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I-1293/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

certified that the document is admissible for registration, the signature sheets and the endorsement sheets attached with the document are part of this document. C 882270

21/3/17  
 1600  
 36587/17

District Sub-Registrar,  
 Registrar U/S 7(2) of  
 Registration Act 1908  
 Alipore, South 24 Parganas

21 MAR 2017

THIS INDENTURE made this 21st day of March Two Thousand Seventeen

Director/Authorised Registrar

No. 293 Date 08/11/16 Rs. 5000/-

Name:-  
Address:-

T. K. Chakraborti  
Advocate  
Baruipur Court



SANKAR KUMAR SARKAR  
STAMP-VENDOR  
SONARPUR A.D.S.R. OFFICE  
24 PARGANAS (SOUTH)

*[Handwritten signature]*

0788888

*[Handwritten mark]*

721



For NISTHA FACILITY MANAGEMENT SERVICES PVT. LTD.

*[Handwritten signature]*

Director/Authorised Signatory

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas

21 MAR 2017

*[Handwritten mark]*

722



B.K. Consortium Engineers Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signature]*  
40 Rabindra Nath Chaudhri

**BETWEEN**

**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 Director Sri. CHANCHAL MOZUMDER S/O, Late Biswasundar Mozumder having PAN No AHCPM2290B, residing at 41, Kansaripara Road, P.O – Bhowanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the of the **ONE PART**

**AND**

**NISTHA FACILITY MANAGEMENT SERVICES PVT LTD (PAN NO- AADCN0350N)** having registered office at 36/1A, Elgin Road, P.O- Lala Lajpat Rai Sarani, P.S- Bhowanipur, Kolkata - 700020, represented by its authorized signatory Mr. Prakash Kumar Bhimrajka son of Late Bajrang Lal Bhimrajka having Pan No- ADGPB7657M, residing at 131/9, N.S.C. Bose Road, P.O. & P.S. Regent Park, Kolkata - 700040 hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and assigns) of the **OTHER PART**:



District Sub-Registrar-14  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**21 MAR 2017**

**WHEREAS:**

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 59 decimal more or less in R.S Dag No 1646 corresponding L.R Dag No. 1668 in Mouza Elachi, J.L. No.70, Police Station-Sonarpur, in the District South 24-Parganas.
2. The Vendor herein has obtained mutation of its name in respect of 59 decimal in L.R Dag No. 1668 in L.R Khatian No. 1270 in the land records of the B.L. & L.R.O, Sonarpur.
3. The Vendor herein has agreed to sell and the Purchaser herein has agreed to purchase All that the undivided piece and parcel of land measuring 10 Decimal out of 59 Decimal in R.S Dag No. 1646 corresponding to L.R.Dag No. 1668, in Mouza Elachi, J.L. No.70, Police Station-Sonarpur in the District of South 24 Parganas, more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the **SAID LAND** absolutely and forever free from all encumbrances, charges, liens, lispendens, attachments, acquisitions, requisition, attachments, trusts of whatsoever nature at and for the consideration of a sum of Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand only).


**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand only) of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before execution of this Indenture receipt whereof the Vendor do hereby as also by the receipt hereunder written admit and acknowledge and of and from the same and every part thereof forever acquit, release



  
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**21 MAR 2017**

and discharge the said land and the Vendor do hereby grant transfer convey assign and assure unto and in favour of the Purchaser **All That** the 10 Decimal of land out of 59 decimal in R.S Dag No. 1646 corresponding L.R.Dag No. 1668 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, , Police Station-Sonarpur in the District of South 24 Parganas as more fully and particularly described in the Schedule hereunder written (hereinafter referred to as **THE SAID LAND**) **OR HOWSOEVER OTHERWISE** the said land or any part thereof is now or heretofore was situated, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all sewers drains ditches ancient and other lights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the said 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 unto and upon the same or any part thereof Together With all deeds, pattahs, muniments of title whatsoever relating to the said land or any part thereof which now and 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 it may procure the same without any action or suit **TO HAVE AND TO HOLD** the said land hereby granted and conveyed or expressed or intended so to be and every part thereof unto and to the use of the Purchaser absolutely and forever and the Vendor do hereby covenant with the Purchaser **THAT NOTWITHSTANDING** any act, deed or thing by the Vendor or his predecessor or predecessors-in-interest 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 said land hereby granted,




  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**21 MAR 2017**



transferred and conveyed or expressed or intended so to be and every part thereof without in 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 has now in himself good right, full power and absolute authority to grant, transfer and convey the said land hereby granted, transferred and conveyed or expressed or intended so to be unto and for the use of the Purchaser in the manner aforesaid **AND** the Purchaser shall and may at all times hereafter peaceably and quietly possess and enjoy the said 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 it **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 said land or any part thereof from under or in trust for it **AND** 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 said land and every part thereof unto and to the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.



