

01400

I-1295/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Apr 29/3/17

1604
0
363908/17

certified that the document is submitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document. C. 882269

[Signature]
District Sub-Registrar-IV
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/Authorized Signatory

No. 292 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]

VC-721



For TANVI AAWAS PVT. LTD.

[Handwritten signature]

Director/Authorised Signatory

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

21 MAR 2017



VC-722

B.K. Consortium Engineers Pvt. Ltd.

Chanchal Mozumdar

Director

Sumanth Chaudhry
Go Rabincha Nath Chaudhry

TANVI AAWAS PVT. LTD. (PAN NO- AAECT0158M) having registered office at 36/1A, Eign 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:**

AND

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 - Kallighat, 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**

BETWEEN

21 MAR 2012
Alipore, South 24 Parganas
Registration Act 1908
Registrar U/S 7(2) of
District Sub-Registrar-IV



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

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 MAR 2012



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
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.

District Sub-Registrar - IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas
21 MAR 2012



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

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

2. Pranshujit Chakrabarty

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

1. Rajendra Kumar Agarwal

2. Pranshujit Chakrabarty
36/1A, Elgin Road,
Kolkata - 700020

B.K. Consortium Engineers Pvt. Ltd.

Charanlal Hazarika
Director

For TANVI AAWAS PVT. LTD.

Director/Authorised Signatory

[Signature]

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 MAR 2012



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	523892	Punjab & Sind Bank	Rs. 19,00,000/-
21.03.2017	523893	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.

Charanjit Singh

Director

VENDOR

WITNESSES :

1. Rajendra Kumar Aggarwal

2. *(Signature)*

Drafted and Prepared by me
(Signature)
SAURABH CHAUDHURI
F-2063/2643 of 2017 Advocate
Alipore Police Court
Kolkata - 700 027

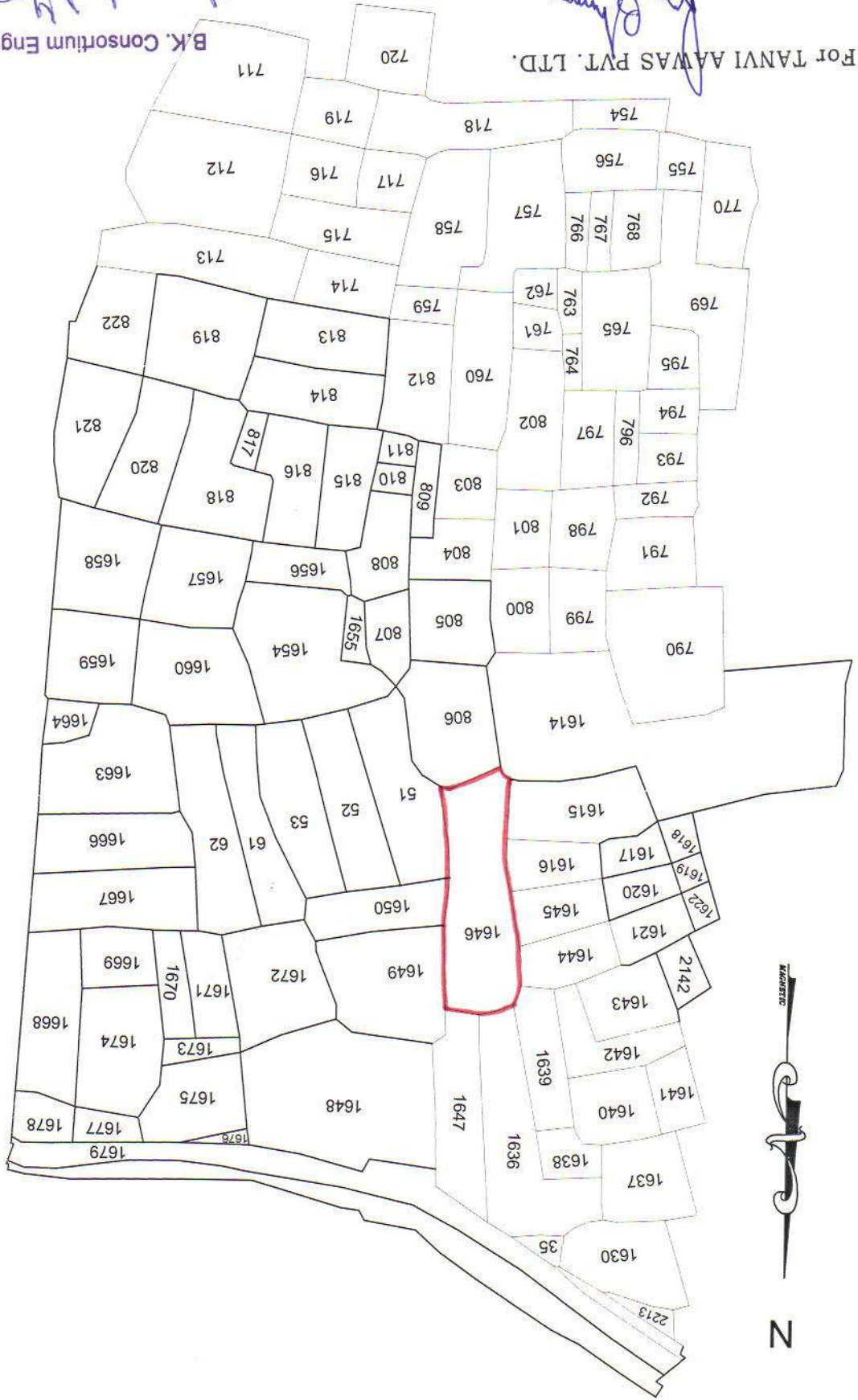
District Sub-Registrar - IV
Registrar U/S/7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 MAR 2012



