

0969/22


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पश्चिम बंगाल 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 25th day of January.
TWO THOUSAND AND TWENTY TWO
BETWEEN

35613

16 NOV 2021

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

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

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

Chanchal Hoque



829

B. K. Consortium Engineers Private Limited

Chanchal Hoque
Authorized Signatory



830

TERRIFIC HIGH PROPERTIES LLP

Jayashree Mondal
Designated Partner/Authorized Signatory



831



District Sub- Registrar-II
Alipore, 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 Mozumder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansaripara Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **ONE PART**

AND

TERRIFIC HIGH PROPERTIES LLP (PAN NO- AASFT4253G), 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. GIIPMC005M, Aadhaar No. 2498 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in interest and assigns) of the **OTHER PART**:

WHEREAS

By virtue of a Deed of Conveyance dated 24th May, 2008, being no. 04940 for the year 2008, recorded in Book No. I, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 24 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of *shahi* land admeasuring 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 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 10 Decimal out 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 be the same a little more or less and appertaining to L.R Khatian no. 2595 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, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 806 corresponding to L.R. Dag no. 956 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the Demised land) **OR HOWSOEVER OTHERWISE** the Demised land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Demised land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof **TOGETHER WITH** all deeds, pattahs, muniments of title whatsoever relating to the Demised land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit **TO HAVE AND TO HOLD** the Demised land hereby sold granted, conveyed, 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



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

and forever and the Vendor doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the vendor or their predecessors - in - title done or executed or knowingly suffered to the contrary the vendor is now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Demised land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to grant, transfer and convey the Demised land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the Demised land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the Demised land or any part thereof from under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the Demised land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



—

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

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shak* land admeasuring 10 Decimal (more or less) out 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 be the same a little more or less and both appertaining to L.R. Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein the entire Dag is delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B C Roy Road*)

The Entire Dag is Butted and Bounded are as follows:

On The North:	By R.S. Dag No. 1646 (Mouza Elachi)
On The East:	By R.S. Dag No. 51, 807 (Mouza Jagaddal) & 1654 (Mouza Elachi)
On The West:	By R.S. Dag No. 1614 (Mouza Elachi)
On The South:	By R.S. Dag No. 805 (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 Kakkarania*

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Hozumdar

(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Arunali Kakkarania*
36/A Elgin Road,
KO-70

FOR TERRIFIC HIGH PROPERTIES LLP

Iyotishwan Mondal

(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *KB/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. 46,00,000/- (Rupees Forty-Six Lakhs) only**

WITNESSES :

- 1) *Ayushi Katarania*
- 2) *Debjyoti Ghosh*
Advocate

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

VENDOR



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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

RS.DAG.NO.- 806 LR.DAG.NO.- 956

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,
DIST.- 24 PARGANAS SOUTH,

N



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

TERRIFIC HIGH PROPERTIES LLP
Jyotirmay Mondal
Designated Partner, Authorized Signatory

Handwritten text, possibly a signature or reference number, located on the left side of the page.






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:	192021220168342091	Payment Mode:	Online Payment
GRN Date:	22/01/2022 18:08:43	Bank/Gateway:	ICICI Bank
BRN :	74163308	BRN Date:	22/01/2022 18:01:44
Payment Status:	Successful	Payment Ref. No:	2000154262/6/2022

[Query No/Query Year]

Depositor Details

Depositor's Name:	TERRIFIC HIGH PROPERTIES LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile:	9856916301
Depositor Status:	Buyer/Claimants
Query No:	2000154262
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2000154262/6/2022
Remarks:	Safe, Sale Document Payment No 6

Payment Details

Sr No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000154262/6/2022	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2000154262/6/2022	Property Registration- Registration Fees	0030-03-104-001-10	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 16022000154262/2022

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 [TERRIIFI C HIGH PROPER TIES LLP]			 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]			 25/1/22



District Sub-Registrar-II
Alipora, 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-आयटी अकाउंट नंबर आई
e-Permanent Account Number (e-PAN) का आई
AASFT4253G

