

0982/22

I-975/2022

भारतीय गैर न्यायिक

दस
रुपये

रु.10



TEN
RUPEES


Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

59AB 978672

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

4
2/11/22
P 21583/22

35589

16 NOV 2021

No.....Rs. **10/-** Date.....
 Name:.....**DEBJYOTI GHOSH**
 Advocate
 Address:.....**SEAHATA CIVIL COURT**
 Room NO - 411 (4TH FLOOR)
 Kolkata - 700 014
 Vendor:.....
SUBHANKAR DAS
STAMP VENDOR
 Alipor Police Court, Kol-27

(Handwritten signature)

Chanchal Hazumdas



877



B.K. Consortium Engineers Private Limited

Chanchal Hazumdas
Authorized Signatory



820

BACALAR INFRACON LLP

Jyotirmay Mondal
Designated Partner/Authorized Signatory



831

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

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 Mozunder**, (PAN AHCPM2290B, Adhar No. 9894 2962 0217), (Phone No. 9330110512), son of Late Biswa Sundar Mozunder 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

BAGALAR INFRACON LLP (PAN NO- AAYFB7988G), 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. CHPM0005M, Aadhaar No. 2496 5887 4624), (Phone No. 9330110512) residing at 41, Kansaripara Road, P.O – Bhawanipur, P.S – Kalighat, Kolkata – 700 025 hereinafter referred to as the **PURCHASER** (which expression shall unless otherwise executed by or repugnant to the subject or context be deemed to mean and include each one of them and include their successors or successors-in-interest and assigns) of the **OTHER PART**:

WHEREAS

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



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022

land admeasuring 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 and 9 Decimal in R.S. Dag No. 759 corresponding to L.R. Dag No. 912 both 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 9 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 and 1 Decimal (more or less) out of 9 Decimal in R.S. Dag No. 759 corresponding to L.R. Dag No. 912 be the same a little more or less and both 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*",

1000

1000

1000

1000




District Sub-Registrar-N
Alipore, South 24 Parganas

25 JAN 2022

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 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 & 759 corresponding to L.R. Dag no. 911 & 912 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, patahs, monuments 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,

The undersigned, being a duly qualified and experienced person, has examined the documents and records of the Government of West Bengal, and has found that the same are in conformity with the provisions of the Act and the Rules made thereunder.

I hereby certify that the documents and records are in conformity with the provisions of the Act and the Rules made thereunder.

Dated this 25th day of January, 2022.



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

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 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
Alipore, South 24 Parganas
25 JAN 2022

THE SCHEDULE ABOVE REFERRED TO
SCHEDULE
(DEMISED LAND)

ALL THAT the undivided *Shahi* land admeasuring 9 Decimal (more or less) out of 35 Decimal in R.S. Dag No. 758 corresponding to L.R. Dag No. 911 and 1 Decimal (more or less) out of 9 Decimal in R.S. Dag No. 759 corresponding to L.R. Dag No. 912 both are appertaining to L.R. Khatian no. 2595 aggregating to 10 Decimal of Mouza Jagaddal, J. E. 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 No. 812
On The East:	By R.S. Dag Nos. 714, 715, & 717
On The West:	By R.S. Dag Nos. 757 & 760
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. *Arunohi Kataravina*
35/1/1, Elgin Road,
K-19-50.

For B.K. Consortium Engineers Pvt. Ltd

Chanchal Hojurmoo
(Authorised Signatory)

2. *Debjyoti Ghosh*
Advocate

SIGNED AND DELIVERED

BY THE PURCHASER at Kolkata

in the presence of:

1. *Arunohi Kataravina*

For BACALAR INFRACON LLP

Iqbalulman 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*



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 Kakarania*
- 2) *Debjyoti Ghosh*
Advocate

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

VENDOR

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

SALE DEED PLAN (As Per R.S. Mouza Map)
RS.DAG.NO.- 758 & 759, LR.DAG.NO.- 911& 912
MOUZA - JAGADDAL, JL.NO.-71, PS.-SONARPUR,
DIST.- 24 PARGANAS SOUTH,

N



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

BACALAR INFRACON LLP
Jyotishman Mondal
Designated Partner/Authorised Signatory



উপস্থিত প্রকল্পের কার্যক্রম
সম্পন্ন হয়েছে।
অনুমোদিত প্রকল্প

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



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

GRN Details

GRN: 192021220168249191 Payment Mode: Online Payment
GRN Date: 22/01/2022 15:25:58 Bank/Gateway: ICICI Bank
BRN: 74153891 BRN Date: 22/01/2022 15:01:59
Payment Status: Successful Payment Ref. No: 2000158340/5/2022
(Query No/Query Year)

Depositor Details

Depositor's Name: BACALAR INFRACON LLP
Address: KANSARI PARA ROAD KALIGHAT KOLKATA 700025
Mobile: 9836916381
Depositor Status: Buyer/Claimants
Query No: 2000158340
Applicant's Name: Mr DEBJYOTI GHOSH
Identification No: 2000158340/5/2022
Remarks: Sale, Sale Document Paymer: No 5

