0956/22

I-948/2022

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL 59AB 978655

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

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

27 JAN 2022

**THIS INDENTURE OF CONVEYANCE** made this the 25th day of January **TWO THOUSAND AND TWENTY TWO**

**BETWEEN**

35606

16 NOV 2021

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

Name:.....

Address:.....

Vender:.....

DEBJYOTI GHOSH
ADVOCATE
SEALDAH CIVIL COURT
ROOM NO -411 (4TH FLOOR)
KOLKATA-700 014

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

Charchal Mozumder

829

B.K. Consortium Engineers Private Limited
Charchal Mozumder
Authorised Signatory

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

820

TERRIIFIC LANDMARK LLP
Jyotishman Mondal
Designated Partner/Authorised Signatory

831

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

Identified by me.
Nilesh Kundu.
S/o. Lt. N.G. Kundu
56/1A, Elgin Rd.
Kolkata - 700020.

**B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED (PAN NO AACCB6082A)**, a company incorporated under the Companies Act, 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, P.O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorised Signatory **MR Chanchal Mozumder, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512)**, son of Late Biswa Sundar Mozumder by Nationality- Indian, Residing at 41, Kansaripara Road, P.O. Bhawanipore, P.S. Kalighat, Kolkata-700025, hereinafter referred to as the **VENDOR**, (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in interest and assigns) of the **ONE PART**

**AND**

**TERRIFIC LANDMARK LLP (PAN NO- AASFT4256D)**, having registered office at 41,Kansari Para Road, Bhawanipore, Circus Avenue, P.O.- Bhawanipore, P.S – Kalighat, Kolkata-700025, represented by its Authorised Signatory Mr. JYOTISHMAN MOZUMDER, son of Mr. CHANCHAL MOZUMDER having (Pan No. CIPM0005M, Aadhaar No 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **OTHER PART**;

**WHEREAS**

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

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

land admeasuring 14 Decimal be the same a little more or less in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70 Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

The Purchaser herein approached the Vendor intending to purchase 9 Decimal Land and after due consideration the Vendor has agreed to sell undivided and undemarcated 9 Decimal (more or less) out of the Said Land hereinafter referred to as the ***Demised Land*** .

THAT the Vendor has represented to the PURCHASER that;

i. The Said Land is free from all encumbrances and is marketable and they have a good title to the same

ii. The Vendor has not stood as guarantor in respect of the Said Land in favor of any third party and/ or has not given any undertaking to that effect in favor of any third party.

iii. It will sign and execute any papers and/or documents which the PURCHASER may require for assuring betterment of title of the said Demised Land without any further financial liability.

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided *danga* land admeasuring 9 Decimal out of 14 Decimal in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, which is morefully and particularly mentioned in **Schedule** herein below herein after referred to as the ***"Demised Land"***, free from all encumbrances, liens, lispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the benefit of the permissions and/or NOC at and for the

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

consideration of a sum of ***Rs. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) only***

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of ***Rs. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) only*** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor doth hereby as also by the receipt hereunder written admit acknowledge and of and from the same and every part thereof forever acquit release and discharge the Purchaser and the Demised land ) the Vendor do and each of them doth hereby grant transfer convey assign and assure unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land comprising to R.S Dag no. 1656 corresponding to L.R. Dag no. 1678 mentioned in the Schedule herein below morefully, and the same is shown and delineated in the map or plan annexed hereto and bordered in colour Red thereon (hereinafter referred to as the Demised land ) OR **HOWSOEVER OTHERWISE** the Demised land or any part thereof now is or heretofore was situated, called, known, numbered, described and distinguished Together With all boundary walls areas sewers drains ditches ancient and other rights, paths, passages and all manner of rights, privileges easements, advantages and appurtenances whatsoever to the Demised land or any part thereof belonging to or anywise appertaining or usually held, occupied or enjoyed or reputed known as part parcel or member thereof or appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever both at law or in equity of the Vendor into and upon the same or any part thereof TOGETHER WITH all deeds, pattahs, muniments of title whatsoever relating to the Demised land or any part thereof which now are or at any time hereafter shall or may be in the possession, power or control of the Vendor or any other person or persons from whom they may procure the same without any action or suit TO HAVE AND TO HOLD the Demised land hereby sold granted, conveyed, transferred, assigned and assured or otherwise expressed or intended so to be and every part thereof unto and to the use of

