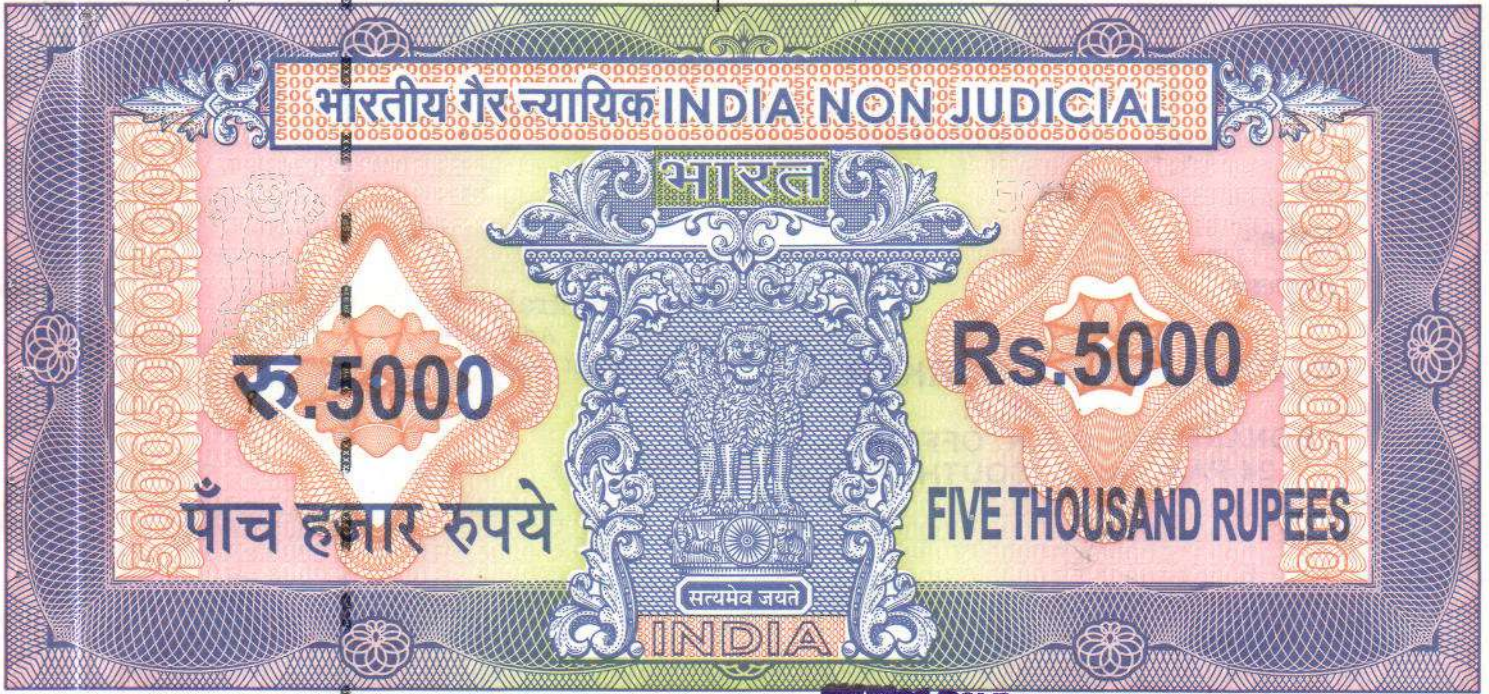


02501

I-2387/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. the signature sheets and the endorsement sheets attached with the document are part of this document 879373

*Handwritten notes:*  
and class Bal  
as per UP  
2016/17

*Handwritten signature:* J.P.C.  
District Sub-Registrar  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
11 MAY 2017  
*Handwritten signature:* [Signature]

THIS INDENTURE made this 11<sup>TH</sup> day of MAY Two Thousand Seventeen



No.

472

Date

08/11/16

Rs.

5000/-

Name:-

Address:-

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

**T. K. Chakraborti**  
Advocate  
Baruipur Court



*[Handwritten signature]*

*[Handwritten initials]*



For AASTHA SKYSCRAPER PVT. LTD.

