

17923/2023

17663/2023

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

88AB 687432

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

Additional Registrar of
Assurances-IV, Kolkata

12 DEC 2023

Additional Registrar of
Assurances-IV, Kolkata

DEED OF CONVEYANCE

1. Date: 11th of December 2023
2. Nature of Document: DEED OF SALE

188551

Sl. No.
Name : S. K. SAHA, Advocate
Address : High Court, Calcutta
Kolkata - 700001

Rs.
Kolkata Collectorate
H, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor



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, 2nd 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) STREEDOM REAL ESTATE PRIVATE LIMITED**, [PAN-AAWCS3440D], **(II) OCTAGON TRADELINKS PRIVATE LIMITED**, [PAN-AABCO1747N], **(III) VIEWLINE HIRISE PRIVATE LIMITED**, [PAN-AAECV2591G], all 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 its/their Authorized Signatory Mr. Jitendra Kumar Singh, S/o Late Ramchabila Singh, [PAN - ENOPS1448K], [Aadhar - 4353 4807 0521], resident of 2, Dakshinpara 3rd 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 **15.1471 Decimal** in various dag numbers 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 Rahim Box Baddi was absolutely seized and possessed of and/or otherwise well and sufficiently was in possession of ALL THOSE pieces and parcels of shali land measuring about 1.0296 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 and ALL THOSE pieces and parcels of land (bandh) measuring about 2.1528 Decimal more or less out of 69 Decimal under R.S. & L.R. Dag No.4291 and land (bandh) measuring about 0.4992 Decimal more or less out of 16 Decimal under R.S. & L.R. Dag No.4293 and land (khal) measuring about 1.7472 Decimal more or less out of 56 Decimal under R.S. & L.R. Dag No.4294 and land (bandh) measuring about 0.1560 Decimal more or less out of 5 Decimal under R.S. & L.R. Dag No. 4296 and land (doba) measuring about 0.2808 Decimal more or less out of 9 Decimal under R.S. & L.R. Dag No.4298 and land (khal) measuring about 0.8736 Decimal more or less out of 28 Decimal under R.S. & L.R. Dag No.4299



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



192023240310941018

GRN Details

GRN:	192023240310941018	Payment Mode:	SBI Epay
GRN Date:	07/12/2023 15:13:07	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	6698573885023	BRN Date:	07/12/2023 15:13:49
Gateway Ref ID:	0	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	071220232031094100	Payment Init. Date:	07/12/2023 15:13:07
Payment Status:	Successful	Payment Ref. No:	2002979462/3/2023
[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:	2002979462/3/2023
Dept Ref ID/DRN:	2002979462/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002979462/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	61911
2	2002979462/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	20640
3	2002979462/3/2023	Mutation/Conversion -Receipt	0029-00-800-028-27	209
Total				82760

IN WORDS: EIGHTY TWO THOUSAND SEVEN HUNDRED SIXTY ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



071220232031094100

GRIPS Payment Detail

GRIPS Payment ID:	071220232031094100	Payment Init. Date:	07/12/2023 15:13:07
Total Amount:	82760	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	6698573885023	BRN Date:	07/12/2023 15:13:49
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	192023240310941018	Directorate of Registration & Stamp Revenue	82760
Total			82760

IN WORDS: EIGHTY TWO THOUSAND SEVEN HUNDRED SIXTY ONLY.

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

PAID

under R.S. Khatian No.1501 and L.R. Khatian No.2658 lying and situate Mouza: Matiagacha, J.L. No. 187, P.S. Barasat, District: North 24-Parganas **(said Land)**;

AND WHEREAS said Rahim Box Baddi died intestate leaving behind him surviving his wife Baidya Aymon Bibi alias Aymon Bibi and only son namely Rashidul Baidya and two daughters namely Sabera Bibi and Chyera Bibi as his legal heirs and none else;

AND WHEREAS thus said **Baidya Aymon Bibi** alias **Aymon Bibi**, **Rashidul Baidya**, **Sabera Bibi** and **Chyera Bibi** according to Muslim Law of Inheritance has become joint Owners of the said Land;

