT, 110PU, 110PV, 110PW, 110PX, 110PY, 110PZ, 110QA, 110QB, 110QC, 110QD, 110QE, 110QF, 110QG, 110QH, 110QI, 110QJ, 110QK, 110QL, 110QM, 110QN, 110QO, 110QP, 110QQ, 110QR, 110QS, 110QT, 110QU, 110QV, 110QW, 110QX, 110QY, 110QZ, 110RA, 110RB, 110RC, 110RD, 110RE, 110RF, 110RG, 110RH, 110RI, 110RJ, 110RK, 110RL, 110RM, 110RN, 110RO, 110RP, 110RQ, 110RR, 110RS, 110RT, 110RU, 110RV, 110RW, 110RX, 110RY, 110RZ, 110SA, 110SB, 110SC, 110SD, 110SE, 110SF, 110SG, 110SH, 110SI, 110SJ, 110SK, 110SL, 110SM, 110SN, 110SO, 110SP, 110SQ, 110SR, 110SS, 110ST, 110SU, 110SV, 110SW, 110SX, 110SY, 110SZ, 110TA, 110TB, 110TC, 110TD, 110TE, 110TF, 110TG, 110TH, 110TI, 110TJ, 110TK, 110TL, 110TM, 110TN, 110TO, 110TP, 110TQ, 110TR, 110TS, 110TT, 110TU, 110TV, 110TW, 110TX, 110TY, 110TZ, 110UA, 110UB, 110UC, 110UD, 110UE, 110UF, 110UG, 110UH, 110UI, 110UJ, 110UK, 110UL, 110UM, 110UN, 110UO, 110UP, 110UQ, 110UR, 110US, 110UT, 110UU, 110UV, 110UW, 110UX, 110UY, 110UZ, 110VA, 110VB, 110VC, 110VD, 110VE, 110VF, 110VG, 110VH, 110VI, 110VJ, 110VK, 110VL, 110VM, 110VN, 110VO, 110VP, 110VQ, 110VR, 110VS, 110VT, 110VU, 110VV, 110VW, 110VX, 110VY, 110VZ, 110WA, 110WB, 110WC, 110WD, 110WE, 110WF, 110WG, 110WH, 110WI, 110WJ, 110WK, 110WL, 110WM, 110WN, 110WO, 110WP, 110WQ, 110WR, 110WS, 110WT, 110WU, 110WV, 110WW, 110WX, 110WY, 110WZ, 110XA, 110XB, 110XC, 110XD, 110XE, 110XF, 110XG, 110XH, 110XI, 110XJ, 110XK, 110XL, 110XM, 110XN, 110XO, 110XP, 110XQ, 110XR, 110XS, 110XT, 110XU, 110XV, 110XW, 110XX, 110XY, 110XZ, 110YA, 110YB, 110YC, 110YD, 110YE, 110YF, 110YG, 110YH, 110YI, 110YJ, 110YK, 110YL, 110YM, 110YN, 110YO, 110YP, 110YQ, 110YR, 110YS, 110YT, 110YU, 110YV, 110YW, 110YX, 110YY, 110YZ, 110ZA, 110ZB, 110ZC, 110ZD, 110ZE, 110ZF, 110ZG, 110ZH, 110ZI, 110ZJ, 110ZK, 110ZL, 110ZM, 110ZN, 110ZO, 110ZP, 110ZQ, 110ZR, 110ZS, 110ZT, 110ZU, 110ZV, 110ZW, 110ZX, 110ZY, 110ZZ
- इस सेवा को प्राप्त करने के लिए PAN कार्ड में व्यक्ति सूचना कोड प्रविष्टि से एक QR कोड को प्राप्त करने के लिए Google Play Store में "PAN QR Code Reader" नाम का एप्लिकेशन डाउनलोड करना होगा।
- This PAN Card contains an encoded QR Code which can be scanned by a specific Android Mobile App. Key word to search in specific Google Play Store is "PAN QR Code Reader".
- इस ई-पत्राचार सेवा (e-PAN) कार्ड में व्यक्ति सूचना कोड प्रविष्टि से एक QR कोड को प्राप्त करने के लिए Google Play Store में "PAN QR Code Reader" नाम का एप्लिकेशन डाउनलोड करना होगा।

Cut

आयकर विभाग
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

AASFT4254B

TERRIFIC SKYSCRAPER LLP

071202021

आयकर विभाग
GOVT. OF INDIA

भारत सरकार
GOVT. OF INDIA

AASFT4254B

TERRIFIC SKYSCRAPER LLP

071202021



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 procedures that must be followed when recording transactions. This includes the requirement to use standardized forms and to ensure that all entries are clearly legible and accurately reflect the underlying transactions.

