

0977/22


P-965/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

59AB 978663

Certified that the document is admitted for Registration. The signature sheets and the endorsement 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 27<sup>th</sup> day of January,  
TWO THOUSAND AND TWENTY TWO  
BETWEEN

35598

16 NOV 2021

No.....Rs. **10/-** Date **DEBAYOTI GHOSH**  
 Name:..... **ADVOCATE**  
 Address:..... **SEKEDAL CIVIL COURT**  
**ROOM NO -411 (4TH FLOOR)**  
**KOLKATA-700014**  
 Vendor:.....

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

*(Handwritten signature/initials)*

*Chanchal Mozumder*



829

B. K. Consortium Engineers Private Limited

*Chanchal Mozumder*  
 Authorised Signatory



830

BACALAR PLAZA LLR

*Ipshita Morshed*  
 Designated Partner / Authorised Signatory

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



831

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**

**BACALAR PLAZA LLP (PAN NO- AAYFB7939H)**, 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. CHPM0005M, 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 Bhatika Pathak **ALL THAT** the piece and parcel of shafi



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District Sub-Registrar-II  
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land admeasuring 25 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all appertaining to L.R. Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

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

THAT the Vendor has represented to the PURCHASER that;

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

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided *Shali* land admeasuring 2 Decimal (more or less) out of 25 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 1 Decimal (more or less) out of 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and :

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Third block of faint, illegible text.

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Fifth block of faint, illegible text.

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District Sub-Registrar-II  
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25 JAN 2022

Decimal (more or less) out of 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all appertaining to L.R Khatian no. 2895 aggregating to 10 Decimal of Mouza Jagaddai, J. L. No. 71, Post office South Jagaddai, 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 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. 812,809,810,811 & 804 corresponding to L.R. Dag no. 962, 959, 960, 961 & 954 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

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Handwritten signature or mark.

District Sub-Registrar-II  
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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 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



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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 be required.

**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE**  
**(DEMISED LAND)**

**ALL THAT** the undivided Shali land admeasuring 2 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 1 Decimal (more or less) out of 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and 1 Decimal out (more or less) of 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all are appertaining to L.R. Khatian no. 2595 aggregating to 10 Decimal of Mouza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein the entire Dag is delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

The Entire Dag is Butted and Bounded as follows:

On The North:	By R.S. Dag Nos. 805 & 808
On The East:	By R.S. Dag Nos. 808, 813, 814 & 815
On The West:	By R.S. Dag Nos. 760, 800, 801 & 803
On The South:	By R.S. Dag Nos. 759 & 803



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

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. *Ayushi Kakoseania*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Hazumde*

(Authorised Signatory)

2. *Neelgosh Ghosh*  
Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Ayushi Kakoseania*  
3B/1A, Alga Road, N-20

FOR BACALAR PLAZA LLP

*Jyotsnani Mondal*

(Authorised Signatory)

2. *Neelgosh Ghosh*  
Advocate

Drafted by me: -

(As per instruction)

*Neelgosh Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

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

*[Faint, illegible handwritten text]*



*[Handwritten signature]*

District Sub-Registrar-II  
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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 Kakran*

