0977/22

I-965/2022

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 59AB 978663

SP 25/1/22

9 2/1602 51/22

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

35598 16 NOV 2021

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

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

Chanchal Mozumder

829

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

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

830

BACALAR PLAZA LLP
Jyotishman Mozumder
Designated Partner / Authorised 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 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

BACALAR PLAZA LLP (PAN NO- **AAYFB7939H)**, 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. CIIPM0005M, Aadhaar No. 2496 5867 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 Parganas, 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 *shali*

District Sub-Registrar-II, Alipore
South 24 Parganas

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Alipore, South 24 Parganas

25 JAN 2022

land admeasuring 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all 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 *Shali* land admeasuring 2 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 1 Decimal (more or less) out of 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and 1

District Sub-Registrar-II, Alipore
South 24 Parganas

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Alipore, South 24 Parganas

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Decimal (more or less) out of 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal 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, lispendens, 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***

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. 812,809,810,811 & 804 corresponding to L.R. Dag no. 962, 959, 960, 961 & 954 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

District Sub-Registrar-II, Alipore
South 24 Parganas

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Alipore, South 24 Parganas

25 JAN 2022

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 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

District Sub-Registrar-II, Alipore
South 24 Pgs

District Sub- Registrar-II
Alipore, South 24 Parganas

2 5 JAN 2022

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.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE

(*DEMISED LAND*)

ALL THAT the undivided *Shali* land admeasuring 2 Decimal (more or less) out of 26 Decimal in R.S. Dag No. 812 corresponding to L.R. Dag No. 962, 1 Decimal (more or less) out of 6 Decimal in R.S. Dag No. 809 corresponding to L.R. Dag No. 959, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 810 corresponding to L.R. Dag No. 960, 3 Decimal (more or less) out of 3 Decimal in R.S. Dag No. 811 corresponding to L.R. Dag No. 961 and 1 Decimal out (more or less) of 17 Decimal in R.S. Dag No. 804 corresponding to L.R. Dag No. 954 all are appertaining to L.R Khatian no. 2595 aggregating to 10 Decimal 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 Nos. 805 & 808
On The East:	By R.S. Dag Nos. 808, 813, 814 & 815
On The West:	By R.S. Dag Nos. 760, 800, 801 & 803
On The South:	By R.S. Dag Nos. 759 & 803

District Sub-Registrar-II, Alipore
South 24 Parganas

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 Kakaseania

For B.K. Consortium Engineers Pvt. Ltd

Chandchal Mozumder

(Authorised Signatory)

2. Debjyoti Ghosh
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. Ayushi Kakaseania
38/1A, Diglia Road, Kol-20

For BACALAR PLAZA 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/597/09.

District Sub-Registrar-II, Alipore
South 24 Parganas

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. 46,00,000/- (Rupees Forty-Six Lakhs) only***

WITNESSES :

1) Ayushi Kakaraania

2) Mehfuz Ahmed

B. K. Consortium Engineers Private Limited

Authorised Signatory

VENDOR

District Sub-Registrar-II, Alipore

District Sub- Registrar-II
Alipore, South 24 Parganas

2 5 JAN 2022

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

RS.DAG.NO.- 804, 809,810,811, 812, LR.DAG.NO.- 954, 959, 960,961 & 962

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

B. K. Consortium Engineers Private Limited
Authorised Signatory

BACALAR PLAZA LLP
Designated Partner/Authorised Signatory

District Sub-Registrar-II
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

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 16022000160251/2022

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 [BACALAR PLAZA 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

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

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:	192021220168308791	**Payment Mode:**	Online Payment
GRN Date:	22/01/2022 17:16:02	**Bank/Gateway:**	ICICI Bank
BRN :	74160706	**BRN Date:**	22/01/2022 17:01:30
Payment Status:	Successful	**Payment Ref. No:**	2000160251/5/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	BACALAR PLAZA LLP
Address:	KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile:	9836016301
Depositor Status:	Buyer/Claimants
Query No:	2000160251
Applicant's Name:	Mr DEBJYOTI GHOSH
Identification No:	2000160251/5/2022
Remarks:	Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000160251/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	196374
2	2000160251/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	**245479**

