

DATED THIS THE **18th** DAY OF **SEPTEMBER, 2024.**

B E T W E E N

M/S. TIMBERLAND PROJECTS (OPC) PRIVATE
LIMITED

Represented by its Director
SRI RAJ KUMAR VERMA
...VENDOR/ONE PART

AND

RECHI NIRMAAN PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by :

Mr. Dibyendu Dey

Advocate

HIGH COURT, CALCUTTA.

RES : 8/4H, Beepara Lane,

Kolkata - 700030

Mobile : 98300-25285

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18/09/24ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

Additional Registrar
of Assurances II Kolkata

18 SEP 2024



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this 18th day
of September, Two Thousand Twenty Four (2024) A.D.

B E T W E E N

M/S. TIMBERLAND PROJECTS (OPC) PRIVATE LIMITED,
a company duly incorporated under the Companies Act, 1956, and

Contd..P/2.

(2)

a company within the meaning of Companies Act, 2013, as amended up till date, **PAN No. AAHCT7279E**, having its registered office at Walzen Towers, 3rd Floor, EN-35, Sector - V, Salt Lake City, P.O. - Electronic Complex, Police Station - Electronic Complex, Kolkata - 700091, in the District of North-24-Parganas, West Bengal, vide company CIN No. U70109WB2020OPC236082, represented by its Director namely **SHRI RAJ KUMAR VERMA**, son of Om Prakash Verma, **PAN No. ABSPV3363N**, **AADHAAR No. 7685 9045 4259**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 380, Dakshindari Road, P.O. - Sreebhumi, Police Station - Lake Town, Pin - 700048, in the District of North-24-Parganas, West Bengal, hereinafter collectively referred to as the "**VENDOR**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its legal heirs, representatives, executors, administrators, successors and assigns) being party of the **ONE PART**.

A N D

RECHI NIRMAAN PVT. LTD., a company duly incorporated under the Companies Act, 1956, and a company within the meaning of Companies Act, 2013, as amended up till date, **PAN No. AAHCR6515K**, having its registered office at Premises No. 220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, **PAN No. ABEPM7581M**, **AADHAAR No. 7751 2396 1704**, by faith - Hindu,

(3)

by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata- 700 055, In the District of North-24-Parganas, West Bengal, hereinafter referred to as the "**PURCHASER**" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its legal heirs, representatives, executors, administrators, successors and assigns) being party of the **OTHER PART**.

WHEREAS by a Deed of Conveyance, dated 09th day of August, 1983, registered at the Office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No.217, Page No.1 to 5, as Being No.8351, for the year 1983, one Smt. Nibedita Basu, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S. Dag No.2292, under Khatian no.2080, Police Station - Airport (formerly Rajarhat), in the District North 24-Parganas, unto Sri Pradip Kumar Saha and Smt. Jolly Saha, described therein as the purchasers, morefully and particularly described in the Schedule thereunder written, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 09th day of August, 1983, registered at the Office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No.218, at page No.36 to 40, as Being No.8411, for the year 1983, one Smt. Nibedita Basu, described therein as the vendors, sold,

(4)

transferred and conveyed, the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S. Dag No.2292, under Khatian no.2080, Police Station - Airport (formerly Rajarhat), in the District North 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Pradip Kumar Saha and Smt. Jolly Saha, described therein as the purchasers, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 12th day of August, 1983, registered at the Office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No.218, at page No.149 to 153, as Being No.8466, for the year 1983, one Smt. Nibedita Basu, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S. Dag No.2292, under Khatian no.2080, Police Station - Airport (formerly Rajarhat), in the District North 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Pradip Kumar Saha and Smt. Jolly Saha, described therein as the Purchasers, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 16th day of August, 1983, registered at the Office of the Sub-Registrar Cossipore Dum Dum, and recorded in Book No.I, Volume No.222, at page No.133 to 137, as Being No.8598, for the year 1983,

one Smt. Nibedita Basu, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 07 (seven) Chittaks 10 (ten) Square feet, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S. Dag No.2292, under Khatian no.2080, Police Station - Airport (formerly Rajarhat), in the District North 24-Parganas, morefully and particularly described in the Schedule thereunder written, unto Sri Pradip Kumar Saha and Smt. Jolly Saha, described therein as the purchasers, for a valuable consideration as mentioned therein.

AND WHEREAS after the said purchaser Sri Pradip Kumar Saha and Smt. Jolly Saha, duly mutated their property and registered their names in the records of B.L. and L.R.O. under L.R. Khatian Nos. 12281 and 12282 respectively, in respect of land measuring an area 41 Decimals under R.S./L.R. Dag No. 2292.

AND WHEREAS by a Deed of Conveyance, dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 96584 to 96618, as Being No. 190301802, for the year 2021, Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, togetherwith tin shaded strcture standing thereon measuring an area 100 (one hundred) square feet more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292,

under L.R. Khatian no.2080, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) in the District North 24-Parganas, along with all easement rights and other amenities, facilities, rights, interests of the said property, morefully and particularly described in the Schedule thereunder written, unto M/S. Timberland Projects (OPC) Private Limited, described therein as the purchaser, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 108072 to 108105, as Being No. 190301805, for the year 2021, Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, togetherwith tin shaded strcture standing thereon measuring an area 100 (one hundred) square feet more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian no.2080, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) in the District North 24-Parganas, along with all

easement rights and other amenities, facilities, rights, interests of the said property, morefully and particularly described in the Schedule thereunder written, unto M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, recorded in Book No.I, Volume No.1903-2021, at page from 108037 to 108071, as Being No. 190301804, for the year 2021, Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 04 (four) Chittaks 14 (fourteen) Square feet, more or less, togetherwith tin shaded strcture standing thereon measuring an area 100 (one hundred) square feet more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian no.2080, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) in the District North 24-Parganas, along with all easement rights and other amenities, facilities, rights, interests of the said property, morefully and particularly described in the Schedule thereunder written, unto M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser, for a valuable consideration as mentioned therein.

