

0969/22


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AB 978648

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

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

27 JAN 2022

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

35613

16 NOV 2021

No.....Rs. **10/-** Date.....  
 Name:.....  
 Address:.....  
 Vendor:.....

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

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

*Chanchal Hoque*



829



B. K. Consortium Engineers Private Limited

*Chanchal Hoque*  
Authorized Signatory



830

TERRIFIC HIGH PROPERTIES LLP

*Jayashree Mondal*  
Designated Partner/Authorized Signatory



831

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

Identified by me.  
 Nitesh Kundu  
 s/o. - Lt. N.G. Kundu  
 36/1A, Elgin Rd.  
 Kolkata - 700020.

**B.K. CONSORTIUM ENGINEERS PRIVATE LIMITED** (PAN NO AACCB6082A), a company incorporated under the Companies Act, 1956 having its registered office at 1B, Middleton Manor, 9/4, Middleton Row, P.O – Middleton Row, P.S – Shakespeare Sarani, Kolkata-700 071, represented by its Authorised Signatory **MR Chanchal Mozumder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of Late 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 HIGH PROPERTIES LLP** (PAN NO- AASFT4253G), having registered office at 41, Kansar 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. GIIPMC005M, Aadhaar No. 2498 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in interest and assigns) of the **OTHER PART**:

**WHEREAS**

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



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Pathak and Kumari Bithika Pathak **ALL THAT** the piece and parcel of *shahi* land admeasuring 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71 be the same a little more or less and recorded of Police Station Sonarpur, District South 24 Parganas, herein after referred to as the '**SAID LAND**'.

The Purchaser herein approached the Vendor intending to purchase 10 Decimal Land and after due consideration the Vendor has agreed to sell undivided and undemarcated 10 Decimal (more or less) out of the Said Land hereinafter referred to as the **Demised Land**.

**THAT** the Vendor has represented to the PURCHASER that;

- i. The Said Land is free from all encumbrances and is marketable and they have a good title to the same.
- ii. The Vendor has not stood as guarantor in respect of the Said Land in favor of any third party and/ or has not given any undertaking to that effect in favor of any third party.
- iii. It will sign and execute any papers and/or documents which the PURCHASER may require for assuring betterment of title of the said Demised Land without any further financial liability.

Based on the representations and assurances of the Vendor who have agreed to sell, transfer and convey the PURCHASER has agreed to purchase **ALL THAT** the undivided *Shahi* land admeasuring 10 Decimal out 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 be the same a little more or less and appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71, 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, dispendens, charges, acquisitions, requisitions, attachments and trusts of whatsoever nature alongwith the



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benefit of the permissions and/or NOC at and for the consideration of a sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the said sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only** of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor at or before the execution of these presents (the receipt whereof the Vendor 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. 806 corresponding to L.R. Dag no. 956 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 the Purchaser absolutely



Handwritten signature or mark.

District Sub-Registrar-II  
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25 JAN 2022



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 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 Demised land and every part thereof unto and to the use of the purchaser in manner aforesaid as shall or may reasonably required.



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

**THE SCHEDULE ABOVE REFERRED TO**  
**SCHEDULE**  
**(DEMISED LAND)**

**ALL THAT** the undivided *Shak* land admeasuring 10 Decimal (more or less) out 37 Decimal in R.S. Dag No. 806 corresponding to L.R. Dag No. 956 be the same a little more or less and both appertaining to L.R. Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71, 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. Dag No. 1646 (Mouza Elachi)                               |
| On The East:  | By R.S. Dag No. 51, 507 (Mouza Jagaddal) &<br>1654 (Mouza Elachi) |
| On The West:  | By R.S. Dag No. 1614 (Mouza Elachi)                               |
| On The South: | By R.S. Dag No. 805 (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. *Arunali Kakkarania*

For B.K. Consortium Engineers Pvt. Ltd

*Chanchal Hozumdar*

(Authorised Signatory)

2. *Debjyoti Ghosh*  
Advocate

**SIGNED AND DELIVERED**

**BY THE PURCHASER** at Kolkata

in the presence of:

1. *Arunali Kakkarania*  
36/A Elgin Road,  
KO-70

FOR TERRIFIC HIGH PROPERTIES LLP

*Jyotirmay Mondal*

(Authorised Signatory)