ई-आयटी नंबर: **TERRIFIC HIGH PROPERTIES LLP**

ई-आयटी जारी तिथि: **07/12/2021**



Signature Not Verified

Digitally Signed by: Income Tax Department

Date: 11/12/2021 23:55:52
Reason: Document Signed
Location: JPR

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents including payment of taxes, assessment, tax deduction at source, matching of information, scrutiny or assessment & retrieval of electronic information etc. relating to a taxpayer. (आयकर अकाउंट नंबर (ई-आयटी) का उपयोग करके विभिन्न दस्तावेजों को जोड़ने में सक्षम विभाग को सक्षम बनाता है, जिसमें कर का भुगतान, आंशिक, आंशिक कर, सूचना के विचार, स्रोत पर टैक्स कटौती, सत्यापन, प्रत्येक करदाता के संबंधित जानकारी शामिल है।)
- ✓ Quoting PAN is mandatory for all financial transactions specified in Section 115B(1)(c) of the Income Tax Act, 1961. (आयकर अधिनियम, 1961 के अनुच्छेद 115B(1)(c) के तहत निर्दिष्ट सभी वित्तीय लेन-देन के लिए आयकर अधिनियम, 1961 के अनुच्छेद 115B(1)(c) में उल्लेखित है।)
- ✓ Possessing more than one PAN is against the law & has a penalty of upto Rs. 10,000. (एक से अधिक आयकर अकाउंट नंबर (ई-आयटी) रखना विधिवत गलत है और इसका जुर्माना ₹10,000 तक हो सकता है।)
- ✓ This e-PAN Card comes as Embedded QR Code which can be verified by a specific Android Mobile App. See it on Google Play Store or on specific App Store. (यह ई-आयटी कार्ड एम्बेडेड QR कोड के रूप में है, जो एक विशिष्ट एंड्रॉयड मोबाइल ऐप द्वारा जांचा जा सकता है। Google Play Store पर या विशिष्ट मोबाइल ऐप के माध्यम से इसे जांचें "PAN QR Code Reader"।)

