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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

59AB 978671

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 27th day of January
TWO THOUSAND AND TWENTY TWO

BETWEEN

[Blank space for names]

BACALAS ESTATE
[Faint handwritten notes and stamps]

SP
27/1/22
P 2157575/22

35590

16 NOV 2021

No. Rs. **10/-** Date.....
 Name:..... DEBJYOTI GHOSH
 Address:..... SEALDAH CIVIL COURT
 ROOM NO. 111 (4TH FLOOR)
 KOLKATA-700 014

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

Chanchal Mozumdar



829

B. K. Consortium Engineers Private Limited

Chanchal Mozumdar
Authorized Signatory



830

BACALAR ESTATES LLP

Joyishman Mondal
Designated Partner/Authorized Signatory



831

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

Identified by me.
 Niles K 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 AHCFM2290B, 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 ESTATES LLP (PAN NO- AAYFB7938G), 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 2496 5887 4624). (Phone No 9330110512) residing at 41, Kansaripara Road, P.O – Bhowanipour, 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

WHEREAS by virtue of a Deed of Conveyance dated 24th May, 2008, being no. 04940 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 24 Paragenas, 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



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

piece and parcel of *shahi* land admeasuring 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 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 of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 be the same a little more or less and appertaining to L.R Khatian no. 2595 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, dispendans, 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 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. 758 corresponding to L.R. Dag no. 911 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



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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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THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided Shali land admeasuring 10 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 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. 759
On The East:	By R.S. Dag Nos. 714, 715 & 717
On The West:	By R.S. Dag No. 757
On The South:	By R.S. Dag No. 718



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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 Kakarania*

For B.K. Consortium Engineers Pvt. Ltd

Charuchal Majumdar
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Arunali Kakarania*
56/1A, Elgin Road, Kol-20

For BACALAR ESTATES LLP

Iyobolman Mondal
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

Drafted by me: -

(As per instruction)

Debjyoti Ghosh

Advocate

Sealdah Civil Court

Kolkata- 700014

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



Handwritten signature or mark.

District Sub-Registrar-II
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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) *Arunshi Kakasekar*

2) *Debjyoti Ghosh*
Advocate

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

VENDOR



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

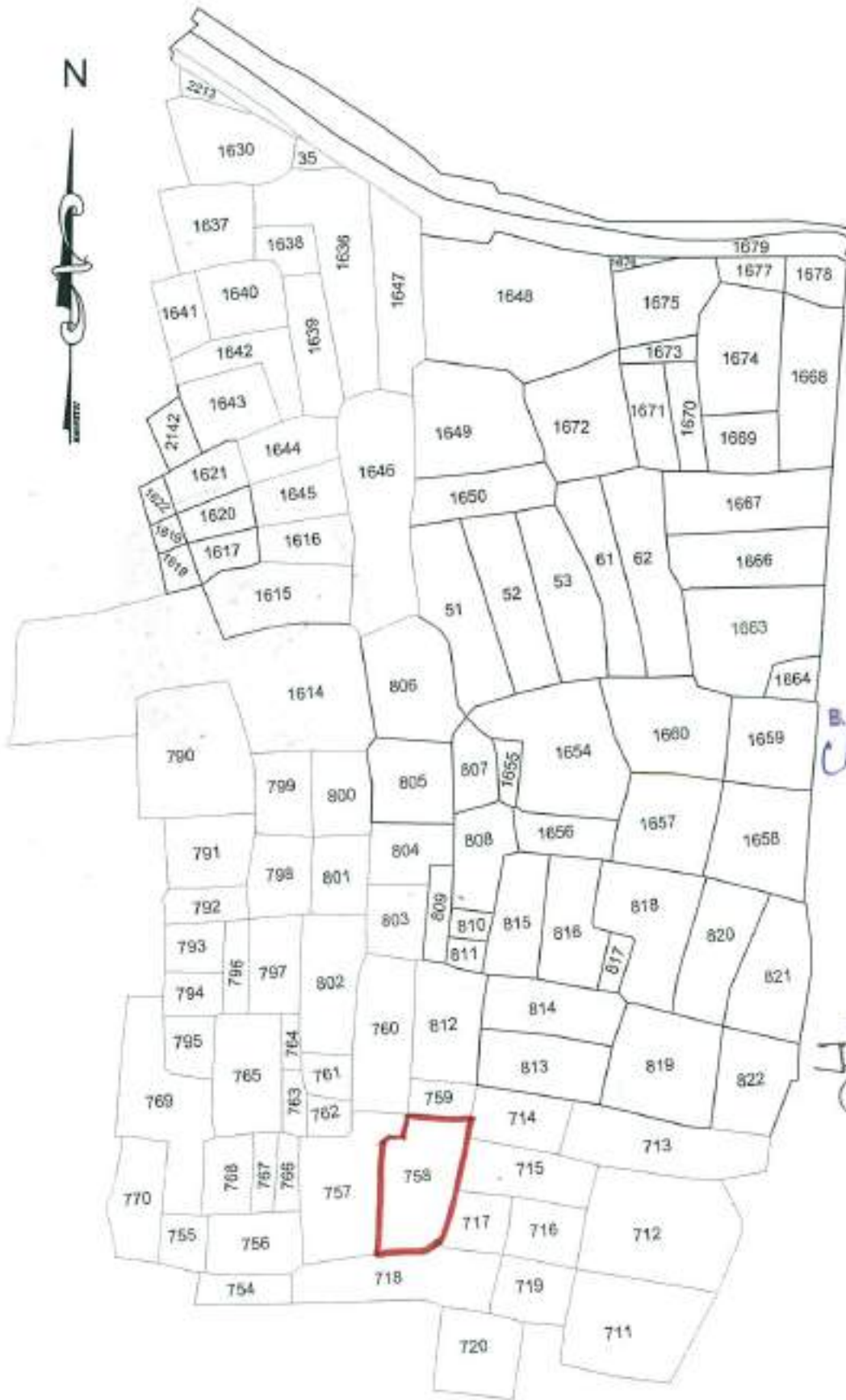
SALE DEED PLAN (As Per R.S. Mouza Map)