2. *Debjyoti Ghosh*  
Advocate

Drafted by me: -

(As per instruction)

*Debjyoti Ghosh*

Advocate

Sealdah Civil Court

Kolkata- 700014

Enrollment No. : - *KB/547/09*



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MEMO OF CONSIDERATION

RECEIVED of and from the within- named PURCHASER the within-mentioned sum of **Rs. 46,00,000/- (Rupees Forty-Six Lakhs) only**

WITNESSES :

- 1) *Ayushi Kataria*
- 2) *Devyoti Chosh  
Advocate*

B. K. Consortium Engineers Private Limited  
*Chanchal Mogundar*  
Authorised Signatory

**VENDOR**



District Sub-Registrar-II  
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**SALE DEED PLAN (As Per R.S. Mouza Map)**

RS.DAG.NO.- 806 LR.DAG.NO.- 956

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,  
DIST.- 24 PARGANAS SOUTH,

N



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

TERRIFIC HIGH PROPERTIES LLP  
*Jyotirmay Mondal*  
Designated Partner, Authorized Signatory

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District Sub-Registrar-II  
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25 JAN 2022

**SPECIMEN FORM FOR TEN FINGER PRINTS**

|   |   |   |   |   |   |
|---|---|---|---|---|---|
|  |  |  |  |  |  |
|   | <b>Little</b>   | <b>Ring</b>   | <b>Middle</b>   | <b>Fore</b>   | <b>Thumb</b>  |
|   | <b>(Left Hand)</b>  |   |   |   |   |
|   |  |  |  |  |  |
|   | <b>Thumb</b>  | <b>Fore</b>   | <b>Middle</b>   | <b>Ring</b>   | <b>Little</b>   |
| <b>(Right Hand)</b>   |   |   |   |   |   |

Name: **CHANCHAL MOZUMDER**

Signature: *Chanchal Mozumder*

|  |   |   |  |   |   |
|--|---|---|--|---|---|
|  |    |    |     |    |    |
|  | <b>Little</b>   | <b>Ring</b>   | <b>Middle</b>  | <b>Fore</b>   | <b>Thumb</b>  |
|  | <b>(Left Hand)</b>  |   |  |   |   |
|  |  |  |  |  |  |
|  | <b>Thumb</b>  | <b>Fore</b>   | <b>Middle</b>  | <b>Ring</b>   | <b>Little</b>   |
| <b>(Right Hand)</b>  |   |   |  |   |   |

Name: **JYOTISHMAN MOZUMDER**

Signature: *Jyotishman Mozumder*

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

Name: .....

Signature: .....



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022



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

**GRN Details**

|                        |                     |                         |                     |
|------------------------|---------------------|-------------------------|---------------------|
| <b>GRN:</b>            | 192021220168342091  | <b>Payment Mode:</b>    | Online Payment      |
| <b>GRN Date:</b>       | 22/01/2022 18:08:43 | <b>Bank/Gateway:</b>    | ICICI Bank          |
| <b>BRN :</b>           | 74163308            | <b>BRN Date:</b>        | 22/01/2022 18:01:44 |
| <b>Payment Status:</b> | Successful          | <b>Payment Ref. No:</b> | 2000154262/6/2022   |

[Query No/Query Year]

**Depositor Details**

|                           |   |
|---------------------------|---|
| <b>Depositor's Name:</b>  | TERRIFIC HIGH PROPERTIES LLP              |
| <b>Address:</b>           | KANSARI PARA ROAD KALIGHAT KOLKATA 700025 |
| <b>Mobile:</b>            | 9856916301                                |
| <b>Depositor Status:</b>  | Buyer/Claimant                            |
| <b>Query No:</b>          | 2000154262                                |
| <b>Applicant's Name:</b>  | Mr DEBJYOTI GHOSH                         |
| <b>Identification No:</b> | 2000154262/6/2022                         |
| <b>Remarks:</b>           | Safe, Sale Document Payment No 6          |

**Payment Details**

| Sr No. | Payment ID        | Head of A/C<br>Description               | Head of A/C        | Amount (₹)    |
|--------|-------------------|--|--------------------|---------------|
| 1      | 2000:54262/6/2022 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 196374        |
| 2      | 2000:54262/6/2022 | Property Registration- Registration Fees | 0030-03-104-001-10 | 49105         |
|        |                   |  | <b>Total</b>       | <b>245479</b> |