AND WHEREAS by a Deed of Conveyance dated 25th November, 2014 registered with the A.D.S.R. Barasat, North 24 Parganas in Book No. I, CD Volume No. 57, Page from 2734 to 2769, being No.08957 for the year 2014 said **Baidya Aymon Bibi** alias **Aymon Bibi**, **Rashidul Baidya**, **Sabera Bibi** and **Chyera Bibi** jointly 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. 19,38,829/-** (Rupees Nineteen Lakh Thirty-Eight Thousand Eight Hundred Twenty-Nine) 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. 19,38,829/- (Rupees Nineteen Lakh Thirty-Eight Thousand Eight Hundred Twenty-Nine) 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-interest and assigns to save, harmless, indemnify and keep indemnified the Purchaser, its successors, persons/successors-in-office 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 picces and parcels of vacant shali land measuring about **9.4375 Decimal** more or less out of 631 Decimal under R.S. & L.R. Dag No. 4292/5210 and land (bandh) measuring about **2.1528 Decimal** more or less out of 69 Decimal under R.S. & L.R. Dag No.4291 and land (bandh) measuring about **0.4992 Decimal** more or less out of 16 Decimal under R.S. & L.R. Dag No.4293 and land (khal) measuring about **1.7472 Decimal** more or less out of 56 Decimal under R.S. & L.R. Dag No.4294 and land (bandh) measuring about **0.1560 Decimal** more or less out of 5 Decimal under R.S. & L.R. Dag No. 4296 and land (doba) measuring about **0.2808 Decimal** more or less out of 9 Decimal under R.S. & L.R. Dag No.4298 and land (khal) measuring about **0.8736 Decimal** more or less out of 28 Decimal under R.S. & L.R. Dag No.4299 under R.S. Khatian No.1501 and L.R. Khatian No. 3972/1 **totaling to 15.1471 Decimal** lying and situate Mouza: Matiagacha, J.L. No. 187, P.S. Barasat, District: North 24-Parganasand, subject dags are 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	Streedom Real Estate Private Limited	9.4375
4291	Streedom Real Estate Private Limited	2.1528
4293	Octagon Tradelinks Private Limited	0.4992
4294	Viewline Hirise Private Limited	1.7472
4296	Octagon Tradelinks Private Limited	0.1560
4298	Viewline Hirise Private Limited	0.2808
4299	Viewline Hirise Private Limited	0.8736
		15.1471

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

Dag No.	North (Dag No.)	South (Dag No.)	East (Dag No.)	West (Dag No.)
4291	4292/5210	4327	4291	4288,4291
4293	875	4292/5211	875	4292/5211
4294	4295	4292/5211	4295	4292/5211
4296	884	4295/5212	Village Road	886/1134
4298	4295	4295	4297	4295
4299	4292/5211	4301	Village Road	4291
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:

ROSEWOOD REAL ESTATE PVT. LTD.
Ramesh Shengharat
Authorised Signatory

Signature of the Vendor
Streedom Real Estate Private Limited

Intendee Kr Singh
Authorised Signatory

Octagon Tradelinks Pvt. Ltd.

Intendee Kr Singh
Authorised Signatory

Viewline Hirise Pvt. Ltd.

Intendee 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

1. Anup Chetri
1 W.S. Road, Kol-700001
2. Soumitra Jeyarajan
7, Hare Street, Kol-700001

RECEIPT AND MEMO OF CONSIDERATION

The Vendor **Rosewood Real Estate Private Limited** confirms having received from the Purchaser the sum of Rs. 19,38,829/- (Rupees Nineteen Lakh Thirty-Eight Thousand Eight Hundred Twenty-Nine) 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	507119	Rosewood Real Estate Private Limited	ICICI Bank	14,83,558/-
07.12.2023	507120		ICICI Bank	3,71,405/-
07.12.2023	507124		ICICI Bank	83,866/-
			Total	19,38,829/-

(Rupees Nineteen Lakh Thirty-Eight Thousand Eight Hundred Twenty-Nine) only

Witnesses:

1/ *Arup Chetri*

1, N.S. Road, Loc. 700001

2/ *Srija Chattopadhyay*

Nalhati, Pin-743165

ROSEWOOD REAL ESTATE PVT. LTD.

Ramesh Chandra

Authorised Signatory

Signature of Vendor

8954/1

Site Plan Of L.R Dag No- 4291, 4293, 4294, 4296, 4298, 4299, 4292/5210

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

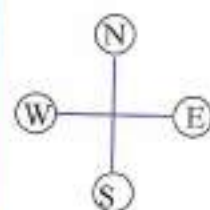
P.S-Rajarhat, Gram Panchayet-Kirtipur II, Dist-North 24 Pgs.

Total Area Of Land: 15.1471 Decimal



4291-2.1528
4293-0.4932
4294-1.7472
4296-0.1560
4298-0.2808
4299-0.8736
4292/5210
- 9.4375

15.1471



ROSEWOOD REAL ESTATE PVT. LTD.

Ramesh Shukla

Authorised Signatory

Vendor

Octagon Tradelinks Pvt.