  
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**21 MAR 2017**

**SCHEDULE****(THE SAID LAND)**

**ALL THAT** the undivided 10 Decimal land out of entire 59 Decimal in R.S Dag No. 1646, corresponding L.R. Dag No. 1668 recorded in L.R Khatian No . 1270 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, Police Station-Sonarpur in the District of South 24 Parganas and the said entire R.S. dag is marked with colour red and butted and bounded in the manner following:-

- ON THE NORTH** : R.S. Dag No – 1636 & 1647  
**ON THE EAST** : R.S. Dag No – 1649, 1650 & 1651  
**ON THE SOUTH** : R.S. Dag No – 806 of Mouza Jagaddal  
**ON THE WEST** : R.S. Dag No – 1639, 1644, 1645, 1616 & 1615

**IN WITNESS WHEREOF** the Parties have hereunto set and subscribed their hands and seals on the day month and year first above written.

**SIGNED      SEALED      AND  
DELIVERED by the **VENDOR** at  
 Kolkata in the presence of:**

1. Rajendra Kumar Agarwal  
 36/1A, Elgin Road,  
 Kolkata - 700020

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mozumdar

Director

2. Pranshit Chakraborty

**SIGNED      SEALED      AND  
DELIVERED by the **PURCHASER** at  
 Kolkata in the presence of:**

1. Rajendra Kumar Agarwal

For NISTHA FACILITY MANAGEMENT SERVICES PVT. LTD.

Director/Authorised Signatory

2. Pranshit Chakraborty  
 36/1A, Elgin Road,  
 Kolkata - 700020



*[Signature]*  
District Sub-Registrar-1  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**21 MAR 2017**

**MEMO OF CONSIDERATION**

**RECEIVED** of and from the within-named Purchaser the within-mentioned sum of **Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand) Only** the full consideration money as per Memo below:-

Date	Cheque No	Bank	Amount
09.03.2017	979759	Punjab & Sind Bank	Rs. 19,00,000/-
21.03.2017	979761	Punjab & Sind Bank	Rs. 7,50,000/-
Total =			Rs. 26,50,000/-

**Rs. 26,50,000/- (Rupees Twenty-six Lakhs Fifty Thousand) Only**

B.K. Consortium Engineers Pvt. Ltd.

*Chanchal Mozumdar*

Director

**VENDOR**

**WITNESSES :**

1. *Rajendra Kumar Agarwal*

2. *Prasjit Chakrabarty*

**Drafted and Prepared by me**  
*Saurabh Chaudhuri*  
**SAURABH CHAUDHURI**  
 Advocate  
 F-2063/2643 of 2017  
 Alipore Police Court  
 Kolkata- 700 027

