

5593/2024

5572/2024

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



AF 757180

N 15/10
2/9/2024

22/4
no 393 92/
5.78 du.

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

Additional Registrar of Assurances-IV, Kolkata

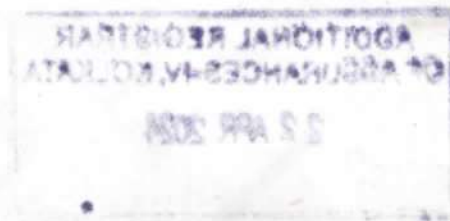
Additional Registrar of Assurances-IV, Kolkata

DEED OF CONVEYANCE

22 APR 2024

THIS DEED OF CONVEYANCE is made on this the 22nd day of April Two Thousand Twenty Four (2024)

-BETWEEN-



000266

Sl. No.....Date.....

Name.....

Add.....

AMT.....50.....

KESHAV KUMAR DARUKA
Advocate
High Court, Calcutti

02 APR 2024

02 APR 2024



SOUHRA CHANDR
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-

Additional Registrar of Assurances-V, Kolkata

Additional Registrar of Assurances-V, Kolkata

22 APR 2024



ADDITIONAL REGISTRAR
OF ASSURANCES-V, KOLKATA

22 APR 2024

Additional Registrar of Assurances-V, Kolkata



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



220420242002255022

GRIPS Payment Detail

GRIPS Payment ID:	220420242002255022	Payment Init. Date:	22/04/2024 10:07:15
Total Amount:	81610	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	1787732977027	BRN Date:	22/04/2024 10:07:57
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms RICHMOND RAWALWASIA DEVELOPERS LLP
Mobile: 9830032120

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250022550238	Directorate of Registration & Stamp Revenue	81610
Total			81610

IN WORDS: EIGHTY ONE THOUSAND SIX HUNDRED TEN ONLY.

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





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



192024250022550238

GRN Details

GRN: 192024250022550238 Payment Mode: SBI Epay
GRN Date: 22/04/2024 10:07:15 Bank/Gateway: SBIEpay Payment Gateway
BRN : 1787732977027 BRN Date: 22/04/2024 10:07:57
Gateway Ref ID: 0829568049 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 220420242002255022 Payment Init. Date: 22/04/2024 10:07:15
Payment Status: Successful Payment Ref. No: 2000920782/4/2024
[Query No*/Query Year]

