

4164/25

4671/2025

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AR 007139

Handwritten notes:
186
M/2
27/3/25

Additional Registrar of
Assurances-IV, Kolkata

Handwritten notes:
Borden
pr 696 a/b

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

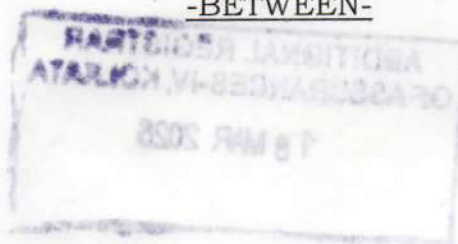
Additional Registrar of
Assurances-IV, Kolkata

28 MAR 2025

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made on this the *18th* day
of *March* Two Thousand Twenty Five (2025)

-BETWEEN-



06 MAR 2025

74634

SOLD TO.....**SUTANU KARMAKAR** Advocate
ADDRESS..... High Court, Calcutta,
Regn. No. WB/756/2006
RS..... 50/-

06 MAR 2025

CODE NO. (1087)
LICENCED NO.
20 & 20A & 1973

ANJUSHREE BANERJEE
L. S. VENDOR (OS)
HIGH COURT, KOLKATA

06 MAR 2025



Confirmed that the Document is admitted to Registration. The Signatures and the Adornment sheets attached to this document are the part of the Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

18 MAR 2025



**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
18 MAR 2025

SURAJIT GHOSH son of Sukumar Ghosh, by faith- Hindu, by nationality- Indian (having **PAN: AHWPG5862H** and having **Aadhaar No.2330 6313 9743**) residing at Lakshmanpur, Pakuria, Kona, Haora, West Bengal, Howrah, Pin Code-711114, P.O. Pakuria & P.S. Kona, hereinafter referred to as the **VENDOR** (which expression shall unless excluded by or repugnant to the context be deemed to include his 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**;

WHEREAS one Nandabala Ghosh alias Nanda Rani Ghosh 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 **32 satak** more or less out of 32.00 satak having 1.0000 share therein comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331**



~

SEAL OF THE ADDL. REGISTRAR
OF ASSURANCES - KOLKATA
18 MAR 2025

L.R.Khatian No.2278, J.L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the said Nandabala Ghosh alias Nanda Rani Ghosh died intestate leaving behind her surviving her six sons namely **Asit Ghosh**, Amir Ghosh, Samir Ghosh, Adhir Ghosh, Prabir Ghosh and Subir Ghosh and four daughters namely Sabita Ghosh, Bobita Poali, Krishna Ghosh and Sikha Ghosh as her legal heirs and none else.

AND WHEREAS by virtue of Hindu laws of inheritance the said **Asit Ghosh**, became absolute owner of **All That** piece and parcel of shali land measuring about **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331** L.R.Khatian No.2278, J.L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the said Asit Ghosh died intestate leaving behind him surviving his wife namely Maitrayee Ghosh and only son namely Partha Sarathi Ghosh, and two daughters namely Susmita Ghosh and Kuhumita Ghosh as his legal heirs and none else.

AND WHEREAS the said Susmita Ghosh died intestate leaving behind her surviving her husband namely Liton Ghosh and only son namely Ishan Ghosh as her legal heirs and none else.

AND WHEREAS by virtue of Hindu laws of inheritance the said Maitrayee Ghosh, Partha Sarathi Ghosh, Kuhumita Ghosh, Liton Ghosh and Ishan Ghosh became absolute joint owners of **All That** piece and parcel of shali land measuring about **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331** L.R. Khatian No.2278, J.L. No.33 lying and



RECEIVED
18 MAR 2025

situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by a DEED OF CONVEYANCE dated 24.02.2025 registered at the office of the D.S.R.-I Howrah and recorded in Book No.I Volume No.0501-2025 pages: 38691-38708 being No.050101191 for the year 2025 the said Maitrayee Ghosh, Partha Sarathi Ghosh, Kuhumita Ghosh, Liton Ghosh and Ishan Ghosh, therein referred to as the Vendors, sold, transferred and conveyed unto and in favour of SURAJIT GHOSH, therein referred to as the Purchaser of **All That** piece and parcel of shali land measuring about **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to L.R. Dag No.7331 L.R. Khatian No.2278, J.L. No.33, lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS by virtue of DEED OF CONVEYANCE dated 24.02.2025 being No.050101191 for the year 2025 the said SURAJIT GHOSH became absolute owner of **All That** piece and parcel of shali land measuring about 3.20 satak more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to L.R. Dag No.7331 L.R. Khatian No.2278, J.L. No.33 lying and situate at Mouza- Domjur, P.S. Domjur, District: Howrah, Pin code-711405.