Cut

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AASFT4253G



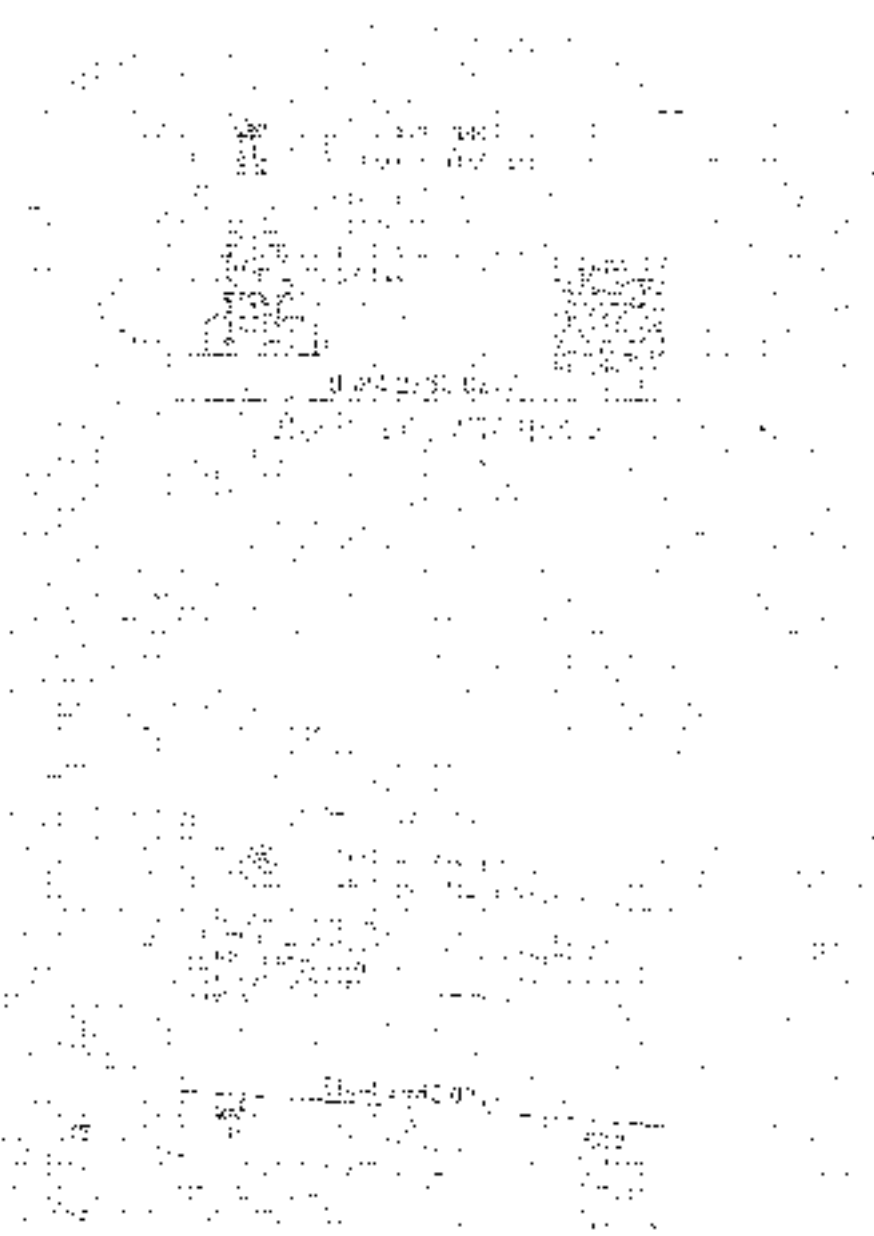
TERRIFIC HIGH PROPERTIES LLP

07/12/2021



आयकर विभाग, ई-आयटी अकाउंट नंबर जारी करने के लिए
Income Tax Department, PAN Card Issuance
Date: 11/12/2021 23:55:52
Reason: Document Signed
Location: JPR

1. Introduction
2. Background
3. Methodology
4. Results
5. Conclusion
6. References
7. Appendix
8. Index
9. Glossary
10. Summary



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आयुक्त विभाग
INCORPORATION DEPARTMENT



सरकार महाराष्ट्र
GOVT OF INDIA

JYOTISHKANTH MOZUMDAR

CHANGRAL MOZUMDAR

30/05/1984

Form No. 1 (Part 1) of the Companies Act, 1956

CEP/MOZUMDAR

Registered Office

Signature



महाराष्ट्र सरकार, मुंबई
आयुक्त विभाग
सं. 30/05/1984
महाराष्ट्र कंपनी अधिनियम, 1956
खंड 1, भाग 1

ज्योतिष्कान्त मोजुंदर
चंगल मोजुंदर
30/05/1984
CEP/MOZUMDAR
मुंबई





भारत सरकार
GOVERNMENT OF INDIA



जयप्रकाश मोदी
Jayaprakash Mohanji
पत्रांक: DOC/2013/1594
शुभ: MALE



2496 5987 4624

आधार - सत्यानंद आशुतोष अफिल्लर

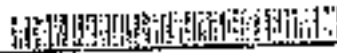


भारत सरकार
GOVERNMENT OF INDIA

Address

शुभ:
कल्पद, बचल मोडुतोष 41,
कन्नारी पारा रोड, नदकोट,
भिलकावा,
पेठ नं. 700025

S/O. Kanchal Mohanji,
41 KANNARI PARA ROAD,
Bhawanipore, KODALI, West
Bengal - 700025



भारत सरकार

GOVERNMENT OF INDIA

13 BANGALUR
BANGALUR





ভারত সরকার
Government of India

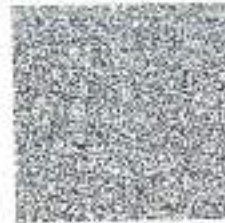
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

To
শীতেশ কুণ্ডু
Nilesh Kundu
S/O: Nitya Gopal Kundu
SANKRAIL
Ramchandrapur
Sankrail
Howrah West Bengal - 711313
9830461453

