

17940/2023

17662/2023

भारतीय गैर न्यायिक

दस  
रुपये  
रु.10



TEN  
RUPEES  
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL



88AB 687438

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of  
Assurances-IV, Kolkata

Additional Registrar of  
Assurances-IV, Kolkata

12 DEC 2023

DEED OF CONVEYANCE

1. Date: 11<sup>th</sup> of December 2023
2. Nature of Document: DEED OF SALE

180557

Name: S. K. Saha,  
Address: High Court, Calcutta-1

To:  
Kolkata Collectorate  
11, Netaji Subhas Rd.,  
Kolkata-1

Date: \_\_\_\_\_



ADDITIONAL REGISTRAR  
OF ASSURANCES - IV, KOLKATA

12 DEC 2023

### 3. Parties:

- 3.1 Vendor: ROSEWOOD REAL ESTATE PRIVATE LIMITED** [PAN-AAHCR0302E], a company registered under the Companies Act, 1956, having its registered office at 86C, Topsia Road, South, 2<sup>nd</sup> Floor, Kolkata-700046, being represented by its Authorized Signatory Mr. Ramesh Kumar Jhunjhunwala, son of Narayan Prasad Jhunjhunwala, [PAN - ACOPJ3529M], [Aadhar - 888451580768], resident of 169, N.S.C Bose Road, Block - P, Flat-4D, Near Ramkrishna Mission, Narendrapur, Rajpur, Sonarpur, Kolkata - 700103 hereinafter referred to as "**VENDOR**" (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest, legal representatives and assigns) of the **First Part**.

### AND

- 3.2 Purchaser: (I) WELLPAN INFRACON PRIVATE LIMITED**, [PAN-AAVCW7260N], **(II) OVERWEEN ESTATES PRIVATE LIMITED**, [PAN-AACCO2356A], both are the companies registered under the Companies Act, 1956, having their registered office at Diamond Harbour Road, P.O - Joka, P.S - Bishnupur, District - South 24 Parganas - 700104, being represented by their Authorized Signatory Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, [PAN - ENOPS1448K], [Aadhar - 4353 4807 0521], resident of 2, Dakshinpara 3<sup>rd</sup> Lane, P.O. - Morepukur, P.S - Rishra, Dist - Hooghly, Pincode - 712250 hereinafter collectively referred to and called as the "**PURCHASER / VENDEE**" (which term or expression shall, unless repugnant to or inconstant with the context or meaning thereof, be deemed to mean and include its/their respective successors-in-interest and permitted assigns) of the **Second Part**.

### AND



#### 4. **Subject Matter of Sale:**

All that piece and parcel of land measuring more or less **13.1458 Decimal** in L.R. Dag No.4292/5210 under **L.R. Khatian No.3972/1**, lying and situated at Mouza: Matiagacha, J.L. No. 187 under Police Station-Rajarhat (Previously Barasat), District - 24 Paraganas (North) hereinafter referred to as **"The Said Property"** and more fully described in the schedule mentioned here under.

#### 5. **Background:**

5.1 The Vendor has *inter alia* represented to the Purchaser (hereafter the **"Representations"**) that:

**WHEREAS** one Ochman Ali Baddi was absolutely seized and possessed of and/or otherwise well and sufficiently was in possession of ALL THOSE pieces and parcels of shall land measuring about 1.0329 Decimal more or less out of 33 Decimal under R.S. & L.R. Dag No.4297 and land measuring about 39.4375 Decimal more or less out of 631 Decimal under R.S. & L.R. Dag No.4292/5210 and land measuring about 1.5000 Decimal more or less out of 24 Decimal under R.S. & L.R. Dag No.4306 and land measuring about 58.1875 Decimal more or less out of 931 Decimal under R.S. & L.R. Dag No.4292/5211 under R.S. Khatian No.1501 and L.R. Khatian No.2665 and ALL THOSE pieces and parcels of land (bandh) measuring about 2.1597 Decimal more or less out of 69 Decimal under R.S. & L.R. Dag No. 4291 and land (bandh) measuring about 0.5008 Decimal more or less out of 16 Decimal under R.S. & L.R. Dag No.4293 and land (khal) measuring about 1.7528 Decimal more or less out of 56 Decimal under R.S. & L.R. Dag No.4294 and land (bandh) measuring about 0.1565 Decimal more or less out of 5 Decimal under R.S. & L.R. Dag No.4296 and land (doba) measuring about 0.2817 Decimal more or less out of 9 Decimal under R.S. & L.R. Dag No.4298 and land (khal) measuring about 0.8764 Decimal more or less out