AND WHEREAS the Vendor is desirous of selling of **All That** piece and parcel of shali land measuring about **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331** L.R.Khatian No.2278, 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



✓

18 MAR 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



130320252044540154

GRIPS Payment Detail

GRIPS Payment ID:	130320252044540154	Payment Init. Date:	13/03/2025 15:19:49
Total Amount:	41852	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5114405511339	BRN Date:	13/03/2025 15:20:45
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	192024250445401558	Directorate of Registration & Stamp Revenue	41852
Total			41852

IN WORDS: FORTY ONE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY.

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

PAID



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



192024250445401558

GRN Details

GRN: 192024250445401558 Payment Mode: SBI Epay
GRN Date: 13/03/2025 15:19:49 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5114405511339 BRN Date: 13/03/2025 15:20:45
Gateway Ref ID: 0983654661 Method: ICICI Bank - Corporate NB
GRIPS Payment ID: 130320252044540154 Payment Init. Date: 13/03/2025 15:19:49
Payment Status: Successful Payment Ref. No: 2000741811/2/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Ms RICHMOND RAWALWASIA DEVELOPERS LLP
Address: 86A TOPSIA ROAD SOUTH KOLKATA 700046
Mobile: 9830032120
Period From (dd/mm/yyyy): 13/03/2025
Period To (dd/mm/yyyy): 13/03/2025
Payment Ref ID: 2000741811/2/2025
Dept Ref ID/DRN: 2000741811/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000741811/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	34868
2	2000741811/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	6984
Total				41852

IN WORDS: FORTY ONE THOUSAND EIGHT HUNDRED FIFTY TWO ONLY.

PAID

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

AND WHEREAS the Purchaser has agreed to purchase and the Vendor have agreed to sell **ALL THAT** the **said land** at a total Rs.5,34,375/- 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.5,34,375/- 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 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 **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331** L.R. Khatian No.2278, 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



✓

18 MAR 2025

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 his executors, administrators, legal representatives and assigns 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 **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



ADDL REGISTRAR
OF ASSURANCES - KOLKATA
18 MAR 2025

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 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 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 its 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



REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2025

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 his 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 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**.



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2025

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

All That piece and parcel of shali land measuring about **3.20 satak** more or less out of 32.00 satak comprised in R.S. Dag No.5830 corresponding to **L.R. Dag No.7331** L.R. Khatian No.2278, 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.7331:

ON THE NORTH	Part of R.S. Dag No.5830 corresponding to L.R. Dag No.7331.
ON THE SOUTH	Part of R.S. Dag No.5830 corresponding to L.R. Dag No.7331.
ON THE EAST	Part of R.S. Dag No.5830 corresponding to L.R. Dag No.7331.
ON THE WEST	Part of R.S. Dag No.5830 corresponding to L.R. Dag No.7331.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2025

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

Sourjit Chak
Vendor

WITNESSES :

① *Amal Karuri*
Kona, Howrah.

② *Tapan Chakraborty*
7C/1C/5/ Ray rd
Kel - 1

RICHMOND RAWALWASIA DEVELOPERS LLP

Pradeep W. Agard
Partner

Drafted by :

Santanu Karumakar
Advocate, High Court, Calcutta.

F-345/06



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2025

RECEIVED by the VENDOR of and from within named PURCHASER the within mentioned the Rs.5,34,375/- (Rupees five lakh thirty four thousand three hundred seventy five) only being the consideration money as per memo below : **Rs.5,34,375/-**

MEMO OF CONSIDERATION

DD No.	Date	Bank	In favour of	Amount (Rs.)
509476	13.03.2025	ICICI Bank Topsia Branch	Vendor	5,34,375.00
			Total :	5,34,375.00

Rupees five lakh thirty four thousand three hundred seventy five) only

WITNESSES :

Amal Koruri

Suresh Chak














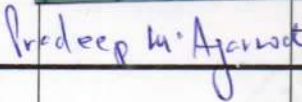





























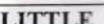
Vendor



2

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 MAR 2025

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or							
1.	 							
		(LEFT HAND)						
								
		(RIGHT HAND)						
		2.	 					
				(LEFT HAND)				
								