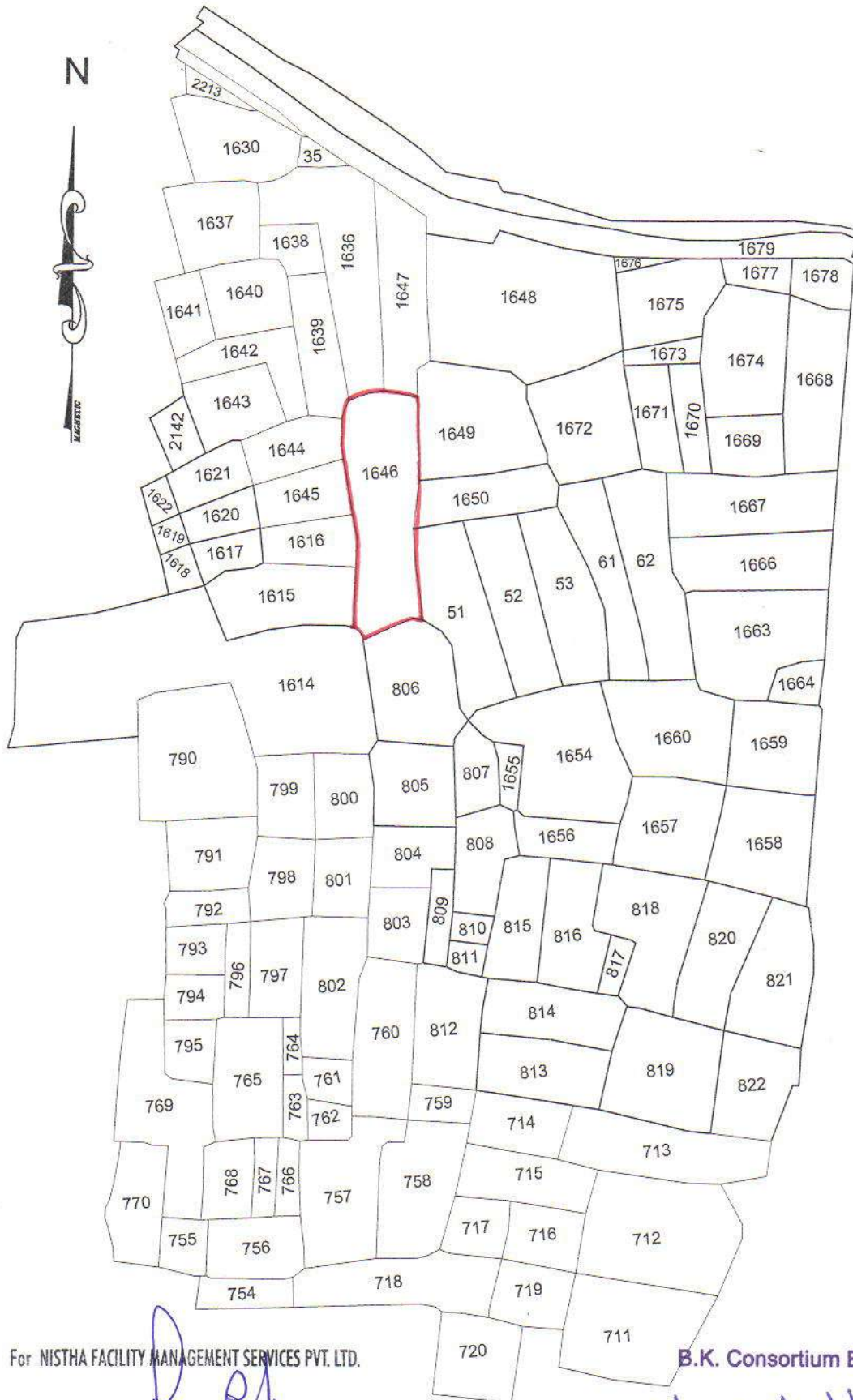


  
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Alipore, South 24 Parganas  
**21 MAR 2017**

# SALE DEED PLAN

RS.DAG.NO.- 1646, LR.DAG.NO.- 1668

MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR, DIST.- 24  
PARGANAS SOUTH,



For NISTHA FACILITY MANAGEMENT SERVICES PVT. LTD.

*[Signature]*  
Director/Authorised Signatory

B.K. Consortium Engineers Pvt. Ltd.

*[Signature]*  
Director



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allipore, South 24 Parganas

**21 MAR 2017**



**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 PRAKASH KUMAR BHIMRAJKA

Signature Prakash

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

Name.....

Signature.....



*[Signature]*  
District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas

**21 MAR 2017**

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24- Parganas, West Bengal, India, PIN - 700020	Mr CHANCHAL MOZUMDER, Mr PRAKASH KUMAR BHIMRAJKA	<i>Saurabh Chaudhri</i> 21/03/17

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(Tridip Misra)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16040000363887/2017

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 CHANCHAL MOZUMDER 41, KANSARIPARA ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Represent ative of Seller [B.K. CONSOR TIUM ENGINEE RS PRIVATE LIMITED ]			
2	Mr PRAKASH KUMAR BHIMRAJKA 131/9, N.S.C.BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24- Parganas, West Bengal, India, PIN - 700040	Represent ative of Buyer [NISTHA FACILITY MANAGE MENT SERVICE S PRIVATE LIMITED ]			



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

PRAKASH KUMAR BHIMRAJKA  
BAJRANG LAL BHIMRAJKA

13/02/1966  
Permanent Account Number  
ADGPB7657M

  
Signature





*Prakash Kumar Bhimrajka*







For NISTHA FACILITY MANAGEMENT SERVICES PVT. LTD.