*[Handwritten signature]*

Director/Authorised Signatory

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

**1.1 MAY 2017.**



*[Handwritten initials]*

B.K. Consortium Engineers Pvt. Ltd.

*[Handwritten signature]*

Director

*[Handwritten signature]*  
Adv.

*[Handwritten signature]*  
36/1A, B, Vin Road, Kot-20.

**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**

**AASTHA SKYSCRAPER PVT LTD (PAN NO- AAJCA9224E)** 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-IV  
Registrar U/S (2) of  
Registration Act 1908  
Allpore, South 24 Parganas

**13 MAY 2017**



**WHEREAS:**

1. The Vendor herein is seized, possessed and sufficiently entitled to ALL THAT the land measuring 22 decimal more or less in R.S Dag No. 1650 corresponding L.R Dag No. 1672, 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 22 decimal in L.R. Dag No. 1672, 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 22 Decimal in R.S Dag No. 1650 corresponding to L.R.Dag No. 1672, 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, lispens, 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-IV  
Registrar U/S 7(2) of  
Registration Act, 1908  
Alipore, South 24 Parganas

**13 MAY 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 out of 22 Decimal in R.S Dag No. 1650 corresponding to L.R.Dag No. 1672 together with dilapidated dwelling house admeasuring approximately 220 Sq Ft lying and situated in Mouza Elachi, J.L. No.70, , Police Station-Sonarapur 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  
Allpore, South 24 Parganas

**11 MAY 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.

#### **Structural Details**

The Tiles shed structure measuring an area of 220 Sq Ft mainly use for Residential purpose which is standing on the Schedule Property is 25 years old dilapidated with cemented flooring.



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

**11 MAY 2017**

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

**ALL THAT** the undivided 10 Decimal out of 22 Decimal in R.S Dag No. 1650 corresponding to L.R.Dag No. 1672, 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 – 1649 ✓  
**ON THE EAST** : R.S. Dag No – 1672 & 1661 ✓  
**ON THE SOUTH** : R.S. Dag No – 1651, 1652 & 1653 ✓  
**ON THE WEST** : R.S. Dag No – 1646 ✓

**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
2. Prasenjit Chakraborty

B.K. Consortium Engineers Pvt. Ltd.

*C. Meherumoti*

Director

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

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

For AASTHA SKYSCRAPER PVT. LTD.

*Rajendra Kumar Agarwal*

Director/Authorised Signatory





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

11 MAY 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          |
|------------|-----------|--------------------|-----------------|
| 19.04.2017 | 526792    | Punjab & Sind Bank | Rs. 26,50,000/- |

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

B.K. Consortium Engineers Pvt. Ltd.

*E. Mozumdar*  
Director

**WITNESSES :**

1. *Rajendra Kumar Agarwal*
2. *Prasjit Chakraborty*

**VENDOR**

**Drafted and Prepared by me**

*Saurabh Chaudhuri*  
**SAURABH CHAUDHURI**  
F-2063/2043 of 200 Advocate  
Alipore Police Court  
Kolkata- 700 027