2) *Shreyas Chok*  
*Shree*

B. K. Consortium Engineers Private Limited  
*Chanchal Hojwade*  
Authorised Signatory

**VENDOR**



District Sub-Registrar-II  
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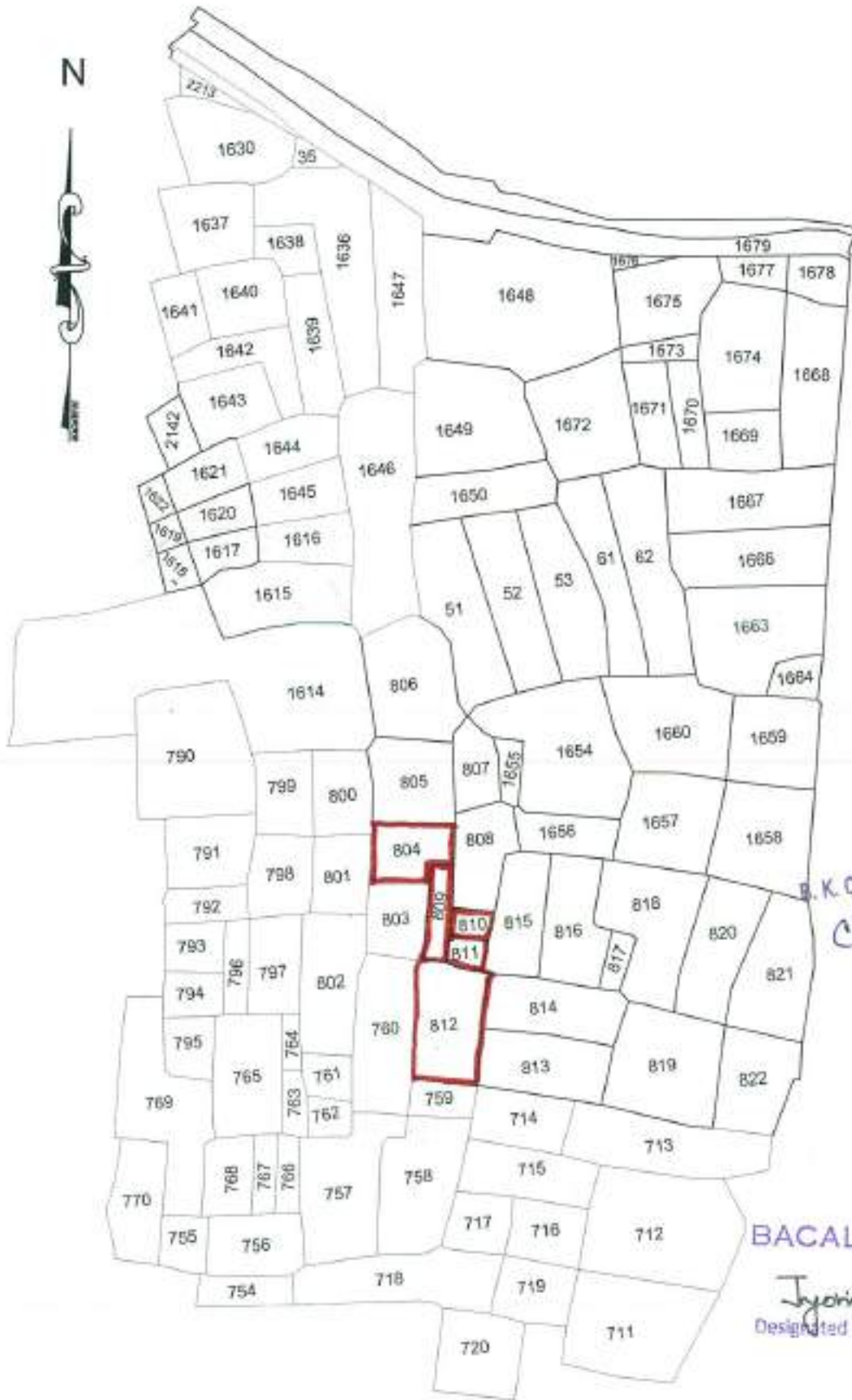
25 JAN 2022



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

**RS.DAG.NO.- 804, 809,810,811, 812, LR.DAG.NO.- 954,  
959, 960,961 & 962**

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



B. K. Consortium Engineers Private Limited  
*Charachal Mozumdar*  
Authorized Signatory

**BACALAR PLAZA LLP**  
*Jyotishman Mondal*  
Designated Partner/Authorized Signatory



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

**SPECIMEN FORM FOR TEN FINGER PRINTS**

					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
					
	<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>					

Name: **CHANCHAL MOZUMDER**

Signature: *Chanchal Mozumder*

					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
					
	<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>					

Name: **JYOTISHMAN MOZUMDER**

Signature: *Jyotishman Mozumder*

<p align="center"><b>PHOTO</b></p>					
	<b>Little      Ring      Middle      Fore      Thumb</b>				
	<b>(Left Hand)</b>				
	<b>Thumb      Fore      Middle      Ring      Little</b>				
<b>(Right Hand)</b>					

Name.....