Director/Authorised Signatory



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**CHANCHAL MOZUMDER**  
**BISWA SUNDAR MOZUMDER**

12/12/1964  
 Permanent Account Number  
**AHCPM2290B**

  
 Signature





27032015

Chanchal Mozumder

इस कार्ड के खोने / गाने पर कृपया सूचित करें। लोडार:  
 आयकर पैन सेवा इकाई, एनएसडी, एनएसडी,  
 5 ले आंध्र, मंत्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/8,  
 मोडल कोलोनी, दीप बंगला चौक के पास,  
 पुणे - 411 016

*If this card is lost / someone's lost card is found,  
 please inform / return to:*  
 Income Tax PAN Services Unit, NSDI,  
 5th floor, Minister's Staying,  
 Plot No. 341, Survey No. 997/8,  
 Model Colony, Near Deep Bungalow Chowk,  
 Pune - 411 016

Tel: 91-20-2751 8080 Fax: 91-20-2721 8081  
 E-mail: [nsdi@nsdi.gov.in](mailto:nsdi@nsdi.gov.in)



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

B K CONSORTIUM ENGINEERS  
PRIVATE LIMITED

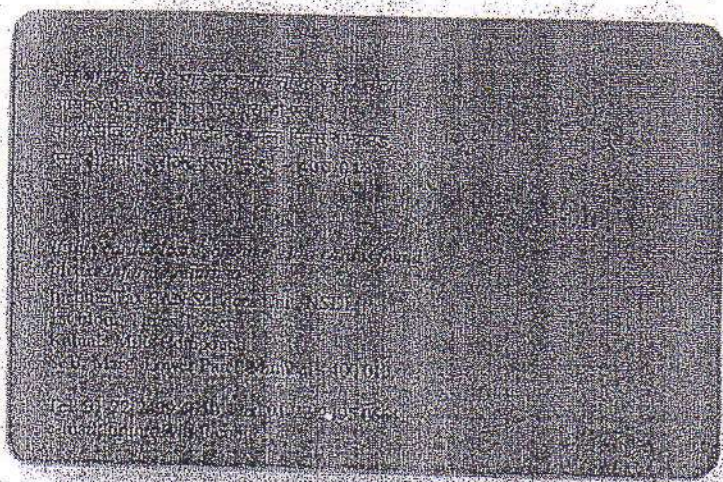
27/01/2005  
Permanent Account Number

AACCB6082A

भारत सरकार

30072008

B.K. Consortium Engineers Pvt. Ltd.  
*Chanchal Mozumder*  
Director



সদর মকামলিয়ার নম্বর ১১২

১৯৬৭



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-005268046-1 Payment Mode Online Payment  
GRN Date: 21/03/2017 15:40:02 Bank : IDBI Bank  
BRN : 118057082 BRN Date: 21/03/2017 15:40:46

DEPOSITOR'S DETAILS

Name : NISTHA FACILITYMANAGEMENT SERVICES [Query No./Query Year]  
Contact No. : PVT. LTD. Mobile No. : +91 9830056784  
E-mail :  
Address : 36/1A, ELGIN ROAD, KOLKATA - 700020  
Applicant Name : Mr SAURABH CHAUDHURI  
Office Name :  
Office Address :  
Status of Depositor : Others  
Purpose of payment / Remarks : Sale, Sale Document Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16040000363887/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	26532
2	16040000363887/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	154000

In Words : Rupees One Lakh Eighty Thousand Five Hundred Thirty Two only  
Total 180532







सत्यमेव जयते

Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	1604-0000363887/2017	Office where deed will be registered
Query Date	18/03/2017 3:39:19 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	SAURABH CHAUDHURI 36/1A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836284449, Status : Advocate	
Transaction	[0101] Sale, Sale Document	Additional Transaction
Set Forth value	Rs. 26,50,000/-	Market Value
Total Stamp Duty Payable(SD)	Rs. 1,59,000/- (Article:23)	Total Registration Fee Payable
Mutation Fee Payable	Rs. 600/-	Rs. 26,532/- (Article:A(1), M(b), H)
Expected date of Presentation of Deed		Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks		Rs. 5,000/-

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1668	LR-1270	Bastu	Shali	10 Dec	25,84,000/-	25,84,000/-	Width of Approach Road: 5 Ft.,
Grand Total :					10.00000000Dec	25,84,000 /-	25,84,000 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		220.00000 sq ft	66,000 /-	66,000 /-	



**Seller Details :**

SI No	Name & address	Status	Execution Admission Details :
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED ,1B, MIDDELTON MANOR, 9/4, MIDDELTON ROW, Post Office: MIDDELTON ROW, Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCB6082A, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Buyer Details :**