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

the Purchaser absolutely and forever and the Vendor doth hereby covenant with the Purchaser THAT NOTWITHSTANDING any act, deed or thing by the vendor or their predecessors - in – title done or executed or knowingly suffered to the contrary the vendor is now lawfully, rightfully, and absolutely seized and possessed of or otherwise well and sufficiently entitled to the Demised land hereby granted, transferred and conveyed or expressed or intended so to be and every part thereof without any manner or condition, use, trust or other thing whatsoever to alter, defeat, encumber or make void the same AND THAT NOTWITHSTANDING any such act, deed or thing whatsoever as aforesaid the vendor have now in themselves good right, full power and absolute authority to grant, transfer and convey the Demised land hereby granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchasers in manner aforesaid AND the Purchasers shall and may at all times hereafter peaceably and quietly possess and enjoy the Demised land and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand from or by the Vendor or any person or persons lawfully or equitably claiming from under or in trust for them AND that free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Vendor well and sufficiently indemnified of from and against all manners of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid AND further that the Vendor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the Demised land or any part thereof from under or in trust for the Vendor shall and will form time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed al such acts, deeds and things whatsoever for further better and more perfectly assuring the Demised land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

**THE SCHEDULE ABOVE REFERRED TO**

**SCHEDULE**

**(*DEMISED LAND*)**

**ALL THAT** the undivided *danga* land admeasuring 9 Decimal (more or less) out of 14 Decimel in R.S. Dag No. 1656 corresponding to L.R. Dag No. 1678 be the same a little more or less and appertaining to L.R Khatian no. 1270 of Mouza Elachi, J. L. No. 70, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, wherein the entire Dag is delineated and shown in the map or plan annexed hereto and bordered in colour Red thereon (*Dr. B.C. Roy Road*)

The Entire Dag is Butted and Bounded are as follows:

| | |
|---|---|
| On The North: | By R.S. Deg Nos. 1654 & 1655 (Mouza Elachi) |
| On The East: | By R.S. Dag No. 1657(Mouza Elachi) |
| On The West: | By R.S. Dag No. 808 (Mouza Jagaddal) |
| On The South: | By R.S. Dag Nos. 815 & 816(Mouza Jagaddal) |

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

**SIGNED AND DELIVERED**

**BY THE VENDOR** at Kolkata

in the presence of:

1. Ayushi Kakaraina

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Mozumder

***(Authorised Signatory)***

2. Debjyoti Ghosh
Advocate.

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. Ayushi Kakaraina
3d/1A, Eight Road, Kol-20

For TERRIIFIC LANDMARK LLP

Jyotishman Mondal

***(Authorised Signatory)***

2. Debjyoti Ghosh
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh
**Advocate**
Sealdah Civil Court
Kolkata- 700014
Enrollment No. : -WB/547/09

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

## MEMO OF CONSIDERATION

**RECEIVED** of and from the within- named PURCHASER the within-mentioned sum of ***Rs. 41,40,000/- (Rupees Forty-One Lakhs Forty Thousands) only***

**WITNESSES** :

1) Ayushi Kakaramia

2) Mohiyoti Akodk
Advocate

B. K. Consortium Engineers Private Limited

Authorised Signatory

**VENDOR**

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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

RS.DAG.NO.- 1656, LR.DAG.NO.- 1678

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

DIST.- 24 PARGANAS SOUTH,


B. K. Consortium Engineers Private Limited

Authorised Signatory

TERRIFIC LANDMARK LLP

Designated Partner/Authorised Signatory

Sub-Registrar-II, Alipore
South 24 Parganas

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

# SPECIMEN FORM FOR TEN FINGER PRINTS

| Little | Ring | Middle | Fore | Thumb |
|---|---|---|---|---|
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

Name: **CHANCHAL MOZUMDER.**

Signature Chanchal Mozumder

| Little | Ring | Middle | Fore | Thumb |
|---|---|---|---|---|
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

Name: **JYOTISHMAN MOZUMDER**

Signature. Jyotishman Mozumder

**PHOTO**

| Little | Ring | Middle | Fore | Thumb |
|---|---|---|---|---|
| (Left Hand) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| (Right Hand) | | | | |

Name.....

