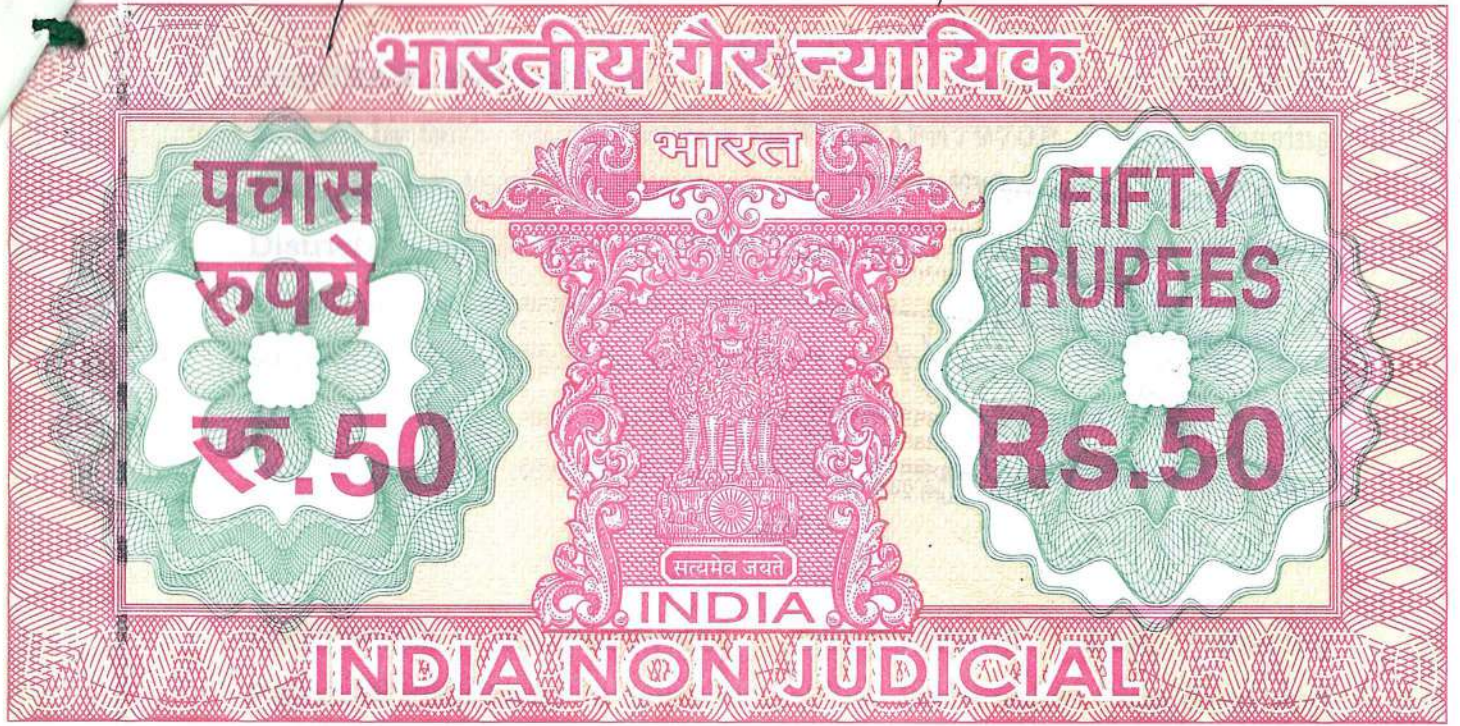


11832/21

P. 05/310965/204

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 819450

1806225
16/11/21

Certified that the document is admitted to registration. This signature sheet and the Government sheet attached with this document are the part of this document.

District Sub-Registrar-II
Howrah

16 NOV 2021

1806225
16/11/21

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 16th day of November Two Thousand Twenty One (2021)

-BETWEEN-

Pradeep M. Jaiswal

001681

09 JUL 2021

Date _____
Issued to _____
Rupees _____

S CHAKRABORTY
Attorney, Alipore Judges Court
Kolkata - 71

SD
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Knt. 7



District Sub-Registrar-II
Howrah

6 NOV 2021

Tapas Kumar Mondal
of Sri Kamal Mondal
111 + 60 - Mahamandir

RS - Bhagyawan.