SALE DEED PLAN

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

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



Director/Authorised Signatory

FOT TANVI AAWAS PVT. LTD.

Director

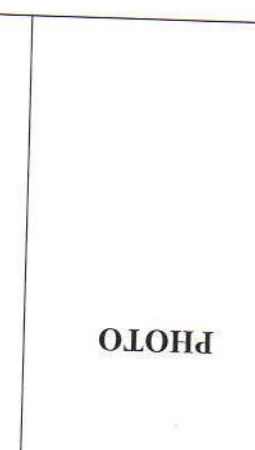
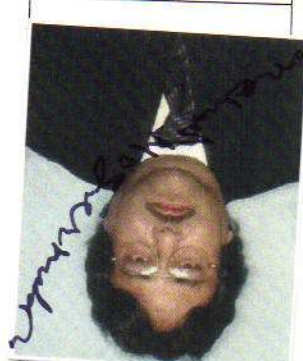
Charanjit Hozumdar
B.K. Consortium Engineers Pvt. Ltd.

District Sub-Registrar
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
21 MAR 2012



SPECIMEN FORM FOR TEN FINGER PRINTS

Name.....					Signature.....				
PHOTO					(Right Hand)				
					Thumb	Fore	Middle	Ring	Little
PHOTO					(Left Hand)				
					Little	Ring	Middle	Fore	Thumb
Name: BRAJESH KUMAR BHASKARSA					Signature: <i>Brajesh Kumar Bhaskarsa</i>				
PHOTO					(Right Hand)				
					Thumb	Fore	Middle	Ring	Little
PHOTO					(Left Hand)				
					Little	Ring	Middle	Fore	Thumb
Name: CHANCHAL MOZUMDER					Signature: <i>Chanchal Mozumder</i>				
PHOTO					(Right Hand)				
					Thumb	Fore	Middle	Ring	Little
PHOTO					(Left Hand)				
					Little	Ring	Middle	Fore	Thumb



21 MAR 2012

South 24 Parganas

Section Act 1908

U/S 7(2) of

[Handwritten signature]











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 16040000363908/2017

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 CHANCHAL MOZUMDER 41, KANSARI PARA ROAD, P.O:- BHOWANIPUR, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025	Representative of Seller [B.K. CONSORTIUM ENGINEERS 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	Representative of Buyer [TANVI AAWAS PRIVATE LIMITED]			



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

SI 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>Chanchal Mozumder</i> 21/03/17



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PHAKASH KUMAR BHIMRAJKA
BAJRANG LAL BHIMRAJKA

13/02/1966
Permanent Account Number
ADGPB7657M

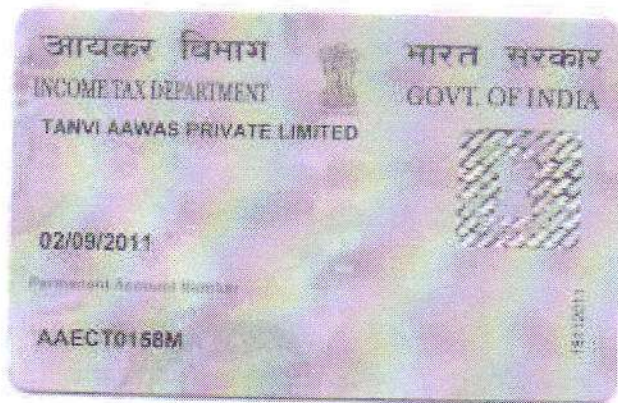

Signature



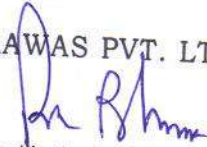


Phakash Kumar Bhimrajka





For TANVI AAWAS PVT. LTD.