Signature.....



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



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000160251/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr JYOTISHMAN Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025	Represent ative of Buyer [BACALA R PLAZA LLP ]			<i>Jyotishman Mozumder</i> 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 ]			<i>Chanchal Mozumder</i> 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 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			<i>Niles Kundu.</i> <i>25.01.2022.</i>

-----  
(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





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

**GRN Details**

<b>GRN:</b>	192021220168308791	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	22/01/2022 17:16:02	<b>Bank/Gateway:</b>	ICICI Bank
<b>BRN :</b>	74160706	<b>BRN Date:</b>	22/01/2022 17-01-30
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2000160251/5/2022

[Query No.\*Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	BACALAR PLAZA LLP
<b>Address:</b>	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
<b>Mobile:</b>	9836016301
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2000160251
<b>Applicant's Name:</b>	Mr DEBKYOTI GHOSH
<b>Identification No:</b>	2000160251/5/2022
<b>Remarks:</b>	Sale, Sale Document Payment No 5

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000160251/5/2022	Property Registration- Stamp duty	0020-02-103-003-02	196374
2	2000160251/5/2022	Property Registration- Registration Fee	0020-03-104-001-16	49105
			<b>Total</b>	<b>245479</b>

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



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई - स्वयंसेवा योजना पोर्टल

e-Parivartan Portal: <https://parivartan.in>

AAYFB7939H

ईए नं. / E No. : BACALAR PLAZA LLP

संशोधित तिथि / Revised Date : 03/12/2021

ईए नं. / E No. : BACALAR PLAZA LLP



Signature Not Verified

Digitally Signed by: Income Tax Department

Date : 11/22/21 215538  
Reason: Document Signing Location: Ahmed

- Permanent Account Number (PAN) Linkage Income Tax Department linking of various documents, including payment of tax and a statement of demand (tax amount, matching of information and easy route to seek redressal of disputes regarding tax, filing of tax returns)   
 स्थायी खाता नंबर (ईए) का आयकर विभाग के विभिन्न दस्तावेजों को जोड़ने में मदद करता है और विवादों का समाधान करने के लिए आसान रास्ता प्रदान करता है, जिसमें कर चुकाए जाने वाले कर के ब्यौता, आयकर दावे, कर की भरपाई का ब्यौता, मांग (कर राशि, जानकारी के साथ सटीक जानकारी का जोड़ने का आसान रास्ता और कर की भरपाई के लिए आसान रास्ता) शामिल है।
- Quoting of PAN in various documents like bank account, share certificate, etc. to avoid double taxation.   
 बैंक खाते, शेयर प्रमाणिका, आदि में PAN का उद्धरण करने से द्वावि-वार कर का प्रतिकारण को बढ़ावा देता है।
- Prevention of using unauthenticated PAN to register any mobile number.   
 असहित PAN का उपयोग करके किसी भी मोबाइल नंबर को पंजीयित करने से रोकता है।
- The e-PAN card contains QR Code which can be used to verify the PAN card.   
 ई-ए-एन कार्ड में QR कोड होता है जो PAN कार्ड की जांच करने के लिए उपयोग किया जा सकता है।

का

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ईए नं. / E No. : BACALAR PLAZA LLP

संशोधित तिथि / Revised Date : 03/12/2021

AAYFB7939H

ईए नं. / E No. : BACALAR PLAZA LLP

भारत सरकार  
GOVT. OF INDIA

विवरण: (Information)

