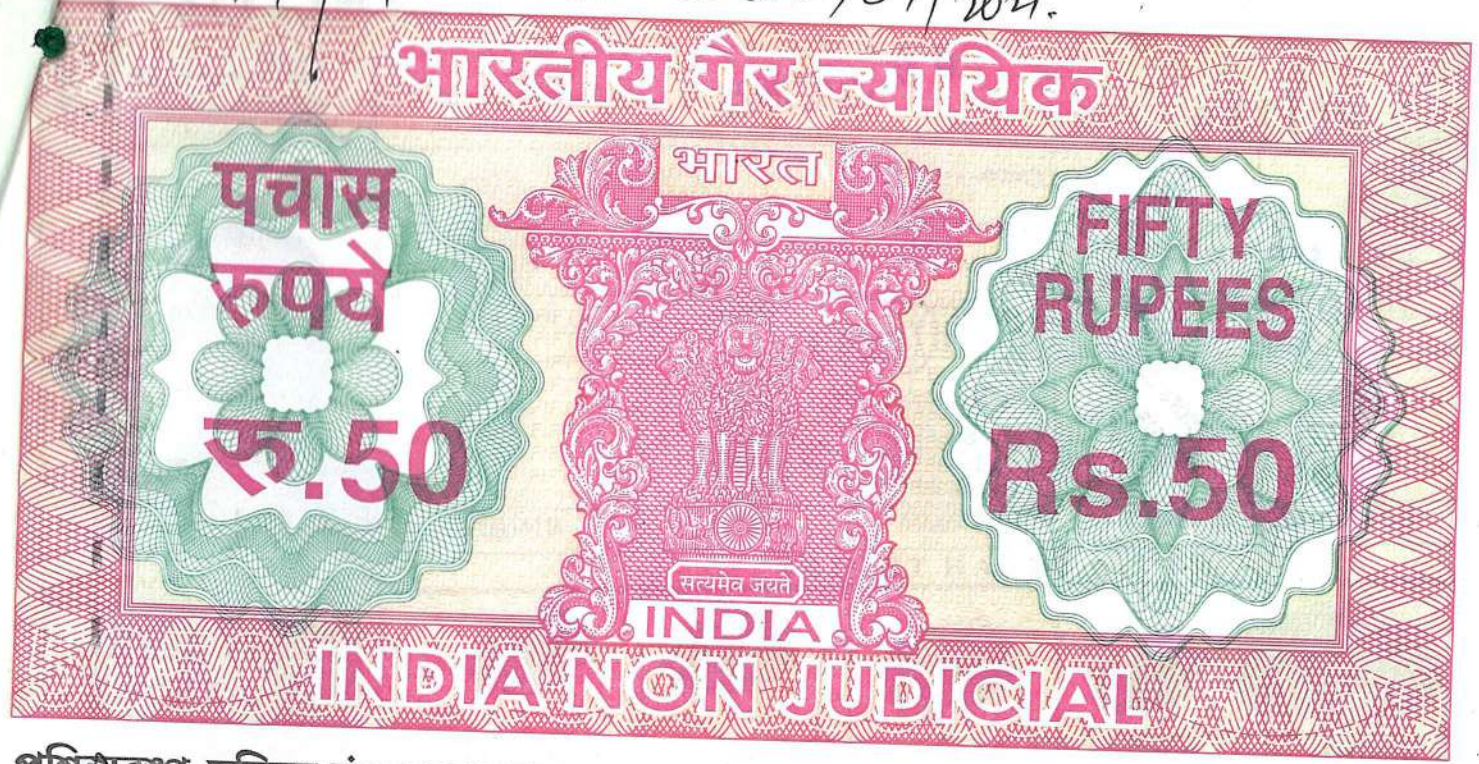


11834/21

2057810964/2021

# भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 819375

2  
1806288  
10/2/21

Certified that the document is admitted to registration. The signature sheets and the enclosures sheets attached with this document are the part of the documents.

District Sub-Registrar-II  
Howrah

16 NOV 2021

Handwritten signature in blue ink.

## DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 16<sup>th</sup> day of November Two Thousand Twenty One

-BETWEEN-

Pradeep M Agarwal

001759

09 JUL 2021

Date.....  
Send to.....  
At.....  
Rupees.....

