

18794/2024

18432/2024

भारतीय गैर न्यायिक

पचास
रुपये
₹.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 959518



Handwritten notes:
18/12/24
15.38
1072/2024

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

9-9 DEC 2024

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the 9th day of December Two Thousand Twenty Four (2024)

-BETWEEN-

202028

Sutanu Karmakar
Advocate
High Court, Calcutta

ADD.
RE.
29 NOV 2024
SURANJAN MUKHERJEE
Licensed Stamp Vender
C. C. Ghosh
2 & 3, K. S. Roy Road, Kol-1

29 NOV 2024

29 NOV 2024



Additional Registrar of
Assurances, Kolkata

Additional Registrar of
Assurances, Kolkata



9 DEC 2024

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
9 DEC 2024

PRAKASH NASKAR son of Late Bablu Naskar, by faith- Hindu, by nationality- Indian, having **Aadhaar No.6636 3996 0268** and having **PAN: ARBPN9519K** (17.12.1992) residing at Village- Domjur, (Naskarpara), P.O. & P.S. Domjur, District: Howrah, Pin Code- 711405, hereinafter referred to 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**) (4.4.2018) 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** (21.12.1970) 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**;

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 **7.50 satak** out of 31 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



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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 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.



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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** 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.



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ADDL. REGISTRAR
KOLKATA
9 DEC 2024



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



192024250307582178

GRN Details

GRN: 192024250307582178 Payment Mode: SBI Epay
GRN Date: 09/12/2024 11:19:39 Bank/Gateway: SBIPay Payment Gateway
BRN : 3735698655515 BRN Date: 09/12/2024 11:20:06
Gateway Ref ID: 0940473742 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 091220242030758216 Payment Init. Date: 09/12/2024 11:19:39
Payment Status: Successful Payment Ref. No: 2003103165/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms RICHMOND RAWALWASIA DEVELOPERS LLP
Address: 86A TOPSIA ROAD SOUTH KOLKATA 700046
Mobile: 9830032120
EMail: pradeep@rawalwasia.co.in
Period From (dd/mm/yyyy): 09/12/2024
Period To (dd/mm/yyyy): 09/12/2024
Payment Ref ID: 2003103165/1/2024
Dept Ref ID/DRN: 2003103165/1/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003103165/1/2024	Property Registration- Stamp duty	0030-02-103-003-02	33735
2	2003103165/1/2024	Property Registration- Registration Fees	0030-03-104-001-16	6757
			Total	40492

IN WORDS: FORTY THOUSAND FOUR HUNDRED NINETY TWO ONLY.

PAID

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 1/7th 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 1/6th 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, 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 and by way of purchase as aforesaid 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



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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 said Namita Naskar and Prakash Naskar 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 a little 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 22.04.2024 registered at the office of the A.R.A. IV, Kolkata and recorded in Book No.I Volume No.1904-2024 pages: 292373- 292397 being No.190405572 for the year 2024 the said NAMITA NASKAR and PRAKASH NASKAR, the vendors therein, sold, transferred and conveyed unto and in favour of RICHMOND RAWALWASIA DEVELOPERS LLP, the Purchaser therein of **ALL THAT** piece and parcel of shali land measuring about **5.78 satak** out of 7.50 satak be the same a little more or less comprised in R.S. Dag No.4020 corresponding to L.R. Dag No.4084, under R.S. Khatian No.1663, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, District: Howrah, West Bengal.

AND WHEREAS since the said Biswanath Naskar did not sell his share as such he remained as owner of land measuring about **1.72 satak** under R.S. Dag No.4020 corresponding to L.R. Dag No.4084 and the said Biswanath Naskar did not mutate his name in the records of rights in respect of his share of land as such the land measuring about 1.72 satak still in the name of the erstwhile owner



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i.e. Jugal Naskar father of Biswanath Naskar under L.R. Khatian No.11633.

AND WHEREAS the said Biswanath Naskar died intestate leaving behind him surviving his wife namely Gita Naskar one daughter namely Pratima Naskar as his legal heirs and none else.

AND WHEREAS by virtue of Hindu Laws of Inheritance the said Gita Naskar and Pratima Naskar became the absolute joint owners of **ALL THAT** piece and parcel of shali land measuring about **1.72 satak** out of 7.50 satak be the same a little more or less comprised in **R.S. Dag No.4020** corresponding to **L.R. Dag No.4084**, under R.S. Khatian No.1663, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, District: Howrah, West Bengal.