AND WHEREAS by a Deed of Conveyance, dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 108003 to 108036, as Being No. 190301803, for the year 2021, Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the vendors, sold, transferred and conveyed the property being ALL THAT piece or parcel of Bastu land, measuring an area 06 (six) Cottah 07 (seven) Chittaks 10 (ten) Square feet, more or less, togetherwith tin shaded strcture standing thereon measuring an area 100 (one hundred) square feet more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian no.2080, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) in the District North 24-Parganas, along with all easement rights and other amenities, facilities, rights, interests of the said property, morefully and particularly described in the Schedule thereunder written, unto M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser, for a valuable consideration as mentioned therein.

AND WHEREAS M/S. Timberland Projects (OPC) Private Limited, the Owner herein, duly mutated its name in the records of B.L. and L.R.O. under L.R. Khatian No. 25291 in respect of land measuring an area 01 (one) Bigha 05 (five) Cottahs 04 (four) Chittaks 07 (seven) Square feet, more or less, comprised in R.S./ L.R. Dag No. 2292.

AND WHEREAS due to inadvertence the L.R. Khatian No. was written as 2080 in the said principal Deed of Conveyance dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 96584 to 96618, as Being No. 190301802, for the year 2021, and the said mistake and/or error rectified had made correctly as L.R. Khatian No. 12281 and 12282, in the Deed of Rectification dated 20th day of December, 2021, registered at the office of the Additional Registrar of Assurances - III, Kolkata, recorded in Book No. I, Volume No. 1903-2022, Pages 108691 to 108715, Being No. 190300034 for the year 2022, executed by Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the Rectifiers and M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser.

AND WHEREAS due to inadvertence the L.R. Khatian No. was written as 2080 in the said principal Deed of Conveyance dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 108072 to 108105, as Being No. 190301805, for the year 2021, and the said mistake and/or error rectified had made correctly as L.R. Khatian No. 12281 and 12282, in the Deed of Rectification dated 20th day of December, 2021, registered at the office of the Additional Registrar of Assurances - III, Kolkata, recorded in Book No. I, Volume No. 1903-2022, Pages 108716 to 108741, Being No. 190300035 for the year 2022, executed by Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the Rectifiers and

M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser.

AND WHEREAS due to inadvertence the L.R. Khatian No. was written as 2080 in the said principal Deed of Conveyance dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 108037 to 108071, as Being No. 190301804, for the year 2021, and the said mistake and/or error rectified had made correctly as L.R. Khatian No. 12281 and 12282, in the Deed of Rectification dated 20th day of December, 2021, registered at the office of the Additional Registrar of Assurances - III, Kolkata, recorded in Book No. I, Volume No. 1903-2022, Pages 108665 to 108690, Being No. 190300033 for the year 2022, executed by Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the Rectifiers and M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser.

AND WHEREAS due to inadvertence the L.R. Khatian No. was written as 2080 in the said principal Deed of Conveyance dated 08th day of February, 2021, registered at the Office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No.I, Volume No.1903-2021, at page from 108003 to 108036, as Being No. 190301803, for the year 2021, and the said mistake and/or error rectified had made correctly as L.R. Khatian No. 12281 and 12282, in the Deed of Rectification dated 20th day of December, 2021, registered at the office of the Additional Registrar of Assurances - III, Kolkata, recorded in Book

No. I, Volume No. 1903-2022, Pages 108742 to 108767, Being No. 190300036 for the year 2022, executed by Mr. Pradip Kumar Saha and Mrs. Jolly Saha, described therein as the Rectifiers and M/S. Timberland Projects (OPC) Private Limited, described therein as the Purchaser.

AND WHEREAS the said M/S. Timberland Projects (OPC) Private Limited, had decided to develop the aforesaid land, containing an area 01 (one) Bigha 04 (four) Cottahs 14 (fourteen) Chittaks 13 (thirteen) Square feet, more or less, lying and situated at Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian No. 25291, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar Salt Lake City, in the District North 24-Parganas, morefully and particularly described in the FIRST SCHEDULE thereunder written, and accordingly entered into a Registered Development Agreement, dated, 03rd day of December, 2021, registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book no.I, Volume No.1504-2021, at pages No.178430 to 178480, as Being No.150403897 for the year 2021, for development of the said lands, containing certain terms and conditions as agreed upon between the said M/S. Timberland Projects (OPC) Private Limited, and Rechi Nirmaan Pvt. Ltd.

AND WHEREAS in terms of the said registered development agreement dated 03rd day of December, 2021, the said M/S.

Timberland Projects (OPC) Private Limited, also executed a registered Development Power of Attorney, on 03rd day of December, 2021, in favour of the said Rechi Nirmaan Pvt. Ltd., which was also registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book no.I, Volume No.1504-2021, at pages No.178772 to 178807, as Being No.150403904 for the year 2021, for sign and execute different Agreement for Sale and Deed of Conveyances in respect of the Developer's Allocation to the intending purchaser(s) in the building of the said plot of land and other contains mentioned therein.