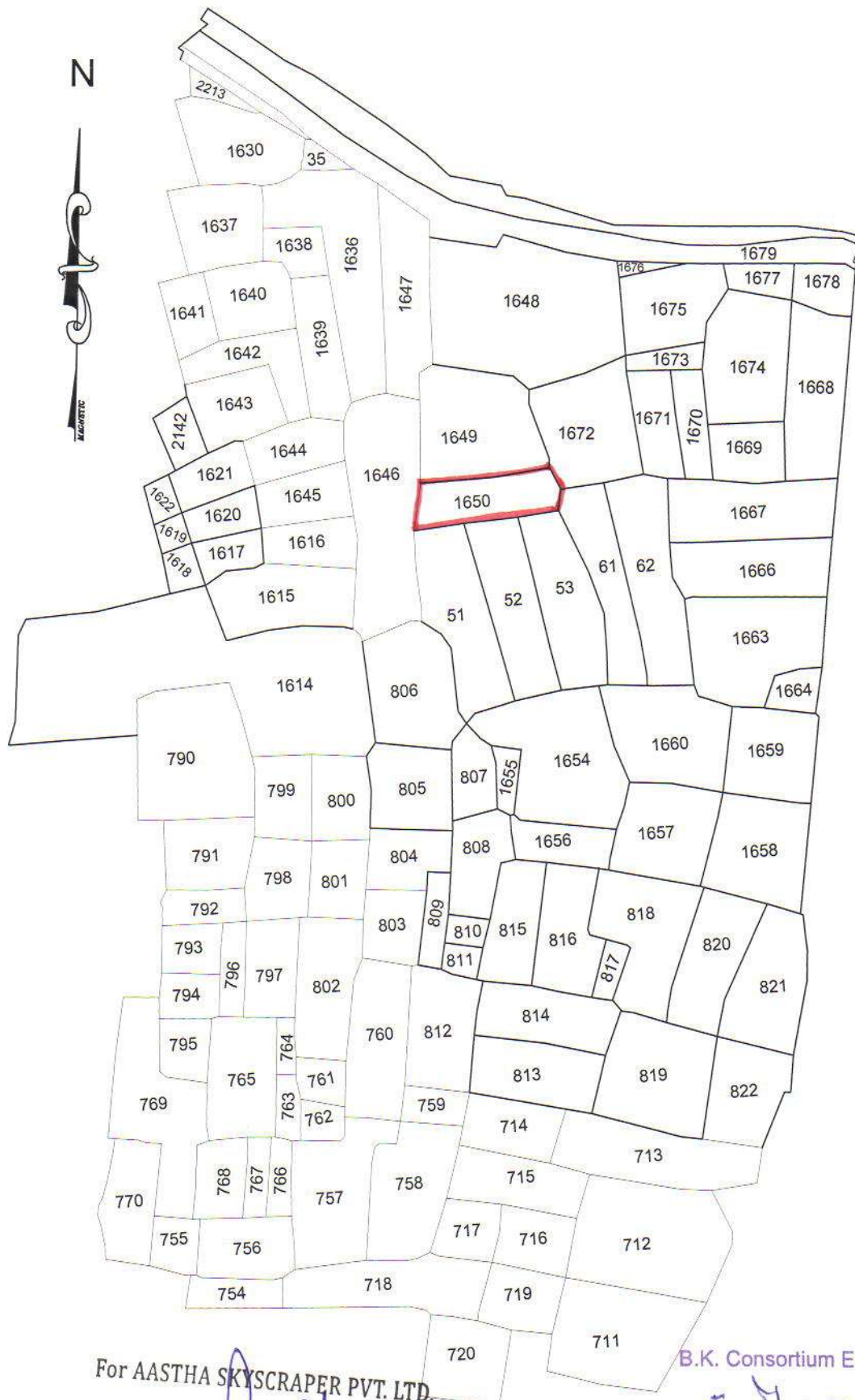
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Allpore, South 24 Parganas

**11 MAY 2017**



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

**RS.DAG.NO.- 1650, LR.DAG.NO.- 1672**  
**MOUZA - ELACHI, JL.NO.-70, PS.-SONARPUR,**  
**DIST.- 24 PARGANAS SOUTH,**



For AASTHA SKYSCRAPER PVT. LTD.

*R. K. Sharma*  
Director/Authorised Signatory


B.K. Consortium Engineers Pvt. Ltd.

*C. Mozumdar*  
Director



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
**11 MAY 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">PHOTO</p> |             |      |        |      |        |
|                             | Little      | Ring | Middle | Fore | Thumb  |
|                             | (Left Hand) |      |        |      |        |
|                             |             |      |        |      |        |
|                             | Thumb       | Fore | Middle | Ring | Little |
| (Right Hand)                |             |      |        |      |        |

Name.....

Signature.....