Signature.....

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

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

## GRN Details

| | | | |
|---|---|---|---|
| GRN: | 192021220168652491 | Payment Mode: | Online Payment |
| GRN Date: | 24/01/2022 10:42:48 | Bank/Gateway: | ICICI Bank |
| BRN : | 74186696 | BRN Date: | 24/01/2022 10:01:03 |
| Payment Status: | Successful | Payment Ref. No: | 2000154518/6/2022 [Query No*/Query Year] |

## Depositor Details

| | |
|---|---|
| Depositor's Name: | TERRIFIC LANDMARK LLP |
| Address: | KANSARI PARA ROAD KALIGHAT KOLKATA 700025 |
| Mobile: | 9836016201 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 2000154518 |
| Applicant's Name: | Mr DEBJYOTI GHOSH |
| Identification No: | 2000154518/6/2022 |
| Remarks: | Sale, Sale Document Payment No 6 |

## Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---|---|---|---|---|
| 1 | 2000154518/6/2022 | Property Registration- Stamp duty | 0030-02-103-003-02 | 176737 |
| 2 | 2000154518/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-16 | 44196 |
| | | | Total | 220933 |

IN WORDS: TWO LAKH TWENTY THOUSAND NINE HUNDRED THIRTY THREE ONLY.

District Sub-Registrar-II, Alipore
South 24 Pgs

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000154518/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | Mr JYOTISHMAN Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 | Representative of Buyer [TERRIIFIC LANDMARK LLP ] |  |  | Jyotishman Mozumder 25/1/22 |
| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700025 | Representative of Seller [B K CONSORTIUM ENGINEERS PRIVATE LIMITED ] |  |  | Chanchal Mozumder 25/1/22 |

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
|---|---|---|---|---|---|
| 1 | Mr NILESH KUNDU Son of Mr N G KUNDU 36/1A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 | Mr JYOTISHMAN Mozumder, Mr Chanchal Mozumder |  | | Nilesh Kundu. 25.01.2022. |

(Samar Kumar Pramanick)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I

I SOUTH 24-PARGANAS

South 24-Parganas, West Bengal

District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

**AASFT4256D**

TERRIFIC LANDMARK LLP

09/12/2021

Signature Not Verified

Digitally signed by Income Tax Department

Date: 11122021 235659
Reason: Document Signed
Location: India

- Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents or transactions with the person allotted PAN. Quoting of PAN is mandatory in all documents or correspondence with Income Tax Department.
स्थायी लेखा संख्या (पैन) एक अद्वितीय अक्षरांकीय संख्या है जो आयकर विभाग को करदाता के विभिन्न लेनदेन और खातों से संबंधित जानकारी को जोड़ने में सक्षम बनाता है। विभाग को पत्राचार करते समय, पैन का उल्लेख करना अनिवार्य है।
- Quoting of PAN is now required in all transactions specified under Rule 114B of Income Tax Rules, 1962 (Refer Clause (c) of sub-rule (2) of rule 114B for details).
आयकर नियमावली, 1962 के नियम 114बी के अंतर्गत निर्धारित सभी लेनदेन में पैन का उल्लेख अनिवार्य है (विवरण के लिए नियम 114बी के उपनियम (2) के खंड (c) देखें)।
- Penalty of Rs. 10,000 may be levied for failure to quote PAN in specified transactions.
निर्धारित लेनदेन में पैन का उल्लेख न करने पर रु. 10,000 तक का जुर्माना लगाया जा सकता है।
- This e-PAN Card contains Digitally Signed QR Code which can be verified by using the Android Mobile App. Kindly download the mobile app from Google Play Store (PAN QR Code Reader).
इस ई-पैन कार्ड में डिजिटल हस्ताक्षरित क्यूआर कोड शामिल है जो एक विशेष मोबाइल ऐप्लिकेशन का उपयोग करके सत्यापित किया जा सकता है। मोबाइल ऐप्लिकेशन को Google Play Store से डाउनलोड करने के लिए कीवर्ड PAN QR Code Reader डालें।