AND WHEREAS by a Deed of Gift Dated 23rd day of May, 2022, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, as Volume No.1504-2022 at pages from 102828 to 102851, Being No.150402137, for the year 2022, the said M/S. Timberland Projects (OPC) Private Limited, described therein as the Donor, gifted its property being ALL THAT piece or parcel of bastu land, measuring and area **34 (thirty four) square feet, more or less** out of the total land in Lot -A, measuring an area 06 (six) Cottahs 04 (four) Chittaks 14 (fourteen) Square feet, more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian No. 25291 (formerly 12281, 12282), Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/ 1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt**

Lake City, in the District North 24-Parganas, in favour of Bidhannagar Municipal Corporation, the donee therein, absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

AND WHEREAS the said M/S. Timberland Projects (OPC) Private Limited, executed a Deed of Declaration for Amalgamation dated 20th day of January, 2023, respecting the aforesaid four properties being ALL THAT piece or parcel of land, measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, togetherwith tin shaded strcture standing thereon measuring an area 400 (four hundred) square feet more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, Police Station - **Airport (formerly Rajarhat), Kolkata - 700136**, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas, morefully and particularly described in the Fifth Schedule thereunder written.

AND WHEREAS the said M/S. Timberland Projects (OPC) Private Limited, duly mutated its property and registered its name in the records of the Bidhannagar Municipal Corporation being Municipal Holding No. AS/666/07/04, Block - B, Tentultala R

Gopalpur Road, Kolkata - 700136, vide Certificate No. BNMC/23-24/MU/003326/141488, Ward No. 04, Borough 1, in fact.

AND WHEREAS the said M/S. Timberland Projects (OPC) Private Limited, the Vendor herein, applied and obtained sanction of the building plan from the Bidhannagar Municipal Corporation vide Building Permit No. SWS-OBPAS/2109/2022/0267 dated 17th day of October, 2023, for construction of a new building upon the said premises but the Vendor due to the personal difficulties the vendor herein decided to sell the property.

AND WHEREAS the said **RECHI NIRMAAN PVT. LTD.,** a company Incorporated under the provisions of Companies Act, 2013 (as amended upto date), **PAN No. AAHCR6515K**, having its registered office at Premises No. 220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District of North-24-Parganas, represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL,** son of Sri Sridhar Prasad Mandal, **PAN No. ABEP7581M, AADHAAR No. 7751 2396 1704**, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata- 700 055, in the District of North-24-Parganas, West Bengal, due to some terms and conditions in the said Development Agreement, the said Rechi Nirmaan Pvt. Ltd., at this stage not possible and feasible and/or practicable for construction of the development project and therefor the parties herein, amicably mutually decided to cancel the said registered Development Agreement and registered Development Power of Attorney and accordingly that on 18th day

of **September, 2024**, the said M/S. Timber Projects (OPC) Private Limited and Rechi Nirmaan Pvt. Ltd., execute and registered a Cancellation Development Agreement which was registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, and recorded in Book No. I, Being No. 150402304 for the year 2024 and also that on 18th day of **September, 2024**, the said M/S. Timber Projects (OPC) Private Limited and Rechi Nirmaan Pvt. Ltd., execute and registered Revocation of Power of Attorney which was registered at the office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No. IV, Being No. 150400084 for the year 2024.

AND WHEREAS the said M/S. Timberland Projects (OPC) Private Limited, the Vendor herein, became the sole and absolute owner and thus well seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT incomplete G+1 storied building measuring an area 17200 (seventeen thousand two hundred) square feet, more or less, in forms of - car parking space on the Ground Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, and residential on the First Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at Municipal Holding No. AS/666/07/04, Block

- B, Tentultala R Gopalpur Road (formerly RGM-16/1196, Tentultala R Gopalpur Road), Police Station - **Narayanpur (formerly Rajarhat thereafter Airport), Kolkata - 700136**, in Mouza - **Gopalpur**, J.L. No.2, Re.Sa No.140, Touzi No.2998, **R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, under Ward No.04, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas, hereinafter called the "**SAID PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written.

AND WHEREAS the Vendor herein, was desirous of selling its property, morefully and particularly described in the **SCHEDULE**, hereunder written, and the Purchaser herein, approached the Vendor for purchasing the same and after due negotiations the Vendor agreed to sell the said property.

AND WHEREAS, the Vendor herein declare that the property, is free from all sorts of encumbrances, debts, liabilities, claims, demands, liens, charges, trusts, mortgage, attachments, lis-pendens, any government dues, etc., whatsoever, in all respect, and there is no notice in existence respecting the property hereby sold from any Governmental, or Semi-Governmental Authorities or statutory or any other authorities, and the Vendor herein, further declares that its neither executed any instrument and/or documents in favour of any third party, nor mortgaged the property hereunder sold to any financial institution nor there is any pending litigation as on date of execution of these presents against the

property hereby sold and the Vendor further declare that there exists no tenant(s) or trespasser(s) in the property hereby sold and the property is lying fully vacant and in peaceful possession of us, the same being hereby agreed to be sold.

AND WHEREAS the Vendor herein, declares that the Vendor has paid all taxes, rates and outgoings, due to local bodies, revenue authorities in respect of the property hereunder sold, more fully and particularly described in the **SCHEDULE**, hereunder written, up to the date of execution of these presents and in case any arrears are found of the earlier period after execution of these presents, the same shall be discharged by the Vendor, its heirs, executors, administrators, representatives and assigns, or any person or persons lawfully or equitably claiming any right over the estate.

