

0974/22

I-968/2022



पश्चिम बंगाल WEST BENGAL

59AB 978660

Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II  
Alipore, South 24-Parganas

27 Jan 2022

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

35601

16 NOV 2021

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

Name.....

Address.....

Vendor.....

DEBJYOTI GHOSH  
ADVOCATE  
SEALDAH CIVIL COURT  
ROOM NO -411 (4TH FLOOR)  
KOLKATA-700014

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

*(Handwritten signature and scribbles over the stamp vendor information)*

*Chandhal Hazumder*



829

B. K. Consortium Engineers Private Limited

*Chanchal Hazumder*  
Authorized Signatory



830

**TERRIFIC PROMOTERS LLP**

*Terriific Promoters LLP*  
Designated Partner/Authorized Signatory

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



831

Identified by me.  
N. Filesh 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 Biawa Sunder Mozumder by Nationality- Indian, Residing at 41, Kansaripara Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **VENDOR** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **ONE PART**

**AND**

**TERRIFIC PROMOTERS LLP (PAN NO- AASFT4251E)**, having registered office at 41, Kansan Para Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorised Signatory Mr. JYOTISHMAN MOZUMDER, son of Mr. CHANCHAL MOZUMDER having (Pan No. CIIPM0005M, Aadhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **OTHER PART**;

**WHEREAS**

By virtue of a Deed of Conveyance dated 24<sup>th</sup> May, 2008, being no. 04940 for the year 2008, recorded in Book No. I, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 24 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein herein referred to as the purchaser purchased from Santosh Kumar Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of shaft



স্বাক্ষর



*[Handwritten signature]*

District Sub-Registrar-II  
Alipore, 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 *shak* 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 referred to as the "**Demised Land**", free from all encumbrances, liens, Espondens, 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 do and each of them 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. 1657 corresponding to L.R. Dag no. 1679 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, pattas, 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

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Handwritten signature or mark.

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



predecessors in - title done or executed or knowingly suffered to the contrary the vendor is now lawfully, rightlly, 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 aitor, 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 al 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 cut (more or less) 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 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. 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)



*[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. *Ayushi Katarania*  
36/1A, *Elgin Road, 101-10*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Hazumdar*  
(Authorized Signatory)

2. *Behjat Ghosh*  
Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Ayushi Katarania*

For TERRIFIC PROMOTERS LLP

*Jyotirmay Mondal*

(Authorized Signatory)

2. *Behjat Ghosh*  
Advocate

Drafted by me: -

(As per instruction)

*Behjat Ghosh*

**Advocate**

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *152/597/09*



*[Faint, illegible handwritten text]*



*[Handwritten signature]*

District Sub-Registrar III  
Alipore, South 24 Parganas  
25 JAN 2020

**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 Kakrania*

2) *Abhyojit Ghosh*  
*Advocate*

B. K. Consortium Engineers Private Limited  
*Charanlal Hazarika*  
Authorized Signatory

**VENDOR**



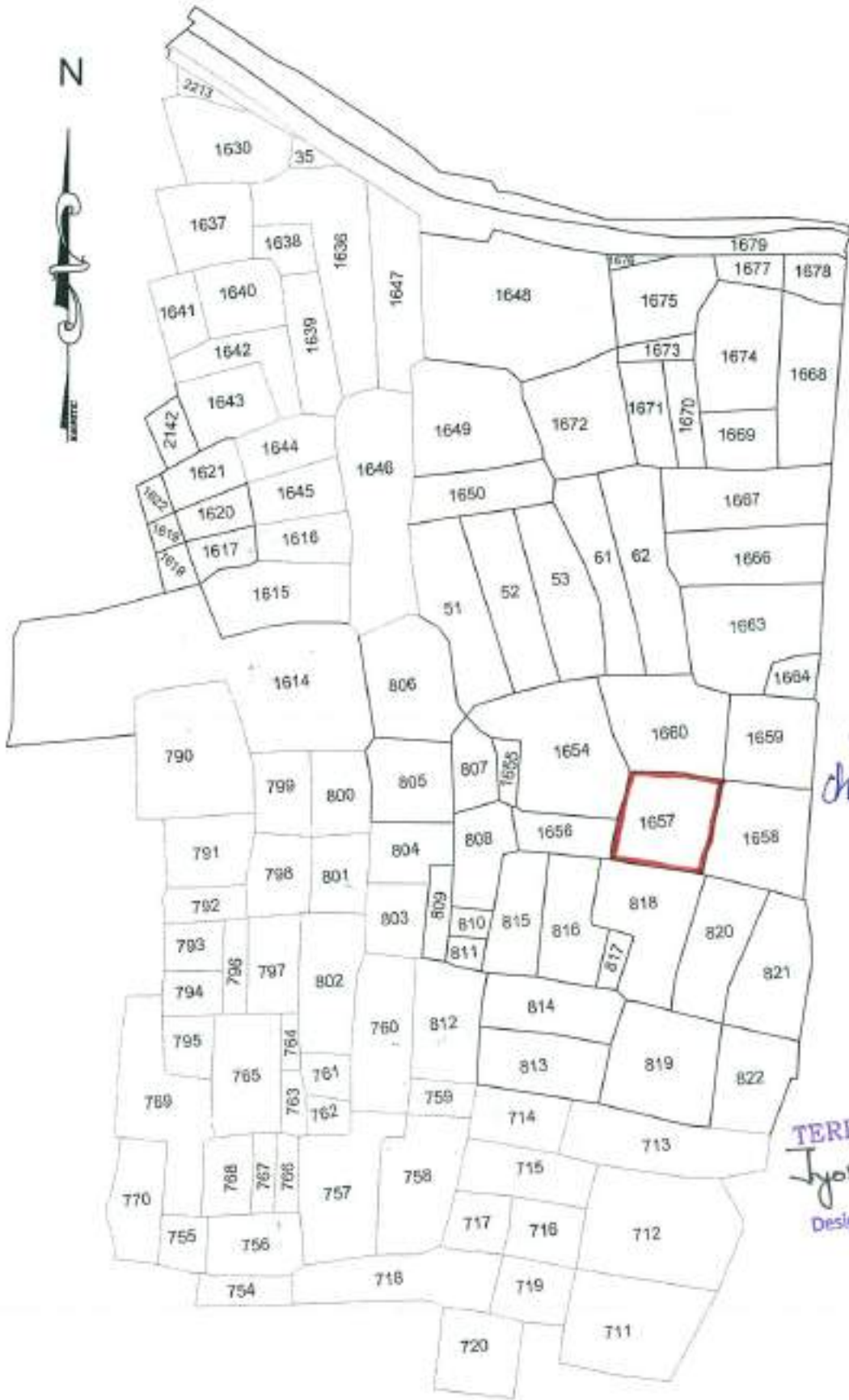
District Sub-Registrar-II  
Alipore, South 24 Parganas  
25 JAN 2022