Cut

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

AASFT4256D

TERRIFIC LANDMARK LLP

09/12/2021

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT OF INDIA

JYOTISHMAN MOZUMDER

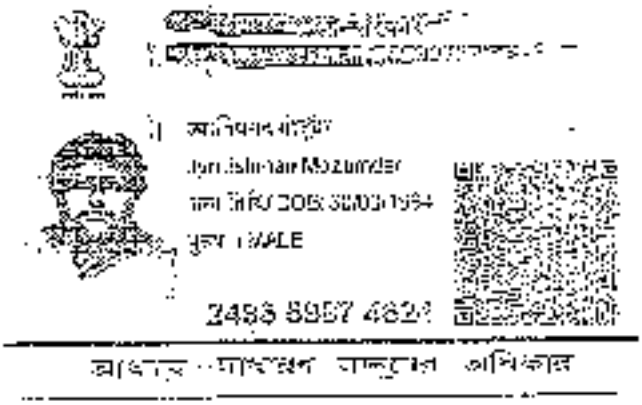
GHANGYAL MOZUMDER

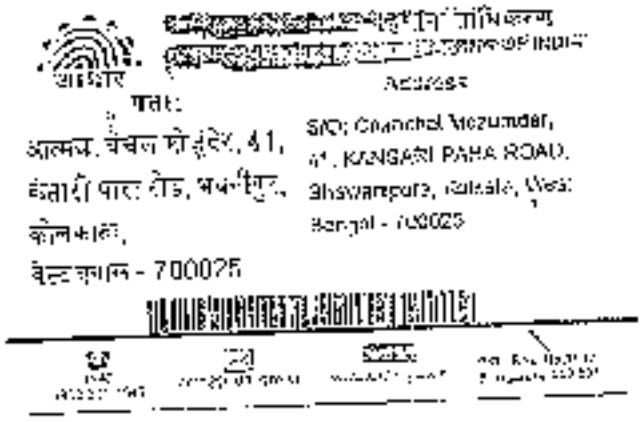
30/06/1994

Permanent Account Number

CIIPM0066M

Signature


Jyotishman Mozumder
2483 8957 4624
आधार - आम आदमी का अधिकार


आधार
INDIA
S/O: Chanchal Mozumder,
41, KANGARI PARA ROAD,
Bhowanipore, Kolkata, West
Bengal - 700025
आत्मज: चंचल मोजुंदार, 41,
कंगारी पारा रोड, भवानीपुर,
कोलकाता,
पश्चिम बंगाल - 700025

District Sub-Registrar-II Alipore
South 24 Parganas

আধার

ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

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

Download Date: 02/11/2020

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

Issue Date: 14/03/2016

Signature valid

আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়

Government of India

Download Date: 02/11/2020

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

Issue Date: 14/03/2016

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে বৈধ
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আপনার আপনার মোবাইল নাম্বার ও ইমেল আইডি আপডেট রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App ব্যবহার করুন।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
এস/ও: নিত্য গোপাল কুন্ডু, সাঁকরাইল, রামচন্দ্রপুর, হাওড়া,
পশ্চিম বঙ্গ - 711313

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

6253 7865 3258

VID : 9155 8840 3446 5172

1947 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu.

Sub-Registrar-III, Alipore
South 24 Parganas

## Major Information of the Deed

| | | | |
|---|---|---|---|
| Deed No : | I-1602-00948/2022 | Date of Registration | 27/01/2022 |
| Query No / Year | 1602-2000154518/2022 | Office where deed is registered | |
| Query Date | 17/01/2022 1:14:24 PM | 1602-2000154518/2022 | |
| Applicant Name, Address & Other Details | DEBJYOTI GHOSH<br>Thana : Entally, District : Kolkata, WEST BENGAL, PIN - 700014, Mobile No. : 9874622772, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [0101] Sale, Sale Document | | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | |
| Set Forth value | | Market Value | |
| Rs. 41,40,000/- | | Rs. 44,18,185/- | |
| Stamp duty Paid(SD) | | Registration Fee Paid | |
| Rs. 1,76,747/- (Article:23) | | Rs. 44,228/- (Article:A(1), E) | |
| 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, Road: Dr. B. C. Roy road, Mouza: Elachi, JL No: 70, Pin Code : 700151