AND WHEREAS the Vendor herein further affirms that if and in case any sort of instruments/documents/indentures appears purporting to have conveyed or showcases intention of the Vendor herein to convey the property hereby sold to any person(s) except the purchaser herein, after execution of these presents, the same shall be treated as void ab initio and shall be invalid and inoperative in the eye of law.

AND WHEREAS the Vendor herein has agreed to sell and the purchaser herein has agreed to purchase ALL THAT incomplete G+1 storied building measuring an area 17200 (seventeen thousand two hundred) square feet, more or less, in forms of - car parking space on the Ground Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, and

residential on the First Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at Municipal Holding No. AS/666/07/04, Block - B, Tentultala R Gopalpur Road (formerly RGM-16/1196, Tentultala R Gopalpur Road), Police Station - **Narayanpur (formerly Rajarhat thereafter Airport), Kolkata - 700136**, in Mouza - **Gopalpur**, J.L. No.2, Re.Sa No.140, Touzi No.2998, **R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, under Ward No. 04, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipallity) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas, morefully and particularly described in the **SCHEDULE** hereunder written, at or for the price of **Rs.4,25,00,000/- (Rupees four crore twenty five lakh)** only free from all encumbrances.

NOW THIS DEED OF CONVEYANCE WITNESSES that in pursuance of this deed arrived at between the Vendor and Purchaser and in consideration of payment of a sum of **Rs.4,25,00,000/- (Rupees four crore twenty five lakh)** only by the Purchaser to the Vendor, being the full agreed consideration money at or immediately before execution of these present, the receipt whereof the Vendor do hereby admit and acknowledge by a Memo of Consideration written hereunder, and of and from the receipt of the same and every part thereof, the Vendor acquits, releases

and discharges the '**PROPERTY**' and every part thereof, and do hereby **GRANT, TRANSFER, SELL, CONVEY, ASSIGN and ASSURE** the sell unto the Purchaser the '**PROPERTY**' free from all encumbrances and attachments, being **ALL THAT** incomplete G+1 storied building measuring an area 17200 (seventeen thousand two hundred) square feet, more or less, in forms of - car parking space on the Ground Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, and residential on the First Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at Municipal Holding No. AS/666/07/04, Block - B, Tentultala R Gopalpur Road (formerly RGM-16/1196, Tentultala R Gopalpur Road), Police Station - **Narayanpur (formerly Rajarhat thereafter Airport), Kolkata - 700136**, in Mouza - **Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, under Ward No. 04, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas, morefully and particularly described in the **SCHEDULE** hereunder written, **OR HOWSOEVER**, otherwise the said **PROPERTY** now or heretofore was situated, bounded, called, known, numbered, described and distinguished **TOGETHERWITH** the land or ground whereupon or on part whereof the same

remains erected and built together further with all houses, out-houses, erections, fixtures, walls, yards, courtyards and benefit and advantages of existing electric lines, liberties, easements, privileges, appendages and appurtenances whatsoever, along with other benefits, privileges, appendages and appurtenances whatsoever thereto 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, **FURTHERMORE WITH** 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 or in respect of the said **PROPERTY** and every part thereof **AND** of all deeds, muniments, writings and evidence of title which in any wise relate to the "**PROPERTY**" or every part or parcel thereof and which now are or hereafter shall, or may be in the custody, power or possession of the Vendor, its heirs, executors, administrators or representatives or any persons from whom they can or may procure the same without action or suit at law or in equity, of the **PROPERTY** unto the Purchaser **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the delivered possession of the **PROPERTY** and every part thereof, for its sole use and benefit absolutely and forever, which has been granted, sold, conveyed and transferred or expressed and intended so to be, with its rights, members and appurtenances unto and to the use of the Purchaser, its heirs, executors, administrators, representatives and assigns, forever freed and discharged from

or otherwise by the Vendor, well and sufficiently indemnified of and against all lawful encumbrances, attachments, charges, debts, legal claims and liens etc. whatsoever created or suffered by the Vendor from to these presents or any of its predecessors in the title or any person or persons lawfully or equitably claiming as aforesaid, **AND** the Vendor also do hereby for itself, its heirs, executors, administrators, representatives and assigns, covenants with the Purchaser its heirs, executors, administrators, representatives and assigns **THAT NOTWITHSTANDING** any act, deed or thing whatsoever, by the Vendor or by any of its predecessors in title, done or executed or knowingly suffered to the contrary the Vendor had at all material times heretofore and now have proper right title and interest to **GRANT, SELL, CONVEY, TRANSFER, ASSIGN and ASSURE** its said **PROPERTY**, hereby granted, sold, conveyed, transferred, assigned and assured, expressed intended so to be, togetherwith right to construction unto and to the use of the Purchaser its heirs, executors, administrators, representatives and assigns, in the manner as aforesaid **AND THAT** the Purchaser and its heirs, executors, administrators, representatives and assigns, shall and may at all times hereafter peacefully and quietly enter into, hold, possess and enjoy the said **PROPERTY** and every part thereof, and receive the rents, issues and profits thereof, if any, **WITHOUT** any lawful eviction, hindrance and interruption, disturbance, claim or demand whatsoever, from or by the Vendor or any person or persons lawfully or equitably claiming any right over the estate, or in trust for them or from or under any of its/ their/his/her predecessors in title **AND THAT** free and clear and

freely, clearly and 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 and all manner of claims, charges, liens, debts, attachment and encumbrances whatsoever made or suffered by the Vendor or any of its predecessors in title 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 said property or any part thereof from under or in trust for them the Vendor or from or under any of its predecessors in title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser its heirs, executors, administrators, representatives and assigns 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 said **PROPERTY** and every part thereof unto and to the use of the Purchaser and its heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this present as shall or may be reasonably required **AND FURTHERMORE**, the Vendor and its heirs, executors and administrators, shall at all time hereafter indemnify and keep indemnified the Purchaser, its heirs executors, administrators and assigns against any loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Vendor or any breach of the covenants hereinunder contained and the Purchaser shall be entitled to take all necessary steps in case of such defects.