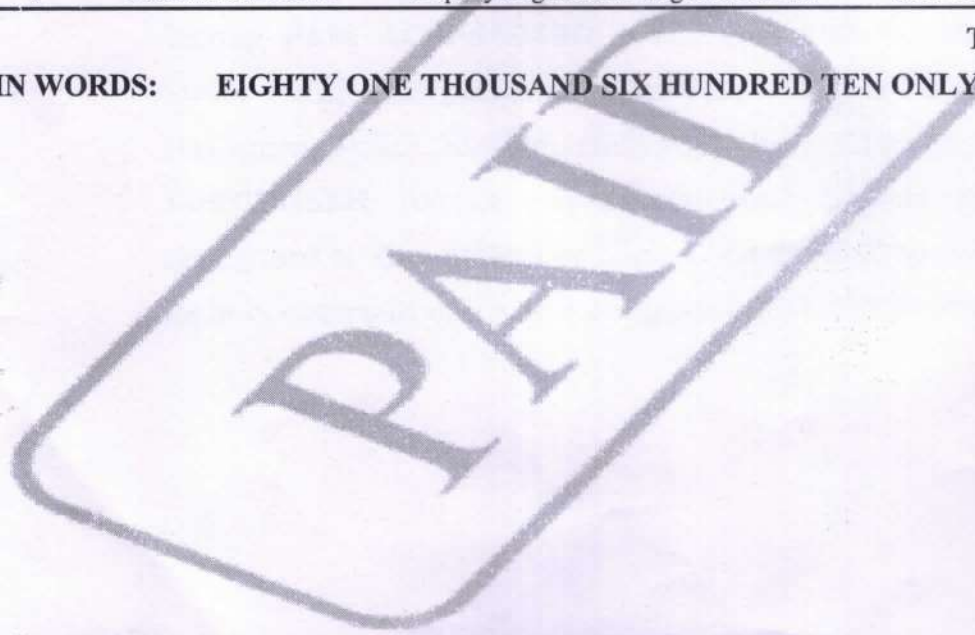
Depositor Details

Depositor's Name: Ms RICHMOND RAWALWASIA DEVELOPERS LLP
Address: 86A TOPSIA ROAD
Mobile: 9830032120
EMail: info@rawalwasia.co.in
Period From (dd/mm/yyyy): 22/04/2024
Period To (dd/mm/yyyy): 22/04/2024
Payment Ref ID: 2000920782/4/2024
Dept Ref ID/DRN: 2000920782/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000920782/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	61202
2	2000920782/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	20408
			Total	81610

IN WORDS: EIGHTY ONE THOUSAND SIX HUNDRED TEN ONLY.



(1) **NAMITA NASKAR** wife of Late Bablu Naskar, by faith- Hindu, by nationality- Indian having **Aadhaar No.3600 1491 2416** and having **PAN: BMZPN8485N** residing at Domjur Naskarpara, P.O. & P.S. Domjur, District- Howrah, Pin code-711405,

(2) **SRI PRAKASH NASKAR** son of Late Bablu Naskar, by faith- Hindu, by nationality- Indian having **Aadhaar No.6636 3996 0268** and having **PAN: ARBPN9519K** residing at Domjur Naskarpara, P.O. & P.S. Domjur, District- Howrah, Pin Code-711405, hereinafter jointly referred to as the **VENDORS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, or executors, administrators, legal representatives and assigns) of the **ONE PART;**

-AND-

RICHMOND RAWALWASIA DEVELOPERS LLP, (having **PAN:AAXFR8824N**) a Company incorporated under the provisions of the Companies Act, 1956 having its registered office at 86A, Topsia Road South, 9th Floor, Topsia, Kolakata-700046 and duly represented by its 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, Police Station: Ballygunj, hereinafter referred to as the **PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in office and assigns) of the **OTHER PART;**



REGIONAL REGISTRAR
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WHEREAS one Jugal Naskar was the absolute owner and 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 **7.75 satak** out of 31 satak (recorded as 7.50 satak) more or less having 0.2500 share therein comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the said Jugal Naskar died intestate leaving behind him surviving his wife namely Sailabala Naskar, three sons namely Bhutnath Naskar, Bablu Naskar and Biswanath Naskar and three daughters namely Sabita Naskar, Jharna Naskar and Lakshmi Sarder as his legal heirs and none else.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Bhutnath Naskar and Sabita Naskar became absolute joint owners of undivided **All That** piece and parcel of shali land measuring about **2.25 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by a Deed of Conveyance dated 27.03.2024 registered at the office of the D.S.R.-I Howrah and recorded in Book No.I Volume No.0501-2024 pages: 54769- 54786 being No.050101706 for the year 2024 the said Bhutnath Naskar and Sabita Naskar, sold, transferred and conveyed through their Constituted Attorney namely Prakash Naskar son of late Bablu Naskar (by virtue of POWER OF ATTORNEY dated 15th March 2023 registered at the office of the D.S.R. II Howrah and recorded in Book