**IN WORDS: TWO LAKH FORTY FIVE THOUSAND FOUR HUNDRED SEVENTY NINE ONLY.**






Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16022000154262/2022

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<br>Mozumder 41,<br>Kansaripara Road, City:-<br>Not Specified, P.O:-<br>Bhawanipore, P.S:-<br>Kalighat, District:-South<br>24-Parganas, West<br>Bengal, India, PIN:-<br>700025 | Represent<br>ative of<br>Buyer<br>[TERRIIFI<br>C HIGH<br>PROPER<br>TIES LLP<br>]                   |    |    | <br>25/1/22  |
| 2      | Mr Chanchal Mozumder<br>41, Kansaripara Road,<br>City:- Not Specified,<br>P.O:- Bhawanipore,<br>P.S:-Kalighat, District:-<br>South 24-Parganas,<br>West Bengal, India,<br>PIN:- 700025      | Represent<br>ative of<br>Seller<br>[B K<br>CONSOR<br>TIUM<br>ENGINEE<br>RS<br>PRIVATE<br>LIMITED ] |  |  | <br>25/1/22 |



District Sub-Registrar-II  
Alipora, 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<br>Son of Mr N G<br>KUNDU<br>36/1A ELGIN ROAD,<br>City:- Not Specified,<br>P.O:- L R SARANI,<br>P.S:-Bhawanipore,<br>District:-South 24-<br>Parganas, West<br>Bengal, India, PIN:-<br>700020 | Mr JYOTISHMAN Mozumder, Mr<br>Chanchal Mozumder |  |  | Niles KUNDU.<br>25.01.2022. |

(Samar Kumar Pramanick)

DISTRICT SUB-  
REGISTRAR

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

South 24-Parganas, West  
Bengal



District Sub-Registrar-II  
Alipore, South 24 Parganas

25 JAN 2022



ई-आयकर खाता संख्या आई  
e - Permanent Account Number (PAN) का आई  
**AASFT4253G**

ईआयटीएन संख्या: **TERRIFIC HIGH PROPERTIES LLP**

ईआयटीएन जारी दिनांक: **07/12/2021**

ईआयटीएन जारी करने वाला आईटीडी



Signature Not Verified

Digitally Signed by: Income  
Tax Department

Date: 11/22/2021 23:55:52  
Reason: Document Signed  
Location: JKT/5

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department linking of various documents including payment of taxes, assessment, tax demand notices, matching of information, scrutiny or assessment & retrieval of electronic information etc. relating to a taxpayer.  
आयकर खाता संख्या (PAN) एक अलग-अलग खाता संख्या के माध्यम से ई-आयकर में एकत्रित विभिन्न दस्तावेजों को जोड़ने में सक्षम है। इनमें कर का भुगतान, प्रमाण, कर का निर्धारण, कर के भुगतान, कर के मांग, कर का प्रमाण, कर का पुनः जांच आदि शामिल हैं।
- ✓ Quarterly PAN status change query facility has been made available for users on the Income Tax Department's e-filing portal. The facility is available from 01/01/2021 to 31/03/2021.  
त्रैमासिक PAN स्थिति जांच प्रश्न सुविधा को उपयोगकर्ताओं के लिए आयकर विभाग के ई-फाइलिंग पोर्टल पर उपलब्ध है। इस सुविधा का उपयोग 01/01/2021 से 31/03/2021 तक किया जा सकता है।
- ✓ Possessing more than one PAN is against the law & has an upper cap of upto Rs. 10,000.  
एक से अधिक PAN रखना कानून के विरुद्ध है और इसकी सीमा अधिकतम ₹ 10,000 तक है।
- ✓ This e-PAN Card comes as Embedded QR Code which can be used by a specific Android Mobile App, App on iOS or through specific Apps on Google Play Store as 'PAN QR Code Reader'.  
यह ई-आयकर खाता संख्या (e-PAN) आईटीडी में जारी की जाती है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप, iOS पर उपलब्ध ऐप या Google Play Store पर उपलब्ध विशिष्ट मोबाइल ऐप 'PAN QR Code Reader' से उपयोग किया जा सकता है।