Director/Authorised Signatory



For TANKI

Director, Government of West Bengal

Chanchal Mozumdar

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

CHANCHAL MOZUMDAR
BISWA SUNDAR MOZUMDAR

12/12/1964
Permanent Account Number
AHCPM2290B

Signature
Chanchal Mozumdar

27/03/2015



आयकर विभाग, नया दिल्ली
Income Tax Department, New Delhi

पिन - 110 016
Phone - 110 016

मॉडल ऑफिस, नया दिल्ी, बंगला चौक
Model Office, New Delhi, Bangla Chowk

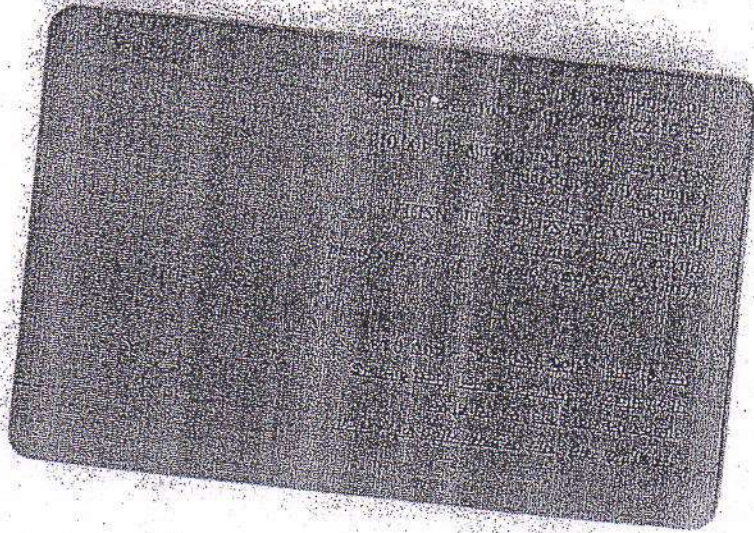
पत्र नं. 311, दिनांक 09/08/86
Letter No. 311, dated 09/08/86

यदि यह कार्ड खोया जाय तो
If this card is lost / someone's card is found

तब तुरंत इस कार्ड को
then inform / return to

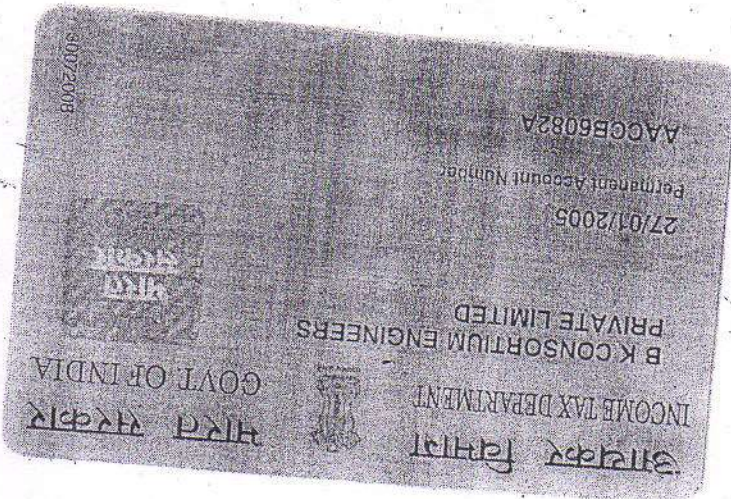
आयकर विभाग, नया दिल्ली
Income Tax Department, New Delhi





Director

Chanchal Meher
B.K. Consortium Engineers Pvt. Ltd.





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



Query No / Year	1604-0000363908/2017	Office where deed will be registered
Query Date	18/03/2017 3:55:23 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, PIN - 700020, Mobile No. : 9836284449, Status : Advocate	
Transaction	[0101] Sale, Sale Document	
Set Forth value	Rs. 26,50,000/-	Market Value
Total Stamp Duty Payable(SD)	Rs. 26,50,000/-	
Total Registration Fee Payable	Rs. 26,532/- (Article:A(1), M(b), H)	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 5,000/-
Remarks		

Land Details :

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

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

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	Organization	Executed by: Representative
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, Post Office: MIDDLETON ROW, Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700071 PAN No. AACCB6082A, Status: Organization, Executed by: Representative			

Buyer Details :

SI No	Name & address	Status	Organization	Executed by: Representative
1	TANVI AAWAS PRIVATE LIMITED 36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No. AAECT0158M, Status: Organization, Executed by: Representative			

Representative Details :

SI No	Name & Address	Representative of
1	Mr CHANCHAL MOZUMDER Son of Late BISWASUNNDAR MOZUMDER41, KANSARI PARA 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,	TANVI AAWAS 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	TANVI AAWAS PRIVATE LIMITED-10 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED	TANVI AAWAS 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.



