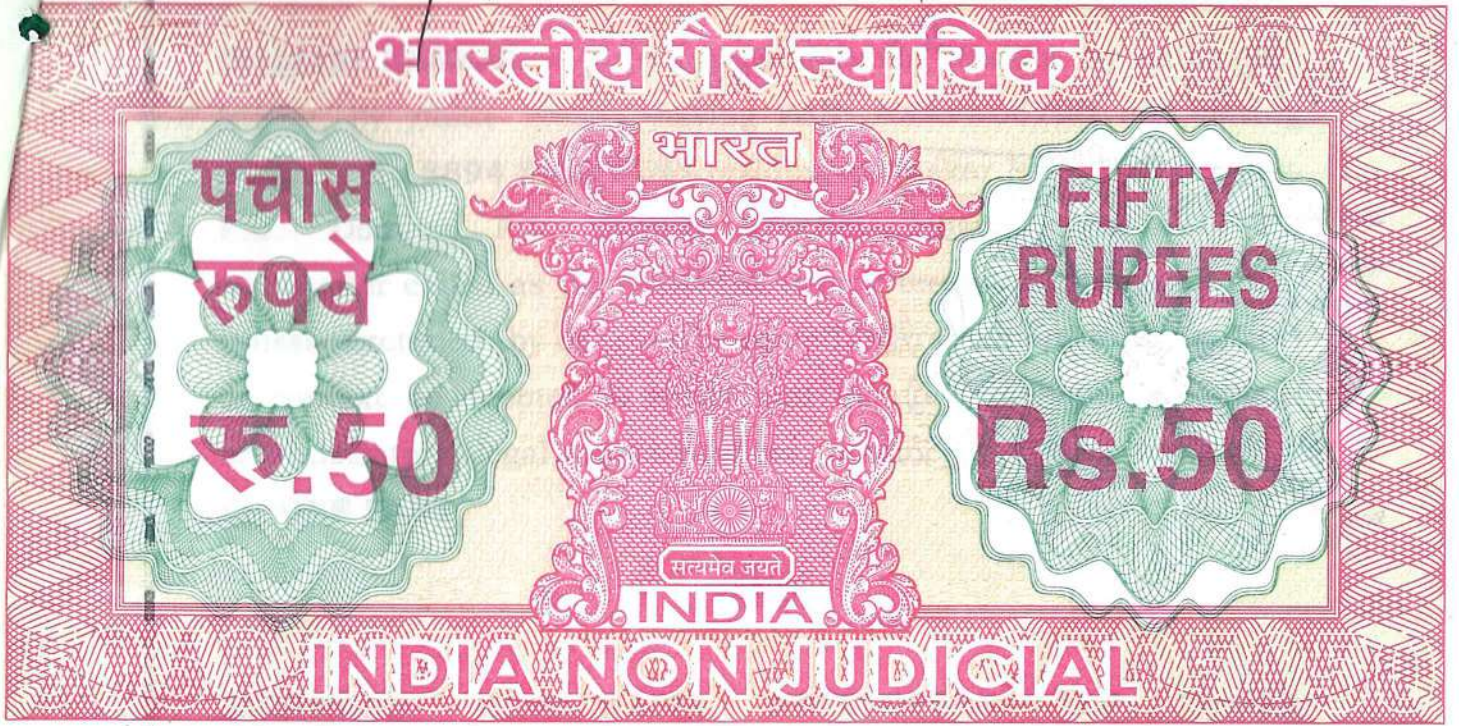


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 819377

1800756
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Certified that the document is admitted to registration. The duplicate sheets and the original are the part of this document.

District Sub Registrar-II
Howrah

16 NOV 2021

Handwritten signature

DEED OF CONVEYANCE

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

-BETWEEN-


Pradeep M. Agarwal

001757

09 JUL 2021

Date
To
Supers

S CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 P.S., K.L. 27



District Sub-Registrar-II
Howrah

16 NOV 2021

Tapan Kundu -
go shri Kamal Das
nil the Mahanidhan.
- AS - Shri...
721601

NILMANI NASKAR son of Late Sudarshan Naskar, by nationality Indian, by yfaith- Hindu, having **PAN: AXAPN6679H** and having **Aadhaar No.8894 8222 3248** residing at Naskar Para, VTC Domjur, P.O.- 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, 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.5442 9052 7930** 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 decimal more or less, lying and situate at Mouza:

Pradeep Kumar Agarwal

Pradeep Kumar Agarwal



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District Sub-Registrar-II
Howrah

16 NOV 2021

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Domjur, J.L. No. 033, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6667, 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 land measuring about **5.33 decimal** out of 31 decimal more or less, lying and situate at Mouza: Domjur, J.L. No. 033, comprised in R.S. Dag no.- 5833, **L.R. Dag no.7334** under L.R. Khatian no.6667, ADSR- Domjur, within the local limits of Domjur Gram Panchayat, P.S. Domjur, District: Howrah ;