(RIGHT HAND)								
3.								
				(LEFT HAND)				
								
		(RIGHT HAND)						
		4.						
				(LEFT HAND)				
								
(RIGHT HAND)								



✓

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
18 MAR 2025

DATED THIS DAY OF 2025

-BETWEEN-

SURAJIT GHOSH

VENDOR

-AND-

RICHMOND RAWALWASIA

DEVELOPERS LLP

PURCHASER

DEED OF CONVEYANCE

Major Information of the Deed



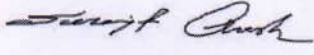
Deed No :	I-1904-04671/2025	Date of Registration	28/03/2025
Query No / Year	1904-2000741811/2025	Office where deed is registered	
Query Date	12/03/2025 11:53:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY Village And Post Office Mohammadpur, WEST 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. 5,34,375/-	Rs. 6,96,960/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 34,918/- (Article:23)	Rs. 7,068/- (Article:A(1), E, M(a), M(b), I)		
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-7331 (RS :-)	LR-2278	Bastu	Sali	3.2 Dec	5,34,375/-	6,96,960/-	
Grand Total :					3.2Dec	5,34,375 /-	6,96,960 /-	



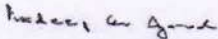
Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SURAJIT GHOSH Son of SUKUMAR GHOSH Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,Place : Office		 Captured	
	18/03/2025	18/03/2025	LTI 18/03/2025	18/03/2025
LAKSHMANPUR, PAKURIA, KONA, HAORA, WEST BENGAL, City:- Howrah, P.O:- PAKURIA, P.S:- Kona, District:-Howrah, West Bengal, India, PIN:- 711114 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AHxxxxxx2H, Aadhaar No: 23xxxxxxxx9743, Status :Individual, Executed by: Self, Date of Execution: 18/03/2025 , Admitted by: Self, Date of Admission: 18/03/2025 ,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, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PRADEEP KUMAR AGARWAL (Presentant) Son of DEVRAJ AGARWAL Date of Execution - 18/03/2025, , Admitted by: Self, Date of Admission: 18/03/2025, Place of Admission of Execution: Office		 Captured	
	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, , PAN No.:: ACxxxxxx8G, Aadhaar No: 54xxxxxxxx7930 Status : Representative, Representative of : RICHMOND RAWALWASIA DEVELOPERS LLP (as)	Mar 18 2025 4:34PM	LTI 18/03/2025	18/03/2025

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	
	18/03/2025	18/03/2025	18/03/2025
Identifier Of SURAJIT GHOSH, Mr PRADEEP KUMAR AGARWAL			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	SURAJIT GHOSH	RICHMOND RAWALWASIA DEVELOPERS LLP-3.2 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:- 7331, LR Khatian No:- 2278	Owner:নন্দ বালা ঘোষ, Gurdian:দুলাল , Address:পাঁচলা , Classification:শাদি, Area:0.32000000 Acre,	SURAJIT GHOSH

Endorsement For Deed Number : I - 190404671 / 2025

On 18-03-2025

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:12 hrs on 18-03-2025, 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 6,96,960/-

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

Execution is admitted on 18/03/2025 by SURAJIT GHOSH, Son of SUKUMAR GHOSH, LAKSHMANPUR, PAKURIA, KONA, HAORA, WEST BENGAL, P.O: PAKURIA, Thana: Kona, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711114, 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

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

Execution is admitted on 18-03-2025 by Mr PRADEEP KUMAR AGARWAL, , 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

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 7,068.00/- (A(1) = Rs 6,970.00/- ,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 6,984/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2025 3:20PM with Govt. Ref. No: 192024250445401558 on 13-03-2025, Amount Rs: 6,984/-, Bank: SBI EPay (SBlePay), Ref. No. 5114405511339 on 13-03-2025, Head of Account 0030-03-104-001-16

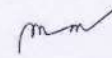
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 34,868/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 34,868/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 74634, Amount: Rs.50.00/-, Date of Purchase: 06/03/2025, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/03/2025 3:20PM with Govt. Ref. No: 192024250445401558 on 13-03-2025, Amount Rs: 34,868/-, Bank: SBI EPay (SBlePay), Ref. No. 5114405511339 on 13-03-2025, Head of Account 0030-02-103-003-02

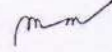


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 28-03-2025

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.



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 1904-2025, Page from 203036 to 203059
being No 190404671 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.04.02 14:51:41 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 02/04/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**