SCHEDULE ABOVE REFERRED TO:

ALL THAT incomplete G+1 storied building measuring an area 17200 (seventeen thousand two hundred) square feet, more or less, in forms of - car parking space on the Ground Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, and residential on the First Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at Municipal Holding No. AS/666/07/04, Block - B, Tentultala R Gopalpur Road (formerly RGM-16/1196, Tentultala R Gopalpur Road), Police Station - **Narayanpur (formerly Rajarhat thereafter Airport), Kolkata - 700136**, in Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, **R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, under Ward No.04, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas, AND depicted in the map or plan annexed hereto and delineated with '**RED**' border.

The Property is butted and bounded by:

ON THE NORTH	:	By 30' feet wide road.
ON THE SOUTH	:	By R.S./L.R. Dag No. 2294.
ON THE EAST	:	By R.S./L.R. Dag No. 2291.
ON THE WEST	:	By 12' feet wide common passage.

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribe their respective hands and signatures the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

BY THE VENDOR AT KOLKATA

IN THE PRESENCE OF:

1. *Sibyendu Dey*
Adv.

2. *Raj Kumar Tiwary*
118/2, D.D. Road.
Kolkata - 48.

TIMBERLAND PROJECTS (OPC) PRIVATE LIMITED

Raj Kumar Verma

DIRECTOR

**M/S. TIMBERLAND PROJECTS
(OPC) PRIVATE LIMITED**

Represented by its Director

SRI RAJ KUMAR VERMA

... VENDOR/ONE PART

SIGNED, SEALED AND ACCEPTED

BY THE PURCHASER AT KOLKATA

IN THE PRESENCE OF:

1. *Sibyendu Dey*
Adv.

2. *Raj Kumar Tiwary*

Sajjan Kumar Mandal

RECHI NIRMAAN PVT. LTD

Represented by its Director

SRI SAJJAN KUMAR MANDAL

... PURCHASER/OTHER PART

As per instructions and documents furnished by the parties herein who have understood the contents and purports of this document.

Drafted by :

Sibyendu Dey

Mr. Dibyendu Dey

Advocate,

High Court, Calcutta.

WB/1089/2014.

RECEIVED on and from the within named PURCHASER a sum of **Rs.4,25,00,000/- (Rupees four crore twenty five lakh)** only the total consideration in respect of the said property, as per Memo hereunder written.

Memo of Consideration

Cheque No./ RTGS/DD	Dated	Drawn on	Amount
818299	02.01.2024	Indian Bank, Dum Dum Park Br.	30,00,000.00
924477	03.06.2024	SBI, BR.-DUM DUM PARK	39,60,000.00
924478	10.06.2024	SBI, BR.-DUM DUM PARK	39,60,000.00
924479	12.06.2024	SBI, BR.-DUM DUM PARK	30,40,000.00
924480	14.06.2024	SBI, BR.-DUM DUM PARK	30,40,000.00
656842	06.09.2024	SBI, BR.-DUM DUM PARK	50,00,000.00
656843	06.09.2024	SBI, BR.-DUM DUM PARK	50,00,000.00
RTGS	11.09.2024	SBI, BR.-DUM DUM PARK	25,00,000.00
RTGS	11.09.2024	SBI, BR.-DUM DUM PARK	25,75,000.00
RTGS	13.09.2024	SBI, BR.-DUM DUM PARK	50,00,000.00
RTGS	13.09.2024	SBI, BR.-DUM DUM PARK	50,00,000.00
	14.09.2024	T.D.S.	4,25,000.00
TOTAL RUPEES FOUR CRORE TWENTY FIVE LAKH ONLY.		TOTAL Rs.	4,25,00,000.00

WITNESSES

1. *Subyindury*
Adh.