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No.I Volume No.0513-2023 pages: 62744-62756 being No.051302127 for the year 2023) unto and in favour of Namita Naskar of **All That** piece and parcel of shali land measuring about **2.25 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Jharna Sarkar wife of Prabir Sarkar and Lakshmi Sarder wife of Kaju Sarder became absolute joint owners of undivided **All That** piece and parcel of shali land measuring about **2.25 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by a Deed of Conveyance dated 27.03.2024 registered at the office of the D.S.R.-I Howrah and recorded in Book No.I Volume No.0501-2024 pages: 54969- 54986 being No.050101707 for the year 2024 the said Jharna Sarkar wife of Prabir Sarkar and Lakshmi Sarder wife of Kaju Sarder, sold, transferred and conveyed through their Constituted Attorney namely Prakash Naskar son of late Bablu Naskar (by virtue of POWER OF ATTORNEY dated 14th March 2023 registered at the office of the A.D.S.R. Domjur and recorded in Book No.I Volume No.0504-2023 pages: 36481- 36493 being No.050401140 for the year 2023) unto and in favour of Namita Naskar of **All That** piece and parcel of shali land measuring about **2.25 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084**



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REGISTRAR OF COMPANIES
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under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the said **Sailabala Naskar** died intestate leaving behind her surviving her three sons namely Bhutnath Naskar, Bablu Naskar and Biswanath Naskar and three daughters namely Sabita Naskar, Jharna Naskar and Lakshmi Sarder as her legal heirs and none else.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Bablu Naskar inherited from his father namely Jugal Naskar became absolute owner of undivided $1/7^{\text{th}}$ share of **All That** piece and parcel of shali land measuring about **1.10 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Bablu Naskar inherited from his mother namely Sailabala Naskar became absolute owner of undivided $1/6^{\text{th}}$ share of **All That** piece and parcel of shali land measuring about **0.18 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Bablu Naskar became absolute owner of **All That** piece and parcel of shali land measuring about **1.28 satak (1.10 + 0.18 satak) out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633,



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J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the said Bablu Naskar died intestate leaving behind him surviving his wife namely Namita Naskar and only son namely Prakash Naskar as his legal heirs and none else.

AND WHEREAS by virtue of Hindu Laws of inheritance the said Namita Naskar and Prakash Naskar became absolute joint owners of **All That** piece and parcel of shali land measuring about **1.28 satak out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS thus the Vendors became absolute joint owners of **All That** piece and parcel of shali land measuring about **5.78 satak (2.25 + 2.25+ 1.28 satak) out of 31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405,

AND WHEREAS thus the Vendors are desirous of selling of **All That** piece and parcel of shali land measuring about **5.78 satak** out of **31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter called as the **said land**, free from all encumbrances, charges, liens, lispences attachments claims and demands whatsoever ;



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AND WHEREAS the Purchaser has agreed to purchase and the Vendors have agreed to sell **ALL THAT** the **said land** at a total Rs.14,00,000/- 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.14,00,000/- only paid by the Purchaser to the Vendors on or before the execution of these presents (the receipt whereof the Vendors do 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 land**) the Vendors 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 **5.78 satak** out of **31 satak** more or less comprised in R.S. Dag No.4020 corresponding to **L.R. Dag No.4084** under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter called as the **said 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



ADDITIONAL REGISTRAR
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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 Vendors into upon or in respect of the **said land** and every part thereof **TOGETHERWITH** all deeds, pattahs, writings, muniments and other evidences of title whatsoever exclusively relating to the **said 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 Vendors or their executors, administrators, legal representatives and assigns or in the custody of power or of any other person or persons from whom the Vendors 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 its executors, administrators or legal representatives and assigns absolutely and forever.

THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER as follows :-

- a) That notwithstanding any act deed matter or thing whatsoever by the Vendors done, made or executed or knowingly suffered to the contrary the Vendors have good right, full power and absolute authority to grant, transfer, convey, sell, assure and assign the **said 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 executors, administrators or legal representatives and assigns shall and may at all times hereafter peaceably and quietly hold possess and enjoy the **said land** and receive and take the rents issues and profits



ADDITIONAL REGISTRAR
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thereof without any lawful eviction interruption claim or demand whatsoever from or by the Vendors or any person or persons lawfully equitably claiming from under or in trust for the Vendors legal representatives and assigns.