S CHAKRABORTY  
Advocate, Alipore Judges' Court  
Kolkata - 27

*Samiran Das*  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol<sup>n</sup>

























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District Sub-Registrar-II  
Howrah

16 NOV 2021

*Tapan Kumar...*  
*Go Sri Kamal...*  
*Old - Law club*

# SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents							
1.	 Pradeep Kumar Agarwal							
		(LEFT HAND)						
								
		(RIGHT HAND)						
		2.	 Pradeep Kumar Agarwal					
				(LEFT HAND)				
								
(RIGHT HAND)								
3.								
				(LEFT HAND)				
		(RIGHT HAND)						
		4.						
				(LEFT HAND)				
(RIGHT HAND)								



✓  
District Sub-Registrar-II  
Howrah

16 NOV 2021

**DHARANI NASKAR** son of Sudarshan Naskar, by nationality Indian, by faith- Hindu, having **PAN: BGAPN3552P** and having **Aadhaar No.437947518211** residing at Domjur P.S. Domjur District-Howrah, Pin- 711405, hereinafter called as the **VENDOR** (which terms or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives, nominee(s) and/or assigns) of the **ONE PART**

**-AND-**

**RICHMOND RAWALWASIA DEVELOPERS LLP**, (having **PAN:AAXFR8824N**) a Limited Liability Partnership Firm form and incorporated under The Limited Liability Partnership Act, 2008 having its registered office at 86A, Topsia Road South, 9<sup>th</sup> Floor, Topsia, Kolakata-700046 and duly represented by its designated Partner **Mr. Pradeep Kumar Agarwal**, son of Devraj Agarwal, by faith- Hindu, by occupation Business, by nationality- Indian, having **Aadhaar No. 544290527930** and having **PAN: ACSPA5048G** residing at Flat-4a, Maruti Sadan, 12 Dover Park, Ballygunge Circular Road, Kolkata-700019, Post Office: Ballygunj hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or there be something repugnant to be subject or context be deemed to include its successors and/or successors-in-interest and assigns) of the **OTHER PART** ;

WHEREAS the Vendor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of shali land measuring about **2.67 decimal** out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, R.S. Dag no.4020, **L.R. Dag no.4084**,

प्रदीप कुमार अग्रवाल

Pradeep M. Agarwal



District Sub-Registrar-II  
Howrah

16 NOV 2021

L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayet , P.S. Domjur, District: Howrah ;

AND WHEREAS the Vendor is also absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of **ALL THAT** piece and parcel of shali land measuring about **5.33 decimal** out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayat , P.S. Domjur, District: Howrah;

AND WHEREAS thus the said Dharani Naskar become absolute Owner of the land as follows:

R.S Dag No.	L.R. Dag No.	Mouza	Khatian no.	Area
4020	4084	Domjur	6666	2.67 Decimal i.e. 1.61 cottah
5833	7334	Domjur	6666	5.33 Decimal i.e. 3.23 cottah

AND WHEREAS the Vendor is desirous of selling of **ALL THAT** piece and parcel of shali land measuring about **2.67 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, R.S. Dag no.4020, **L.R. Dag no.4084**, And **ALL THAT** piece and parcel of shali land measuring about **5.33 decimal** i.e. 3.23 cottah out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayat , P.S. Domjur, District: Howrah, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** free from all

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Pradeep M. Agarwal



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District Sub-Registrar-II  
Howrah

16 NOV 2021

encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever ;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** piece and parcel of shali land measuring about **2.67 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, R.S. Dag no.4020, **L.R. Dag no.4084**, And **ALL THAT** piece and parcel of shali land measuring about **5.33 decimal** i.e. 3.23 cottah out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayat, P.S. Domjur, District: Howrah, as morefully and particularly described in the **SCHEDULE** hereunder written, at a total consideration of Rs.15,25,241/- (Rupees fifteen lakh twenty five thousand two hundred forty one) only free from all encumbrances, charges, liens, lispendences, attachments, claims and demands whatsoever on the terms and conditions stated hereunder ;

**NOW THIS INDENTURE WITNESSETH** as follows :-

That in pursuance of the said agreement and in consideration of the said sum of Rs.15,25,241/- (Rupees fifteen lakh twenty five thousand two hundred forty one) only paid by the Purchaser to the Vendor on or before the execution of these presents (the receipt whereof the Vendor doth hereby admit and acknowledge and from the payment of the same and every part thereof do hereby acquit, release and discharge the Purchaser as also the **said plots of land**) the Vendor do hereby sell, grant, convey, transfer, assign and assure unto and in favour of the Purchaser **ALL THAT** piece and parcel of shali land measuring about **2.67 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L.