SI No	Name & address	Status	Execution Admission Details :
1	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED ,36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AADCN0350N, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr CHANCHAL MOZUMDER Son of Late BISWASUNDAR MOZUMDER41, KANSARIPARA ROAD, Post Office: BHOWANIPUR, Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AHCPM2290B,	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)
2	Mr PRAKASH KUMAR BHIMRAJKA Son of Late BAJRANGLAL BHIMRAJKA131/9, N.S.C.BOSE ROAD, Post Office: REGENT PARK, Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADGPB7657M,	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr CHANCHAL MOZUMDER, Mr PRAKASH KUMAR BHIMRAJKA



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED-10 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED-220 Sq Ft

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1668(Corresponding RS Plot No:- 1646), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.59 Acre,

### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment. Assessed market value & Query is valid for 44 days i.e. upto 01/05/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.50,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 1st September 2016.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.





#####  
DATED THIS 21<sup>ST</sup> DAY OF MARCH 2017  
#####

BETWEEN

B.K. CONSORTIUM ENGINEERS PVT.LTD

..... VENDOR

AND

NISTHA FACILITY MANAGEMENT SERVICES PVT LTD

..... PURCHASER

CONVEYANCE



## Major Information of the Deed

Deed No :	I-1604-01293/2017		Date of Registration	22/03/2017
Query No / Year	1604-0000363887/2017		Office where deed is registered	
Query Date	18/03/2017 3:39:19 PM		D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SAURABH CHAUDHURI 36/1A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836284449, Status : Advocate			
Transaction	[0101] Sale, Sale Document			
Set Forth value	Rs. 26,50,000/-		Additional Transaction	
Stamp duty Paid(SD)	Rs. 1,59,000/- (Article:23)		Market Value	Rs. 26,50,000/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid	Rs. 26,532/- (Article:A(1), M(b), H)

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1668	LR-1270	Bastu	Shali	10 Dec	25,84,000/-	25,84,000/-	Width of Approach Road: 5 Ft.,
<b>Grand Total :</b>					10Dec	25,84,000 /-	25,84,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	220 Sq Ft.	66,000/-	66,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 220 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		220 sq ft	66,000 /-	66,000 /-	

### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED</b> 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071 PAN No.:AACCB6082A Status :Organization, Executed by: Representative

### Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED</b> 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AADCN0350N Status :Organization



**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr CHANCHAL MOZUMDER</b> Son of Late BISWASUNDAR MOZUMDER 41, KANSARIPARA ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AHCPM2290B Status : Representative, Representative of : B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (as DIRECTOR)
2	<b>Mr PRAKASH KUMAR BHIMRAJKA (Presentant )</b> Son of Late BAJRANGLAL BHIMRAJKA 131/9, N.S.C.BOSE ROAD, P.O:- REGENT PARK, P.S:- Regent Park, District:-South 24-Parganas, West Bengal, India, PIN - 700040, Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:ADGPB7657M Status : Representative, Representative of : NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED (as AUTHORISED SIGNATORY)

**Identifier Details :**

Name & address
Mr SAURABH CHAUDHURI Son of Mr RABINDRANATH CHAUDHURI 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Mr CHANCHAL MOZUMDER, Mr PRAKASH KUMAR BHIMRAJKA

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED-10 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED-220 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1668(Corresponding RS Plot No:- 1646), LR Khatian No:- 1270	Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.59000000 Acre,



**Endorsement For Deed Number : I - 160401293 / 2017**

**On 21-03-2017**

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

Presented for registration at 14:52 hrs on 21-03-2017, at the Private residence by Mr PRAKASH KUMAR BHIMRAJKA ,

**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 26,50,000/-

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

Execution is admitted on 21-03-2017 by Mr CHANCHAL MOZUMDER, DIRECTOR, B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, 1B, MIDDLELTON MANOR, 9/4, MIDDLELTON ROW, P.O:- MIDDLELTON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRANATH CHAUDHURI, 36/1A, ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate

Execution is admitted on 21-03-2017 by Mr PRAKASH KUMAR BHIMRAJKA, AUTHORISED SIGNATORY, NISTHA FACILITY MANAGEMENT SERVICES PRIVATE LIMITED, 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020

Identified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRANATH CHAUDHURI, 36/1A, ELGIN ROAD, P.O: LALA LAJPAT RAI SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Advocate



**Tridip Misra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**On 22-03-2017**

**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 26,532/- ( A(1) = Rs 26,500/- ,H = Rs 28/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 26,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/03/2017 3:40PM with Govt. Ref. No: 192016170052680461 on 21-03-2017, Amount Rs: 26,532/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 118057082 on 21-03-2017, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,59,000/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 1,54,000/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 293, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: S K Sarkar