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



192023240310994208

GRN Details

|                        |                     |                     |                           |
|------------------------|---------------------|---------------------|---------------------------|
| GRN:                   | 192023240310994208  | Payment Mode:       | SBI Epay                  |
| GRN Date:              | 07/12/2023 15:43:01 | Bank/Gateway:       | SBIEpay Payment Gateway   |
| BRN :                  | 8943891121127       | BRN Date:           | 07/12/2023 15:44:08       |
| Gateway Ref ID:        | 0                   | Method:             | ICICI Bank - Corporate NB |
| GRIPS Payment ID:      | 071220232031099419  | Payment Init. Date: | 07/12/2023 15:43:01       |
| Payment Status:        | Successful          | Payment Ref. No:    | 2002978048/2/2023         |
| [Query No*/Query Year] |                     |                     |                           |

Depositor Details

|                           |                                 |
|---------------------------|---------------------------------|
| Depositor's Name:         | Mr RAVI KHAITAN                 |
| Address:                  | 1 NO. NS ROAD, KOLKATA - 700001 |
| Mobile:                   | 9830339883                      |
| Period From (dd/mm/yyyy): | 07/12/2023                      |
| Period To (dd/mm/yyyy):   | 07/12/2023                      |
| Payment Ref ID:           | 2002978048/2/2023               |
| Dept Ref ID/DRN:          | 2002978048/2/2023               |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 2002978048/2/2023 | Property Registration- Stamp duty        | 0030-02-103-003-02 | 50470      |
| 2       | 2002978048/2/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 16827      |
| Total   |                   |                                          |                    | 67297      |

IN WORDS: SIXTY SEVEN THOUSAND TWO HUNDRED NINETY SEVEN ONLY.

PAID



# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071220232031099419

## GRIPS Payment Detail

|                   |                    |                     |                     |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 071220232031099419 | Payment Init. Date: | 07/12/2023 15:43:01 |
| Total Amount:     | 67297              | No of GRN:          | 1                   |
| Bank/Gateway:     | SBI EPay           | Payment Mode:       | SBI Epay            |
| BRN:              | 8943891121127      | BRN Date:           | 07/12/2023 15:44:08 |
| Payment Status:   | Successful         | Payment Init. From: | Department Portal   |

## Depositor Details

Depositor's Name: Mr RAVI KHAITAN  
Mobile: 9830339883

## Payment(GRN) Details

| Sl. No. | GRN                | Department                                  | Amount (₹) |
|---------|--------------------|---------------------------------------------|------------|
| 1       | 192023240310994208 | Directorate of Registration & Stamp Revenue | 67297      |
| Total   |                    |                                             | 67297      |

IN WORDS: SIXTY SEVEN THOUSAND TWO HUNDRED NINETY SEVEN ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



of 28 Decimal under R.S. & L.R. Dag No.4299 under Khatian No.2665 lying and situate Mouza: Matiagacha, J.L. No.187, P.S. Barasat, District: North 24-Parganas (**said Land**);

**AND WHEREAS** the said Ochman Ali Baddi died intestate leaving behind him surviving his daughter Hajira Bibi alias Tarafdar Hajira Bibi and one son namely Idris Ali Baddi as his legal heirs and none else;

**AND WHEREAS** thus said **Hajira Bibi alias Tarafdar Hajira Bibi** according to Muslim Law of Inheritance has become joint owner of the said Land;

**AND WHEREAS** by a Deed of Conveyance dated 25<sup>th</sup> November, 2014 registered with A.D.S.R. Barasat in Book No. I, CD Volume No. 58, Page from 646 to 671, being No.08999 for the year 2014 said **Hajira Bibi alias Tarafdar Hajira Bibi** sold, transferred and conveyed The Said Property along with other properties to **Rosewood Real Estate Private Limited**, the Vendor herein and thereafter **Rosewood Real Estate Private Limited** mutated its name in the record of B.L. & L.R.O under L.R. Khatian No. **3972/1**.

**AND WHEREAS** That the Vendor herein is now desirous of selling of The Said Property morefully described in the schedule herein below to the Purchaser **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in respect of the said Property for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights and all right appertaining thereto, vacant from all encumbrances.