प्रदीप अग्रवाल

Pradeep M. Agarwal



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District Sub-Registrar-II  
Howrah

16 NOV 2021

No.33, R.S. Dag no.4020, **L.R. Dag no.4084**, And **ALL THAT** piece and parcel of shali land measuring about **5.33 decimal** i.e. 3.23 cottah out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayat , P.S. Domjur, District: Howrah, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** TOGETHERWITH all sewers, areas, drains, ditches, paths, passages, water, water courses and all manner of ancient and other rights, liberties easements, privileges, advantages, appendages appurtenances and profits whatsoever standing and being in or upon or belonging thereto or any part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed or appertaining thereto and all the reversion and reversions, remainder or remainders and the rents, issue and profit thereof and every part thereof and all the estate right, title, interest, claim, use possession benefit claim and demand whatsoever both at law and equity or otherwise of the Vendor into upon or in respect of the **said plots of land** and every part thereof TOGETHERWITH all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said plots of land** or any part thereof which now are or is or at any time or times hereafter shall or may in the possession, custody, power or control of the Vendor or his heirs, executors, administrators or legal representatives or in the custody of power or of any other person or persons from whom the Vendor can or may procure the same without any suit or action TO HAVE AND TO HOLD the same and the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or

Pradeep M. Agarwal

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District Sub-Registrar-II  
Howrah

16 NOV 2021

its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

**THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendor done, made or executed or knowingly suffered to the contrary the Vendor has good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said plots of land** hereby sold, granted, transferred and conveyed or expressed or intended so to be unto and to the use of the Purchaser in the manner aforesaid.
- b) That the Purchaser and its heirs, executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said plots of land** and receive and take the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendor or any person or persons lawfully equitably claiming from under or in trust for the Vendor or his Predecessor-in-Title.
- c) That the **said plots of land** is free and clear from all encumbrances and attachments whatsoever and freely clearly and absolutely exonerated and forever released and discharged otherwise by the Vendor and also well and sufficiently saved, defended kept, harmless and indemnified of from and against all former and other estate, title charge and encumbrances, mortgages, claims, demands, lispences, attachment, trust and liabilities whatsoever made executed occasioned or

Pradeep K Agarwal

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**District Sub-Registrar-II  
Howrah**

**16 NOV 2021**

suffered by the Vendor or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendor.

- d) That the Vendor and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said plots of land** or any part thereof from under or in trust for the Vendor or from or under any of his Predecessor-in-Title shall and will from time to time and at all times hereafter at the request and cost of the Purchaser doth or execute or cause to be done and executed all such acts, deed and things whatsoever for further better and more perfectly assuring the **said plots of land** and every part thereof unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required.
- e) That no part of the **said plots of land** being conveyed under these presents is vested with Government or Semi-Government Authority and there is no Bargadar in respect of any part of the **said plots of land** in any way and the Vendor has good right, full power and absolute authority to sell the same in the manner aforesaid and for any reason whatsoever if the Purchaser is dispossessed or deprived of full enjoyment of the **said plots of land** or any part thereof then in that event the Vendor doth hereby agree to indemnify and keep the Purchaser fully indemnified against all losses, damages, costs, charges, claims and demands occasioned or arising out of the **said plots of land** hereby sold to the Purchaser.
- f) That the Vendor shall and will at all times hereafter at the request of the Purchaser produce all or any of the documents of title relating to the **said plots of land** as the Purchaser may

Pradeep M. Agarwal

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District Sub-Registrar-II  
Howrah

16 NOV 2021

direct all the title deed documents and writing for evidencing of title in respect of the **said plots of land**, and also furnish to the Purchaser copies of or extracts from the said title deeds documents and writings and shall and will in the meanwhile keep the same safe un-obliterated and un-cancelled.