RS.DAG.NO.- 758, LR.DAG.NO.- 911

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

DIST.- 24 PARGANAS SOUTH,

N



B. K. Consortium Engineers Private Limited
Chanchal Mozumdar
Authorized Signatory

BACALAR ESTATES LLP
Jyotishman Mondal
Designated Partner/Authorized Signatory



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*

<p align="center">PHOTO</p>					
	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. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16022000157575/2022

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 ESTATES LLP]			 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	Represent ative of Seller [B K CONSOR TIUM ENGINEE RS PRIVATE LIMITED]			 25/1/22



9

District Sub-Registrar-II
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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			Nilesesh 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

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A handwritten flourish or signature mark, possibly a checkmark or a stylized initial, located below the official seal.

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



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

GRN Details

GRN: 192021220168243241 Payment Mode: Online Payment
GRN Date: 22/01/2022 15:12:32 Bank/Gateway: ICICI Bank
BRN : 74153106 BRN Date: 22/01/2022 15:01:52
Payment Status: Successful Payment Ref. No: 2000157575/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: BACALAX ESTATES LLP
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile: 9836016301
Depositor Status: Buyer/Claimants
Query No: 2000157575
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2000157575/2022
Remarks: Sale, Sale Document Payment No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000157575/2022	Property Registration- Stamp duty	0030-02-163-002-02	196174
2	2000157575/2022	Property Registration- Registration Fees	0030-03-164-001-16	49105
			Total	245479