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

District Sub-Registrar-II, Alipore
South 24 Parganas

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड

e - Permanent Account Number Card

AAYFB7939H

BACALAR PLAZA LLP

03/12/2021

Signature Not Verified

Digitally signed by Income Tax Department

Date : 11122021 235558
Reason : Document Signer
Location : India

✓ Permanent Account Number (PAN) is unique Income Tax Department linking of various documents, including payment of taxes, tracking of demand, tax assess, matching of information and easy income tax assessment and other related activities.

✓ Quoting of PAN is mandatory in all documents pertaining to which tax deducted/collected under Income Tax Act, 1961 and rules thereunder.

✓ Please keep quoting your latest allotted PAN in all your tax related correspondence.

✓ The e-PAN is an electronic form of PAN. You can download it from Income Tax Department's website or Google Play Store as 'PAN QR Code Reader'.

आयकर विभाग INCOME TAX DEPARTMENT भारत सरकार GOVT. OF INDIA

AAYFB7939H

BACALAR PLAZA LLP

03/12/2021

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

JYOTISHMAN MOZUMDER

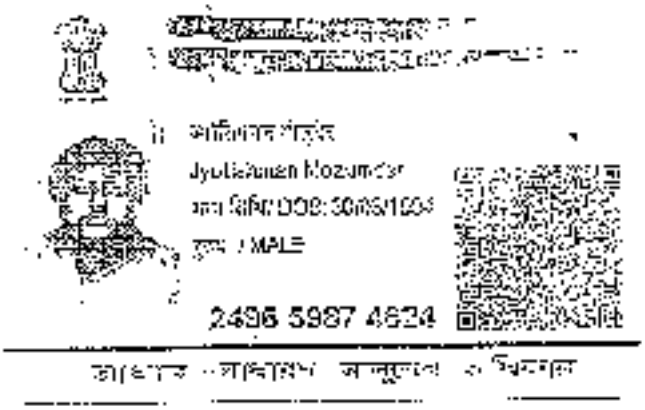
CHANCHAL MOZUMDER

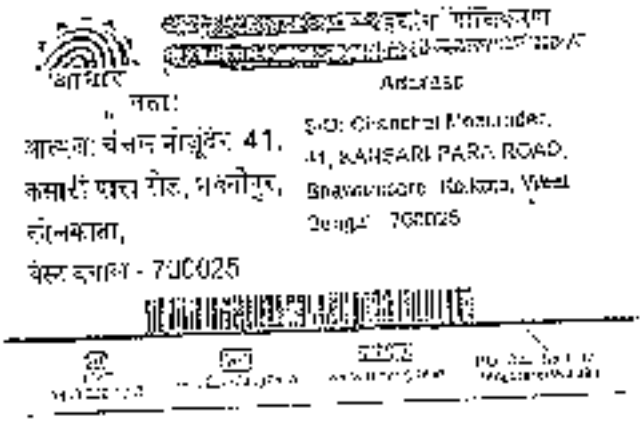
30/08/1994

Permanent Account Number

CIEPM0005M

Signature


Jyotishman Mozumder
DOB: 30/05/1994
MALE
2496 5987 4624


आधार
Address
S/O: Chandan Mozumder,
41, KANSARI PARA ROAD,
Bhawanipore, Kolkata, West
Bengal 700025
पता:
आत्मज: चंदन मोजूंदर, 41,
कसारी पारा रोड, भवानीपुर,
कोलकाता,
वेस्ट बंगाल - 700025

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: 14/08/2015

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: 01/10/1978
পুরুষ/ MALE

Issue Date: 14/08/2015

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়

Government of India

AADHAAR

তথ্য

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

INFORMATION

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- আপনার আপনার মোবাইল নম্বর ও ইমেল আইডি আপডেট রাখুন।
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ঠিকানা:
S/O: 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.