Issue Date: 14/03/2015

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



শীতেশ কুণ্ডু
Nilesh Kundu
জন্ম তারিখ/DOB: 01/10/1976
পুরুষ MALE

Issue Date: 14/03/2015

6253 7865 3258
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ভিডিওর ক্ষেত্রে/অফলাইন প্রমাণনাম/অফলাইন প্রমাণকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য পত্র

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 দ্বারা দেশে নাম
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের ফ্রন্ট গেজে রাখুন, mAadhaar App যান।

- 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 প্রাধিকরণ
Unique Identification Authority of India



উদ্দেশ্য:
উদ্দেশ্য: নিজ মোবাইল কুণ্ডু, নীলেশ কুণ্ডু, রামচন্দ্রপুর, হাওড়া, পশ্চিম বঙ্গ - 711313

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



6253 7865 3258
VID : 9155 8840 3446 5172

1047 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu.



Major Information of the Deed

Deed No :	T-1602-00954/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000154262/2022	Office where deed is registered	
Query Date	17/01/2022 1:07:56 PM		1602-2000154262/2022
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana - Entala, District : Kolkata, WEST BENGAL , PIN - 70014, Mobile No. 9874627172, Status : Advocate		
Transaction			
[010] Sale, Sale Document	Additional Transaction		
Setforth value	[4305] Other than immovable Property Declaration [No of Declaration : 2]		
Rs 46,00,000/-	Market Value		
Stamp duty Paid(SD)	Rs. 49,09,095/-		
Rs. 1,96,384/- (Article:23)	Registration Fee Paid		
Remarks	Rs. 49,137/- (Article A(1), E)		
	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: RAJPLUR-SONARPUR, Road: Dr. B C Roy road, Mouza: Jagaddal, JI No: 71, Pin Code : 700151

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 95B (RS - J)	R-2695	Bastu	Shal	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 :

SI No	Name,Address,Photo,Finger print and Signature
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED 1B, Middleton Mancr, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	TERRIFIC HIGH PROPERTIES LLP 41, Karsari Para Road, City:- Not Specified, P.O:- Bhawanipure, P.S:-Kotighal, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 . PAN No . AAxxxxxx3G,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, Kansarpura Road, City:- Not Specified, P.O.- Bhawanipore, P.S:- Kalignat, 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 HIGH PROPERTIES LLP (as AUTHORISED SIGNATORY)</p>
2	<p>Mr Chanchal Mozumder (Presentant) Sun of Late Biswa Sundar Mozumder 41, Kansarpura Road, City:- Not Specified, P.O: Bhawanipore, P.S:-Kaighat, District:-South 24-Parganas, West Bengal, India. PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.. AHxxxxxx0B, 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 G KUNDU 35/1A ELGIN ROAD, City:- Not Specified, P. O:- LR 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 HIGH PROPERTIES LLP-10 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 956, LR Khatian No:- 2595	Owner Name :- भारतीय इंजीनियरिंग प्राइवेट लिमिटेड (Gurdian लिमिटेड), Address:- 1 st , फ्लोर नम्बर. 5/4, सिविल एन. सेक्टर 70B 07. Classification :- र/र , Area: 0.28000000 Acre.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



Endorsement For Deed Number : 1 - 160200954 / 2022

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 48,09,095/-



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 16:36 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 HIGH PROPERTIES LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O: Bhawanipore, P.S:-Kalighat District- South 24-Parganas, West Bengal, India, PIN:- 700025

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

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

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



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - 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, 1952 duty stamped under schedule 'A, Article number . 23 of Indian Stamp Act 1959.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 48,097/- , F = Rs 14/- , H = Rs 25/- , 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 22/01/2022 6:09PM with Govt. Ref. No: 19202127016834209 or 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank ('CIC003C006), Ref. No. 74163808 on 22-01-2022, Head of Account 003C-C3 104-001 1B



Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 978648, Amount: Rs. 10/-, Date of Purchase 16/11/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 6:09PM with Govt. Ref. No: 192021220108342091 on 22-01-2022, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000036), Ref. No. 74163608 on 22-01-2022, 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 48809 to 48833
being No 160200954 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 17:19:31 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:19:31 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)