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



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



ई- सत्याही लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAYFB7938G

Company Name: **BACALAR ESTATES LLP**

Permanent Account Number: **08/12/2021**



Signature Not Verified

Digitally Signed by: Income Tax Department

Code: 1122001 233556
Reason: Document Signed
Location: India

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand and other tax related information and ease of compliance for users. It also provides electronic information relating to taxpayer's tax status. (ई-सत्याही लेखा संख्या कार्ड विविध दस्तऐवज जोडणे मध्ये समाविष्ट विभागाची कार्ये सुलभ करते, जसे की करा देणे, मूल्यमापन, कराची मागणी, कराची मागणी आणि कराची मागणीसंबंधी इतर विविध दस्तऐवज जोडणे मध्ये समाविष्ट विभागाची कार्ये सुलभ करते.)
- ✓ Querying of PAN in one click and year-wise and transaction-wise details under income tax, gift tax, estate tax, etc. (ई-सत्याही लेखा संख्या कार्ड एक क्लिक मध्ये एक वर्षासाठी आणि कराची मागणीसंबंधी इतर विविध दस्तऐवज जोडणे मध्ये समाविष्ट विभागाची कार्ये सुलभ करते.)
- ✓ Possibility of using annual income PAN against the up to 10% discount on purchase of Rs. 10,000. (ई-सत्याही लेखा संख्या कार्ड एका वर्षासाठी आणि कराची मागणीसंबंधी इतर विविध दस्तऐवज जोडणे मध्ये समाविष्ट विभागाची कार्ये सुलभ करते.)
- ✓ This e-PAN Card (e-PAN) need QR Code which is readable by a specific Android Mobile App. Key word to search this app on Google Play Store is "PAN QR Code Reader". (ई-सत्याही लेखा संख्या कार्ड मध्ये QR कोड समाविष्ट आहे जो केवळ एंड्रोइड मोबाइल अ‍ॅपद्वारे वाचता येतो. Google Play Store मध्ये या अ‍ॅपची शोधणे या कोड शोधणे हे शब्द वाचवा "PAN QR Code Reader".)