Major Information of the Deed

Deed No :	I-1602-00965/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000160251/2022	Office where deed is registered	
Query Date	17/01/2022 4:07:13 PM	1602-2000160251/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entally, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No : 9874622772, Status :Advocate		
Transaction [0101] Sale, Sale Document		Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value Rs. 46,00,000/-		Market Value Rs. 49,09,095/-	
Stamp duty Paid(SD) Rs. 1,96,394/- (Article:23)		Registration Fee Paid Rs. 49,137/- (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 Jagadbal, J.L 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-962 (RS :-)	LR-2595	Bastu	Shali	2 Dec	9,20,000/-	9,81,819/-	Width of Approach Road: 8 Ft.,
L2	LR-959 (RS :-)	LR-2595	Bastu	Shali	1 Dec	4,60,000/-	4,90,909/-	Width of Approach Road: 8 Ft.,
L3	LR-960 (RS :-)	LR-2595	Bastu	Shali	3 Dec	13,80,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
L4	LR-961 (RS :-)	LR-2595	Bastu	Shali	3 Dec	13,80,000/-	14,72,729/-	Width of Approach Road: 8 Ft.,
L5	LR-964 (RS :-)	LR-2595	Bastu	Shali	1 Dec	4,60,000/-	4,90,909/-	Width of Approach Road: 8 Ft.,
		TOTAL :			10Dec	46,00,000 /-	49,09,095 /-	
	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** 18, 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 , 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	**BACALAR PLAZA LLP** 41, Kansari Para Road, City:- Not Specified, P.O:- Bhawanipore, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India PIN:- 700025 PAN No.:: AAxxxxxx9H,Aadhaar No Not Provided by UIDAI, 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 PLAZA LLP (as AUTHORISED SIGNATORY)
2	**Mr Chanchal Mozumder (Presentant)** 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 Son of Mr N G KUNDU S671A ELGIN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, 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	BACALAR PLAZA LLP-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-1 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-3 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-3 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR PLAZA LLP-1 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, J.L.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:- 962, LR Khatian No:- 2595	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.16000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
L2	LR Plot No:- 959, LR Khatian No:- 2595	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.01000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
L3	LR Plot No:- 960, LR Khatian No:- 2595	Owner:[illegible], Gurdian:[illegible], Address:[illegible], Classification:[illegible], Area:0.03000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED

District Sub-Registrar-II, Alipore
South 24 Parganas

14	LR Plot No:- 961, LR Khatian No:- 2595	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড , Address:1বি, বিশপ মানর, ১/৭, সিভারিক লে, কলকাতা-700 071 , Classification:নাই, Area:0.03000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED
15	LR Plot No:- 954, LR Khatian No:- 2595	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:লিমিটেড , Address:1বি, বিশপ মানর, ১/৭, সিভারিক লে, কলকাতা-700 071 , Classification:নাই, Area:0.17000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED

District Sub-Registrar-II, Alipore
South 24 Parganas

Endorsement For Deed Number : I - 160200965 / 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 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 17:48 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, BACAI AR PLAZA 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 A CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 1B, Middleton Manor, 5/4, 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 49,137/- (A(1) = Rs 49,091/- ,E = 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 5:17PM with Govt. Ref. No: 192021220168308791 on 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74160706 on 22-01-2022, Head of Account 0030-03-104-001-16

District Sub-Registrar-II, Alipore
South 24 Parganas

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 978663, Amount: Rs 10/-, Date of Purchase: 13/11/2021, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/01/2022 5:17PM with Govt. Ref. No: 192021220168306791 on 22-01-2022, Amount: Rs: 1,96,374/- Bank: ICICI Bank (ICIC0000006), Ref. No. 74160706 on 22-01-2022, 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 46127 to 46153

being No 160200965 for the year 2022.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by Samar kumar pramanick
Date: 2022.02.08 12:56:39 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 12:56:39 PM

DISTRICT SUB-REGISTRAR

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

West Bengal.

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

(This document is digitally signed.)