Stream Real Estate Private Limited

Tushar Kr Singh Tushar Kr Singh

Authorised Signatory

Authorised Signatory

Purchaser

Viewline Hirise Pvt. Ltd.

Tushar Kr Singh

Authorised Signatory

SPECIMEN FORM FOR TEN FINGER PRINTS



Tikender Kr. Singh

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



Ramesh Chughwal

	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-1904-17663/2023	Date of Registration	12/12/2023
Query No / Year	1904-2002979462/2023	Office where deed is registered	
Query Date	04/12/2023 4:06:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIDISHA DAS 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. 19,38,829/-	Rs. 20,62,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,921/- (Article:23)	Rs. 20,705/- (Article:A(1))		
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-4291 (RS :-)	LR-3972/1	Bestu	Baluband h	2.1528 Dec	2,75,558/-	2,75,558/-	
L2	LR-4292/5210 (RS :-)	LR-3972/1	Bestu	Baluband h	9.4375 Dec	12,08,000/-	12,08,000/-	
L3	LR-4293 (RS :-)	LR-3972/1	Bestu	Baluband h	0.4992 Dec	63,897/-	63,897/-	
L4	LR-4294 (RS :-)	LR-3972/1	Bestu	Baluband h	0.156 Dec	19,969/-	19,969/-	
L5	LR-4294 (RS :-)	LR-3972/1	Bestu	Khal	1.7472 Dec	73,260/-	1,88,698/-	
L6	LR-4298 (RS :-)	LR-3972/1	Doba	Doba	0.2808 Dec	20,571/-	28,431/-	
L7	LR-4299 (RS :-)	LR-3927/1	Bestu	Khal	0.8736 Dec	2,77,574/-	2,77,574/-	
		TOTAL :			15.1471Dec	19,38,829 /-	20,62,127 /-	
		Grand Total :			15.1471Dec	19,38,829 /-	20,62,127 /-	

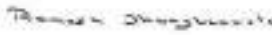
Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rosewood Real Estate Private Limited City:- Not Specified, P.O:- TOPSIA, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700046 , PAN No.:: AAxxxxxx2E,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	Streedom Real Estate Private Limited City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Octagon Tradelinks Private Limited City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	Viewline Hirise Private Limited City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ramesh Kumar Jhunjunwala Son of Mr. Narayan Prasad Jhunjunwala Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 12 2023 2:58PM	LTI	12/12/2023	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	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Mr. Ramchhabila Singh Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 12 2023 3:56PM	LTI	12/12/2023	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 : Streedom Real Estate Private Limited (as authorized signatory), Octagon Tradelinks Private Limited (as authorized signatory), Viewline Hirise Private Limited (as authorized signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr. Madhu Halder Motilal Gupta Road, City:- P.O:- Borisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008			
	12/12/2023	12/12/2023	12/12/2023
Identifier Of Mr Ramesh Kumar Jhunjhunwala, Mr Jitendra Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Streedom Real Estate Private Limited-2.1528 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Streedom Real Estate Private Limited-9.4375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Octagon Tradelinks Private Limited-0.4992 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Octagon Tradelinks Private Limited-0.156 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-1.7472 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-0.2808 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-0.8736 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:- 4291, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.

L2	LR Plot No:- 4292/5210, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4293, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4294, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4294, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4298, LR Khatian No:- 3972/1	Owner:Rosewood real estate pvt ltd, Gurdian:86 C Topsia road, Address:kolkata-46 , Classification:৳৳, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4299, LR Khatian No:- 3927/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190417663 / 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 11:29 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 20,62,127/-

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

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , 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, Streedom Real Estate Private Limited (Private Limited Company), City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; authorized signatory, Octagon Tradelinks Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; authorized signatory, Viewline Hirise Private Limited (Private Limited Company), City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , 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 20,705.00/- (A(1) = Rs 20,621.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 65.00/-, by online = Rs 20,640/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 3:13PM with Govt. Ref. No: 192023240310941018 on 07-12-2023, Amount Rs: 20,640/-, Bank: SBI EPay (SBIEPay), Ref. No. 6698573885023 on 07-12-2023, Head of Account 0030-03-104-001-16

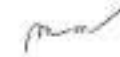
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,864/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 61,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 188551, 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 3:13PM with Govt. Ref. No: 192023240310941018 on 07-12-2023, Amount Rs: 61,911/-, Bank: SBI EPay (SBIEPay), Ref. No. 6698573885023 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