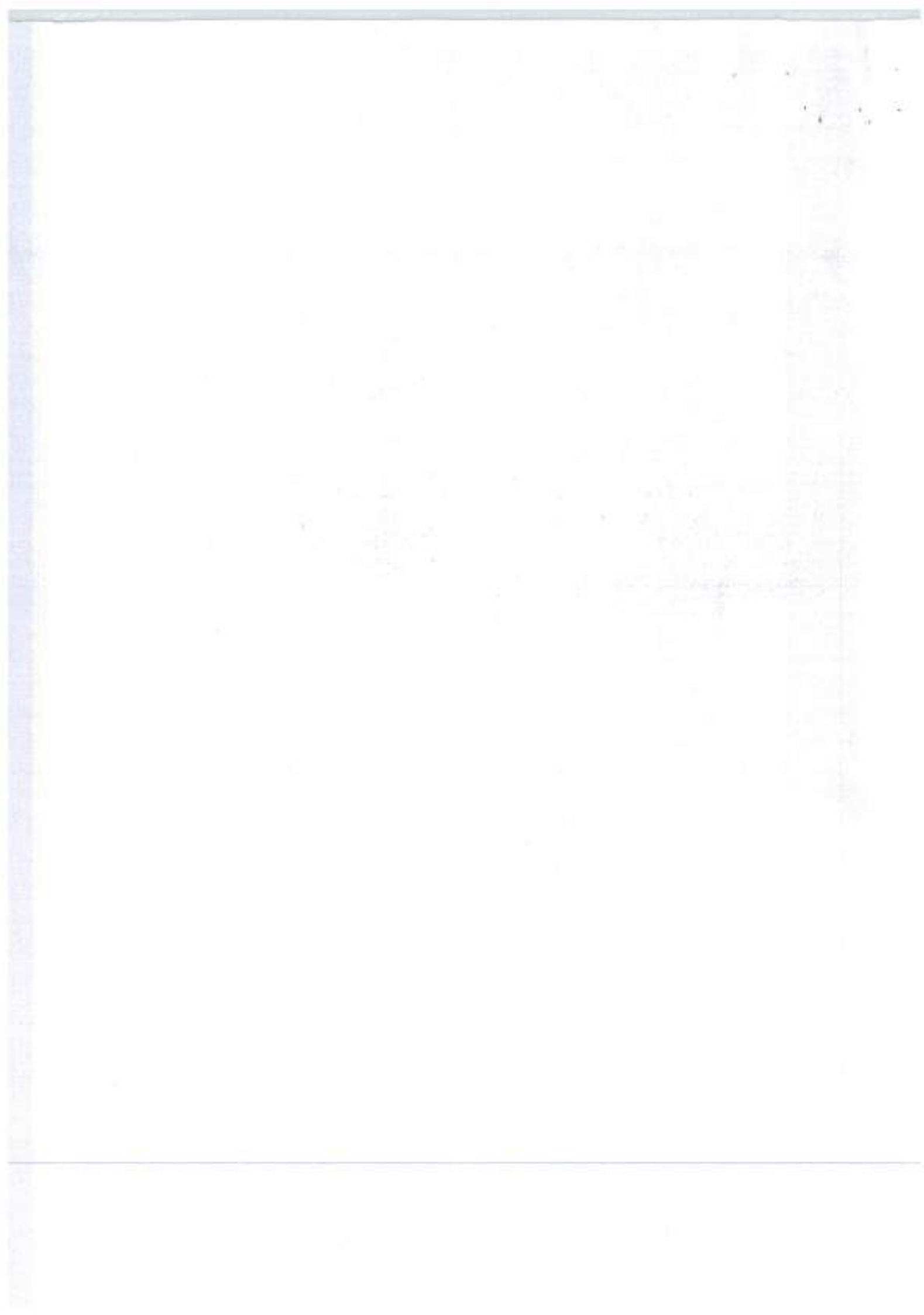
Cut



Fold

आयकर विभागाच्या वेबसाइटवर (www.incometax.gov.in) या कार्डचा QR कोड स्कॅन करून आपल्या आयकर विभागाच्या खात्याशी जोडणे सुलभ करते. या कार्डचा वापर करताना आपण आपल्या आयकर विभागाच्या खात्याशी जोडणे सुलभ करते. या कार्डचा वापर करताना आपण आपल्या आयकर विभागाच्या खात्याशी जोडणे सुलभ करते.