- 5.1.1 The Said Property or any part thereof is not the subject matter of any mortgage, charge, lien, security and/or guarantee of any nature whatsoever.
- 5.1.2 No notices have been issued by the Income-tax Authority nor are any proceedings pending within the meaning of Section 281 of Income-tax Act, 1961 and there is no prohibitory order upon the Vendor from selling and/or dealing with the Said Property or any part thereof.
- 5.1.3 No prohibitory orders have been issued by any other taxing or revenue authorities prohibiting the Vendor from selling and/or dealing with the Said Property.
- 5.1.4 The Said Property and/or the Said Land or any part thereof is at present not affected by any requisition or acquisition or any alignment by any authority or authorities under any law and/or otherwise nor any notice or intimation about any such proceedings has been received or come to the notice of the Vendor.
- 5.1.5 No part of the Said Property and/or the Said Land has been or is liable to be acquired and/or vested under the West Bengal Land Reforms Act, 1955 and/or under any other law and no proceedings have been initiated or are pending in respect thereof.
- 5.2 Relying on the aforesaid Representations of the Vendor and believing the same to be true and correct, the Purchaser has agreed to purchase the Said Property and this Deed of Conveyance is now being executed to give effect to the transfer of the Said Property by the Vendor to the Purchaser.
- 5.3 That the Purchaser had approached the Vendor for purchasing the said Property for a consideration of **Rs.16,82,662/-** (Rupees Sixteen Lakh



Eighty-Two Thousand Six Hundred Sixty-Two) only and the Vendor have agreed to it.

- 6 NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs.16,82,662/- (Rupees Sixteen Lakh Eighty-Two Thousand Six Hundred Sixty-Two) only, paid to the Vendor by the Purchaser on or before the execution of these presents (the receipt whereof the Vendor do hereby admit and acknowledge and of and from the same and every part thereof acquit, release and discharge the Purchaser, its successors and assigns and every one of them and also the said Property), the Vendor as beneficial Owner do by these presents indefeasibly grant, sell, convey, and transfer, assign and assure unto the Purchaser and/or its successors and assigns vacant, free from encumbrances, attachment and other defects in title **ALL THAT** "the said Property" **HOWSOEVER** otherwise "the said Property" now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground whereupon or on part whereof the same is erected and built **TOGETHER FURTHER WITH** all houses, outhouses or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other lights, liberties, easements, privileges, appendages and appurtenances whatsoever to "the said Property" or any part thereof belonging or in any wise appertaining to or with the same or any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Vendor into and upon "the said Property" or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or

possession of the Vendor, his heirs, executors, administrators, legal representatives and assigns or any persons from whom he or they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVEHOLD, POSSESS AND ENJOY** the said Property and every part thereof hereby granted, sold, conveyed and transferred or expressed and intended so to be with their rights, members and appurtenances unto and to the use of the Purchaser, its successors and assigns forever freed and discharged from or otherwise by the Vendor well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the Vendor from to these presents **AND** the Vendor do hereby for himself, his heirs, executors, administrators, legal representatives and assigns covenant with the Purchaser and/or its successors and assigns, **THAT** notwithstanding any act, deed or thing whatsoever, by the Vendor or by any of its predecessors and ancestors in title, done or executed or knowingly suffered to the contrary, they the Vendor had at all material times heretofore and now have good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said land hereby granted, sold, conveyed and transferred or expressed or intended so to be unto and to the use of the Purchaser, its successors and assigns in the manner aforesaid **AND THAT** the Purchaser and/or its successors and assigns shall and may at all times hereafter, peaceably and quietly enter into hold, possess and enjoy the said land and every part thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Vendor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of its ancestors or predecessors in title **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 save indemnified of from and against all claims, charges, liens, debts, attachments and encumbrances whatsoever made or

suffered by the Vendor or any of his ancestors or predecessors in title or any person or persons and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said land or any part thereof from under or in trust for them, the Vendor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser, its successors and assigns do and execute, or cause to be done and executed perfectly assuring the said land and every part thereof unto and to the use of the Purchaser, its successors and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER THAT** the Vendor and his heirs, executors, administrators, legal representatives and assigns shall at all times hereafter indemnify and keep indemnified the Purchaser, its successors and assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor to the said land or any breach of the covenants hereunder contained.