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

**11 MAY 2017**

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

GRN: 19-201718-000725706-1 Payment Mode Online Payment  
GRN Date: 28/04/2017 13:46:13 Bank : IDBI Bank  
BRN : 121894831 BRN Date: 28/04/2017 13:46:50

DEPOSITOR'S DETAILS

Id No. : 16040000541659/3/2017  
[Query No./Query Year]  
Name : AASTHA SKYSCRAPER PVT. LTD.  
Contact No. : Mobile No. : +91 9830056784  
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 2

PAYMENT DETAILS

| Sl. No. | Identification No.    | Head of A/C Description                  | Head of A/C        | Amount [ ₹ ] |
|---------|-----------------------|--|--------------------|--------------|
| 1       | 16040000541659/3/2017 | Property Registration- Registration Fees | 0030-03-104-001-16 | 26532        |
| 2       | 16040000541659/3/2017 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 154000       |

Total

180532

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





34



19  
24/4  
2

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

|   |  |  |
|---|--|--|
| Query No / Year                         | 1604-0000541659/2017   | Office where deed will be registered                       |
| Query Date                              | 22/04/2017 12:38:58 PM   | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |
| Applicant Name, Address & Other Details | SAURABH CHAUDHURI<br>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/-  |  |
| Total Stamp Duty Payable(SD)            | Total Registration Fee Payable   |  |
| Rs. 1,59,000/- (Article:23)             | Rs. 26,532/- (Article:A(1), M(b), H)   |  |
| Mutation Fee Payable                    | Expected date of Presentation of Deed  | Amount of Stamp Duty to be Paid by Non Judicial Stamp      |
| Rs. 600/-                               |  | Rs. 5,000/-  |
| Remarks                                 |  |  |

**Land Details :**

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

| 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-1672     | 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: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| Total :   |                   | 220.00000 sq ft   | 66,000 /-               | 66,000 /-             |                           |

✓





509/17






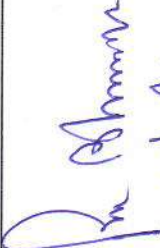


Government of West Bengal

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 16040000541659/2017

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:- BHAWANIPORE, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700025            | Representative of Seller [B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED] |   |    | <br>11/5/2017 |
| 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 [AASTHA SKYSCRAPER PVT. LTD.]                |  |  | <br>11/5/17  |



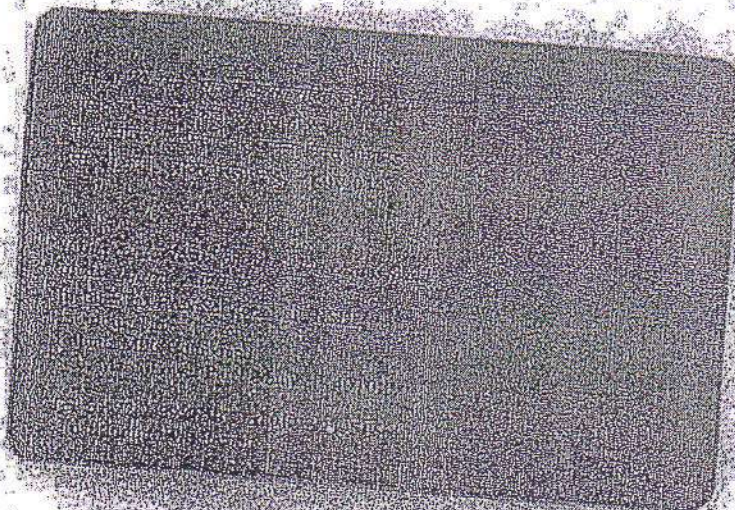


| SI No. | Name and Address of identifier   | Identifier of                                       | Signature with date                   |
|--------|--|---|---------------------------------------|
| 1      | Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH<br>CHAUDHURI<br>36/1A, ELGIN ROAD, P.O:- LALA<br>LAJPAT RAI SARANI, P.S:-<br>Bhawanipore, District:-South 24-<br>Parganas, West Bengal, India, PIN -<br>700020 | Mr CHANCHAL MOZUMDER, Mr PRAKASH<br>KUMAR BHIMRAJKA | <i>Saurabh Chaudhri</i><br>11.05.2017 |

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







B.K. Consortium Engineers Pvt. Ltd.