भारत सरकार
गणतन्त्र भारत



श्री. राजेश
राजेश कुमार
राजेश कुमार (पिता) का नाम
राजेश



9894 2862 0217

मेरा आवास, मेरी भलाई



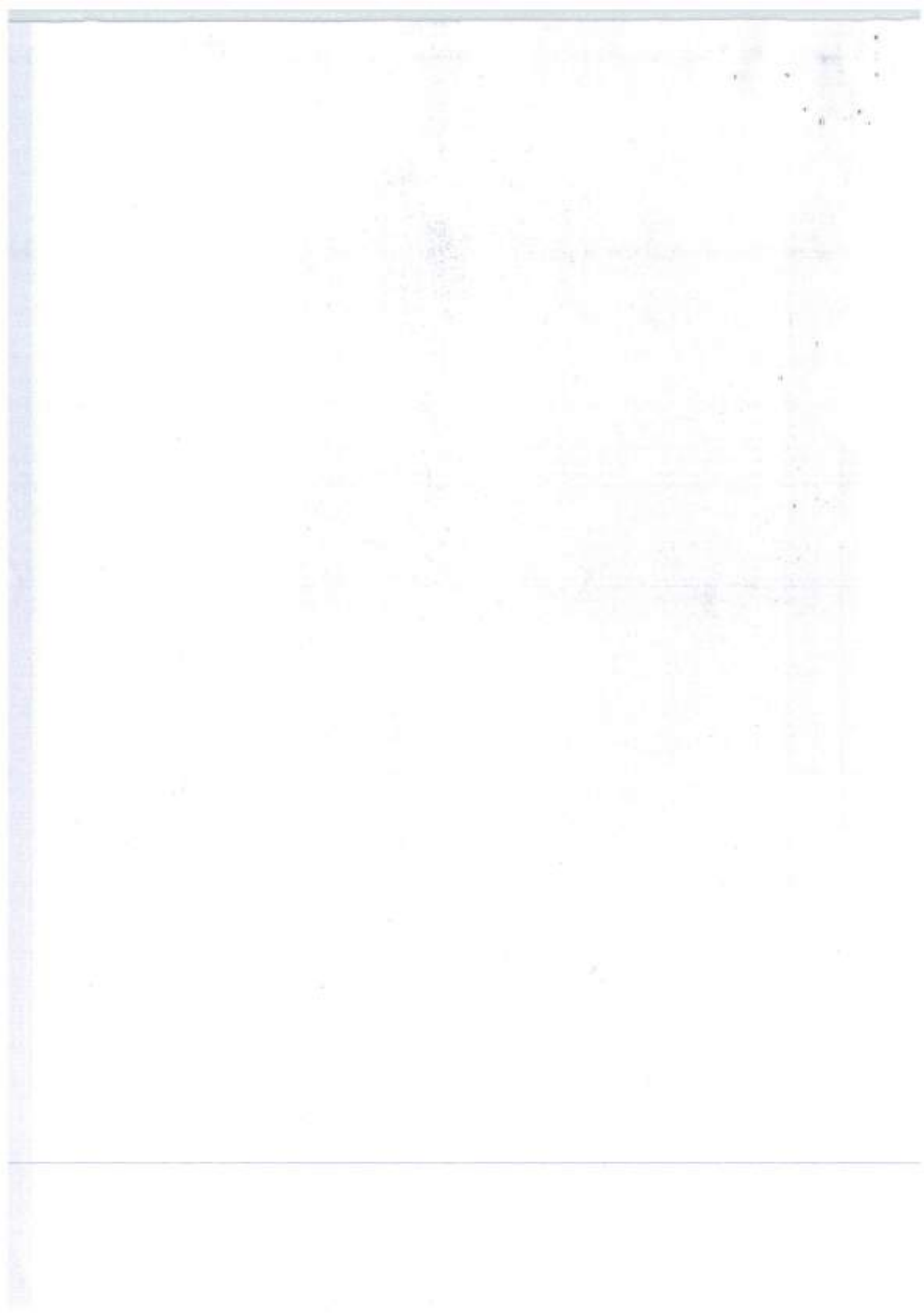
भारत सरकार
गणतन्त्र भारत

श्री. राजेश
राजेश कुमार
राजेश कुमार (पिता) का नाम
राजेश

राजेश कुमार (पिता) का नाम
राजेश कुमार (पिता) का नाम
