

0979/22

I-963/2022



पश्चिम बंगाल WEST BENGAL

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SP
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Certified that the document is admitted for Registration. The signature sheets and the endorsement 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

35607

16 NOV 2021

No.....Rs. **10/-** Date.....

Name:.....**DEBJYOTI GHOSH**

Address:.....**ADVOCATE**

Vendor:.....**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

Chanchal Hazarika

829



B.K. Consortium Engineers Private Limited

Chanchal Hazarika

Authorized Signatory

830

BACALAR CONGLAVE LLP

Jyoti Mani Mondal

Designated Partner/Authorized Signatory

District Sub- Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

831

Identified by me.

Nilesh 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 Sunder Mozumder by Nationality- Indian, Residing at 41, Kansari Para 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

BACALAR CONCLAVE LLP (PAN NO- AAYFB7987K), 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. GIIPM0005M, Aadhaar No. 2495 5887 4624), (Phone No. 9330110512) residing at 41, Kansari Para 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. 01940 for the year 2008, recorded in Book No. 1, CD Volume No. 12, Pages 4464 to 4489, registered in the office of Additional District Sub Registrar, Sonarpur South 21 Paraganas, B.K. Consortium Engineers Private Limited the vendor herein therein referred to as the purchaser purchased from Santosh Kumar Pathak and Kumari Bitika Pathak **ALL THAT** the piece and parcel of *shak*



District Sub-Registrar-II
Alipura, South 24 Parganas

25 JAN 2022

land admeasuring 37 Decimal be the same a little more or less in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 appertaining to L.R Khatian no. 2595 of Mouza Jagaddal, J. L. No. 71 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 Skafi land admeasuring 10 Decimal (more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 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 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**



2

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

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 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. 757 corresponding to L.R. Dag no. 910 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 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



District Sub-Registrar-II
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25 JAN 2022

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 be required.



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

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shafi* land admeasuring 10 Decimal (more or less) out of 37 Decimal in R.S. Dag No. 757 corresponding to L.R. Dag No. 910 appertaining to L.R Khatian no. 2595 of Mnuza Jagaddal, J. L. No. 71, Post office South Jagaddal, Police Station Sonarpur, District South 24 Parganas, as 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 Nos. 760, 762 & 763
On The East:	By R.S. Dag No. 758
On The West:	By R.S. Dag Nos. 756 & 766
On The South:	By R.S. Dag No. 718



2

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 Kakorania*

For B.K. Consortium Engineers Pvt. Ltd

Charuchal Hazarika
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Ayushi Kakorania*
36/A, Elgin Rd, Kolkata

For BACALAR CONCLAVE LLP

Iyobolman Mondal
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Scaldah Civil Court

Kolkata- 700014

Enrollment No. :- WB/597/2009



District Sub-Registrar-4
Alipore, South 24 Parganas
25 JAN 2022

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 Kakran*

2)

B. K. Consortium Engineers Private Limited
Chanchal Singh
Authorised Signatory

VENDOR

B. K. Constructions Private Limited

Authorized Signatory



[Handwritten signature]

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

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

RS.DAG.NO.- 757, LR.DAG.NO.- 910

MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,

DIST.- 24 PARGANAS SOUTH,

N



B. K. Consortium Engineers Private Limited

Chandra Mohan
Authorized Signatory

BACALAR CONCLAVE LLP

Jyotirmay Mondal
Designated Partner/Authorized Signatory



District Sub-Registrar-II
Aligarh, South 24 Parganas

25 JAN 2022

B. K. Conchun... Private Limited
... ..

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



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 16022000157274/2022

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	Represent ative of Buyer [BACALA R CONCLA VE LLP]			Jyotishman Mozumder 25/1/22
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	Represent ative of Seller [B K CONSOR TIUM ENGINEE RS PRIVATE LIMITED]			Chanchal Mozumder 25/1/22



[Handwritten signature]

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

SI 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			Niles 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



