

0975/22

I-967/2022



SP 27/1/22

पश्चिम बंगाल WEST BENGAL

59AB 978670

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.

92 158186/22



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

Handwritten notes and signatures in the bottom right corner, including a signature that appears to be 'Ranjan' and some illegible text.

35591

16 NOV 2021

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

Name:.....**DEBJYOTI GHOSH**
ADVOCATE

Address:.....**SEADAH CIVIL COURT**
ROOM NO. 211 (4TH FLOOR)

Vendor:.....**KOLKATA-700 014**

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

Chanchal Hazumdar



829

B. K. Consortium Engineers Private Limited

Chanchal Hazumdar

Authorised Signatory



830

BACALAR HIGH PROPERTIES LLP

Ipsishwan Mondal

Designated Partner/Authorised Signatory

District Sub-Registrar-II
Alipora, South 24 Parganas

25 JAN 2022



831

Identified by me.
Nilesh Kumar.
S/O. Lt. N.G. Kumar.
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

BAGALAR HIGH PROPERTIES LLP (PAN NO- AAYFB7942C), having registered office at 41, Kansari Para Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorised Signatory Mr. JYOTISHMAN MOZUMDER, son of Mr. CHANCHAL MOZUMDER having (Pan No. CIIPM0005M, Aadhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **OTHER PART**;

WHEREAS

WHEREAS by virtue of a Deed of Conveyance dated 24th May, 2008, being no. 04910 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



7

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

piece and parcel of *shahi* land admeasuring 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 appertaining to L.R Khatian no. 2595 of Mouza Jagadaal, 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 (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 appertaining to L.R Khatian no. 2595 of Mouza Jagadaal, J. L. No. 71, Post office South Jagadaal, 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



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

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

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land) the Vendor doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 758 corresponding to L.R. Dag no. 911 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, pattaahs, 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



[Handwritten signature]

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

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
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 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 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. 759
On The East:	By R.S. Dag Nos. 714, 715 & 717
On The West:	By R.S. Dag No. 757
On The South:	By R.S. Dag No. 718



[Handwritten signature]

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. *Aruno Karanina*

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Hazare
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Aruno Karanina*
36/A, Elgin Rd, N/A

FOR BACALAR HIGH PROPERTIES LLP

Jyotsna Mondal
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

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



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 Kakaseema*
- 2)

B. K. Consortium Engineers Private Limited
Charu Chait Mohan
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.- 758, LR.DAG.NO.- 911

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

DIST.- 24 PARGANAS SOUTH,

N



B. K. Consortium Engineers Private Limited
Charuchal Hazumdar
Authorized Signatory

BACALAR HIGH PROPERTIES LLP
Joshiwan Manohar
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]

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



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

GRN Details

GRN:	192021220168245431	Payment Mode:	Online Payment
GRN Date:	22/01/2022 15:17:24	Bank/Gateway:	ICICI Bank
BRN :	74153397	BRN Date:	22/01/2022 15:01:43
Payment Status:	Successful	Payment Ref. No:	2000158186/5/2022 (Query No**Query Year)

Depositor Details

Depositor's Name:	BACALAR HIGH PROPERTIES LLP
Address:	KANSARI PARA ROAD KOLKATA 700025
Mobile:	9836016301
Depositor Status:	Buyer/Claimants
Query No:	2000158186
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2000158186/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000158186/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	196574
2	2000158186/5/2022	Property Registration- Registration Fees	0030-05-104-001-16	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 16022000158186/2022

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 [BACALA R 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



[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			Nilesh 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 - स्वाक्षरी सेवा संकलन कार्य
e - Return(s) Generated/Revised (e-filing) done
AAYFB7942C