RIN - 72160 /
Law case

BABURAM NASKAR son of Sudarshan Naskar, by nationality Indian, by faith- Hindu, having **PAN: ARAPN7970P** and having **Aadhaar No.950994767260** residing at Naskarpara, 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, 9th 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 **2.66 decimal** out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.3267, ADSR- Domjur, within

Pradeep Kumar Agarwal

Pradeep Kumar Agarwal



✓
District Sub-Registrar-II
Howrah

16 NOV 2021

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 land measuring about **5.34 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** under L.R. Khatian no. 3267, ADSR- Domjur, within the local limits of Domjur Gram Panchayet, P.S. Domjur, District: Howrah ;

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

R.S Dag No.	L.R. Dag No.	Mouza	L.R. Khatian no.	Area
4020	4084	Domjur	6666	2.66 Decimal i.e. 1.61 cottah
5833	7334	Domjur	6666	5.34 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 **2.66 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.3267, And **ALL THAT** piece and parcel of shali land measuring about **5.34 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** under L.R. Khatian no. 3267, ADSR- Domjur, within the local limits of Domjur Gram Panchayet, P.S. Domjur, District: Howrah, as morefully and particularly described in the **SCHEDULE** hereunder written,

20/12/2018

Pradeep Kumar Agarwal



District Sub-Registrar-II
Howrah

6 NOV 2021

hereinafter referred to as the **said plots of land** free from all 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 **2.66 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.3267, And **ALL THAT** piece and parcel of shali land measuring about **5.34 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** under L.R. Khatian no. 3267, ADSR- Domjur, within the local limits of Domjur Gram Panchayet, 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 **2.66 decimal** i.e. 1.61 cottah out of

8/22 5/24 8/22/23

Pradeep K. Agarwal



✓

District Sub-Registrar-II
Howrah

16 NOV 2021

2.66 decimal i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.3267, And **ALL THAT** piece and parcel of shali land measuring about **5.34 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** under L.R. Khatian no. 3267, ADSR- Domjur, within the local limits of Domjur Gram Panchayet, 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 accepted reputed deemed taken or known as part or member thereof 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

Pradeep M. Agarwal

Faint, illegible text, likely bleed-through from the reverse side of the page.




District Sub-Registrar-II
Howrah

16 NOV 2021

the inheritance thereof in fee simple in possession free from all encumbrances whatsoever unto and to the use of the Purchaser or its heirs, executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDOR DOTH 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,


 Pradeep M. Agarwal

Faint, illegible text, likely bleed-through from the reverse side of the page.



District Sub-Registrar-II
Howrah

11_6 NOV 2021

mortgages, claims, demands, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or 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.

Handwritten signature in Hindi script.

Handwritten signature in Hindi script: Pradeep Kumar Agarwal

Faint, illegible text, likely bleed-through from the reverse side of the page.



Handwritten signature or initials.

**District Sub-Registrar-II
Howrah**

16 NOV 2021

- 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 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 **2.66 decimal** i.e. 1.61 cottah out of 31.00 decimal more or less, lying and situate at Mouza: Domjur, J.L. No.33, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.3267, And **ALL THAT** piece and parcel of shali land measuring about **5.34 decimal** i.e. 3.23 cottah out of 31 decimal more or less, lying and situate at

Prabir M. Agard



X

District Sub-Registrar-II
Howrah

6 NOV 2021

Mouza: Domjur, J.L. No. 033, R.S. Dag no.5833, **L.R. Dag no.7334** under L.R. Khatian no. 3267, ADSR- Domjur, within the local limits of Domjur Gram Panchayet, P.S. Domjur, District: Howrah, as shown in the ~~MAP or PLAN~~ annexed hereto and bordered with ~~RED~~ Colour thereon, and butted and bounded as follows: - *total 8 Decimel*

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 ;

৪০২০ কুৱাট

প্রদেয় হা অ্যাবুচ

৪০২০ কুৱাট



✓
District Sub-Registrar-II
Howrah

16 NOV 2021

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

[Handwritten signature]

SIGNED SEALED AND DELIVERED

By the **PURCHASER** at Kolkata

RICHMOND RAWALWASIA DEVELOPERS LLP

Pradeep M. Agarwal
Partner / Authorised Signatory

Witnesses :

- 1) *Amal Karanvi*
Makardah - Howrah
- 2) *Rinku Samtra*
Andul, Howrah.