**7 THE SAID VENDOR HEREBY COVENANTS WITH THE SAID PURCHASER AS FOLLOWS :-**

- a) The Vendor are otherwise well and sufficiently entitled to **'The Said Property'** described in the **SCHEDULE** of the said property hereunder written and the same is his self-acquired property. Its title to **The Said Property'** is free and marketable;
- b) No other person except the Vendor have any right, claim or demand in respect of **'The Said Property'** or any part thereof;
- c) The Vendor have not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or howsoever on **The Said Property'** and **The Said Property'** is not subject to any claim or demand, encumbrance, attachment or any process issued by any Court



or Authority and the Vendor hereby declare that they shall hereafter not create any third party rights or whatsoever nature in respect of **The Said Property**;

- d) The Vendor have not entered into any agreement or arrangement, oral or written with regard to the sale of **The Said Property**;
- e) The Vendor have not received any notice of acquisition or requisition from the Government of West Bengal or any authority or authorities in respect of **The Said Property**; and
- f) The Vendor hereby covenant with the Purchaser, its successors, persons/successors-in-office and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-interest and assigns from or against all encumbrances, charges and equities whatsoever; and
- g) The Vendor shall at the request and costs of the Purchaser, its successors, persons/successors-in-interest and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly *conveying* and assuring **The Said Property** and every part thereof in the aforesaid manner.

**SCHEDULE ABOVE REFERRED TO  
[THE SAID PROPERTY]**

**ALL THOSE** pieces and parcels of vacant shali land measuring about **13.1458 Decimal** more or less out of 631 Decimal under R.S. & L.R. Dag No.4292/5210 under R.S. Khatian No.1501 and L.R. Khatian No. 3972/1 lying and situate Mouza: Matlagacha, J.L. No.187, P.S. Barasat, District: North 24-Parganas and subject dag is marked with '**Red**' border in the plan annexed herewith **TOGETHER WITH** all sorts of rights, easements, privileges and appurtenances.

| Dag No.   | Purchaser                        | Area Sold (Decimal) |
|-----------|----------------------------------|---------------------|
| 4292/5210 | Wellpan Infracon Private Limited | 3.1458              |
| 4292/5210 | Overween Estates Private Limited | 10                  |
|           |                                  | <b>13.1458</b>      |

And butted and bounded by in the manner as follows:-

| Dag No.   | North<br>(Dag No.) | South<br>(Dag No.) | East<br>(Dag No.) | West<br>(Dag No.) |
|-----------|--------------------|--------------------|-------------------|-------------------|
| 4292/5210 | 4292               | 4327               | 4292/5211         | 4278,4279         |

IN WITNESS WHEREOF the parties hereto have executed these presents on this 11th day of December, 2023 first mentioned above.

**Executed and Delivered by the Vendor and Purchaser** at Kolkata in the presence of:

1) Arup Chettri  
1, N.S. Road, Kol-700001  
2. Somadip Jaisankar,  
7, Hare Street, Kol-700001

ROSEWOOD REAL ESTATE PVT. LTD.  
Ranesh Bhattacharya  
Authorised Signatory

Signature of the Vendor

Overween Estates Private Limited  
Tutendra Kr Singh  
Authorised Signatory

Wellpan Infracon Private Limited  
Tutendra Kr Singh  
Authorised Signatory

Signature of the Purchaser

Drafted by me  
Soham Basu  
SOHAM BASU, Advocate  
Enrolment No.-F/2388/2031/2019  
Allpore Judges Court



### RECEIPT AND MEMO OF CONSIDERATION

The Vendor **Rosewood Real Estate Private Limited** confirms having received from the Purchaser the sum of Rs.16,82,662/- (Rupees Sixteen Lakh Eighty-Two Thousand Six Hundred Sixty-Two) only towards full consideration for Sale of The Said Property in the manner following:

| Date       | Demand Draft No. | In favour of                         | Bank         | Amount (Rs.)       |
|------------|------------------|--------------------------------------|--------------|--------------------|
| 07.12.2023 | 507139           | Rosewood Real Estate Private Limited | ICICI Bank   | 4,02,662/-         |
| 07.12.2023 | 507145           |                                      | ICICI Bank   | 12,80,000/-        |
|            |                  |                                      | <b>Total</b> | <b>16,82,662/-</b> |

(Rupees Sixteen Lakh Eighty-Two Thousand Six Hundred Sixty-Two) only.

**Witnesses:**

1/ Anup Chelvi  
1, N. S. Road, Kol. 700001

2/ Sujin Chattopadhyay  
Nallate, Pin- 743165

ROSEWOOD REAL ESTATE PVT. LTD.

Ramesh Shrivastava  
Authorized Signatory

**Signature of Vendor**

Site Plan Of L.R Dag No- 4292/5210

Mouza-Matiagacha, J.L No-187, L.R Khatian No- 3972/1

P.S-Rajarhat, Gram Panchayet-Kirtipur II, Dist-North 24 Pgs.