राजेश कुमार (पिता) का नाम
राजेश कुमार (पिता) का नाम

9894 2862 0217





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

ज्योतिषमाह (ADJUTANT)

CHANCERY SECRETARY

30/05/99
Permitted Account Number

CIEM000501

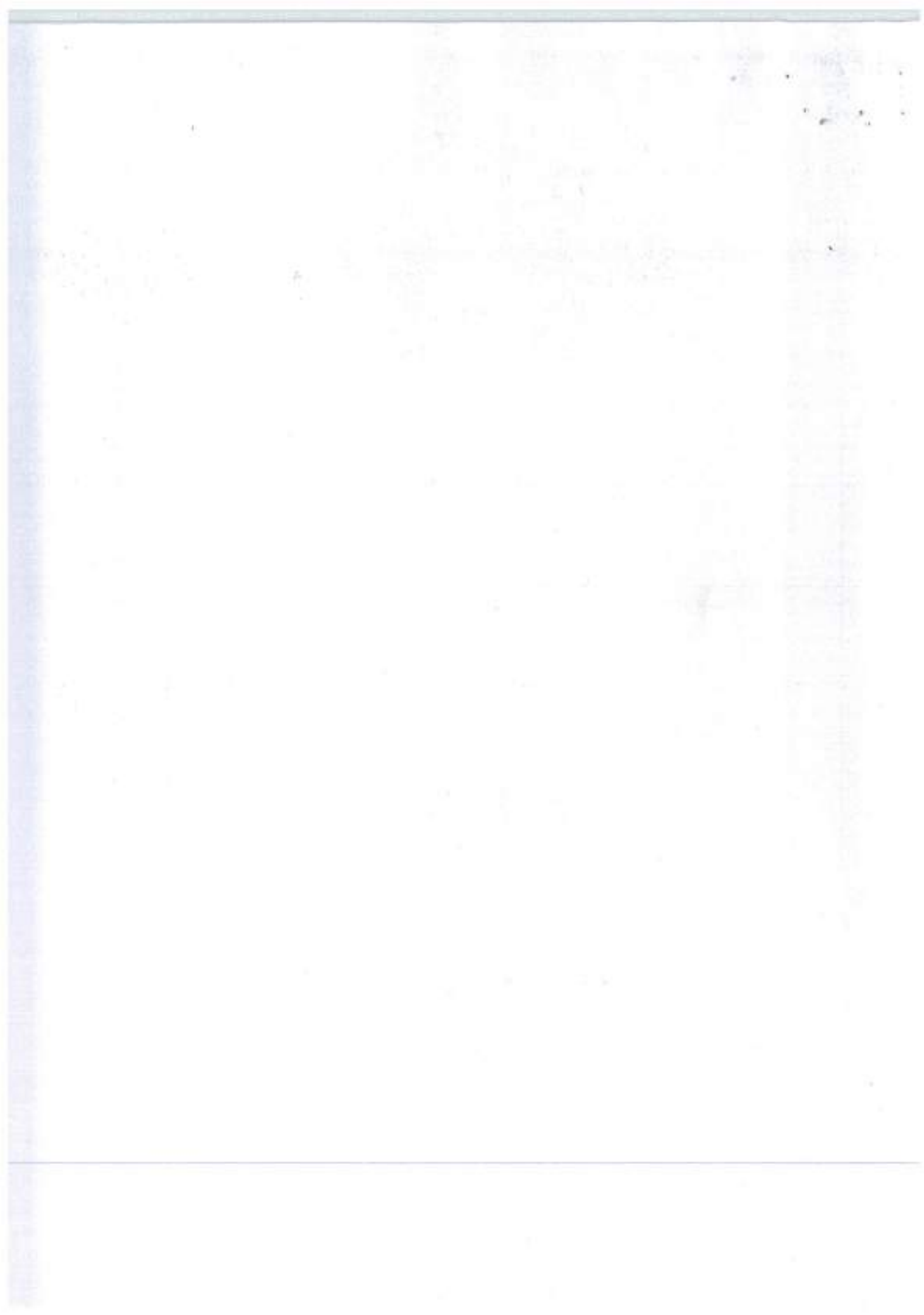
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Page No.