Drafted by:

Sulami Karanvi
Advocate, High Court, Calcutta

P-345/2006



✕
District Sub-Registrar-II
Howrah

6 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.)
506190	17.09.2021	ICICI Bank Topsia Kolkata	Vendor	15,25,241.00
			Total :	15,25,241.00

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

Witnesses :

Handwritten signature

① Amal Karuri
Makardah, Howrah

27 Rinki Samtra
Andul, Howrah.



X

District Sub-Registrar-II
Howrah

16 NOV 2021



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

GRN Details

GRN: 192021220081764221 Payment Mode: Online Payment
GRN Date: 21/09/2021 11:52:46 Bank/Gateway: ICICI Bank
BRN : 67777055 BRN Date: 21/09/2021 12:09:13
Payment Status: Successful Payment Ref. No: 2001806225/2/2021
[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: 2001806225
Applicant's Name: Mr Tapas Kumar Maity
Identification No: 2001806225/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001806225/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	59579
2	2001806225/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	19867
			Total	79446













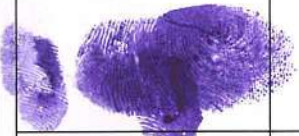

















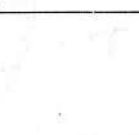







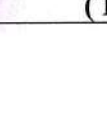
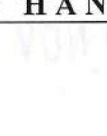
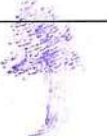
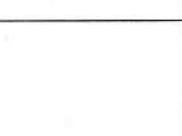
IN WORDS: SEVENTY NINE THOUSAND FOUR HUNDRED FORTY SIX ONLY.



✓
District Sub-Registrar-II
Howrah

16 NOV 2021

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Pradeep k. Agrewal</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>Dr. S. S. S. S.</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
3.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
4.						
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				



✕
District Sub-Registrar-II
Howrah

16 NOV 2021



सत्यमेव जयते



आधार

भारतीय विशिष्ट परिचय प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

तापिकाङ्कित अइ डि / Enrollment No. : 1058/99901/15426

To
Tapas Kumar Maity
तापस कुमार माहिति
Mahammadpur
Mahammadpur, Purba Medinipur
West Bengal - 721601
9831818356

31/07/2015



KH508092298FT

50809229



আপনার आधार সংখ্যা / Your Aadhaar No. :

9631 4334 4444

आधार - साधारण मानुषेर अधिकार



भारत सरकार

Government of India



तापस कुमार माहिति
Tapas Kumar Maity
पिता : कानाइलाल माहिति
Father : KANAI LAL MAITY

जन्मदिनांक / DOB 27/10/1987
पुरुष / Male

9631 4334 4444



आधार - साधारण मानुषेर अधिकार

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 / तारीख
Date of Incorporation / Formation
04/04/2018

19/05/2018

भारत सरकार
प्रदेश सरकार

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



5442 9052 7930

आधार - आम आदमी का अधिकार

भारत सरकार
जि.आर.
जि.आर.

भारत सरकार
भारत सरकार

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

1947
1800 300 1947

help@kolkata.gov.in

www.kolkata.gov.in

P.O. Box No.1947,
Bengaluru-562 001

Agarwal



Pradeep



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

তালিকাভুক্তির আই ডি/Enrollment No.: 2010/19024/00408

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করণ।

INFORMATION

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

To
02/11/2012 বাবুরাম নস্কর
Baburam Naskar
C/O Baburam Naskar
DOMJUR NASKARPARA Domjur
Domjur Haora
West Bengal 711405
9007699981

18863068



MN138630681DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

9509 9476 7260

আধার - সাধারণ মানুষের অধিকার

- 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.