AND WHEREAS by a DEED OF CONVEYANCE dated 29.10.2024 registered at the office of the A.D.S.R. Domjur and recorded in Book No.I Volume No.0504-2024 pages: 101004- 101017 being No.050404618 for the year 2024 the said GITA NASKAR and PRATIMA NASKAR, therein jointly referred to as the Vendors, sold, transferred and conveyed unto and in favour of PRAKASH NASKAR, therein referred to as the Purchaser of **ALL THAT** piece and parcel of shali land measuring about **1.72 satak** out of 31.00 satak be the same a little more or less having 0.0635 therein comprised in **R.S. Dag No.4020** corresponding to **L.R. Dag No.4084**, under R.S. Khatian No.1663 under L.R. Khatian No.11633, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, District: Howrah, West Bengal.

AND WHEREAS the Vendor is desirous of selling of **ALL THAT** piece and parcel of shali land measuring about **1.72 satak** out of 31.00



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satak be the same a little more or less having 0.0635 therein comprised in **R.S. Dag No.4020** corresponding to **L.R. Dag No.4084**, under R.S. Khatian No.1663 under L.R. Khatian No.11633, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, District: Howrah, West Bengal, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred to as the **said land** free from all encumbrances, charges, liens, attachments, lispences, claims and demands whatsoever;

AND WHEREAS the Purchaser has agreed to purchase and the Vendor has agreed to sell **ALL THAT** the **said land** at a total Rs.674309/- 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.674309/- 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 doth hereby acquit, release and discharge the Purchaser as also the **said land**) the Vendor doth 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 **1.72 satak** out of 31.00 satak be the same a little more or less having 0.0635 therein comprised in **R.S. Dag No.4020** corresponding to **L.R. Dag No.4084**, under R.S. Khatian No.1663 under L.R. Khatian No.11633, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, District: Howrah, West Bengal, as morefully and particularly described in the **SCHEDULE** hereunder written, hereinafter referred



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to 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 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 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 Vendor or her 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 its 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



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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 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 her Predecessor-in-Title.
- 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 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, 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 land** or any part thereof from under or in trust for the Vendor or from or under any of her 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



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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 the **said 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 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 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 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 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 her Predecessors-in-Title in respect of the **said land** up to the date of these presents and further



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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 land** to the Purchaser and the Purchaser shall mutate its name in respect of the **said land**.

THE SCHEDULE ABOVE REFERRED TO :

(the said land)

ALL THAT piece and parcel of shali land measuring about **1.72 satak** out of 31.00 satak be the same a little more or less having 0.0635 therein comprised in **R.S. Dag No.4020** corresponding to **L.R. Dag No.4084**, under R.S. Khatian No.1663 under L.R. Khatian No.11633, J.L. No.33 lying and situate at Mouza: Domjur, under Block and Gram Panchayat- Domjur, P.S. Domjur, Pin Code-711405, District: Howrah, West Bengal, (vacant land non-metal road), And butted and bounded as follows:-

R.S. Dag No.4020 corresponding to L.R. Dag No.4084:

ON THE NORTH	R.S. Dag No.4020 corresponding to L.R. Dag No.4084 property of Jogendra Naskar;
ON THE SOUTH	R.S. Dag No.4020 corresponding to L.R. Dag No. 4084 property of Mahendra Naskar;
ON THE EAST	R.S. Dag No.4020 corresponding to L.R. Dag No. 4084 property of Phanindra Nath Naskar;
ON THE WEST	R.S. Dag No.4020 corresponding to L.R. Dag No. 4084 property of Nagendra Nath Naskar;



ADDITIONAL REGISTRAR
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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

Bananki Narayan

Vendor

RICHMOND RAWALWASIA DEVELOPERS LLP

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata

Pradeep K. Aggarwal
Partner

Purchaser

WITNESSES :

① *Amal Karanvi*
Makarand
Howrah

② *Tupun Chandra*
J.C. K. S. Ray
Kul - Farid

Drafted by & Read over and explained in Bengali

Santanu Karmakar
Advocate, High Court, Calcutta.