Major Information of the Deed

Deed No :	I-1904-17663/2023	Date of Registration	12/12/2023
Query No / Year	1904-2002979462/2023	Office where deed is registered	
Query Date	04/12/2023 4:06:29 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BIDISHA DAS 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. 19,38,829/-	Rs. 20,62,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,921/- (Article:23)	Rs. 20,705/- (Article:A(1))		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: KIRITIPUR-II, Mouza: Matiagachha, 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-4291 (RS :-)	LR-3972/1	Bestu	Baluband h	2.1528 Dec	2,75,558/-	2,75,558/-	
L2	LR-4292/5210 (RS :-)	LR-3972/1	Bestu	Baluband h	9.4375 Dec	12,08,000/-	12,08,000/-	
L3	LR-4293 (RS :-)	LR-3972/1	Bestu	Baluband h	0.4992 Dec	63,897/-	63,897/-	
L4	LR-4294 (RS :-)	LR-3972/1	Bestu	Baluband h	0.156 Dec	19,969/-	19,969/-	
L5	LR-4294 (RS :-)	LR-3972/1	Bestu	Khal	1.7472 Dec	73,260/-	1,88,698/-	
L6	LR-4298 (RS :-)	LR-3972/1	Doba	Doba	0.2808 Dec	20,571/-	28,431/-	
L7	LR-4299 (RS :-)	LR-3927/1	Bestu	Khal	0.8736 Dec	2,77,574/-	2,77,574/-	
		TOTAL :			15.1471Dec	19,38,829 /-	20,62,127 /-	
	Grand Total :				15.1471Dec	19,38,829 /-	20,62,127 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rosewood Real Estate Private Limited 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, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Streedom Real Estate Private Limited City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	Octagon Tradelinks Private Limited City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	Viewline Hirise Private Limited City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Ramesh Kumar Jhunjhunwala Son of Mr. Narayan Prasad Jhunjhunwala Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 12 2023 2:58PM	LTI 12/12/2023		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	Name	Photo	Finger Print	Signature
	Mr Jitendra Kumar Singh (Presentant) Son of Mr. Ramchhabla Singh Date of Execution - 11/12/2023, , Admitted by: Self, Date of Admission: 12/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 12 2023 3:06PM	LTI 12/12/2023		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 : Streedom Real Estate Private Limited (as authorized signatory), Octagon Tradelinks Private Limited (as authorized signatory), Viewline Hirise Private Limited (as authorized signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Lakshmikanta Halder Son of Mr. Medhu Halder Motilal Gupta Road, City:- , P.O:- Borisha, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700008			
	12/12/2023	12/12/2023	12/12/2023
Identifier Of Mr Ramesh Kumar Jhunjhunwala, Mr Jitendra Kumar Singh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Streedom Real Estate Private Limited-2.1528 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Streedom Real Estate Private Limited-9.4375 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Octagon Tradelinks Private Limited-0.4992 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Octagon Tradelinks Private Limited-0.156 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-1.7472 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-0.2808 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Rosewood Real Estate Private Limited	Viewline Hirise Private Limited-0.8736 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

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L2	LR Plot No:- 4292/5210, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 4293, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 4294, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 4294, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.
L6	LR Plot No:- 4298, LR Khatian No:- 3972/1	Owner: Rosewood real estate pvt ltd, Gurdian: 86 C Topsia road, Address: kolkata-46 , Classification: 2884, Area: 0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.
L7	LR Plot No:- 4299, LR Khatian No:- 3972/1		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 190417663 / 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 11:29 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 20,62,127/-

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

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , 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, Streedom Real Estate Private Limited (Private Limited Company), City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; authorized signatory, Octagon Tradelinks Private Limited (Private Limited Company), City:- Not Specified, P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104; authorized signatory, Viewline Hirise Private Limited (Private Limited Company), City:- , P.O:- Joka, P.S:-Bishnupur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by Mr Lakshmikanta Halder, , Son of Mr Madhu Halder, Road: Motilal Gupta Road, , 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 20,705.00/- (A(1) = Rs 20,621.00/- , J = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 65.00/-, by online = Rs 20,640/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/12/2023 3:13PM with Govt. Ref. No: 192023240310941018 on 07-12-2023, Amount Rs: 20,640/-, Bank: SBI EPay (SBIEPay), Ref. No. 6698573885023 on 07-12-2023, Head of Account 0030-03-104-001-16

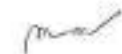
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,864/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 61,911/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 188551, 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 3:13PM with Govt. Ref. No: 192023240310941018 on 07-12-2023, Amount Rs: 61,911/-, Bank: SBI EPay (SBIEPay), Ref. No. 6698573885023 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 988033 to 988057
being No 190417663 for the year 2023.



Mu

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.12.20 18:08:08 +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.