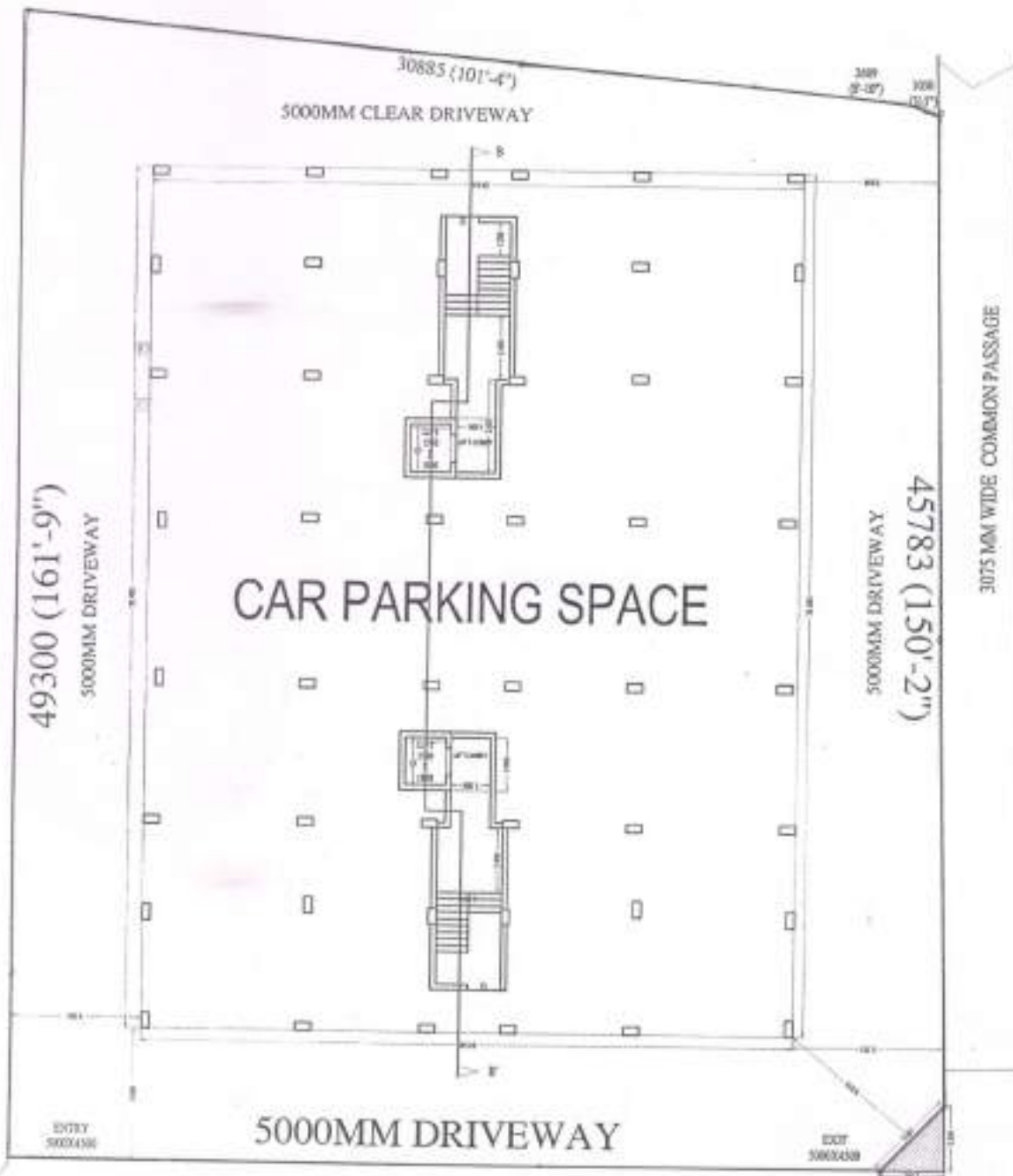
2. *Raj Kumar Tiwary*

TIMBERLAND PROJECTS (OPC) PRIVATE LIMITED

Raj Kumar Verma
DIRECTOR

M/S. TIMBERLAND PROJECTS
(OPC) PRIVATE LIMITED
Represented by its Director
SRI RAJ KUMAR VERMA
... VENDOR/ONE PART

Site plan in respect of ALL THAT incomplete car parking space on the Ground Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292**, under L.R. Khatian No. **25291 (formerly 12281, 12282, 2080)**, Police Station - **Airport (formerly Rajarhat), Kolkata - 700136**, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas.