P.S-Rajarhat, Gram Panchayet-Kirtipur II, Dist-North 24 Pgs.

Total Area Of Land: 13.1458 Decimal



ROSEWOOD REAL ESTATE PVT. LTD.

Rosewood Real Estate, Inc.

Vendor Authorized Signatory

Overwean Estates Private Limited    Wellpan Infracon Private Limited

Tirthender Kr Singh Tirthender Kr Singh  
Authorised Signatory Authorised Signatory

Authorised Signatory

Authorised Signatory

Purchaser

# SPECIMEN FORM FOR TEN FINGER PRINTS



*Intender K. Singh*

|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|--------------|---------------|-------------|---------------|-------------|---------------|
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



*Ramesh Singh*

|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|--------------|---------------|-------------|---------------|-------------|---------------|
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|--------------|---------------|-------------|---------------|-------------|---------------|
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



|              | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb         |
|--------------|---------------|-------------|---------------|-------------|---------------|
| Left Finger  |               |             |               |             |               |
|              | Thumb         | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Finger |               |             |               |             |               |



### Major Information of the Deed

|                                         |                                                                                                                                                    |                                        |            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------|------------|
| Deed No :                               | I-1904-17662/2023                                                                                                                                  | Date of Registration                   | 12/12/2023 |
| Query No / Year                         | 1904-2002978048/2023                                                                                                                               | Office where deed is registered        |            |
| Query Date                              | 04/12/2023 2:55:11 PM                                                                                                                              | A.R.A. - IV KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details | BIDISHA DAS<br>HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8668417875, Status : Advocate |                                        |            |
| Transaction                             | Additional Transaction                                                                                                                             |                                        |            |
| [0101] Sale, Sale Document              |                                                                                                                                                    |                                        |            |
| Set Forth value                         | Market Value                                                                                                                                       |                                        |            |
| Rs. 16,82,662/-                         | Rs. 16,82,662/-                                                                                                                                    |                                        |            |
| Stampduty Paid(SD)                      | Registration Fee Paid                                                                                                                              |                                        |            |
| Rs. 50,480/- (Article:23)               | Rs. 16,911/- (Article:A(1), M(a), M(b), I)                                                                                                         |                                        |            |
| Remarks                                 |                                                                                                                                                    |                                        |            |

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matlagachha, JI No: 187, Pin Code : 700135

| 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-4292/5210 (RS :-) | LR-3972/1            | Bastu         | Shall   | 3.1458 Dec        | 4,02,662/-              | 4,02,662/-            |               |
| L2     | LR-4292/5210 (RS :-) | LR-3972/1            | Bastu         | Shall   | 10 Dec            | 12,80,000/-             | 12,80,000/-           |               |
|        |                      | <b>TOTAL :</b>       |               |         | <b>13.1458Dec</b> | <b>16,82,662 /-</b>     | <b>16,82,662 /-</b>   |               |
|        |                      | <b>Grand Total :</b> |               |         | <b>13.1458Dec</b> | <b>16,82,662 /-</b>     | <b>16,82,662 /-</b>   |               |

### Seller Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                      |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Rosewood Real Estate Private Limited</b><br>City:- Not Specified, P.O:- TOPSIA, P.S:-Baniapukur, District:-Kolkata, West Bengal, India, PIN:- 700046 , PAN No.:- AAxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

### Buyer Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                            |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Wellpan Infracon Private Limited</b><br>City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:- AAxxxxxx0N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

|   |                                                                                                                                                                                                                                                                          |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2 | <b>Overween Estates Private Limited</b><br>City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 ,<br>PAN No.:: AAxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |
|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

#### Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                           |                                                                                                                                          |                                                                                                                        |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>Mr Ramesh Kumar Jhunjunwala</b><br>Son of Mr Narayan Prasad Jhunjunwala<br>Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office                                                                                                                                                                                 | <b>Photo</b><br><br>Dec 12 2023 2:41PM   | <b>Finger Print</b><br><br>Captured<br>LTI 12/12/2023   | <b>Signature</b><br><br>12/12/2023  |
|       | City:- , P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Rosewood Real Estate Private Limited (as Authorized Representative)                                                  |                                                                                                                           |                                                                                                                                          |                                                                                                                        |
| 2     | <b>Name</b><br><b>Mr Jitendra Kumar Singh (Presentant)</b><br>Son of Mr Ramchhabila Singh<br>Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office                                                                                                                                                                                 | <b>Photo</b><br><br>Dec 12 2023 2:46PM | <b>Finger Print</b><br><br>Captured<br>LTI 12/12/2023 | <b>Signature</b><br><br>12/12/2023 |
|       | City:- Not Specified, P.O:- MOREPUKUR, P.S:-Rishra, District:-Hooghly, West Bengal, India, PIN:- 712250, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ENxxxxxx8K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Wellpan Infracon Private Limited (as authorized signatory), Overween Estates Private Limited (as authorized signatory) |                                                                                                                           |                                                                                                                                          |                                                                                                                        |