- g) That the Vendor doth hereby undertake to pay all outstanding District Board or Panchayat rates and taxes, Government revenue and all other imposition whatsoever due and payable by the Vendor or any of his Predecessors-in-Title in respect of the **said plots of land** up to the date of these presents and further agrees to keep the Purchaser fully indemnified in respect of all costs, charges and expenses arising in respect thereof.
- h) The Vendor has handed over khas possession of the **said plots of land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said plots of land**.

**THE SCHEDULE ABOVE REFERRED TO :**

**(the said plots of land)**

**ALL THAT** piece and parcel of shali land measuring about **2.67 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6666 And **ALL THAT** piece and parcel of shali land measuring about **5.33 decimal** i.e. 3.23 cottah out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** L.R. Khatian no.6666, ADSR- Domjur, within the local limits of Domjur Gram Panchayat , P.S. Domjur, District: Howrah, as shown in the ~~MSP~~ or

Pradeep M. Agarwal

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District Sub-Registrar-II  
Howrah

**16 NOV 2021**

~~PLAN~~ annexed hereto and bordered with ~~RED~~ Colour thereon, and butted and bounded as follows:- *total Area 8 Decimals*

**R.S. Dag no.4020 corresponding to L.R. Dag no.4084 :**

ON THE NORTH	R.S. Dag No.4032 ;
ON THE SOUTH	R.S. Dag No.4006 ;
ON THE EAST	R.S. Dag No.4021 & 4019 ;
ON THE WEST	R.S. Dag No.5837 & 5834 ;

**R.S. Dag no.5833 corresponding to L.R. Dag no.7334:**

ON THE NORTH	R.S. Dag No.5834 ;
ON THE SOUTH	R.S. Dag No.5826 ;
ON THE EAST	R.S. Dag No.4006, 4005 & 4004 ;
ON THE WEST	R.S. Dag No.5831 & 5832 ;

**IN WITNESS WHEREOF** the parties hereto have executed these presents the day month and year first above written.

SIGNED SEALED AND DELIVERED

By the **VENDOR** at Kolkata

*Signature of Vendor*

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

**RICHMOND RAWALWASIA DEVELOPERS LLP.**  
*Pradeep M. Agarwal*  
Partner / Authorised Signatory

**Witnesses :**

*1. Amal Kumar*

*Makardah - Howrah -*

*2. Rinta Samra, Andul. Howrah.*

Drafted by:

*Suleman Karmelen D-345/2006*  
Advocate, High Court, Calcutta

*Handwritten notes on the right margin*



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District Sub-Registrar-II  
Howrah

16 NOV 2021

RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.15,25,241/- (Rupees fifteen lakh twenty five thousand two hundred forty one) only being the consideration money as per memo below :

**Rs.15,25,241.00**

**MEMO OF CONSIDERATION**

A/c. Payee Cheque / DD/ No.	Date	Drawn on	In favour of	Amount (Rs.)
506188	17.09.2021	ICICI Bank Topsia Kolkata	Vendor	15,25,241.00
			<b>Total :</b>	<b>15,25,241.00</b>

(Rupees fifteen lakh twenty five thousand two hundred forty one) only

**Witnesses :**

1. Amal Karuri  
MaKardah. Howrah

2. Pinku Samtra  
Andul, Howrah.

शुद्धी न करे



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District Sub-Registrar-II  
Howrah

11 6 NOV 2021



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

GRN Details

GRN: 192021220081759171 Payment Mode: Online Payment  
GRN Date: 21/09/2021 11:47:00 Bank/Gateway: ICICI Bank  
BRN : 67776685 BRN Date: 21/09/2021 12:09:44  
Payment Status: Successful Payment Ref. No: 2001806286/2/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Richmond Rawalwasia Developers LLP  
Address: 86 A TOPSIA ROAD SOUTH  
Mobile: 9830032120  
Depositor Status: Buyer/Claimants  
Query No: 2001806286  
Applicant's Name: Mr Tapas Kumar Maity  
Identification No: 2001806286/2/2021  
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001806286/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	59626
2	2001806286/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	19883
			<b>Total</b>	<b>79509</b>

IN WORDS: SEVENTY NINE THOUSAND FIVE HUNDRED NINE ONLY.