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

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

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

**DIST.- 24 PARGANAS SOUTH,**



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

TERRIFIC PROMOTERS 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



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

**GRN Details**

GRN: 192021220168654691 Payment Mode: Online Payment  
GRN Date: 24/01/2022 10:47:43 Bank/Gateway: ICICI Bank  
BRN: 74186862 BRN Date: 24/01/2022 10:01:51  
Payment Status: Successful Payment Ref. No: 2000154775/6/2022  
Query No/Query Year:

**Depositor Details**

Depositor's Name: TERRIFIC PROMOTERS LLP  
Address: KANSAR PARA ROAD KALIGHAT KOLKATA 700025  
Mobile: 9836016301  
Depositor Status: Buyer/Claimants  
Query No: 2000154775  
Applicant's Name: Mr DEBJYOTI GHOSH  
Identification No: 2000154775/6/2022  
Remarks: Sale, Sale Document Payment No 6

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000154775/6/2022	Property Registration- Stamp Duty	0630-02-103-063-02	196374
2	2000154775/6/2022	Property Registration- Registration Fees	0630-03-104-061-16	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. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000154775/2022

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 [TERRIFI C PROMOT ERS LLP]			Jyotishman Mozumder 25/1/2022
Sl 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]			Chanchal Mozumder 25/1/22





District Sub-Registrar-II  
Alipora, South 24 Parganas

25 JAN 2022

SI 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- खाती लेखा संख्या कोड  
e - Permanent Account Number for PAN Card  
**AASFT4251E**

पंजीकृत नाम: TERRIFIC PROMOTERS LLP

पंजीकृत तिथि: 07/12/2024  
Date of Incorporation/Formation:



Signature Not Verified

Digitally Signed by: Income Tax Department

Date: 11/12/2024 22:55:56  
Reason: Only Term Signer Location: India

- ✓ Permanent Account Number (PAN) Card is Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand, tax arrears, matching information and easy online service & retrieval of all tax compliance history available to the taxpayer.
- ✓ Obtaining PAN is mandatory for all specified individuals & entities for various financial transactions such as opening bank accounts, opening mutual fund accounts, etc.
- ✓ Possessing and using more than one PAN is against the law & carries the penalty of up to Rs. 10,000.
- ✓ This e-PAN Card contains Enhanced QR Code which is readable by a specific Android Mobile App. You need to search for specific Mobile App on Google Play Store as PAN QR Code Reader.

Unit



आयकर विभाग, भारत सरकार  
Income Tax Department, Govt. of India  
New Delhi, India  
www.incometax.gov.in





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इतिहास, विभाग  
INSTITUTE OF HISTORY

JYOTISHMAN MEMORIAL

CHARCHAL MEMORIAL

30/08/1991

30/08/1991

CIPRO/05M

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भारत सरकार  
GOVT. OF INDIA



...