आयकर विभाग
Income Tax Department
30/05/99
Permitted Account Number
CIEM000501

आयकर विभाग
Income Tax Department
30/05/99
Permitted Account Number
CIEM000501





भारतीय डाक



नाम: श्री चंचल मोन्डेर

English: Chanchal Mondher

जन्म तिथि: 30/08/1954

SEX: MALE



2496 5937 4224

आधार - आधारक अभिलेख संश्लेषण



भारतीय डाक

पता:

Address

प्रा.म.म. चंचल मोन्डेर, 41,

503 Chanchal Mondher,

के.सारी पार. रोड, धरमपुर,

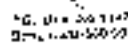
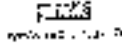
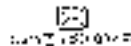
41, KASARI PARA ROAD,

दोमकता,

Dharampur, Kolkata, West

वेस्ट बंगाल - 700025

Bengal - 700025

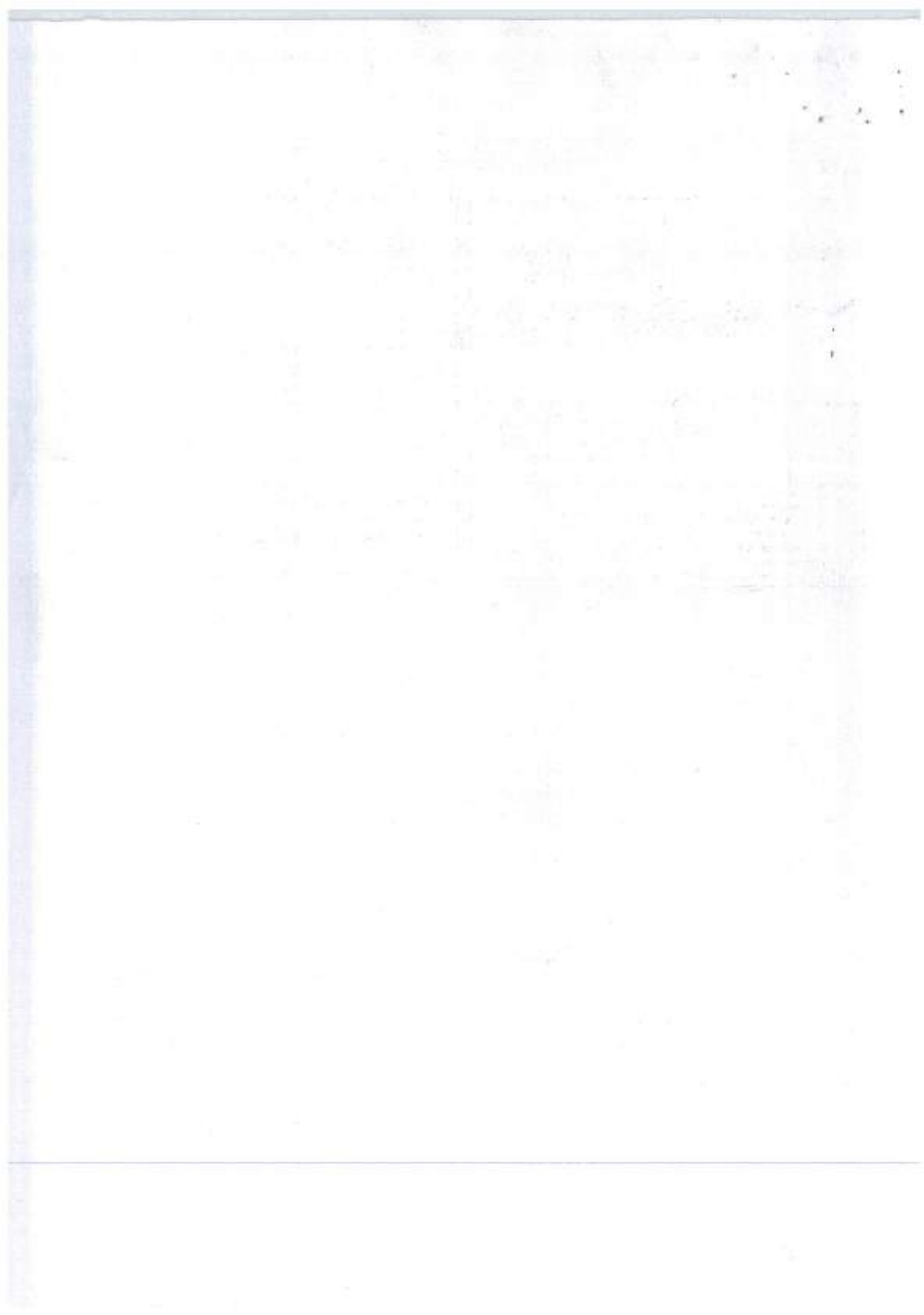


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ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভালিফিকেশন নম্বর/ Enrolment No.: 2010/30055/28144

Download Date: 23/11/2020

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

ISSUE DATE: 14/03/2016

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 23/11/2020



নীলেশ কুন্ডু
Nilesh Kundu
জন্মতারিখ/DOB: 01/10/1978
পুংস্ব/ MALE

ISSUE DATE: 14/03/2016

6253 7865 3258

VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



Government of India



AADHAAR

ভূমিকা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিয়োগ/কিউআর কোড/অফলাইন এক্সেস/অফলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

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

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা গ্রহণে সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার নিজের হাট পোশে রাখুন, mAadhaar App চালান।

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
কন/ও: নীতা গোপাল কুন্ডু, সীকরাইল, রামচন্দ্রপুর,
গাওড়া,
পাশের নং - 711313

Address:
S/O: Nitya Gopal Kundu, SANKRAIL,
Ranchandrapur, 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-1602-00970/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000157575/2022	Office where deed is registered	
Query Date	17/01/2022 2:40:30 PM	1602-2000157575/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSH Thana : Entaly, District : Kolkata, WEST BENGAL, PIN - 70014, Mobile No. : 9874622772, Status :Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 46,00,000/-	Rs. 49,09,095/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article:23)	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: 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-911 (RS :-)	LR-2595	Bastu	Shall	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 1B, Middleton Manor, 9/4, Middleton Row,, City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071 , 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 ESTATES 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.:: AAxxxxxx8G,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 ESTATES 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 36/1A 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 ESTATES 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:- 911, LR Khatian No:- 2595	Owner:বি.কে. কনসোর্টিয়াম ইঞ্জিনিয়ার্স প্রাইভেট, Gurdian:সিবিটিএ , Address:1বি, বিডলটন ম্যানর, ১/৪, বিডলটন রো, কলকাতা-700 071 , Classification:গলি, Area:0.35000000 Acre,	B K CONSORTIUM ENGINEERS PRIVATE LIMITED



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 49,09,095/-



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I 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 17:55 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, BACALAR ESTATES 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, Middleton Manor, 9/4, Middleton Row,, City:- Not Specified, P.O:- Middleton Row, P.S:-Shakespear Sarani, District:-South 24-Parganas, West Bengal, India, PIN:- 700071

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



Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I 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 3:13PM with Govt. Ref. No: 192021220168243241 on 22-01-2022, Amount Rs: 49,105/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74153106 on 22-01-2022, Head of Account 0030-03-104-001-16