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|---|---|---|---|---|---|---|---|---|
| L1 | LR-1678 (RS :- ) | LR-1270 | Bastu | Danga | 9 Dec | 41,40,000/- | 44,18,185/- | Width of Approach Road: 8 Ft . |
| | Grand Total : | | | | 9Dec | 41,40,000 /- | 44,18,185 /- | |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **B K CONSORTIUM ENGINEERS PRIVATE LIMITED**<br>18, Middleton Manor, 9/4, Middleton Row,, City:- Not Specified, P.O:- Middelton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 , PAN No.:: AAxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **TERRIFIC LANDMARK LLP**<br>41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:: AAxxxxxx5D,Aadhaar No Not Provided by UIDA , Status :Organization, Executed by: Representative |

District Sub-Registrar-II, Alipore
South 24 Parganas

**Representative Details :**

| Sl No | Name,Address,Photo,Finger print and Signature |
|---|---|
| 1 | **Mr JYOTISHMAN Mozumder**<br>Son of Late Chanchal Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S. Kalighat, District:-South 24-Parganas, West Bengal, India, PIN: 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Clxxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status : Representative, Representative of : TERRIFIC LANDMARK LLP (as AUTHORISED SIGNATORY) |
| 2 | **Mr Chanchal Mozumder (Presentant )**<br>Son of Late Biswa Sundar Mozumder 41, Kansaripara Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx0B, Aadhaar No: 98xxxxxxxx0217 Status : Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY) |

**Identifier Details :**

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| **Mr NILESH KUNDU**<br>Son of Mr N G KUNDU<br>36/1A ELGIN ROAD, City:- Not Specified<br>P.O:- I R SARANI, P.S:-Bhawanipore,<br>District:-South 24-Parganas, West Bengal, India, PIN:- 700020 | | | |

Identifier Of Mr JYOTISHMAN Mozumder, Mr Chanchal Mozumder

**Transfer of property for L1**

| Sl.No | From | To. with area (Name-Area) |
|---|---|---|
| 1 | B K CONSORTIUM ENGINEERS PRIVATE LIMITED | TERRIFIC LANDMARK LLP-9 Dec |

## Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C. Roy road, Mouza: Hachi, J.L.No. 70, Pin Code : 700151

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|---|---|---|---|
| L1 | LR Plot No:- 1578, LR Khatian No:- 1270 | Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.14000000 Acre, | B K CONSORTIUM ENGINEERS PRIVATE LIMITED |

District Sub-Registrar-II, Alipore
South 24 Parganas

Endorsement For Deed Number : I - 160200948 / 2022

**On 24-01-2022**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 44,16,185/-

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

**On 25-01-2022**

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

Presented for registration at 17:37 hrs on 25-01-2022, at the Private residence by Mr Chanchal Mozumder ,,

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumder, AUTHORISED SIGNATORY, TERRIFIC LANDMARK LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P.O.- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025

Identified by Mr NILESH KUNDU, , , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARAN , Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

Execution is admitted on 25-01-2022 by Mr Chanchal Mozumder, AUTHORISED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 9/4, Middleton Row,, City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

Identified by Mr NILESH KUNDU, , , Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Service

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

**On 27-01-2022**

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 44,228/- ( A(1) = Rs 44,182/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 44,196/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
On line on 24/01/2022 10:44AM with Govt. Ref. No: 192021220160652491 on 24-01-2022, Amount Rs: 44,196/-, Bank: ICICI Bank ( ICIC0000003), Ref. No. 74186696 on 24-01-2022, Head of Account: 0030-03-104-001-16

District Sub-Registrar-II, Alipore
South 24 Pgs

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,76,747/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,76,737/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 978055, Amount: Rs 10/-, Date of Purchase: 10/11/2021, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt of WB Online on 24/01/2022 10:44AM with Govt. Ref. No: 192021220168652491 on 24-01-2022, Amount Rs: 1,76,737/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74186696 on 24-01-2022, Head of Account 0030-02-103-003-02

Samar Kumar Pramanick

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS**

**South 24-Parganas, West Bengal**

District Sub-Registrar-II, Alipore
South 24 Parganas

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 48456 to 48480

being No 160200948 for the year 2022.

Digitally signed by Samar kumar pramanick
Date: 2022.02.08 17:05:02 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:05:02 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)