#### Identifier Details :

| Name                                                                                                                                                                            | Photo                                                                                             | Finger Print                                                                                                  | Signature                                                                                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <b>Mr Lakshmikanta Halder</b><br>Son of Mr Madhu Halder<br>City:- Not Specified, P.O:- Borisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 | <br>12/12/2023 | <br>Captured<br>12/12/2023 | <br>12/12/2023 |
| Identifier Of Mr Ramesh Kumar Jhunjunwala, Mr Jitendra Kumar Singh                                                                                                              |                                                                                                   |                                                                                                               |                                                                                                    |

| Transfer of property for L1 |                                      |                                             |
|-----------------------------|--------------------------------------|---------------------------------------------|
| Sl.No                       | From                                 | To. with area (Name-Area)                   |
| 1                           | Rosewood Real Estate Private Limited | Wellpan Infracon Private Limited-3.1458 Dec |
| Transfer of property for L2 |                                      |                                             |
| Sl.No                       | From                                 | To. with area (Name-Area)                   |
| 1                           | Rosewood Real Estate Private Limited | Overween Estates Private Limited-10 Dec     |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, JI No: 187, Pin Code : 700135

| Sch No | Plot & Khatian Number                          | Details Of Land                                                                                                             | Owner name in English as selected by Applicant |
|--------|------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 4292/5210, LR Khatian No:- 3972/1 | Owner:Rosewood real estate pvt ltd, Gurdian:86 C Topsia road, Address:kolkata-46 , Classification:৭৭, Area:0.73000000 Acre, | Rosewood Real Estate Private Limited           |
| L2     | LR Plot No:- 4292/5210, LR Khatian No:- 3972/1 | Owner:Rosewood real estate pvt ltd, Gurdian:86 C Topsia road, Address:kolkata-46 , Classification:৭৭, Area:0.73000000 Acre, | Rosewood Real Estate Private Limited           |



**Endorsement For Deed Number : I - 190417662 / 2023**

**On 12-12-2023**

**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.

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 11:40 hrs on 12-12-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Jitendra Kumar Singh ..

**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 16,82,662/-

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

Execution is admitted on 12-12-2023 by Mr Ramesh Kumar Jhunjhunwala, Authorized Representative, Rosewood Real Estate Private Limited (Private Limited Company), City:- Not Specified, P.O:- TOPSIA, P.S:-Beniapukur, District:- Kolkata, West Bengal, India, PIN:- 700046

Indefied by Mr Lakshmikanta Halder, ., Son of Mr Madhu Halder, P.O: Borisha, Thana: Thakurpukur, , South 24- Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

Execution is admitted on 12-12-2023 by Mr Jitendra Kumar Singh, authorized signatory, Wellpan Infracon Private Limited (Private Limited Company), City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; authorized signatory, Overween Estates Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Indefied by Mr Lakshmikanta Halder, ., Son of Mr Madhu Halder, P.O: Borisha, Thana: Thakurpukur, , South 24- Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 16,911.00/- ( A(1) = Rs 16,827.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 16,827/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2023 3:44PM with Govt. Ref. No: 192023240310994208 on 07-12-2023, Amount Rs: 16,827/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8943891121127 on 07-12-2023, Head of Account 0030-03-104-001-16

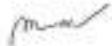
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50,480/- and Stamp Duty paid by Stamp Rs 10,00/-, by online = Rs 50,470/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 188557, Amount: Rs.10.00/-, Date of Purchase: 03/11/2023, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 07/12/2023 3:44PM with Govt. Ref. No: 192023240310994208 on 07-12-2023, Amount Rs: 50,470/-, Bank: SBI EPay ( SBIEPay), Ref. No. 8943891121127 on 07-12-2023, Head of Account 0030-02-103-003-02

  
**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1904-2023, Page from 988009 to 988032  
being No 190417662 for the year 2023.



*[Handwritten signature]*

Digitally signed by MOHUL MUKHOPADHYAY  
Date: 2023.12.20 18:05:29 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 20/12/2023  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.