ईए नं. / E No. : BACALAR PLAZA LLP

संशोधित तिथि / Revised Date : 03/12/2021

AAYFB7939H

ईए नं. / E No. : BACALAR PLAZA LLP

संशोधित तिथि / Revised Date : 03/12/2021

AAYFB7939H



















भारतीय न्यायपालिका  
भारतीय न्यायपालिका



ज्योतिराम मोडुदर

Jyotiraman Mozumdar

जन तिथि/DOB: 30/05/1934

लिंग / GENDER: MALE

2496 5987 4624



ज्या.मोडुदर - ज्योतिराम - जन्मसमय - ३० मई १९३४



भारतीय न्यायपालिका  
भारतीय न्यायपालिका

पता:

ADDRESS

आलय: चंचल मोडुदर 41,  
कंसारी पारो रोड, भवमोडुदर,  
कोलकाता,  
पिन कोड - 700025

S/O: Chanchal Mozumdar,  
41, KANSARI PARA ROAD,  
BHAVAMODUR Kolkata, West  
Bengal 700025



भारतीय न्यायपालिका  
भारतीय न्यायपालिका  
भारतीय न्यायपालिका  
भारतीय न्यायपालिका





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

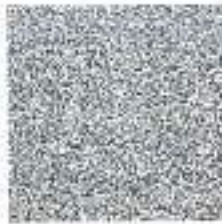
ভাসিকার্ডের নম্বর/ Enrolment No.: 2010/30355/26144

Download Date: 02/11/2019

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

Issue Date: 14/08/2015

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: 02/11/2019



নীলেশ কুন্ডু  
Nilesh Kundu  
সংগ্রহিত/DOB: 01/10/1978  
পুরুষ/ MALE

Issue Date: 14/08/2015

**6253 7865 3258**

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভূম্য:

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ভিত্তিতে সেরা / অফলাইন এনক্রিপশন / অফলাইন প্রমাণিতকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেক্ট্রনিক প্রক্রিয়াজ 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 মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও খেসারকারী পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধার আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিয়ে স্মার্ট ফোনে রাখুন, mAadhaar App যারা।

- 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.

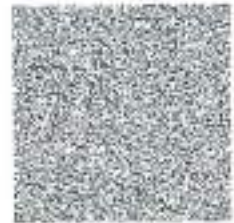


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
ডাঃ/ও: নীলেশ গোপাল কুন্ডু, নীলেশ কুন্ডু, রামচন্দ্রপুর,  
পূর্ব মেদিনীপুর  
পিন কোড - 711313

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



**6253 7865 3258**

VID : 9155 8840 3446 5172

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Nilesh Kundu.



### Major Information of the Deed

Deed No :	1-1602-00965/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000160251/2022	Office where deed is registered	1602-2000160251/2022
Query Date	17/01/2022 4:07:13 PM		
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	[4305] 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. 1,96,354/- (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 Jagadca, L.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-962 (RS -)	LR-2595	Bastu	Shali	2 Dec	9,20,000/-	9,81,619/-	Width of Approach Road: 8 Ft.,
L2	LR-959 (RS -)	LR-2595	Bastu	Shali	1 Dec	4,00,000/-	4,90,909/-	Width of Approach Road: 8 Ft.,
L3	LR-960 (RS -)	LR-2595	Bastu	Shali	3 Dec	13,80,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
L4	LR-961 (RS -)	LR-2595	Bastu	Shali	3 Dec	13,00,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
L5	LR-954 (RS -)	LR-2595	Bastu	Shali	1 Dec	4,00,000/-	4,90,909/-	Width of Approach Road: 8 Ft.,
<b>TOTAL :</b>					10Dec	46,00,000 /-	49,09,095 /-	
<b>Grand Total :</b>					10Dec	46,00,000 /-	49,09,095 /-	

### Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b> 18, Middleton Manor, 9/4, Middleton Row, City - Not Spec'ed, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District -South 24-Parganas, West Bengal, India, Pin:- 700071, PAN No.: AAxxxxx2A.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>BACALAR PLAZA LLP</b> 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P S:-Kalighat, District -South 24-Parganas, West Bengal, India PIN:- 700025 PAN No. : AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details .**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr JYOTISHMAN Mozumder</b> Son of Late Chanchal Mozumder 41, Kansari para 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.:: Clxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR PLAZA LLP (as AUTHORISED SIGNATORY)
2	<b>Mr Chanchal Mozumder (Presentant)</b> Son of Late Bswa Sundar Mozumder 41, Kansari para 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.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr NILESH KUNDU</b> Son of Mr. N G KUNDU 56/1A, ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S -Bhawanipore, District: South 24-Parganas, West Bengal, India, PIN - 700020			

Identifier Of Mr JYOTISHMAN Mozumder, Mr Chanchal Mozumder



Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-2 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-1 Dec
Transfer of property for L3		
Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-3 Dec
Transfer of property for L4		
Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-3 Dec
Transfer of property for L5		
Sl.No	From	To, with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-1 Dec

## Land Details as per Land Record

District: South 24-Parganas, P.S - Sonarpur, Municipality: RAJPUR-SONARPUJ, Road: U. B. C Roy road, Mouza Jagaddal, Pl No: 71, Pin Code: 750151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 962, LR Khatian No:- 2595	Owner: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Gurdian: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Address: 1A, BANGALORE ROAD, 9/24, BANGALORE ROAD, JAGADDAL-750 071, Classification: 4P, Area: 0.16000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
L2	LR Plot No - 959, LR Khatian No.- 2595	Owner: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Gurdian: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Address: 1A, BANGALORE ROAD, 9/24, BANGALORE ROAD, JAGADDAL-750 071, Classification: 4P, Area: 0.01000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
L3	LR Plot No.- 860, LR Khatian No:- 2595	Owner: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Gurdian: B K CONSORTIUM ENGINEERS PRIVATE LIMITED, Address: 1A, BANGALORE ROAD, 9/24, BANGALORE ROAD, JAGADDAL-750 071, Classification: 4P, Area: 0.03000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



14	LR Plot No:- 961, LR Khalian No:- 2595	Owner:श्री.क. कल्याणकर शिवाजी नगर प्रदेस, Gurdian:शिविर , Address:1शिविर, 18/4/24 मकान, 1/4, सिव्हर नगर, लोणखोडा-200 0/1 , Classification:शिविर, Area:0.63000000 Acres.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
15	LR Plot No.- 964, LR Khalian No:- 2595	Owner:श्री.क. कल्याणकर शिवाजी नगर प्रदेस, Gurdian:शिविर , Address:1शिविर, सिव्हर नगर, 1/4, सिव्हर नगर, लोणखोडा 200 0/1 . Classification:शिविर, Area:0.17000000 Acres.	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 49,09,035/-



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 17:48 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mazumder ,

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mazumder, AUTHORIZED SIGNATORY, BACAI AR PLAZA LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas West Bengal, India, PIN:- 700025

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

Execution is admitted on 25-01-2022 by Mr Chanchal Mazumder, AUTHORIZED SIGNATORY, B A CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 5/4, Middleton Row,, City:- Not Specified, P O - Middleton Row, P.S:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal. India. PIN - 700071

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



Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I SOUTH 24-  
PARGANAS

South 24-Parganas, West Bengal

On 27-01-2022

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

Admissible under rule 27 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 48,137/- ( A(1) = Rs 49,091/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 40,105/-

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB  
Online on 22/01/2022 5:17PM with Govt. Ref. No: 192021220160308791 on 22-01-2022, Amount Rs. 49,105/-, Bank: CICI Bank (ICICI000006), Ref. No. 74160706 on 22-01-2022, Head of Account 0030-03-104-001 15





**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 978663, Amount: Rs. 10/-, Date of Purchase: 13/11/2021. Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB  
Online on 22/01/2022 5:17PM with Govt Ref. No: 132021220168308781 on 22-01-2022, Amount: Rs: 1,96,374/-  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 74160706 on 22-01-2022, Head of Account 0030-02-103-003-02



Santar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R - 11 SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 46127 to 46153

being No 160200965 for the year 2022.



*Samar*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 12:56:39 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 12:56:39 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)