18863068



ভারত সরকার
GOVERNMENT OF INDIA



বাবুরাম নস্কর
Baburam Naskar
পিতা : সুদর্শন নস্কর
Father : Sudarshan Naskar
জন্ম সাল / Year of Birth : 1966
পুরুষ / Male

9509 9476 7260



আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
C/O বাবুরাম নস্কর, ডোমজুড়,
নস্করপাড়া, ডোমজুড়, হাওড়া,
পশ্চিমবঙ্গ, 711405

Address:
C/O Baburam Naskar,
DOMJUR, NASKARPARA,
Domjur, Domjur, Haora,
West Bengal, 711405

1847
1800 180 1847

helpline@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1847
Bengaluru-560 001

৪৩২ ৮৯৮ ৯৯৯
৯৯

आयकर विभाग

INCOME TAX DEPARTMENT

BABURAM NASKAR

SUDARSHAN NASKAR

07/05/1964

Permanent Account Number

ARAPN7970P

Handwritten signature

Signature



भारत सरकार

GOVT. OF INDIA



Handwritten signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,
नवी मुंबई-४०० ६१४.

Major Information of the Deed



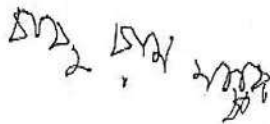
Deed No :	I-0513-10965/2021	Date of Registration	16/11/2021
Query No / Year	0513-2001806225/2021	Office where deed is registered	
Query Date	15/09/2021 11:28:21 AM	0513-2001806225/2021	
Applicant Name, Address & Other Details	Tapas Kumar Maity Village And Post Office Mohammadpur, Thana : Bhabanipur, 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. 19,85,290/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,629/- (Article:23)	Rs. 19,899/- (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-3267	Bastu	Sali	2.66 Dec	5,09,050/-	9,38,543/-	
L2	LR-7334 (RS :-5833)	LR-3267	Bastu	Sali	5.34 Dec	10,16,191/-	10,46,747/-	
		TOTAL :			8Dec	15,25,241 /-	19,85,290 /-	
	Grand Total :				8Dec	15,25,241 /-	19,85,290 /-	



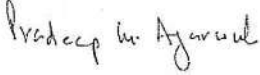
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Baburam Naskar (Presentant) 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
Naskarpara, 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.:: ARxxxxxx0P, Aadhaar No: 95xxxxxxxx7260, Status :Individual, Executed by: Self, Date of Execution: 16/11/2021 , Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office				




Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	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 , PAN No.:: AAxxxxxx4N,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 Pradeep Kumar Agarwal 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	 Nov 16 2021 1:08PM	 LTI 16/11/2021	 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
Tapas Kumar Maity 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 Baburam Naskar, Mr Pradeep Kumar Agarwal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Baburam Naskar	Richmond Rawalwasia Developers LLP-2.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Baburam Naskar	Richmond Rawalwasia Developers LLP-5.34 Dec

Land 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:- 3267	Owner:বাবুরাম নস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.02660000 Acre,	Baburam Naskar
L2	LR Plot No:- 7334, LR Khatian No:- 3267	Owner:বাবুরাম নস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.05340000 Acre,	Baburam Naskar

Endorsement For Deed Number : I - 051310965 / 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 19,85,290/-



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 12:05 hrs on 16-11-2021, at the Office of the D.S.R. - II HOWRAH by Baburam Naskar ,Executant.

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

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

Indetified 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

Indetified 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 19,899/- (A(1) = Rs 19,853/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-, by online = Rs 19,867/-

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: 192021220081764221 on 21-09-2021, Amount Rs: 19,867/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67777055 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. 59,579/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 59,579/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 001681, 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: 192021220081764221 on 21-09-2021, Amount Rs: 59,579/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 67777055 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 378852 to 378878
being No 051310965 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.11.24 15:18:17 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/11/24 03:18:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)