*E. Mozesund*

Director





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT OF INDIA

CHANCHAL MOZUMDER  
BISWA SUNDAR MOZUMDER

12/12/1964  
Permanent Account Number  
AHGPM2290B

  
Signature

  
27/08/2015

आयकर विभाग  
भारत सरकार

CHANCHAL MOZUMDER  
BISWA SUNDAR MOZUMDER

12/12/1964  
Permanent Account Number  
AHGPM2290B

  
Signature

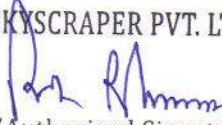
← Mozumder







For AASTHA SKYSCRAPER PVT. LTD.

  
Director/Authorised Signatory

CLINICAL RECORD

19/11/2019





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

प्रकाश कुमार भिमराजा  
PRAKASH KUMAR BHIMRAJKA

बाजरांग लाल भिमराजा  
BAJRANG LAL BHIMRAJKA

13/02/1966  
Permanent Account Number  
ADGPB7657M

  
Signature





*Prakash Kumar Bhimrajka*





**Seller Details :**

| SI No | Name & address  | Status       | Execution Admission Details : |
|-------|---|--------------|-------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED<br>,1B,MIDDLETON MANOR, 9/4, MIDDLETON ROW, Post Office:<br>MIDDLETON ROW, Shakespear Sarani, District:-South 24-<br>Parganas, West Bengal, India, PIN - 700071<br>PAN No. AACCB6082A, Status :Organization, Executed by:<br>Representative | Organization | Executed by: Representative   |

**Buyer Details :**

| SI No | Name & address   | Status       | Execution Admission Details : |
|-------|--|--------------|-------------------------------|
| 1     | AASTHA SKYSCRAPER PVT. LTD.<br>,36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI,<br>Bhawanipore, District:-South 24-Parganas, West Bengal, India,<br>PIN - 700020<br>PAN No. AAJCA9224E, Status :Organization, Executed by:<br>Representative | Organization | Executed by: Representative   |

**Representative Details :**

| SI No | Name & Address   | Representative of   |
|-------|--|---|
| 1     | Mr CHANCHAL MOZUMDER<br>Son of Late BISWASUNDAR MOZUMDER41, KANSARIPARA ROAD, Post<br>Office: BHAWANIPORE, Kalighat, District:-South 24-Parganas, West Bengal,<br>India, PIN - 700025<br>Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.<br>AHCPM2290B,                    | B.K. CONSORTIUM<br>ENGINEERS PRIVATE LIMITED<br>(as DIRECTOR) |
| 2     | Mr PRAKASH KUMAR BHIMRAJKA<br>Son of Late BAJRANG LAL BHIMRAJKA131/9, N.S.C. BOSE ROAD, Post<br>Office: REGENT PARK, Regent Park, District:-South 24-Parganas, West Bengal,<br>India, PIN - 700040<br>Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN<br>No. ADGPB7657M, | AASTHA SKYSCRAPER PVT.<br>LTD. (as AUTHORISED<br>SIGNATORY)   |

**Identifier Details :**

| Name & address   |
|--|
| Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH CHAUDHURI<br>36/1A, ELGIN ROAD, Post Office: LALA LAJPAT RAI SARANI, Bhawanipore, District:-South 24-Parganas, West Bengal,<br>India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr CHANCHAL<br>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 | AASTHA SKYSCRAPER PVT. LTD.-10 Dec    |
| Transfer of property for S1 |   |                                       |
| Sl.No                       | From                                      | To. with area (Name-Area)             |
| 1                           | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | AASTHA SKYSCRAPER PVT. LTD.-220 Sq Ft |

## Land Details as per Land Record

District: South 24-Parganas, Thana: Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi Pin Code : 700151

| Sch No | Plot & Khatian Number  | Details Of Land  |
|--------|--|--|
| L1     | LR Plot No:-<br>1672(Corresponding RS Plot No:- 1650), LR Khatian No:-<br>1270 | Owner:বি.কে. কনসারটিউম ইঞ্জিনিয়ারস প্রাইভেট, Gurdian:লিমিটেড, Address:1বি, মিডলটন ম্যানর, 9/4, মিডলটন রো, কোলকাতা-700 007, Classification:শালি, Area:0.22 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 05/06/2017 for registration.
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) 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.





## Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :                               | I-1604-02387/2017  | Date of Registration                                       | 18/05/2017 |
| Query No / Year                         | 1604-0000541659/2017   | Office where deed is registered                            |            |
| Query Date                              | 22/04/2017 12:38:58 PM   | D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas |            |
| Applicant Name, Address & Other Details | SAURABH CHAUDHURI<br>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-1672     | LR-1270        | Bastu             | Shali        | 10 Dec       | 25,84,000/-             | 25,84,000/-           | Width of Approach Road: 5 Ft., |
| <b>Grand Total :</b> |             |                |                   |              | <b>10Dec</b> | <b>25,84,000 /-</b>     | <b>25,84,000 /-</b>   |                                |

### 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: 25 Years, Roof Type: Tiles Shed, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>220 sq ft</b>  | <b>66,000 /-</b>        | <b>66,000 /-</b>      |                           |

### Seller Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED</b><br>1B,MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:- South 24-Parganas, 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>AASTHA SKYSCRAPER PVT. LTD.</b><br>36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020 , PAN No.:: AAJCA9224E, Status :Organization |





**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>Mr CHANCHAL MOZUMDER</b><br>Son of Late BISWASUNDAR MOZUMDER 41, KANSARIPARA ROAD, P.O:- BHAWANIPORE, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025, Sex: Male, By Caste: Hindu, Occupation: Service, 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><br>Son of Late BAJRANG LAL 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 : AASTHA SKYSCRAPER PVT. LTD. (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name & address  |
|---|
| Mr SAURABH CHAUDHURI<br>Son of Mr RABINDRA NATH CHAUDHURI<br>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**

| Sl.No | From                                      | To. with area (Name-Area)          |
|-------|---|------------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | AASTHA SKYSCRAPER PVT. LTD.-10 Dec |

**Transfer of property for S1**

| Sl.No | From                                      | To. with area (Name-Area)             |
|-------|---|---------------------------------------|
| 1     | B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED | AASTHA SKYSCRAPER PVT. LTD.-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:- 1672(Corresponding RS Plot No:- 1650), 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:0.22000000 Acre, |





**Endorsement For Deed Number : I - 160402387 / 2017**

**On 26-04-2017**

**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/-



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

**On 11-05-2017**

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

Presented for registration at 15:14 hrs on 11-05-2017, at the Private residence by Mr PRAKASH KUMAR BHIMRAJKA ,

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

Execution is admitted on 11-05-2017 by Mr CHANCHAL MOZUMDER, DIRECTOR, B.K CONSORTIUM ENGINEERS PRIVATE LIMITED, 1B,MIDDLETON MANOR, 9/4, MIDDLETON ROW, P.O:- MIDDLETON ROW, P.S:- Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN - 700071

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH 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 11-05-2017 by Mr PRAKASH KUMAR BHIMRAJKA, AUTHORISED SIGNATORY, AASTHA SKYSCRAPER PVT. LTD., 36/1A, ELGIN ROAD, P.O:- LALA LAJPAT RAI SARANI, P.S:- Bhawanipore, District:- South 24-Parganas, West Bengal, India, PIN - 700020

Indetified by Mr SAURABH CHAUDHURI, , Son of Mr RABINDRA NATH 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



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

**On 18-05-2017**

**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 28/04/2017 1:46PM with Govt. Ref. No: 192017180007257061 on 28-04-2017, Amount Rs: 26,532/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121894831 on 28-04-2017, 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 472, Amount: Rs.5,000/-, Date of Purchase: 08/11/2016, Vendor name: Sankar Kumar Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/04/2017 1:46PM with Govt. Ref. No: 192017180007257061 on 28-04-2017, Amount Rs: 1,54,000/-, Bank: IDBI Bank ( IBKL0000012), Ref. No. 121894831 on 28-04-2017, Head of Account 0030-02-103-003-02



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



#####

DATED THIS 11<sup>th</sup> DAY OF May 2017

#####

BETWEEN

B.K. CONSORTIUM ENGINEERS PVT.LTD

..... VENDOR

AND

AASTHA SKYSCRAPER PVT LTD

..... PURCHASER

CONVEYANCE







*Pradipta Kishore Guha*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2017.05.19 19:32:24 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 19/05/2017 19:32:24  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