3. The third part of the document addresses the issue of internal controls. It states that a robust system of internal controls is necessary to ensure the reliability of the financial data and to minimize the risk of errors and misstatements.

4. The fourth part of the document discusses the role of the audit function. It explains that the audit function is responsible for providing an independent and objective assessment of the financial statements and for reporting on the results of their audit.

5. The fifth part of the document concludes by reiterating the importance of these principles and procedures and encourages all staff to adhere to the highest standards of professional conduct and integrity.





भारतीय डाक



भारतीय डाक
Jyotishirish Mazumdar
जन. क्र. 003 2003 5934
पुनः 1541C



2496 5987 4624

आधार - आधार सन्तुलन अभियान



भारतीय डाक
भारतीय डाक

पथः

Address

आ.प.क्र. 4, कंसारी पारा रोड, शिवनिपुर,
कोलकाता,
वेस्ट बंगाल - 700026

S/O: Chanchal Mazumdar,
4, KANSARI PARA ROAD,
Shivanipur, Kolkata, West
Bengal 700026



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PO of India,
26, KANSARI





ভারত সরকার
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 2010/30355/26144

Download Date: 02/11/2015

To
শীলেশ কুন্ডু
Nilesh Kundu
S/O: Nitya Gopal Kundu
SANKRAIL
Ramchandrapur
Sankrail
Howrah West Bengal - 711313
98304651463

Issue Date: 18.08.2015

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: 02/11/2015



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

Issue Date: 18.08.2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



জানা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিম্নলিখিত ক্ষেত্র / ক্ষেত্রগুলি / অনলাইন / অনলাইন প্রক্রিয়াক্রমে ব্যবহার করা পরিচয় বৈধ নয়।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াক্রম তৈরি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
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- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রক্রিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App যারা।

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ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
শ্রী/শ্রীমতী নিত্যা গোপাল কুন্ডু, শীলেশবিন, রামচন্দ্রপুর,
শ্রীলক্ক, 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-1602-00950/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000154894/2022	Office where deed is registered	
Query Date	17/01/2022 1:23:23 PM	1602-2000154894/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014 Mobile No : 9874622772, Status Advocate		
Transaction	Additional Transaction		
(0101) Sale, Sale Document	[4005] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
(Rs. 46,00,000/-)	Rs. 49,09,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,96,364/- (Article:23)	Rs. 49,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur Municipality: RAJPUR-SONARPUR, Road: Dr. B. C Roy road, Mouza. bachi, JI No: 70, Pn 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-1679 (RS :-)	LR-1270	Bestu	Shali	10 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft..
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:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India. PIN.- 700071 , PAN No.: Axxxxxx2A 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	TERRIFIC SKYSCRAPER LLP 24, Kansari Para Road, City:- Not Specified, P O:- Bhawanipore, P.S:-Kalghat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No : AAxxxxx4B,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: TERRIFIC SKYSCRAPER LLP (as AUTHORISED SIGNATORY)</p>
2	<p>Mr Chanchal Mozumder (Presentant) Son of Late Biawa Sunfar 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.: A4xxxxxx0B, 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 C KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S.-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020</p>			

Identifier Of Mr. JYOTISHMAN Mozumder, Mr Chanchal Mozumder

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	TERRIFIC SKYSCRAPER LLP-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S: Sonarpur Municipality: RAJPLR SONARPUR, Road: Dr. B. C. Roy road, Mouza: Elachi, 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:- 1879, LR Khatian No:- 1270	Owner: B.K. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড Gurdien: B.K. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড, Address: 10, বিহারী নন্দী, ১/২, বিহারী নন্দী, (কনসোর্টিয়াম-১০) ডি.সি. Classification: নদী, Area: 0.28000000 Acre.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



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. - II 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 17:36 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 SKYSCRAPER LLP (I LP), 41, Kansan Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S.-Kaighat, 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 K 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:-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 K 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. - II 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 49,095/- , C = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 46,105/-

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

Online on 24/01/2022 10:53AM with Govt. Ref. No: 192021220168656971 on 24-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. Nr: 74187055 on 24-01-2022, 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: Typo. Impressed, Serial no 978662, Amount: Rs.10/-, Date of Purchase: 16/11/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/01/2022 10:53AM with Govt. Ref. No: 192021220168356971 on 24-01-2022, Amount Rs: 1,96,374/-,
Bank: CICI Bank (10IC0000006), Ref. No. 74187055 on 24-01-2022, 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 48481 to 48505

being No 160200950 for the year 2022.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 17:06:01 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:06:01 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)