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

AASFT4253G



TERRIFIC HIGH PROPERTIES LLP

ईआयटीएन जारी दिनांक: 07/12/2021

वेब

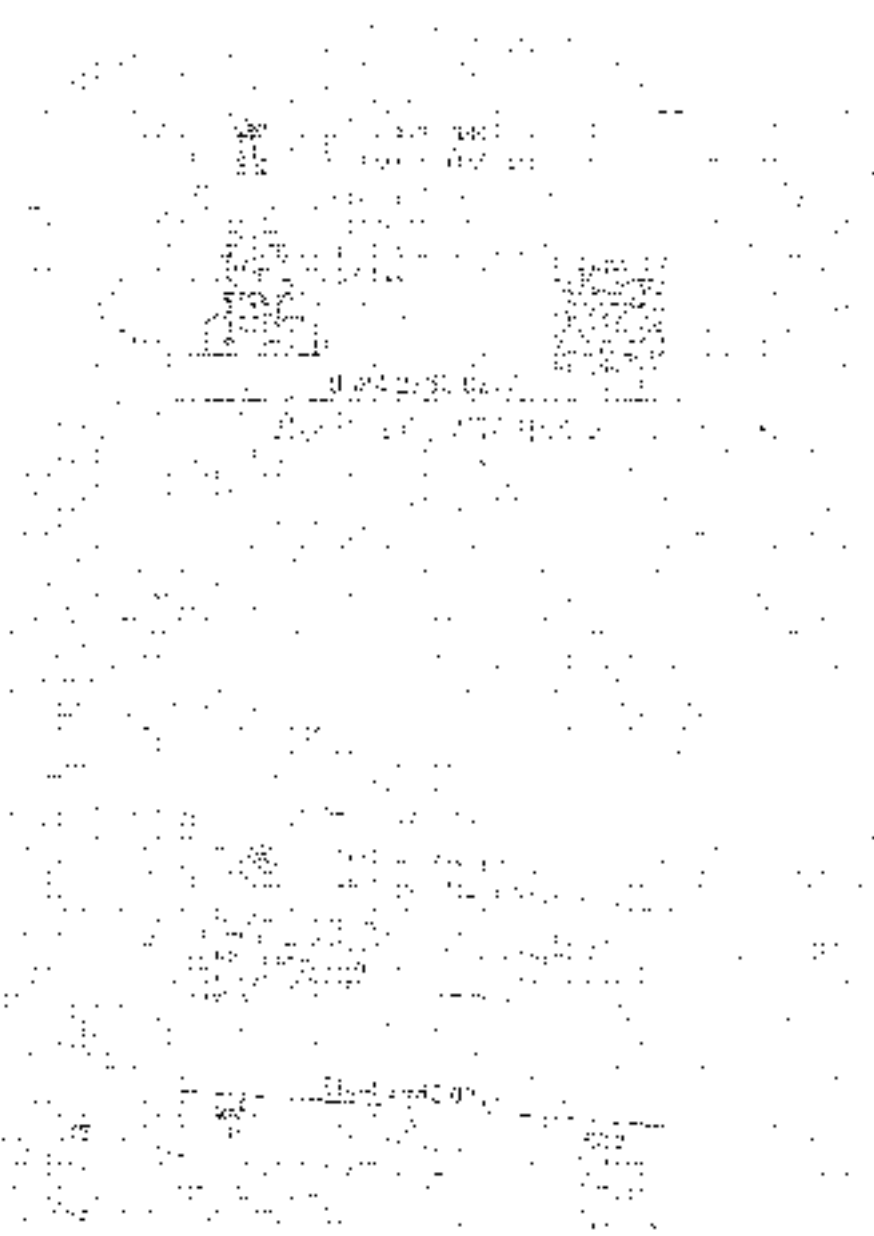
आयकर विभाग के ई-फाइलिंग पोर्टल पर  
Income Tax PAN Status Query Facility  
for PAN Status Change Query  
www.incometax.gov.in  
आयकर विभाग के ई-फाइलिंग पोर्टल पर  
Income Tax PAN Status Query Facility  
for PAN Status Change Query  
www.incometax.gov.in



1. Introduction  
2. Background  
3. Methodology  
4. Results  
5. Conclusion  
6. References

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आयुक्त विभाग  
INCORPORATION DEPARTMENT



सरकार महाराष्ट्र  
GOVT OF INDIA

JYOTISHKANTH MOZUMDAR

CHANGRAL MOZUMDAR

30/05/1984

Form No. 1 (Muzumdar)

CEPM00068M

*Jyotishkanti Mozumdar*

Signature



महाराष्ट्र सरकार, मुंबई  
आयुक्त विभाग  
सं. 30/05/1984, मूजुंदर नं. 00068M  
मुंबई, महाराष्ट्र

For details of the rules and regulations governing the incorporation of companies, please refer to the Companies Act, 1956 and the Companies (Incorporation) Rules, 1956. For further information, please contact the Registrar of Companies, Mumbai.