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000158340/5/2022	Property Registration- Stamp duty	0030-02-103-000-02	196374
2	2000158340/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	49105
			Total	245479

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



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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 16022000158340/2022

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 INFRACO N 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



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

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

(Samar Kumar Pramanick)

DISTRICT SUB-
REGISTRAR

OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



District Sub-Registrar-II
Alipore, South 24 Parganas

25 JAN 2022



ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (PAN) Card
AAYFB7988G

Entity Name: **BACALAR INFRACON LLP**

Entity PAN: **AAYFB7988G**
Date of Issuance: **05/12/2021**



Signature Not Verified
Digitally Signed by: Income Tax Department
Date: 14/12/2021 05:16:1
Reason: Occupant Signed
Location: India

- ✓ Permanent Account Number (PAN) facilitates Income Tax Department bringing various documents, including payment of taxes, assessment, the demand, refunds, intimation of information and easy transfer of tax & interest on tax. Logic information is fed back to the taxpayer's PAN card.
- ✓ स्वामी यातायात (वेब) को व्यवहार में लाया कि बिना दस्तावेजों को जोड़ने में असाधारण विचार को प्रदान करता है, जिसमें वेब, वेबपोर्ट, एम्बेडेड वेबपेज, डायग्नोस्टिक सिस्टम और प्रकृतिकृतित जानकारी का असाधारण प्रयोग प्रदर्शित आदि भी शामिल है।
- ✓ Issuance of PAN is mandatory for set up transactions conducted under Income Tax Act, 1961 (Section 139A) of Income Tax Act, 1961. भारत में प्रेषित, 1961 के अधिनियम 139A के तहत की जाने वाली लेखा (PAN) का प्रयोग करदाता के PAN के साथ कर, प्रेषण के अधिनियम, 1961 के अधिनियम 139A के तहत की जाती है।
- ✓ Processing of signature card for PAN is done as per the law & it is chargeable up to Rs. 10,000. भारतीय सरकार को प्रेषित करने (ई-कॉपी) का शुल्क का अंश है ₹ 10,000। भारत में प्रेषित करने के लिए 12,000 रुपये का शुल्क प्रेषित करने का अनिवार्य है।
- ✓ Your PAN Card carries FRT (Fast QR Code) which is readable by a specific Android mobile app. You can download the specific Android app from Google Play Store as 'PAN QR Code Reader'. भारत-स्वामी लेखा संख्या (e-PAN) कार्ड में कोड प्रदान करने के लिए एक विशेष एंड्रॉयड मोबाइल ऐप प्रदान किया गया है। Google Play Store पर इसे खोजें और इसे कोड करने के लिए 'ई-पैन QR कोड रीडर'।

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ई- स्थायी लेखा संख्या कार्ड
AAYFB7988G



Entity Name: **BACALAR INFRACON LLP**

Entity PAN: **AAYFB7988G**
Date of Issuance: **05/12/2021**

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
ई- स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (PAN) Card
AAYFB7988G
Entity Name: **BACALAR INFRACON LLP**
Entity PAN: **AAYFB7988G**
Date of Issuance: **05/12/2021**

1947-1948

1948-1949

1949-1950

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1975-1976

1976-1977

1977-1978

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 success of any business and for the protection of the interests of all parties involved.

2. The second part of the document outlines the specific steps that should be followed when conducting business transactions. It stresses the need for clear communication and the use of written agreements to avoid misunderstandings and disputes.

3. The third part of the document provides a detailed explanation of the legal requirements that must be met in order for a transaction to be valid. It covers topics such as the capacity of the parties, the legality of the subject matter, and the presence of any necessary formalities.

4. The fourth part of the document discusses the consequences of failing to comply with the legal requirements. It explains how such failures can result in the transaction being void or voidable, and how this can affect the rights and obligations of the parties involved.

5. The fifth part of the document provides a summary of the key points discussed in the previous sections. It reiterates the importance of proper record-keeping, clear communication, and compliance with legal requirements in order to ensure the success and validity of business transactions.



भारतीय डाक
भारतीय डाक



श्रीधरमोहन मोहन

Shriharman Mohan

कम विधि 2021/2022/1000

पुल / MALE



2496 5837 4624

आधार कार्ड नालुनल आधिकार



भारतीय डाक
भारतीय डाक

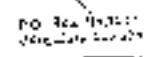
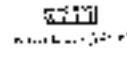
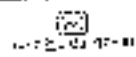
आधार

Address

पता:

श्रीधरमोहन मोहन, 41,
कंसारी पारा रोड, शिवनीपुर,
कोलकाता,
वेस्ट बंगाल - 700025

S/O: Shriharman Mohan,
41, KANSARI PARA ROAD,
Shivani-pur, Kolkata, West
Bengal - 700025



भारतीय डाक

भारतीय डाक

भारतीय डाक

भारतीय डाक



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ভালিকাঙ্কির নম্বর Enrolment No.: 2010/30355/26144

Download Date: 02/11/2023

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

Issue Date: 14/09/2013

Signature valid



আপনার আধার সংখ্যা / Your Aadhaar No. :