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

GRN Details

GRN:	192021230167534291	Payment Mode:	Online Payment
GRN Date:	21/01/2022 15:19:45	Bank/Gateway:	ICICI Bank
BRN:	74101386	BRN Date:	21/01/2022 13:01:14
Payment Status:	Successful	Payment Ref. No:	2000157274/3/2022 (Query No. 00000000000000000000)

Depositor Details

Depositor's Name:	BACALAR CONCLAVE LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile:	869/388468
Depositor Status:	Buyer/Claimants
Query No:	2000157274
Applicant's Name:	Mr DEBKYOTI GHOSH
Identification No:	2000157274/3/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
	2000157274/3/2022	Property Registration- Stamp Duty	0030-02-103-003-02	196374
	2000157274/3/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
		Total		245479

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



1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

2. The second part of the document outlines the specific requirements for record-keeping, including the need to maintain separate accounts for each transaction and to ensure that all records are properly indexed and filed.

3. The third part of the document discusses the importance of regular audits and reviews of the records. It notes that audits are necessary to ensure that the records are accurate and complete, and to identify any areas where improvements can be made.

4. The fourth part of the document provides a detailed description of the record-keeping system that has been implemented. It includes information about the types of records that are maintained, the methods used to collect and process the data, and the procedures for reviewing and auditing the records.

5. The fifth part of the document discusses the importance of training and education for the personnel responsible for maintaining the records. It notes that proper training is essential to ensure that the records are maintained in accordance with the requirements of the system.

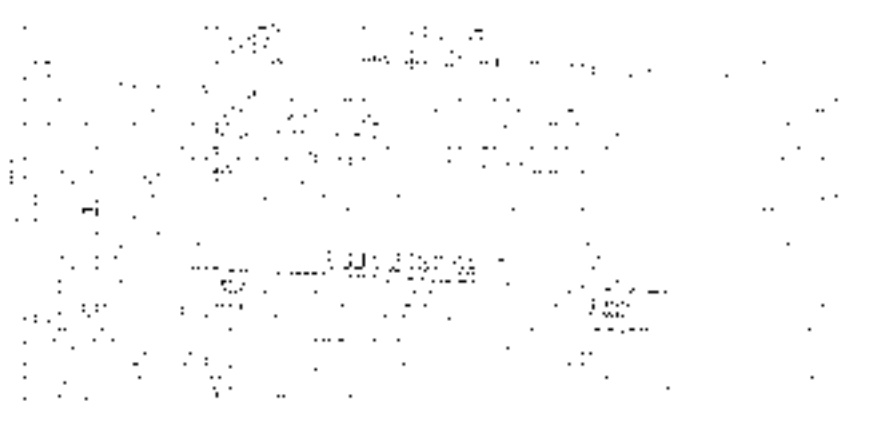
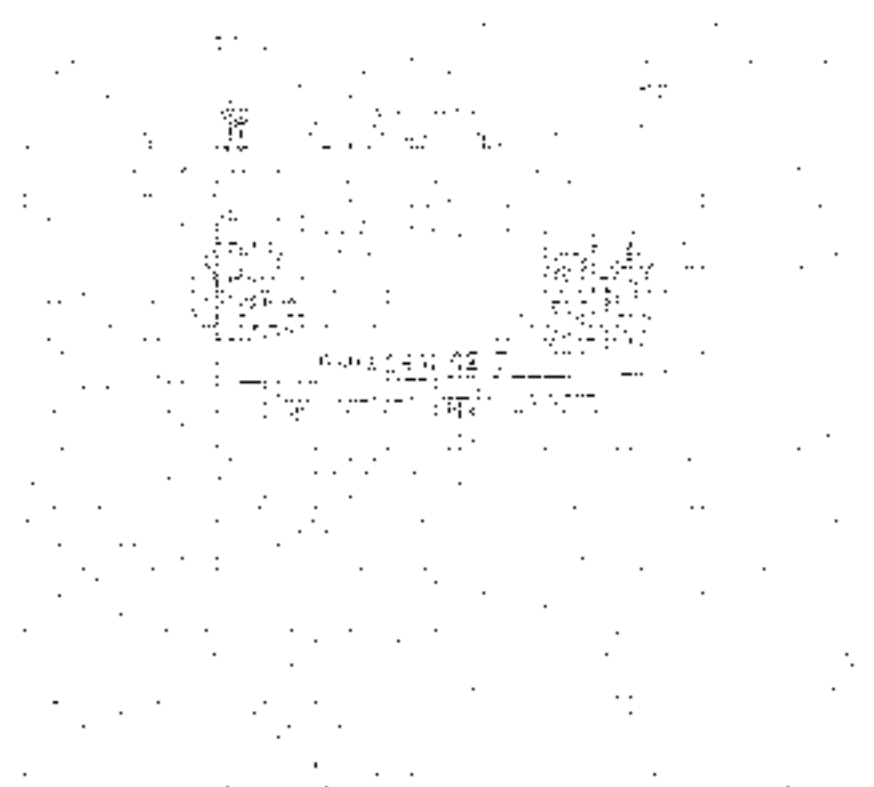
6. The sixth part of the document discusses the importance of security and access control for the records. It notes that the records must be protected from unauthorized access and that appropriate measures must be taken to ensure the confidentiality and integrity of the data.