AND WHEREAS the said Nilmoni Nskar is absolute Owner of the land as follows:-

R.S Dag No.	L.R. Dag No.	Mouza	Khatian no.	Area
4020	4084	Domjur	6667	2.67 Decimal i.e. 1.61 cottah
5833	7334	Domjur	6667	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 decimal more or less, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6667, 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, comprised in R.S. Dag no.- 5833, **L.R. Dag no.7334** under L.R. Khatian no.6667, lying and situate at Mouza: Domjur, J.L. No. 033, ADSR- Domjur, within the local limits of Domjur Gram Panchayat, P.S. Domjur, District:

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Pradeep K. Agarwal



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District Sub-Registrar-II
Howrah

16 NOV 2021

Howrah; as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said plots of land** free from all encumbrances, charges, liens, lispences, 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 decimal more or less, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6667, 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, comprised in R.S. Dag no.- 5833, **L.R. Dag no.7334** under L.R. Khatian no.6667, lying and situate at Mouza: Domjur, J.L. No. 033, 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, lispences, 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

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Pradeep Kumar Agarwal



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District Sub-Registrar-II
Howrah

11 6 NOV 2021

shali land measuring about **2.67 decimal** i.e. 1.61 cottah out of 31 decimal more or less, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6667, 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, comprised in R.S. Dag no.- 5833, **L.R. Dag no.7334** under L.R. Khatian no.6667, lying and situate at Mouza: Domjur, J.L. No. 033, 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 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

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Pradeep M. Agarwal



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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

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District Sub-Registrar-II
Howrah

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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.



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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**.

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Pradeep M. Agarwal



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District Sub-Registrar-II
Howrah

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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 decimal more or less, comprised in R.S. Dag no.4020, **L.R. Dag no.4084** under L.R. Khatian no.6667, 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, comprised in R.S. Dag no.- 5833, **L.R. Dag no.7334** under L.R. Khatian no.6667, lying and situate at Mouza: Domjur, J.L. No. 033, ADSR- Domjur, within the local limits of Domjur Gram Panchayat, 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 Area 8 Decimal*

Pradeep M. Agarwal

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 ;

Pradeep M. Agarwal

Pradeep M. Agarwal



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District Sub-Registrar-II
Howrah

6 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. Agard
Partner / Authorised Signatory

Witnesses :

1. Amal Karuri
Makardah. Howrah.

2. Rintu Santra
Andul. Howrah.

Drafted by:

Sulimita Karumler

Advocate, High Court, Calcutta

P-345/2006



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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.)
506189	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 :

1. Amal Karuwa
Makardah - Howrah
2. Rintu Santra
Andul, Howrah.

नमस्कार



District Sub-Registrar-II
Howrah

16 NOV 2021



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

GRN Details

GRN: 192021220081754281 Payment Mode: Online Payment
GRN Date: 21/09/2021 11:40:52 Bank/Gateway: ICICI Bank
BRN : 67776272 BRN Date: 21/09/2021 12:09:25
Payment Status: Successful Payment Ref. No: 2001806156/2/2021
[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: 2001806156
Applicant's Name: Mr Tapas Kumar Maity
Identification No: 2001806156/2/2021
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001806156/2/2021	Property Registration- Stamp duty	0030-02-103-003-02	59626
2	2001806156/2/2021	Property Registration- Registration Fees	0030-03-104-001-16	19883
			Total	79509

















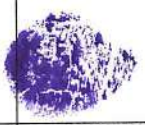


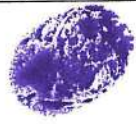






















IN WORDS: SEVENTY NINE THOUSAND FIVE HUNDRED NINE ONLY.



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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 M. Agreval</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				
2.	 <i>न. स. न. न.</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				
3.						
		(LEFT HAND)				
						
		(RIGHT HAND)				
4.						
		(LEFT HAND)				
						
		(RIGHT HAND)				



District Sub-Registrar-II
Howrah

11 6 NOV 2021



सत्यमेव जयते



आधार

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

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

To
Tapas Kumar Maity
তাপস কুমার মাইতি
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



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



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
BICHMOHI RAWALWASIA
DEVELOPERS LLP

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

18052018

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAXFR8824N



TIN / PAN
RICHMOND RAWALWASIA
DEVELOPERS LLP

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

10/03/18

भारत सरकार
Pradeep Kumar Agarwal
DOB: 21-12-1970
Gender: Male
5442 9052 7930
आधार - आम आदमी का अधिकार