6253 7865 3258
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপত্তা কৌশলের ক্ষেত্রে / অফলাইন প্রক্ৰমণ / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটি এক ইলেকট্রনিক প্রক্রিয়ান 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 সবার দেশেই বাধ্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সহায়তা করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেট রাখুন।
- আধার শিখরে অফ লাইন রাখুন, mAadhaar App ডাটা।

- Aadhaar is valid throughout the country.
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ভারত সরকার
Government of India



Download Date: 02/11/2023



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

Issue Date: 14/09/2013

6253 7865 3258
VID : 9155 8840 3446 5172

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India



ঠিকানা:
সংখ্যা: নীলেশ কুন্ডু, সীতাবতী, রামচন্দ্রপুর,
২১৩৩১,
পশ্চিম বঙ্গ - ৭১১৩১৩

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



6253 7865 3258
VID : 9155 8840 3446 5172

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Nilesh Kundu.

Major Information of the Deed

Deed No :	I-1602-00975/2022	Date of Registration	27/01/2022
Query No / Year	1602-2000158340/2022	Office where deed is registered	
Query Date	17/01/2022 3:03:32 PM	1602-2000158340/2022	
Applicant Name, Address & Other Details	DEBJYOTI GHOSI 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. 49,09,094/-		
Stamp/Duty Paid(SD)	Registration Fee Paid		
Rs. 1,96,384/- (Article 23)	Rs. 46,137/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment 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	Shali	9 Dec	41,40,000/-	44,18,185/-	Width of Approach Road 8 Ft.
L2	LR-912 (RS :-)	LR-2595	Bastu	Shali	1 Dec	4,80,000/-	4,90,909/-	Width of Approach Road 8 Ft.
		TOTAL :-			10Dec	46,00,000 /-	49,09,094 /-	
	Grand Total :				10Dec	46,00,000 /-	49,09,094 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED 1B, Middleton Manor, 9/e, Middleton Row, City:- Not Specified, P.O:- Middleton Row, P.S: Shakespeare 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 INFRACON LLP 41, Karsari 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:- Kaighat District:-South 24-Parganas, West Bengal, India, PIN: 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: C1xxxxx5M, Aadhaar No 24xxxxxxxx4624 Status : Representative, Representative of : BACALAR INFRACON 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:-Kaighat, District:-South 24-Parganas, West Bengal, India, PIN: 700026, Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx9B, Aadhaar No: 98xxxxxxxx0217 Status Representative, Representative of : B K CONSORTIUM ENGINEERS PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifer Details :

Name	Photo	Finger Print	Signature
Mr NILESH KUNDU Son of Mr N G KUNDU 35/1A ELGIN ROAD, City: Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Benga. India, PIN:- 700026			

Identifer 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 INFRACON LLP-8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	B K CONSORTIUM ENGINEERS PRIVATE LIMITED	BACALAR INFRACON 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. 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.- 91, R Khatian No:- 2595	Owner: বি.স. সত্যজিৎ ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড. Gurdan:সত্যজিৎ ইঞ্জিনিয়ার্স প্রাইভেট লিমিটেড. Address:1নং, মঙ্গলদেবী রাস্তা, ৯/১, মিলখোলা গা, লক্ষ্মণপুর -৭০০ ৩১১. Classification:বি.এ. Area:0.35000000 Acro.	B K CONSORTIUM ENGINEERS PRIVATE LIMITED





Endorsement For Deed Number : I - 160200975-I-2022

On 24-01-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 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 17:53 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. AUTHORIZED SIGNATORY, BACALAR :NFRACON LLP (LLP), 41, Kansari Para Road, City:- Not Specified, P O:- Bhawanipore, P.S:-Kagrhat, District:-South 24-Parganas, West Bengal India, P N:- 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 - 700023, by caste Hindu, by profession Service

Execution is admitted on 25-01-2022 by Mr Chanchal Mozumder. AUTHORIZED SIGNATORY, B K CONSORTIUM ENGINEERS PRIVATE LIMITED (Private Limited Company), 15, 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

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 - 700023, 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 Rules, 1962 duly stamped under schedule 1A, 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(*) = Rs 49,097/- ,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 22/01/2022 3:26PM with Govt Ref. No: 192021220168249191 on 22-01-2022, Amount Rs 49,105/-, Bank: ICICI Bank (ICICI000006), Ref. No. 74153891 on 22-01-2022. Head of Account 3033-33-104-C01-16



Payment of Stamp Duty

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

Description of Stamp

1 Stamp: Type: Impressed, Serial no 978872, Amount: Rs 10/-, Date of Purchase: 10/11/2021, Vendor name: S Das
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 22/01/2022 3:25PM via Govt. Ref. No. 192021220168249191 on 22-01-2022, Amount Rs: 1,96,374/-,
Bank: ICICI Bank (ICIC0000008), Ref. No 74153891 on 22-01-2022, Head of Account 0030-02-03-003-02



Samar Kumar Pradhanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II 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 46539 to 46564

being No 160200975 for the year 2022.



S-a

Digitally signed by Samar kumar
pramanick
Date: 2022.02.08 13:24:24 +05:30
Reason: Digital Signing of Deed.

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



(This document is digitally signed.)