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/-

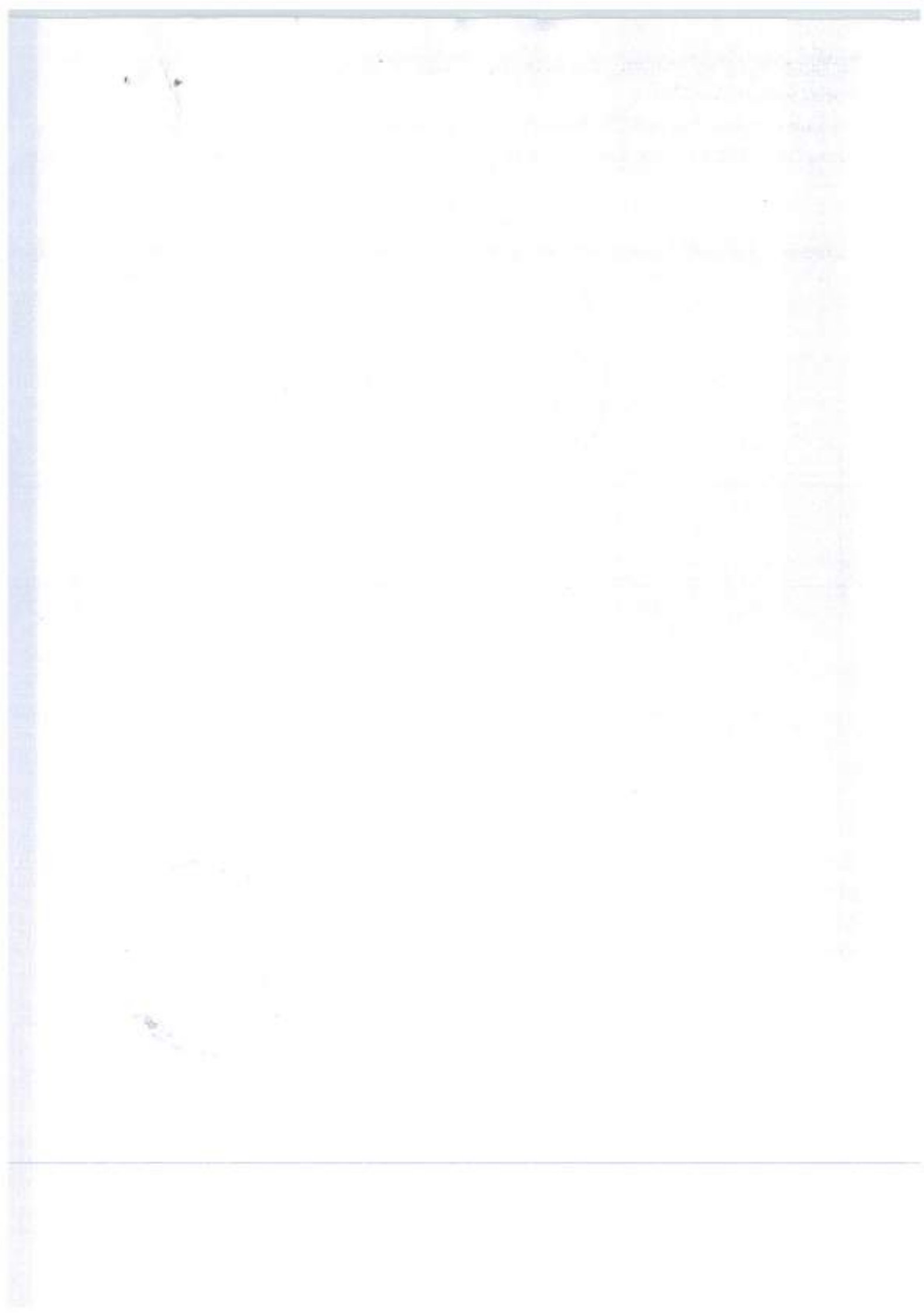
Description of Stamp

1. Stamp: Type: Impressed, Serial no 978671, Amount: Rs.10/-, Date of Purchase: 16/11/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2022 3:13PM with Govt. Ref. No: 192021220168243241 on 22-01-2022, Amount Rs: 1,96,374/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 74153106 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 46355 to 46379

being No 160200970 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 13:08:08 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/08 01:08:08 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)