Name: **BACALAR HIGH PROPERTIES LLP**

Date of Filing/Revised Return: **00/12/2021**



Signature Not Verified

Digitally signed by Income Tax Department

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

- ✓ Permanent Account Number (PAN) is done Income Tax Department linking of various documents, including payment of taxes, assessment, and day-and-tax returns, matching of information and easy maintenance & retrieval of electronic filing records, relating to taxpayer. इसका सेवा संकलन (ई) कर कागज़ों में एकीकृत चिह्न का प्रदर्शन को प्रदान है। आयकर विभाग का स्वयंसेवा सेवा है, जिसमें आयकर, प्रत्येक वर्ष के करों का प्रदर्शन, करों के भुगतान, करों के आकलन, करों के अद्ययावतता आदि भी शामिल है।
- ✓ Quoting of PAN in any communication for AAYFB7942C is mandatory under Section 137-A of the Income Tax Act, 1961. This is a mandatory requirement under Section 137-A of the Income Tax Act, 1961. क्वोटिंग PAN किसी भी संचार के लिए अनिवार्य है।
- ✓ Possession or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक PAN का प्रयोग या उपयोग करना अवैध है और 10,000 रुपये तक का जुर्माना प्रदान करता है।
- ✓ Only PAN Card contains functional QR Code which is readable by a specific Android Niche App. Key to download is available on Google Play Store as "PAN QR Code Reader". (केवल PAN कार्ड ही फंक्शनल QR कोड है जो कि विशिष्ट Android Niche App द्वारा ही पढ़ा जा सकता है। Google Play Store पर QR कोड पढ़ने के लिए केवल "PAN QR Code Reader" है।)

Cut



File

Income tax return filed for the assessment year 2021-22
Income Tax Department File No: AAYFB7942C
File Date: 11/12/2021 23:55:55
File Number: AAYFB7942C

आयकर रिटर्न दाखल किया है।
आयकर विभाग फाइल नंबर: AAYFB7942C
फाइल तिथि: 11/12/2021 23:55:55
फाइल नंबर: AAYFB7942C

1910
1911
1912
1913
1914
1915
1916
1917
1918
1919
1920
1921
1922
1923
1924
1925
1926
1927
1928
1929
1930
1931
1932
1933
1934
1935
1936
1937
1938
1939
1940
1941
1942
1943
1944
1945
1946
1947
1948
1949
1950
1951
1952
1953
1954
1955
1956
1957
1958
1959
1960
1961
1962
1963
1964
1965
1966
1967
1968
1969
1970
1971
1972
1973
1974
1975
1976
1977
1978
1979
1980
1981
1982
1983
1984
1985
1986
1987
1988
1989
1990
1991
1992
1993
1994
1995
1996
1997
1998
1999
2000
2001
2002
2003
2004
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
2025

11

CHIA CHIANG

CHIA CHIANG

CHIA CHIANG



आयकर विभाग
INCOME TAX DEPARTMENT



गोवा सरकार
GOVERNMENT OF GOA

JYOTIRSHAN MOZUMDER

CHARGHA DOUBASER

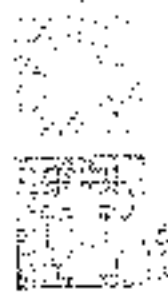
30/03/1994

30/03/1994

CIIP/94/005M

...

...



...

...



শ্রী সত্যজিৎ চন্দ্র সেন



স্মৃতি সঙ্কলন

Memorial Volume

স্মৃতি সঙ্কলন ডি.সি. 500251/334

পুস্তক : 766A/F

2436 5987 4624



স্মৃতি সঙ্কলন - স্মৃতি সঙ্কলন - স্মৃতি সঙ্কলন



শ্রী সত্যজিৎ চন্দ্র সেন স্মৃতি সঙ্কলন
শ্রী সত্যজিৎ চন্দ্র সেন স্মৃতি সঙ্কলন

Address

পত্রিক

স্মৃতি সঙ্কলন, ৬১

কেন্দ্রীয় কার্য্যালয়, শ্রী সত্যজিৎ চন্দ্র সেন

কলিকতা,

পশ্চিমবঙ্গ - 700025

Shri Satyajit Chandra Sen

Central Office, Shri Satyajit Chandra Sen

Memorial Volume, Kolkata, West

Bengal - 700025



শ্রী সত্যজিৎ চন্দ্র সেন

শ্রী সত্যজিৎ চন্দ্র সেন

শ্রী সত্যজিৎ চন্দ্র সেন



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

Overload Date: 02/11/2020

To
নীলেশ কুন্ডু
Nilesh Kundu
S/O: Nitya Gopal Kundu
SANKRAIL
Ramchandrapur
Sankral
Howrah West Bengal - 711313
9830461463

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



Overload Date: 02/11/2020



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

Issue Date: 14/03/2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভাষ্য

- অধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিরামিত কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রতিক্রিয়া চিঠি নয়

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.