TO TENTULTALA BUS STOP 11.035 M. WIDE ROAD TO SOCRAY GANGULY AVENUE

TIMBERLAND PROJECTS (OPC) PRIVATE LIMITED

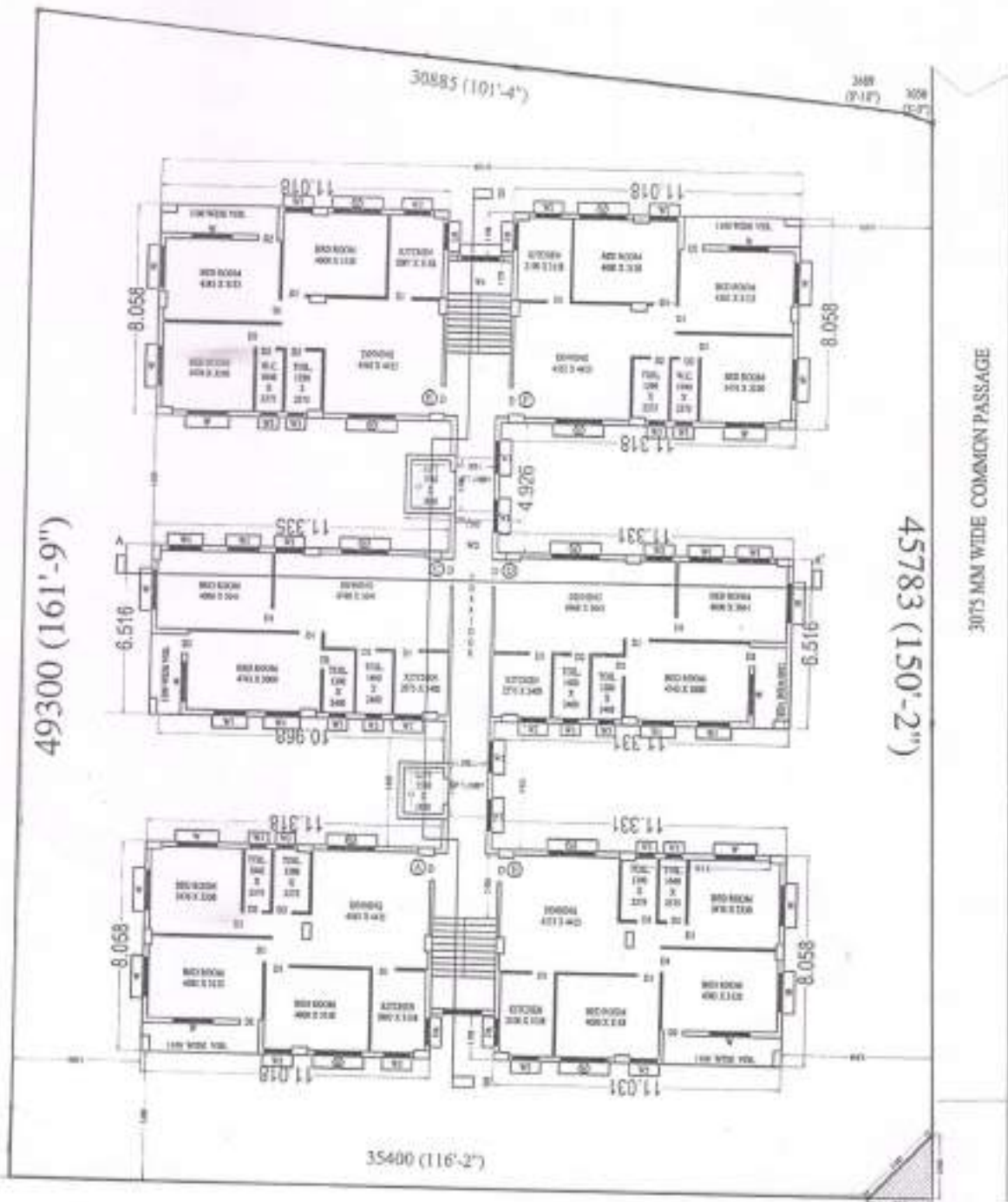
Raj Kumar Verma

DIRECTOR

SIGNATURE OF VENDOR (S)

SIGNATURE OF PURCHASER (S)

Site plan in respect of ALL THAT incomplete residential on the First Floor, measuring an area 8600 (eight thousand six hundred) square feet, more or less, togetherwith piece or parcel of Bastu land measuring an area 01 (one) Bigha 05 (five) Cottahs 03 (three) Chittaks 18 (eighteen) square feet, but as per physical measurement 01 (one) Bigha 04 (four) Cottahs 13 (thirteen) chittaks 24 (twenty four) square feet, more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, Re.Sa No.140, Touzi No.2998, R.S./L.R. Dag No.2292, under L.R. Khatian No. 25291 (formerly 12281, 12282, 2080), Police Station - Airport (formerly Rajarhat), Kolkata - 700136, Municipal Holding No. RGM-16/1196, Tentultala R Gopalpur Road, under Ward No. 6, within the limits of Bidhannagar Municipal Corporation (formerly Rajarhat-Gopalpur Municipality) Addl. District Sub-Registrar Bidhannagar, Salt Lake City, in the District North 24-Parganas.**



TIMBERLAND PROJECTS (OPC) PRIVATE LIMITED

Raj Kumar Verma

DIRECTOR

SIGNATURE OF VENDOR (S)

SIGNATURE OF PURCHASER (S)

SL
No.

Signature
of the executants/
Presentants

Under Rule 44A of the I.R. Act 1908
SPECIMEN FOR TEN FINGER PRINT

Page No.....

					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
					
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right)	Ring Hand)	Little
	Little	Ring	Middle (Left)	Fore Hand)	Thumb
	Thumb	Fore	Middle (Right)	Ring Hand)	Little



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



192024250207724108

GRN Details

GRN:	192024250207724108	Payment Mode:	SBI Epay
GRN Date:	13/09/2024 13:09:16	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5445635917727	BRN Date:	13/09/2024 13:09:36
Gateway Ref ID:	CHR0706408	Method:	State Bank of India NB
GRIPS Payment ID:	130920242020772409	Payment Init. Date:	13/09/2024 13:09:16
Payment Status:	Successful	Payment Ref. No:	2002425415/1/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SAJJAN KUMAR MANDAL
Address:	213 DUM DUM PARK KOLKATA 700055
Mobile:	9051800151
E-Mail:	msajjankumar@gmail.com
Period From (dd/mm/yyyy):	13/09/2024
Period To (dd/mm/yyyy):	13/09/2024
Payment Ref ID:	2002425415/1/2024
Dept Ref ID/DRN:	2002425415/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002425415/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	2975020
2	2002425415/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	425014
3	2002425415/1/2024	Mutation/Conversion -Receipt	0029-00-800-028-27	8200

Total 3408234

IN WORDS: THIRTY FOUR LAKH EIGHT THOUSAND TWO HUNDRED THIRTY FOUR ONLY.