F-345/06



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 DEC 2024

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RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.6,74,309/- only (Rupees six lakh seventy four thousand three hundred and nine) only being the consideration money as per memo below: **Rs.6,74,309/-**

MEMO OF CONSIDERATION

By INF/INFT No.	Date	In favour of	Amount (Rs.)
038549178761/45704504	09.12.2024	Vendor	6,74,309.00
		Total :	6,74,309.00

(Rupees six lakh seventy four thousand three hundred and nine) only

WITNESSES :

① Amel Karuri











































Benukh Narayan
Vendor

② Tapan Dey



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 9 DEC 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or Presenters					
1.	 <i>Devenbhar Sharma</i>					
		LITTLE	RING	MIDDLE	FORE	THUMB
		(LEFT HAND)				
						
		THUMB	FORE	MIDDLE	RING	LITTLE
		(RIGHT HAND)				
2.	 <i>Pooja K. Agarwal</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)				



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
_ 9 DEC 2020

Major Information of the Deed



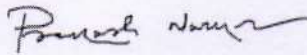
Deed No :	I-1904-18432/2024	Date of Registration	09/12/2024
Query No / Year	1904-2003103165/2024	Office where deed is registered	
Query Date	06/12/2024 11:51:47 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY Village And Post Office Mohammadpur, WEST 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. 6,74,309/-	Rs. 6,74,309/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 33,785/- (Article:23)	Rs. 6,841/- (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 Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-4084 (RS :-)	LR-11633	Bastu	Sali	1.72 Dec	6,74,309/-	6,74,309/-	
Grand Total :					1.72Dec	6,74,309 /-	6,74,309 /-	



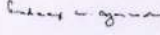
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	PRAKASH NASKAR Son of Late BABLU NASKAR Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office	 <small>09/12/2024</small>	 Captured <small>LTI 09/12/2024</small>	 <small>09/12/2024</small>
VILLAGE- 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: IndiaDate of Birth:XX-XX-1XX2 , PAN No.:: ARxxxxxx9K, Aadhaar No: 66xxxxxxxx0268, Status :Individual, Executed by: Self, Date of Execution: 09/12/2024 , Admitted by: Self, Date of Admission: 09/12/2024 ,Place : Office				



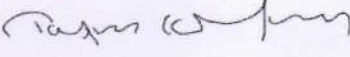
Buyer Details :

Sl 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 , PAN No.:: AAxxxxx4N,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADEEP KUMAR AGARWAL (Presentant) Son of DEVRAJ AGARWAL		 Captured	
		Dec 9 2024 4:31PM	LTI 09/12/2024	09/12/2024
FLAT NO.4A, MARUTI SADARN, 12, DOVER PARK, BALLYGUNGE CIRCULAR ROAD,, City:- , P.O:- BALLYGUNJ, 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 (as PARTNER)				

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	
	09/12/2024	09/12/2024	09/12/2024
Identifier Of PRAKASH NASKAR, Mr PRADEEP KUMAR AGARWAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	PRAKASH NASKAR	RICHMOND RAWALWASIA DEVELOPERS LLP-1.72 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:যুগল নস্কর, Gurdian:গান্ , Address:লিডা , Classification:শালি, Area:0.01720000 Acre,	PRAKASH NASKAR

Endorsement For Deed Number : I - 190418432 / 2024

On 09-12-2024

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 15:38 hrs on 09-12-2024, at the Office of the A.R.A. - IV KOLKATA by Mr PRADEEP KUMAR AGARWAL ,.

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 6,74,309/-

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

Execution is admitted on 09/12/2024 by PRAKASH NASKAR, Son of Late BABLU NASKAR, VILLAGE- DOMJUR (NASKARPARA), 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 6,841.00/- (A(1) = Rs 6,743.00/- ,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 6,757/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 11:20AM with Govt. Ref. No: 192024250307582178 on 09-12-2024, Amount Rs: 6,757/-, Bank: SBI EPay (SBlePay), Ref. No. 3735698655515 on 09-12-2024, Head of Account 0030-03-104-001-16

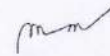
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,735/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 33,735/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 262028, Amount: Rs.50.00/-, Date of Purchase: 29/11/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/12/2024 11:20AM with Govt. Ref. No: 192024250307582178 on 09-12-2024, Amount Rs: 33,735/-, Bank: SBI EPay (SBlePay), Ref. No. 3735698655515 on 09-12-2024, 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 938154 to 938178

being No 190418432 for the year 2024.



SS

Digitally signed by SEMANTI SIKDAR
Date: 2024.12.16 16:20:03 +05:30
Reason: Digital Signing of Deed.

(Semanti Sikdar) 16/12/2024

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.