7. The seventh part of the document discusses the importance of backup and recovery procedures for the records. It notes that regular backups are necessary to ensure that the records are preserved in the event of a disaster, and that appropriate recovery procedures must be in place to ensure that the records can be restored in the event of a loss.

8. The eighth part of the document discusses the importance of documentation and reporting for the record-keeping system. It notes that clear and concise documentation is essential to ensure that the system is understood and used correctly, and that regular reports must be provided to management to ensure that the system is operating effectively.

9. The ninth part of the document discusses the importance of ongoing monitoring and evaluation of the record-keeping system. It notes that the system must be regularly reviewed and updated to ensure that it remains effective and efficient, and that any changes to the system must be properly documented and approved.

10. The tenth part of the document discusses the importance of compliance with applicable laws and regulations. It notes that the record-keeping system must be designed and operated in accordance with all applicable laws and regulations, and that any violations must be promptly reported and corrected.



राज्य सरकार
राज्य सरकार



GOVERNMENT OF INDIA

JYOTISMAN MOZUMDER

NATIONAL MOZUMDER

30/08/1994

Central Board of Secondary Education

CHEREPUSKARI

...

...



...

...

...



POSTAGE AND TELEGRAPH CHARGES TO BE PAID BY ADDRESSEE



आधार नं. 2495 5967 4624

Application Max. value

₹ 10000.00 (INR)

₹ 10000.00

2495 5967 4624



आधार नं. आधार नं. आधार नं. आधार नं.



INDIAN POSTAL SERVICE - INDIAN POSTAL SERVICE

POSTAGE

Address

आधार नं. 2495 5967 4624

आधार नं. 2495 5967 4624

आधार नं. 2495 5967 4624

आधार नं. 2495 5967 4624

INDIAN POSTAL SERVICE
41, ICANSAR PANA ROAD,
Jhajaripora, Kolkata, West
Bengal - 700025



POSTAGE

POSTAGE

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ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

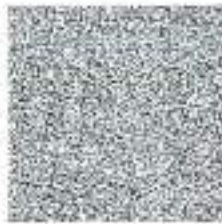
ভালিফিকেশন নম্বর/ Enrolment No.: 2010/30355/25144

Download Date: 02/11/2020

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

Issue Date: 14/08/2015

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ ডিউইআর কোড / অফলাইন এক্সেসডএল / অফলাইন প্রমাণীকরণ ক্ষমতার ক্ষেত্রে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়াজে তৈরী করা

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 মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সহায়ক করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেইট রাখুন।
- আধার নিজের ছাড়া কোর রাখুন, mAadhaar App যান।

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- Aadhaar helps you avail various Government and non-Government services easily.
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Download Date: 02/11/2020



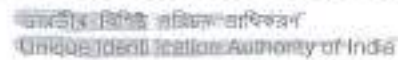
নীলেশ কুন্ডু
Nilesh Kundu
জন্ম তারিখ/DOB: 02/10/1976
পুংস্ব MLE