• • • • •

•



भारत सरकार  
GOVERNMENT OF INDIA



जयप्रकाश मोदी  
Jayaprakash Mohanji  
पत्रांक DOC/2013/1594  
शुभर / MALE



2496 5987 4624

आधार - सत्यानंद आशुतोष अफिल्लाल

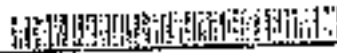


भारत सरकार  
GOVERNMENT OF INDIA

Address

शुभर  
कलकत्ता, बंगल पोस्टल कोड 71,  
कान्तारी पारा रोड, नदकोट,  
भिलकावा,  
पेठ नं. 700025

S/O. Chanchal Mohanji,  
41 KANNARI PARA ROAD,  
Bhawanipore, Kolkata, West  
Bengal - 700025



भारत सरकार  
GOVERNMENT OF INDIA

पत्रांक  
DOC/2013/1594

शुभर  
MALE





ভারত সরকার  
Government of India

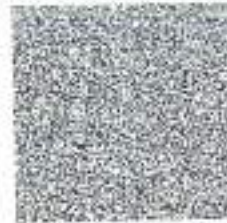
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

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

To  
শীতেশ কুণ্ডু  
Nilesh Kundu  
S/O: Nitya Gopal Kundu  
SANKRAIL  
Ramchandrapur  
Sankrail  
Howrah West Bengal - 711313  
9830461453

Issue Date: 14/03/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

**6253 7865 3258**  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



Download Date: 02/11/2015



শীতেশ কুণ্ডু  
Nilesh Kundu  
জন্ম তারিখ/DOB: 01/10/1976  
পুরুষ MALE

Issue Date: 14/03/2015

**6253 7865 3258**  
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



উদ্দেশ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়মিত ভিডিওর ক্ষেত্রে/অফলাইন প্রমাণনাম/অফলাইন প্রমাণকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজাত তথ্য 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 দ্বারা দেশে নাম
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের ফ্রন্ট গেজে রাখুন, mAadhaar App যান।

- 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



উদ্দেশ্য:  
উদ্দেশ্য: নিজ শীতেশ কুণ্ডু, শীতেশ কুণ্ডু, 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

1047 | help@uidai.gov.in | www.uidai.gov.in

Nilesh Kundu.



### Major Information of the Deed

|   |   |                                 |  |
|---|---|---------------------------------|--|
| Deed No :                               | T-1602-00954/2022   | Date of Registration            | 27/01/2022   |
| Query No / Year                         | 1602-2000154262/2022  | Office where deed is registered |  |
| Query Date                              | 17/01/2022 1:07:56 PM   |                                 |  |
| Applicant Name, Address & Other Details | DFBJYOTI GHOSH<br>Thana - Entala, District : Kolkata, WEST BENGAL , PIN - 70014, Mobile No. 9874627172, Status : Advocate |                                 |  |
| Transaction                             | [010] Sale, Sale Document   |                                 |  |
| Setforth value                          | Rs. 46,00,000/-   | Additional Transaction          | [4305] Other than immovable Property Declaration [No of Declaration : 2] |
| Stamp duty Paid(SD)                     | Rs. 1,96,384/- (Article:23)   | Market Value                    | Rs. 49,09,095/-  |
| Remarks                                 | Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assessment slip.(Urban area)                          | Registration Fee Paid           | Rs. 49,137/- (Article A(1), E)   |

#### Land Details :

District South 24-Parganas, P.S - Sonarpur, Municipality: RAJPLUR-SONARPUR, Road: Dr. B C Roy road, Mouza: Jagaddal, JI No: 71, 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 938 (RS - J) | R-2695         | Bastu         | Shal    | 10 Dec       | 46,00,000/-             | 49,09,095/-           | Width of Approach Road: 8 Ft. |
| Grand Total : |                 |                |               |         | 10Dec        | 46,00,000/-             | 49,09,095/-           |                               |

#### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b><br>1B, Middleton Mancr, 9/4, Middleton Row., City:- Not Specified, P.O.- Middleton Row, P.S:-Shakespeare Sorani, District:-South 24-Parganas, West Bengal India, PIN:- 700071 , PAN No.: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |

#### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>TERRIFIC HIGH PROPERTIES LLP</b><br>41, Karsani Para Road, City:- Not Specified, P.O:- Bhawanipure, P.S:-Kotighal, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 . PAN No. : AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |





**Representative Details :**

| Sl No | Name, Address, Photo, Finger print and Signature   |
|-------|--|
| 1     | <p><b>Mr JYOTISHMAN Mozumder</b><br/>                     Son of Late Chanchal Mozumder 41, Kansarpura Road, City:- Not Specified, P.O.- Bhawanipore, P.S:- Kalignat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.: C1xxxxxx5M, Aadhaar No: 24xxxxxxxx4624 Status: Representative, Representative of : TERRIFIC HIGH PROPERTIES LLP (as AUTHORISED SIGNATORY)</p>                        |
| 2     | <p><b>Mr Chanchal Mozumder (Presentant)</b><br/>                     Sun of Late Biswa Sundar Mozumder 41, Kansarpura Road, City:- Not Specified, P.O: Bhawanipore, P.S:-Kaighat, 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)</p> |

**Identifier Details :**

| Name   | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| <p><b>Mr NILESH KUNDU</b><br/>                     Son of Mr N G KUNDU<br/>                     35/1A ELGIN ROAD, City:- Not Specified,<br/>                     P O: LR SARANI, P S:-Bhawanipore,<br/>                     District:-South 24-Parganas, West<br/>                     Bengal, India, PIN:- 700020</p> |       |              |           |
| 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 HIGH PROPERTIES LLP-10 Dec |

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C Roy road, Mouza: Jagaddal, JI No: 71, Pin Code: 700151

| Sch No | Plot & Khatian Number                  | Details Of Land   | Owner name in English as selected by Applicant  |
|--------|--|---|---|
| L1     | LR Plot No:- 956, LR Khatian No:- 2595 | Owner Name :- <b>भारतीय इंजीनियरिंग प्राइवेट लिमिटेड</b><br>(Gurdian लिमिटेड), Address:- 1 <sup>st</sup> , फ्लोर<br>नम्बर. 5/4, सिविल एं. कॉम्प्लेक्स 700 021.<br>Classification :- <b>रू</b> , Area: 0.28000000<br>Acre. | <b>B K CONSORTIUM ENGINEERS PRIVATE LIMITED</b> |



Endorsement For Deed Number : 1 - 160200954 / 2022

On 21-01-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 48,09,095/-



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 16:36 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 HIGH PROPERTIES 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 SARANI, 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, Middlelon Manor, 9/4, Middlelon Row, . City:- Not Specified, P.O:- Middlelon 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, 1952 duty stamped under schedule 'A, Article number . 23 of Indian Stamp Act 1959.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,137/- ( A(1) = Rs 48,097/- , F = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 49,105/-

Description of Online Payment: using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 6:09PM with Govt. Ref. No: 19202127016834209 or 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank ( 'CIC003C006), Ref. No. 74163808 on 22-01-2022, Head of Account 003C-C3 104-001 1B



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,96,384/- and Stamp Duty paid by Stamp Rs 10/- by online = Rs 1,96,374/-

**Description of Stamp**

1 Stamp: Type: Impressed, Serial no 978648, Amount: Rs. 10/-, Date of Purchase 16/11/2021, Vendor name: Subhankar Das

Description of Online Payment Using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 6:39PM with Govt. Ref. No: 192021220108342091 on 22-01-2022, Amount Rs: 1,96,374/-, Bank: ICICI Bank (ICIC0000036), Ref. No. 74163608 on 22-01-2022, Head of Account 0030-02 103-003-02



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





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 48809 to 48833  
being No 160200954 for the year 2022.



*Sa*

Digitally signed by Samar kumar  
pramanick  
Date: 2022.02.08 17:19:31 +05:30  
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 05:19:31 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)