- c) That the **said 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 Vendors 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, lispendences, attachment, trust and liabilities whatsoever made executed occasioned or suffered by the Vendors or any other person or persons lawfully claiming or claimed by from under or in trust for the Vendors.
- d) That the Vendors and all persons and persons lawfully or equitably claiming any estate right, title or interest whatsoever in the **said land** or any part thereof from under or in trust for the Vendors or from or under any of their 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 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 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



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ADDITIONAL REGISTRAR
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the **said land** in any way and the Vendors have 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 land** or any part thereof then in that event the Vendors do 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 land** hereby sold to the Purchaser.

- f) That the Vendors 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 land** as the Purchaser may direct all the title deed documents and writing for evidencing of title in respect of the **said 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 Vendors do 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 Vendors or any of their Predecessors-in-Title in respect of the **said 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 Vendors have handed over khas possession of the **said land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.



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THE SCHEDULE ABOVE REFERRED TO:**(the said land)**

All That piece and parcel of shali land measuring about **5.78 satak** out of 31 satak more or less comprised in R.S. Dag No.4020 corresponding to L.R. Dag No.4084 under L.R. Khatian No.11633, J. L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405, (all that vacant land non-metal road), And butted and bounded as follows:-

L.R. Dag No.4084:

ON THE NORTH	Part of L.R. Dag No.4084;
ON THE SOUTH	Part of L.R. Dag No.4084;
ON THE EAST	Part of L.R. Dag No.4084
ON THE WEST	Part of L.R. Dag No.4084



ADDITIONAL REGISTRAR
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22 APR 2024

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

SIGNED SEALED AND DELIVERED

by the **VENDORS** at Kolkata

[Handwritten signature]

Vendor-1

[Handwritten signature]

Vendor-2

WITNESSES :

①

Anand Karan
Makardesh - Howrah

2)

Sumit Roy,
Domjur, Howrah.

Drafted by and read over and explained by me contents of this deed
Santanu Karanakar to the executant.
Advocate, High Court, Calcutta.

F-345/06



ADDITIONAL REGISTRAR
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RECEIVED by the VENDORS of and from within named PURCHASER the within mentioned the Rs.14,00,000/- (Rupees fourteen lakh) only being the consideration money as per memo below :

Rs.14,00,000/-

MEMO OF CONSIDERATION

Demand Draft No.	Date	Bank	In favour of	Amount (Rs.)
509159	19.04.2024	ICICI Bank Howrah Bandhaghat	Vendor-1	7,00,000.00
509160	19.04.2024	ICICI Bank Howrah Bandhaghat	Vendor-2	7,00,000.00
			Total :	14,00,000.00

(Rupees – fourteen lakh) only

WITNESSES :

Handwritten signature

Handwritten signature

①

Amal Karuri

②














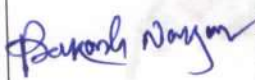











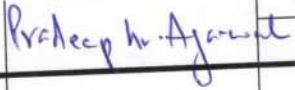















Sumit Roy.

Vendors



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
22 APR 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents							
1.	 	 LITTLE	 RING	 MIDDLE	 FORE	 THUMB		
		(LEFT HAND)						
		 THUMB	 FORE	 MIDDLE	 RING	 LITTLE		
		(RIGHT HAND)						
		2.	 	 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.						
				(LEFT HAND)				
 THUMB	 FORE			 MIDDLE	 RING	 LITTLE		
(RIGHT HAND)								



ADDITIONAL REGISTRAR
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Major Information of the Deed