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भारत सरकार  
GOVERNMENT OF INDIA



जयसज्जन मंडल

Jayojanan Mazumdar

फोन नम्बर 0091 981093984

ईमेल

2496 5957 4624



जयसज्जन मंडल का पता



भारत सरकार  
GOVERNMENT OF INDIA

Address

पता:

जयसज्जन मंडल का पता, 41,

भयसज्जन मंडल रोड, बयसज्जन

मंडल,

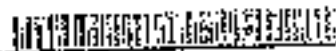
बेंगलूर - 700025

S/O Chandan Mazumdar,

41, KANSARI PARA ROAD,

Bhadrampore, Kolkata, West

Bengal - 700025



भारत सरकार

GOVERNMENT OF INDIA

भारत सरकार

PO Box No. 1147,  
New Delhi - 110 037





ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন  
Unique Identification Authority of India

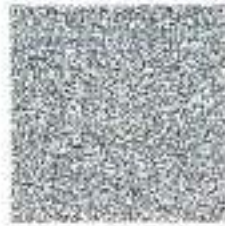
তালিকাভুক্তির নম্বর Enrolment No.: 2010/30355/26144

Download Date: 03/11/2015

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

Issue Date: 14/09/2015

Signature valid



আমনার আধার সংখ্যা / Your Aadhaar No. :

**6253 7865 3258**

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 03/11/2015



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

Issue Date: 14/09/2015

**6253 7865 3258**

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউমের কোড / অফলাইন এক্সেস / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত 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.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সহায়ক করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আধার নিজের স্মার্ট ফোন রাখুন, mAadhaar App ব্যবহার।

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Unique Identification Authority of India



ধিকারী:  
নীলেশ কুন্ডু  
সংখ্যা: নিলেশ গোপাল কুন্ডু, নীলেশ কুন্ডু, রামচন্দ্রপুর,  
সংক্রাইল,  
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-1602-00968/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000154775/2022	Office where deed is registered	1602-2000154775/2022
Query Date	17/01/2022 1:20:05 PM		
Applicant Name, Address & Other Details	DEB. YOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status : Advocate		
Transaction	[0101] Sale, Sale Document		
Set Forth value	Rs. 46,00,000/-	Additional Transaction	[1305] Other than Immovable Property Declaration [No of Declaration 2]
Stamp duty Paid (SD)	Rs. 1,36,384/- (Article:23)	Market Value	Rs. 49,09,095/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		
		Registration Fee Paid	Rs. 49,137/ (Article:A(1), E)

#### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. U. Roy road, Mouza: Elanchi, J.No: 70, 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
1	LR-1673 (RS - )	LR-1270	Basu	Shali	13 Dec	46,00,000/-	49,09,095/-	Width of Approach Road: 8 Ft.
<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> 1D, Middleton Manor, 9/4, Middleton Row., City:- Not Specified, P.O.- Middleton Row, P.S.-Shakespeare Sarani, District: South 24-Parganas, West Bengal, India, PIN:- 700071, PAN No. : AAxxxxxx2A, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative

#### Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TERRIFIC PROMOTERS LLP</b> 21, Kansan Para Road, City:- Not Specified, P.O:- Chawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, PAN No.: AAxxxxxx1E, 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, 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.: Cfxxxxxx5M, Aadhaar No: 24xxxxxxxx4024 Status : Representative, Representative of : TERRIFIC PROMOTERS LLP (as AUTHORISED SIGNATORY)
2	<b>Mr Chanchal Mozumder (Presentant)</b> Son of Late Biswa Sundar 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.: AHxxxxxx09, 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 35/1A FLGIN 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	TERRIFIC PROMOTERS LLP-10 Dec

### Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1	LR Plot No:- 1679, 1 R Khatian No:- 1270	Owner: B.K. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড, Guardian: নীলেশ কুন্ডু Address: 18, বিক্রম মাস্টার, ১/২, বিলাস হাট, কলকাতা-৭০০ ০০৭ Classification: RA, 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/-

*S. A.*

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 17:45 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, TERRIFIC PROMOTERS LLP (LLP), 41, Karsan Para Road, City - Not Specified, P.O:- Bhawanipore, P.S.-Kulighat, 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 SARAN, 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, 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, P.N:- 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

*S. A.*

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

South 24-Parganas, West Bengal

On 27-01-2022

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number . 23 of Indian Stamp Act, 1899

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- (A(1) = Rs 49,097/- , E = Rs 14/- , H = Rs 28/- 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 24/01/2022 10:46AM with Govt. Ref No: 192021220168654691 on 24-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICICJ0000066), Ref No. 74786862 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. 1,98,374/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,98,374/-

**Description of Stamp**

1 Stamp: Type: Impressed, Serial no 976680, Amount: Rs. 10/-. Date of Purchase: 19/11/2021. Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department Govt. of WB  
Online on 24/01/2022 10.48AM with Govt. Ref. No: 192021220108654691 on 24-01-2022, Amount Rs: 1,98,374/-  
Bank: ICIC Bank ( ICIC0000006), Ref No. 74185862 on 24-01-2022, Head of Account 0030-02-103-003-02

② -/-

**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 46304 to 46328  
being No 160200968 for the year 2022.



*Sa*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 13:05:55 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:05:58 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)