111

District Sub-Registrar-II  
Howrah

16 NOV 2021



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

চাপিকাভুক্তির আই ডি / Enrollment No. : 1058/99901/15426

To  
Tapas Kumar Maity  
তাপস কুমার মাইতি  
Mahammadpur  
Mahammadpur, Purba Medinipur  
West Bengal - 721601  
9831618356

31/07/2015



KH508092298FT

50809229



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9631 4334 4444**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



তাপস কুমার মাইতি  
Tapas Kumar Maity  
পিতা : কানাইলাল মাইতি  
Father : KANAI LAL MAITY

জন্মতারিখ / DOB 27/10/1987  
পুরুষ / Male

**9631 4334 4444**



আধার - সাধারণ মানুষের অধিকার

*Tapas Kumar Maity*

EL  
District Sub-Registrar-II  
Howrah  
16 NOV 2021  
16 NOV 2021



ভারতীয় বিসিটি পরিচয় প্রাধিকারণ  
ভারত সরকার

Unique Identification Authority of India  
Government of India

ভূমিকাভুক্তির আই ডি / Enrollment No.: 1490/11005/03943

To  
ধরনী বসু  
Dharani Naskar  
NASKARPARA  
Domjur  
19/01/2016

Domjur Howrah  
West Bengal 711405  
9874897050  
325760396  
MA257603967FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

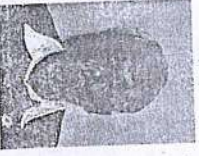
4379 4751 8211

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

ধরনী বসু  
Dharani Naskar  
পিতা : সুদর্শন বসু  
Father : Sudarshan Naskar  
জন্মতারিখ / DOB : 01/01/1954  
সুন্দর / Male



4379 4751 8211

সংসদে মান্যতার অধিকার



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকদের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা নাও করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিসিটি পরিচয় প্রাধিকারণ  
Unique Identification Authority of India

ঠিকানা:  
নন্দরপড়া, ডোমজুড়, হাওড়া,  
ডোমজুড়, পশ্চিম বঙ্গ, 711405

Address:  
NASKARPARA, Domjur, Howrah,  
Domjur, West Bengal, 711405

4379 4751 8211

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

27/10/23



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAXFR8824N



नाम / Name  
RICHMOND RAWALWASIA  
DEVELOPERS LLP

दिनांक / गठन की तारीख  
Date of Incorporation / Formation  
04/04/2018

15032018

भारत सरकार  
 भारतीय न्याय प्रणाली





प्रदीप कुमार अग्रवाल  
 Pradeep Kumar Agarwal  
 DOB: 21-12-1970  
 Gender: Male

5442 9052 7930


आधार - आम आदमी का अधिकार

भारतीय न्याय प्रणाली का पहला प्रौद्योगिकी प्रयोग  
 भारतीय न्याय प्रणाली का पहला प्रौद्योगिकी प्रयोग





Flat 4a, Maruti Sadan 12 Dover Park, Ballygunge Circular Road, Ballygunge S.o, Kolkata, West Bengal, 700019

Address:  
 Flat 4a, Maruti Sadan 12 Dover Park, Ballygunge Circular Road, Ballygunge S.o, Kolkata, West Bengal, 700019



1947  
 1800 200 1947


[help@lajal.gov.in](mailto:help@lajal.gov.in)


[www.lajal.gov.in](http://www.lajal.gov.in)

P.O. Box No.1947, Ballygunge-550 001

*Agarwal*



*Pradeep*

## Major Information of the Deed



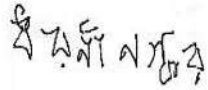
Deed No :	I-0513-10964/2021	Date of Registration	16/11/2021
Query No / Year	0513-2001806286/2021	Office where deed is registered	
Query Date	15/09/2021 11:31:27 AM	0513-2001806286/2021	
Applicant Name, Address & Other Details	Tapas Kumar Maity Village And Post Office Mohammadpur, Thana : Bhabanipur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9831818356, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 15,25,241/-	Rs. 19,86,859/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,676/- (Article:23)	Rs. 19,915/- (Article:A(1), E, M(b), H)		
Remarks			