Government of West Bengal
Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1604000302/2017	Date of Application	21/03/2017
Query No / Year	16040000363908/2017		
Transaction	[0101] Sale, Sale Document		
Applicant Name of QueryNo	Mr SAURABH CHAUDHARI		
Stampduty Payable	Rs.1,59,000/-		
Registration Fees Payable	Rs.26,532/-		
Applicant Name of the Visit Commission	Mr A M ROY		
Applicant Address	ALIPORE		
Place of Commission	36/1a elgin rd kol-20		
Expected Date and Time of Commission	21/03/2017 1:00 AM		
Fee Details	J1: 250/-, J2: 100/-, PTA-J(2): 0/-, Total Fees Paid: 350/-		
Remarks			



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

GRN: 19-201617-005268562-1

GRN Date: 21/03/2017 15:47:36

BRN: 118058328

Payment Mode Online Payment
Bank: IDBI Bank

BRN Date: 21/03/2017 15:48:17

DEPOSITOR'S DETAILS

Name : TANVI AAWAS PRIVATE LIMITED
Contact No. :
E-mail :
Address : 36/1A, ELGIN ROAD, KOLKATA - 20
Applicant Name : Mr SAURABH CHAUDHURI
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Sale Document Payment No 1
Id No. : 16040000363908/1/2017
[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040000363908/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	26532
2	16040000363908/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	154000
			Total	180532

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



Major Information of the Deed

Deed No :	I-1604-01295/2017	Date of Registration	22/03/2017
Query No / Year	1604-0000363908/2017	Office where deed is registered	
Query Date	18/03/2017 3:55:23 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, PIN - 700020, Mobile No. : 9836284449, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document			
Set Forth value	Market Value		
Rs. 26,50,000/-	Rs. 26,50,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,59,000/- (Article:23)	Rs. 26,532/- (Article:A(1), M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use 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 :					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					
Total :		220 sq ft	66,000 /-	66,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED 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	TANVI AAWAS PRIVATE LIMITED 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 PAN No.:AAECT0158M Status :Organization



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr CHANCHAL MOZUMDER Son of Late BISWASUNNDAR MOZUMDER 41, KANSARI PARA ROAD, P.O:- BHOWANIPUR, P.S:- Kallihat, District:-South 24-Parganas, West Bengal, 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)</p>
2	<p>Mr PRAKASH KUMAR BHIMRAJKA (Presentant) Son of Late BAJRANGAL 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.:ADGPPB7657M Status : Representative, Representative of : TANVI AAWAS PRIVATE LIMITED (as AUTHORISED SIGNATORY)</p>

Identifier Details :

Name & address
<p>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</p>

Transfer of property for L1	
SI.No	From
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED
To. with area (Name-Area) TANVI AAWAS PRIVATE LIMITED-10 Dec	
Transfer of property for S1	
SI.No	From
1	B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED
To. with area (Name-Area) TANVI AAWAS 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:ব্র.ক. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লি.লি.লি.লি. Address:ব্রি.লি.লি.লি.লি.লি.লি. 9/4, বিল্ডিং নং, কোলা-700 007, Classification:শ্রি. Area:0.59000000 Acre,



On 21-03-2017

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

Presented for registration at 14:50 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 CHANGHAL MOZUMDER, DIRECTOR, B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED, 1B, MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700071

Indentified 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, AUTHORIZED SIGNATORY, TANVI AAWAS PRIVATE LIMITED, 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Indentified 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 3:48PM with Govt. Ref. No: 192016170052685621 on 21-03-2017, Amount Rs: 26,532/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118058328 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 292, 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 3:48PM with Govt. Ref. No: 192016170052685621 on 21-03-2017, Amount Rs: 1,54,000/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 118058328 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





Handwritten signature of Tridip Misra

(Tridip Misra) 22-03-2017 17:28:45

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.



Digitally signed by TRIDIP MISRA
Date: 2017.03.22 17:28:46 +05:30
Reason: Digital Signing of Deed.

(This document is digitally signed.)