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

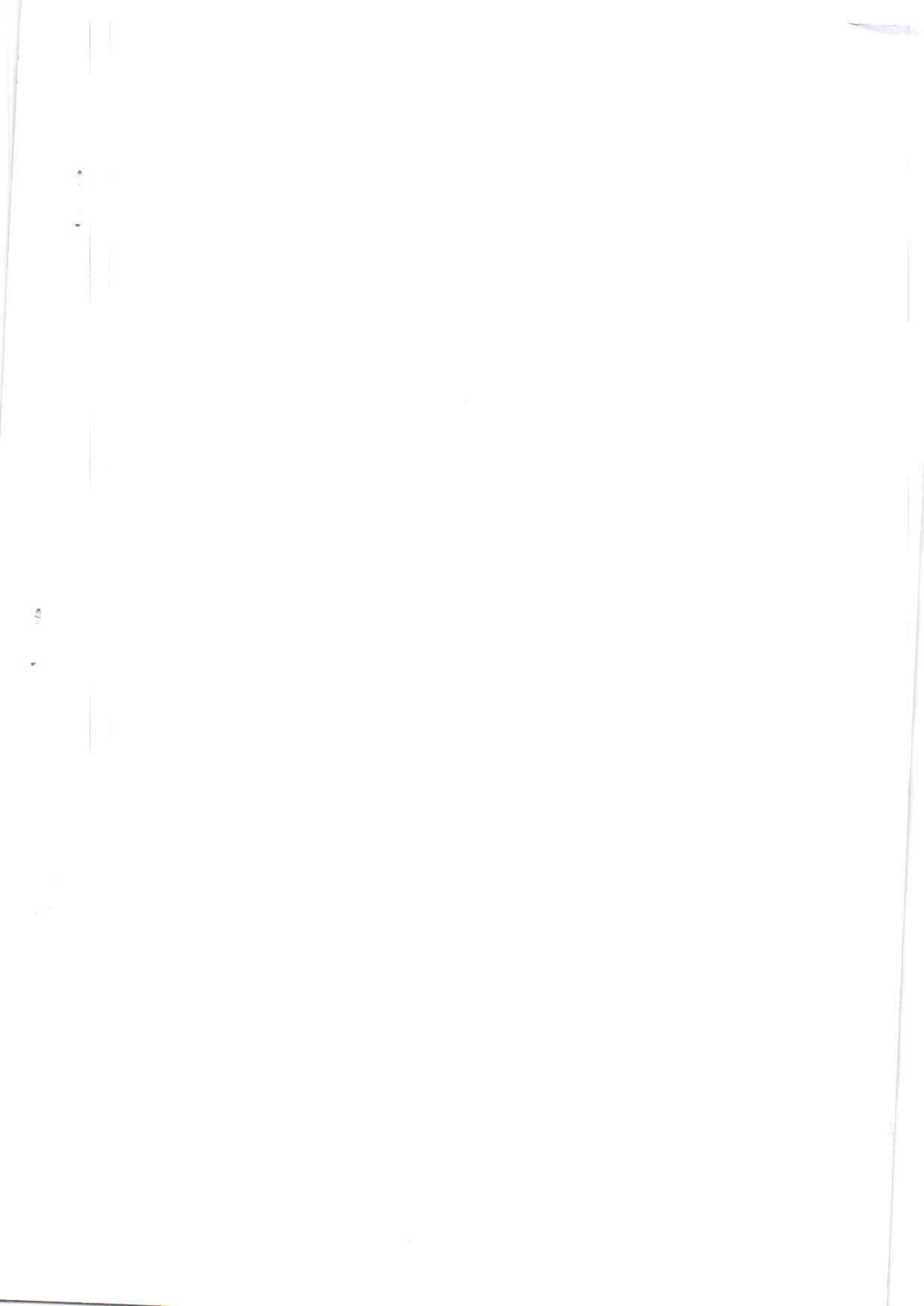
Online on 21/03/2017 3:40PM with Govt. Ref. No: 192016170052680461 on 21-03-2017, Amount Rs: 1,54,000/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 118057082 on 21-03-2017, Head of Account 0030-02-103-003-02



**Tridip Misra**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160401293 for the year 2017.



Digitally signed by TRIDIP MISRA  
Date: 2017.03.23 19:05:14 +05:30  
Reason: Digital Signing of Deed.

(Tridip Misra) 23/03/2017 19:05:13  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)