### Land Details :

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

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-4084 (RS :-4020 )	LR-6666	Bastu	Sali	2.67 Dec	5,09,050/-	9,42,072/-	
L2	LR-7334 (RS :-5833 )	LR-6666	Bastu	Sali	5.33 Dec	10,16,191/-	10,44,787/-	
		<b>TOTAL :</b>			<b>8Dec</b>	<b>15,25,241 /-</b>	<b>19,86,859 /-</b>	
		<b>Grand Total :</b>			<b>8Dec</b>	<b>15,25,241 /-</b>	<b>19,86,859 /-</b>	



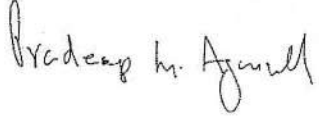
### Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Dharani Naskar</b> <b>(Presentant )</b> Son of Sudarshan Naskar Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office			
		16/11/2021	LTI 16/11/2021	16/11/2021
Domjur, City:- Howrah, P.O:- Domjur, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BGxxxxxx2P, Aadhaar No: 43xxxxxxxx8211, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office				

**Buyer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Richmond Rawalwasia Developers LLP</b> 86A, Topsia Road South, 9th Floor, City:- , P.O:- Gobindra Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 , PAN No.:: AAXxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Pradeep Kumar Agarwal</b> Son of Devraj Agarwal Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office	<b>Photo</b>  Nov 16 2021 1:03PM	<b>Finger Print</b>  LTI 16/11/2021	<b>Signature</b>  16/11/2021
Maruti Sadan, 12 Dover Park, Ballygunge Circular Road, Flat No: 4A, City:- , P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8G, Aadhaar No: 54xxxxxxxx7930 Status : Representative, Representative of : Richmond Rawalwasia Developers LLP (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Tapas Kumar Maity</b> Son of Kanai Lal Maity Village:- Mahammadpur, P.O:- Mahammadpur, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601	 16/11/2021	 16/11/2021	 16/11/2021
Identifier Of Dharani Naskar, Mr Pradeep Kumar Agarwal			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Dharani Naskar	Richmond Rawalwasia Developers LLP-2.67 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Dharani Naskar	Richmond Rawalwasia Developers LLP-5.33 Dec

## and Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: DOMJUR, Mouza: Domjur, JI No: 33, Pin Code : 711405

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 4084, LR Khatian No:- 6666	Owner:ধরনী নস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.02670000 Acre,	Dharani Naskar
L2	LR Plot No:- 7334, LR Khatian No:- 6666	Owner:ধরনী নস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.05330000 Acre,	Dharani Naskar

Endorsement For Deed Number : I - 051310964 / 2021

On 01-10-2021

**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 19,86,859/-

*Panchali Munshi*

**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

On 16-11-2021

**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 12:10 hrs on 16-11-2021, at the Office of the D.S.R. - II HOWRAH by Dharani Naskar ,Executant.

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

Execution is admitted on 16/11/2021 by Dharani Naskar, Son of Sudarshan Naskar, Domjur, P.O: Domjur, Thana: DOMJUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Others

Identified by Tapas Kumar Maity, , , Son of Kanai Lal Maity, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-11-2021 by Mr Pradeep Kumar Agarwal, Partner, Richmond Rawalwasia Developers LLP, 86A, Topsia Road South, 9th Floor, City:- , P.O:- Gobindra Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046

Identified by Tapas Kumar Maity, , , Son of Kanai Lal Maity, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 19,915/- ( A(1) = Rs 19,869/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 19,883/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/09/2021 12:22PM with Govt. Ref. No: 192021220081759171 on 21-09-2021, Amount Rs: 19,883/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 67776685 on 21-09-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 59,626/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 59,626/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 001759, Amount: Rs.50/-, Date of Purchase: 09/07/2021, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/09/2021 12:22PM with Govt. Ref. No: 192021220081759171 on 21-09-2021, Amount Rs: 59,626/-,  
Bank: ICICI Bank ( ICIC0000006), Ref. No. 67776685 on 21-09-2021, Head of Account 0030-02-103-003-02

*Panchali Munshi*

**Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2021, Page from 378905 to 378930  
being No 051310964 for the year 2021.



Digitally signed by Panchali Munshi  
Date: 2021.11.24 15:23:40 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 2021/11/24 03:23:40 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)