Issue Date: 14/08/2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ঠিকানা:
নিত্যা গোপাল কুন্ডু, নীলবাড়ি, 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 :	I-1602-00963/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000157274/2022	Office where deed is registered	
Query Date	17/01/2022 2:31:05 PM		1602-200015/274/2022
Applicant Name, Address & Other Details	DEB.JYOTI GHOSH Thana : Entaiy, District Kolkata, WEST BENGAL, PIN - 70014. Mobile No 9874522772. 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. 46,00,000/-	Rs. 49,09,095/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/ (Article:23)	Rs. 49,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (F F I Y only) from the applicant for issuing the assessment s.p.(Urban area)		

Land Details :

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

Sch No	Plot Number	Khatan Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR 910 (RS :-)	LR-2595	Bastu	Shali	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 K CONSORTIUM ENGINEERS PRIVATE LIMITED *B. Middleton Menor, 9/4, Middleton Row,, City:- Not Specified P.O - Middleton Row, P.S:-Shokkapear Sarani District:-South 24-Parganas, West Bengal, India, PIN:- 700071 , PAN No.:- AAxxxxxx2A,Adhaar No Not Provided by JI(A), Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BAGALAR CONCLAVE LLP 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kafighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 , PAN No.:- AAxxxxxx7K,Adhaar No Not Provided by JI(A) , Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr JYOTISHMAN Mozumder 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 . BACALAR CONCLAVE LLP (as AUTHORISED SIGNATORY)
2	Mr Chanchal Mozumder (Presentant) Son of Late Biswa Sunder 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.: Arxxxxxx0B, 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 Son of Mr N G KUNDU 36/1A ELGIN ROAD City - Not Specified, P.O:- L R SARAN P S.-Bhawanipore, District-South 24-Parganas, West Benga 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	BACALAR CONCLAVE LLP-10 Dec

Land Details as per Land Record

District: South 24-Parganas, P S:- Saranpur, Municipality: RAJPUR-SONARPUR, Road: Dr. B. C Roy road, Mouza: Jagadcal, J 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: 310, LR Khatian No:- 2595	Owner: B.K. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড, Address: 36, এলগিন রোড, দক্ষিণ ২৪ পরগণা জেলা, ভারত-৭০০০২০. Classification: কৃষ্ণ, Area: 0.37000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



On 21-01-2022.

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 49,09,035/-



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 17:50 hrs on 25-01-2022, at the Private residence by Mr Chancha Mozumdar, .

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

Execution is admitted on 25-01-2022 by Mr JYOTISHMAN Mozumdar, AUTHORIZED SIGNATORY, BACALAR CONCLAVE LLP (IIP), 41, Kanaai Para Road City:- Not Specified, P O - Bhawanipore, P.S:-Kalganai, District:-South 24 Parganas, West Bengal, India, PIN:- 700025

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

Execution is admitted on 25-01-2022 by Mr Chancha Mozumdar, AUTHORIZED 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 -Shakespeare Sarani, District:-South 24-Parganas West Bengal, India, PIN: 700071

Indified by Mr NILESH KUNDU, ., Son of Mr N G KUNDU, 36/1A ELGIN ROAD, P O: L R SARANI, Tiana; 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)

Admissibile 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 49,137/- (A(1) = Rs 49,091/- ,E = Rs 14/- ,H = Rs 26/- ,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 21/01/2022 12:21 PM with Govt. Ref. No: 192021220167534291 on 21-01-2022, Amount Rs 49,105/-, Bank: CICI Bank (IICIC000C006), Ref No. 74101386 on 21-01-2022, Head of Account 0300-03-104-001-16



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 978654, Amount: Rs. 10/-, Date of Purchase: 16/11/2021, Vendor name: Subhakar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/01/2022 1:21PM with Govt. Ref. No: 19202122016753429 on 21-01-2022. Amount Rs. 1,96,374/-, Bank: CICI Bank (IC.00000006), Ref. No: 7410380 on 21-01-2022, Head of Account 0090-02-103-003-02



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



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

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being No 160200963 for the year 2022.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 12:53:37 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 12:53:37 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)