Major Information of the Deed

Deed No :	I-1902-11127/2024	Date of Registration	18/09/2024
Query No / Year	1902-2002425415/2024	Office where deed is registered	
Query Date	12/09/2024 9:00:51 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dibyendu Dey High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 7439556795, 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. 4,25,00,000/-	Rs. 4,25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 29,75,120/- (Article:23)	Rs. 4,25,098/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 04, Holding No:AS/666/07/04 JI No: 2, Pin Code : 700136

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-2292 (RS :-)	LR-25291	Bastu	Bastu	1 Bigha 4 Katha 13 Chatak 24 Sq Ft	2,55,00,000/-	2,55,00,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					40.9956Dec	255,00,000 /-	255,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	17200 Sq Ft.	1,70,00,000/-	1,70,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 8600 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 8600 Sq Ft.,Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		17200 sq ft	170,00,000 /-	170,00,000 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIMBERLAND PROJECTS OPC PRIVATE LIMITED Walzen Towers, EN-35, Salt Lake City, Block/Sector: V, Flat No: 3rd Floor, City:- Not Specified, P.O:- Electronic Complex, P.S:-Nabadiganta, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 Date of Incorporation:XX-XX-2XX0 , PAN No.:: AAxxxxxx9E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

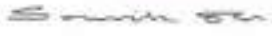
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	RECHI NIRMAAN PRIVATE LIMITED 220, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Date of Incorporation:XX-XX-2XX6 , PAN No.:: aaxxxxxx5k,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAJ KUMAR VERMA Son of Om Prakash Verma Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office	Photo  Sep 18 2024 1:36PM	Finger Print  Captured LT1 18/09/2024	Signature  18/09/2024
	380, Dakshindari Road, City:- Not Specified, P.O:- Sreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ABxxxxxx3N, Aadhaar No: 76xxxxxxxx4259 Status : Representative, Representative of : TIMBERLAND PROJECTS OPC PRIVATE LIMITED (as Director)			
2	Name Mr SAJJAN KUMAR MANDAL (Presentant) Son of Mr Sridhar Prasad Mandal Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office	Photo  Sep 18 2024 1:35PM	Finger Print  Captured LT1 18/09/2024	Signature  18/09/2024
	213, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: ABxxxxxx1M, Aadhaar No: 77xxxxxxxx1704 Status : Representative, Representative of : RECHI NIRMAAN PRIVATE LIMITED (as Director)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOUVIK DAS Son of Late Samarendra Nath Das 55/31, Biman Nagar, Kaikhali, City:- Not Specified, P.O:- Airport, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052		 Captured	
	18/09/2024	18/09/2024	18/09/2024
Identifier Of Mr RAJ KUMAR VERMA, Mr SAJJAN KUMAR MANDAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TIMBERLAND PROJECTS OPC PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-40.9956 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	TIMBERLAND PROJECTS OPC PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-17200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Tentultala (gopalpur), Mouza: Gopalpur, , Ward No: 04, Holding No:AS/666/07/04 JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2292, LR Khatian No:- 25291	Owner:টিম্বারল্যান্ড প্রজেক্ট ওপিএস প্রাইভেট লিমিটেড, Gurdian:গবেষক ডায়াল, Address:বিক্র , Classification:বঙ্গ, Area:0.40140000 Acre,	TIMBERLAND PROJECTS OPC PRIVATE LIMITED

Endorsement For Deed Number : I - 190211127 / 2024

On 18-09-2024

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 13:30 hrs on 18-09-2024, at the Office of the A.R.A. - II KOLKATA by Mr SAJJAN KUMAR MANDAL ..

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 4,25,00,000/-

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

Execution is admitted on 18-09-2024 by Mr RAJ KUMAR VERMA, Director, TIMBERLAND PROJECTS OPC PRIVATE LIMITED (Private Limited Company), Walzen Towers, EN-35, Salt Lake City, Block/Sector: V, Flat No: 3rd Floor, City:- Not Specified, P.O:- Electronic Complex, P.S:-Nabadianta, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by Mr SOUVIK DAS, , Son of Late Samarendra Nath Das, 55/31, Biman Nagar, Kaikhalli, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Service

Execution is admitted on 18-09-2024 by Mr SAJJAN KUMAR MANDAL, Director, RECHI NIRMAAN PRIVATE LIMITED (Private Limited Company), 220, Dum Dum Park, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr SOUVIK DAS, , Son of Late Samarendra Nath Das, 55/31, Biman Nagar, Kaikhalli, P.O: Airport, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700052, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,25,098.00/- (A(1) = Rs 4,25,000.00/- ,E = Rs 14.00/- ,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 4,25,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2024 1:09PM with Govt. Ref. No: 192024250207724108 on 13-09-2024, Amount Rs: 4,25,014/-, Bank: SBI EPay (SBIPay), Ref. No. 5445635917727 on 13-09-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 29,75,020/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 29,75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2112, Amount: Rs.100.00/-, Date of Purchase: 11/09/2024, Vendor name: M Dutta

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/09/2024 1:09PM with Govt. Ref. No: 192024250207724108 on 13-09-2024, Amount Rs: 29,75,020/-, Bank: SBI EPay (SBIPay), Ref. No. 5445635917727 on 13-09-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 646525 to 646562
being No 190211127 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.09.21 11:33:49 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 21/09/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

DATED THIS THE 18th DAY OF SEPTEMBER, 2024.

B E T W E E N

M/S. TIMBERLAND PROJECTS (OPC) PRIVATE
LIMITED

Represented by its Director
SRI RAJ KUMAR VERMA
...VENDOR/ONE PART

AND

RECHI NIRMAAN PVT. LTD
Represented by its Director
SRI SAJJAN KUMAR MANDAL
...PURCHASER/OTHER PART

Deed of Conveyance

Drafted by :

Mr. Dibyendu Dey

Advocate

HIGH COURT, CALCUTTA.

RES : 8/4H, Beepara Lane,

Kolkata - 700030

Mobile : 98300-25285