Deed No :	I-1904-05572/2024	Date of Registration	22/04/2024
Query No / Year	1904-2000920782/2024	Office where deed is registered	
Query Date	12/04/2024 10:32:46 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY Village And Post Office Mohammadpur, WEST BENGAL,,Thana : Bhagwanpur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9874112262, Status :Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 14,00,000/-	Rs. 20,39,392/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 61,252/- (Article:23)	Rs. 20,492/- (Article:A(1), E)		
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 Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4084 (RS :-4020)	LR-11633	Bastu	Sali	5.78 Dec	14,00,000/-	20,39,392/-	
Grand Total :					5.78Dec	14,00,000 /-	20,39,392 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NAMITA NASKAR Wife of Late BABLU NASKAR Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office	 <small>22/04/2024</small>	 Captured <small>LTI 22/04/2024</small>	 <small>22/04/2024</small>
DOMJUR NASKAR PARA,, City:- Howrah, P.O:- DOMJUR, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711405 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: BMxxxxxx5N, Aadhaar No: 36xxxxxxxx2416, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Shri PRAKASH NASKAR (Presentant) Son of Late BABLU NASKAR Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office		 Captured	
		22/04/2024	LTI 22/04/2024	22/04/2024
DOMJUR 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 Date of Birth:XX-XX-1XX2 , PAN No.:: ARxxxxxx9K, Aadhaar No: 66xxxxxxxx0268, Status :Individual, Executed by: Self, Date of Execution: 22/04/2024 , Admitted by: Self, Date of Admission: 22/04/2024 ,Place : Office				

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RICHMOND RAWALWASIA DEVELOPERS LLP 86A, TOPSIA ROAD SOUTH, 9TH FLOOR, TOPSIA,, City:- , P.O:- TOPSIA, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-2XX8 , PAN No.:: AAxxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr PRADEEP KUMAR AGARWAL Son of DEVRAJ AGARWAL FLAT NO.4A, MARUTI SADAN, 12, DEOVER PARK, BALLYGUNGE CIRCULAR ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx8G, Aadhaar No: 54xxxxxxxx7930 Status : Representative, Representative of : RICHMOND RAWALWASIA DEVELOPERS LLP

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY City:- Contai, P.O:- MAHAMMADPUR, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601		 Captured	
	22/04/2024	22/04/2024	22/04/2024
Identifier Of NAMITA NASKAR, Shri PRAKASH NASKAR			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	NAMITA NASKAR	RICHMOND RAWALWASIA DEVELOPERS LLP-5.78 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:- 11633	Owner:সুগল নস্কর, Gurdian:গান্ , Address:নিজ , Classification:শদি, Area:0.07500000 Acre,	NAMITA NASKAR

Endorsement For Deed Number : I - 190405572 / 2024

On 22-04-2024

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 13:10 hrs on 22-04-2024, at the Office of the A.R.A. - IV KOLKATA by Shri PRAKASH NASKAR , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 20,39,392/-

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

Execution is admitted on 22/04/2024 by 1. NAMITA NASKAR, Wife of Late BABLU NASKAR, DOMJUR NASKAR PARA,, P.O: DOMJUR, Thana: DOMJUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Others, 2. Shri PRAKASH NASKAR, Son of Late BABLU NASKAR, DOMJUR NASKAR PARA,, P.O: DOMJUR, Thana: DOMJUR, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711405, by caste Hindu, by Profession Others

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , City/Town: CONTAI, 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 20,492.00/- (A(1) = Rs 20,394.00/- ,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 20,408/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 10:07AM with Govt. Ref. No: 192024250022550238 on 22-04-2024, Amount Rs: 20,408/-, Bank: SBI EPay (SBlePay), Ref. No. 1787732977027 on 22-04-2024, Head of Account 0030-03-104-001-16

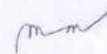
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 61,202/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 61,202/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 266, Amount: Rs.50.00/-, Date of Purchase: 02/04/2024, Vendor name: S CHANDA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/04/2024 10:07AM with Govt. Ref. No: 192024250022550238 on 22-04-2024, Amount Rs: 61,202/-, Bank: SBI EPay (SBlePay), Ref. No. 1787732977027 on 22-04-2024, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 292373 to 292397
being No 190405572 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.04.30 17:15:24 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 30/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.