- অধার নিয়ে দেশে যাত্রা
- অধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়তা করে।
- মাঝে মাঝে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- অধার 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.

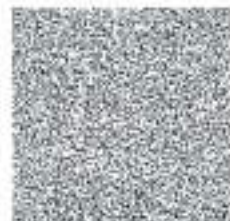


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
সংখ্যা: নীলেশ কুন্ডু, সীকরাইল, রামচন্দ্রপুর,
৯৮৩০৪
পশ্চিম বঙ্গ - ৭১১৩১৩

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



6253 7865 3258

VID : 9155 8840 3446 5172

1007 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu



Major Information of the Deed

Deed No :	I-1602-00987/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000158186/2022	Office where deed is registered	
Query Date	17/01/2022 2:58:49 PM	1602-2000158186/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entay, District : Kolkata, WEST BENGAL, PIN - 700 14, 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 46,09,000/-	Rs. 49,09,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 1,98,364/- (Article:23)	Rs 49,137/- (Article:A(*), E)		
Remarks	Received Rs. 50/- (Fif TY only) from the applicant for issuing the assent slip. (Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use RQR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-911 (RS)	LR-2595	Bastu	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:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071, PAN No. : AAxxxxxx2A, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BACALAR HIGH PROPERTIES LLP 41, Kansari Para Road, City:- Not Specified, P O:- Bhowanipore, P.S:-Kolkata, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, PAN No. : AAxxxxxx2C Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JYOTISHMAN Mozumder Son of Late Chanchal Mozumder 41, Kansarpara 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 HIGH PROPERTIES LLP (as AUTHORISED SIGNATORY)
2	Mr Chanchal Mozumder (Presentant) Son of Late Biswa Sunfar Mozumder 41, Kansarpara 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.: Alxxxxxx0B, Aadhaar No. 98xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILESH KUNDU Son of Mr N G KUNDU 138/1A FLGIY ROAD, City:- Not Specified, P O:- LR SARANI, P.S:-Bhawanipore District: South 24-Parganas, West Banga, India PIN:- 700026			

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 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 : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 911, LR Khatian No:- 2595	Owner:শ্রী. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড Guardian:শ্রী. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড, Address:114, বিজয়পুর রোড, ১/১, বিজয়পুর এ. এ. সোনারপুর-৭০০০২১, Classification শ্রী. Area:3.35000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



Endorsement For Deed Number : I - 160200967 / 2022

On 24-01-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,09,095/-



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

On 25-01-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:46 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumder ..

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumder . AUTHORIZED SIGNATORY, UACALAR 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

Indebted by Mr N.LESH KUNDU, ., Son of Mr N G KUNDU, 38/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, . South 24-Parganas, WEST BENGAL, India, P.N - 700020, by caste Hindu, by profession Service

Execution is admitted on 25-01-2022 by Mr Chanchal Mozumder, AUTHORIZED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 9/4, Middleton Row., City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespeare Sarani, District:-South 24-Parganas, West Bengal, India, PIN: 700027

Indebted by Mr NILESH KUNDU, ., Son of Mr N G KUNDU, 38/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, . South 24 Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service



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

On 27-01-2022

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

Admissible under rule 27 of West Bengal Registration Rules, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 49,091/- , E = Rs 14/- , H = Rs 28/- , M(a) = 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 3:18PM with Govt. Ref. No: 192021220168245431 on 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC00000061, Ref. No. 74153307 on 22-01-2022, 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 Type: Impressad, Serial no 978670, 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 22/01/2022 3:18PM with Govt. Ref. No: 152021220168245431 on 22-01-2022, Amount Rs: 1,96,374/-,
Bank: ICICI Bank (.C'00000006), Ref. No. 74153397 on 22-01-2022, Head of Account 0030-02-103 003-02



Samar Kumar Pradhanick
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 46204 to 46228

being No 160200967 for the year 2022.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 13:04:22 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:04:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)