आधार प्रमाण पत्र
Address:
Flat 4a, Maruti Sadan 12 Dover
Park, Ballygunge Circular Road,
Ballygunge S.o, Kolkata, West
Bengal, 700019
1947
1800 300 1947
help@uidai.gov.in
www.uidai.gov.in
P.O. Box No.1947,
Bengaluru-560 001

Agarwal



भारत सरकार
Government of India



Government of India

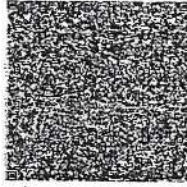


Enrollment No.: 2730/03681/95902

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड/ऑफ़लाइन XML/ ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।

To
Nilmani Naskar
C/O Sudarshan Naskar,
.. NASKAR PARA,
VTC: Domjur,
PO: Domjur,
Sub District: Domjur, District: Howrah,
State: West Bengal,
PIN Code: 711405,
Mobile: 9433736150
MF095980209F1



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code / Offline XML / Online Authentication.

आपका आधार क्रमांक / Your Aadhaar No. :

8894 8222 3248

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Nilmani Naskar
DOB : 01/01/1957
Male



8894 8222 3248

मेरा आधार, मेरी पहचान

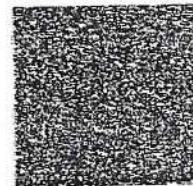
02/11/2012



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address: C/O Sudarshan Naskar, ..
NASKAR PARA, Domjur, Howrah,
West Bengal, 711405



8894 8222 3248



1947



help@uidai.gov.in



www.uidai.gov.in

निमनशरि नस्क़र

आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AXAPN6679H



नाम / Name
NILMANI NASKAR

पिता का नाम / Father's Name
SUDARSHAN NASKAR

जन्म की तारीख / Date of Birth
01/01/1967


हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to -

Income Tax PAN Services Unit, UTIITSL
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, UTIITSL
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.
1961
or
18001801961

Major Information of the Deed



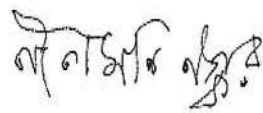
Deed No :	I-0513-10966/2021	Date of Registration	16/11/2021
Query No / Year	0513-2001806156/2021	Office where deed is registered	
Query Date	15/09/2021 11:25:23 AM	0513-2001806156/2021	
Applicant Name, Address & Other Details	Tapas Kumar Maity Village And Post Office Mohammadpur, Thana : Bhabanipur, 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-6667	Bastu	Sali	2.67 Dec	5,09,050/-	9,42,072/-	
L2	LR-7334 (RS :-5833)	LR-6667	Bastu	Sali	5.33 Dec	10,16,191/-	10,44,787/-	
		TOTAL :			8Dec	15,25,241 /-	19,86,859 /-	
		Grand Total :			8Dec	15,25,241 /-	19,86,859 /-	



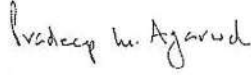
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Nilmani Naskar (Presentant) Son of Late 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
Naskar Para, VTC 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.:: AXxxxxxx9H, Aadhaar No: 88xxxxxxxx3248, 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	Richmond Rawalwasia Developers LLP 86A, Topsia Road South, 9th Floor, City:- , P.O:- Gobinda Khatik 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	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 1:11PM	LTI 16/11/2021	16/11/2021
Maruti Sadan, 12 Dover Park, Ballygunge Circular Road, Flat No: 4A, City:- , P.O:- Ballygyngge, 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 Nilmani Naskar, Mr Pradeep Kumar Agarwal			

Transfer of property for L1

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

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Nilmani Naskar	Richmond Rawalwasia Developers LLP-5.33 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:- 6667	Owner:নীলমনি বস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.02670000 Acre,	Nilmani Naskar
L2	LR Plot No:- 7334, LR Khatian No:- 6667	Owner:নীলমনি বস্কর, Gurdian:সুদর্শন , Address:নিজ , Classification:শালি, Area:0.05330000 Acre,	Nilmani Naskar

Endorsement For Deed Number : I - 051310966 / 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 12:08 hrs on 16-11-2021, at the Office of the D.S.R. - II HOWRAH by Nilmani Naskar ,Executant.

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

Execution is admitted on 16/11/2021 by Nilmani Naskar, Son of Late Sudarshan Naskar, Naskar Para, VTC Domjur, 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:- Gobinda Khatik 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 19,915/- (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 12:23PM with Govt. Ref. No: 192021220081754281 on 21-09-2021, Amount Rs: 19,883/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 67776272 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 001757, 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 12:23PM with Govt. Ref. No: 192021220081754281 on 21-09-2021, Amount Rs: 59,626/-,
Bank: ICICI Bank (ICIC0000006), Ref. No. 67776272 on 21-09-2021, Head of Account 0030-02-103-003-02



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 378931 to 378958
being No 051310966 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.11.24 15:24:21 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/11/24 03:24:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.

(This document is digitally signed.)