

5937/2023

5935/2023

# भारतीय गैर न्यायिक



## INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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 2/9/2023  
 761024  
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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.

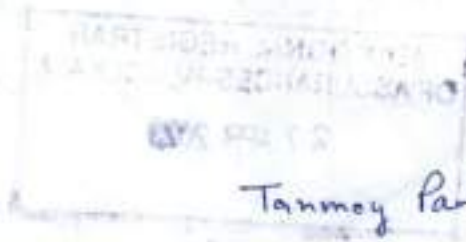
Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

27 APR 2023

THIS INDENTURE OF CONVEYANCE made this 27<sup>th</sup> day of APRIL

Two Thousand and Twenty Three BETWEEN AMBEY CONCRETE FOUNDATION PRIVATE LIMITED (having CIN - U70100WB2008PTC122866



*[Handwritten signature]*

Tanmoy Paul

171302

DSP LAW ASSOCIATES  
 Advocates  
 4D Nicco House  
 1B & 2 Hara Street  
 Kolkata-700001

- 9 FEB 2022

SUBRAMANIAM M. KHERUJEE  
 LICENSUREE (HOLDING VENDOR)  
 293, K 5 HOQ HOUSE, KOLKATA

- 8 FEB 2022  
 - 8 FEB 2022



in addition to the Registrar of Assurances, Kolkata, the Additional Registrar of Assurances, Kolkata, is also authorized to receive applications for registration of policies and to issue certificates of registration thereon.

Additional Registrar of Assurances, Kolkata

27 APR 2023



Additional Registrar of Assurances, Kolkata

ADDITIONAL REGISTRAR  
 OF ASSURANCES-IV, KOLKATA  
 27 APR 2023





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



192023240022692948

GRN Details

GRN:	192023240022692948	Payment Mode:	SBI Epay
GRN Date:	21/04/2023 12:39:24	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7010289713217	BRN Date:	21/04/2023 12:41:01
Gateway Ref ID:	IGAPMACCR0	Method:	State Bank of India NB
GRIPS Payment ID:	210420232002269293	Payment Init. Date:	21/04/2023 12:39:24
Payment Status:	Successful	Payment Ref. No:	2000960119/3/2023 (Query No*/Query Year)

Depositor Details

Depositor's Name:	Mr SIMPLEX LAND HOUSING AND DEVELOPMENT PVT LTD
Address:	PS IXL ROOM NO.305 NEW TOWN ROAD KOLKATA -700136
Mobile:	9339751042
EMail:	consultantsraj@yahoo.in
Period From (dd/mm/yyyy):	21/04/2023
Period To (dd/mm/yyyy):	21/04/2023
Payment Ref ID:	2000960119/3/2023
Dept Ref ID/DRN:	2000960119/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000960119/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	14461
2	2000960119/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	3624
<b>Total</b>				<b>18085</b>

IN WORDS: EIGHTEEN THOUSAND EIGHTY FIVE ONLY.

PAID



Government of West Bengal  
GRIPS 2.0 Acknowledgement Receipt  
Payment Summary



210420232002269293

GRIPS Payment Detail

GRIPS Payment ID:	210420232002269293	Payment Init. Date:	21/04/2023 12:39:24
Total Amount:	18085	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7010289713217	BRN Date:	21/04/2023 12:41:01
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SIMPLEX LAND HOUSING AND DEVELOPMENT PVT LTD  
Mobile: 9339751042

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240022692948	Directorate of Registration & Stamp Revenue	18085
Total			18085

IN WORDS: EIGHTEEN THOUSAND EIGHTY FIVE ONLY.

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





and PAN AAHCA4736B), a Company within the meaning of the Companies Act, 2013 having its registered office at PS-IXL, 3rd floor, New Town Road, Unit No. 305, Post Office - Rajarhat Gopalpur, Police Station Baguiati, District North 24 Parganas, Kolkata - 700136 represented by its Director Mr. Tanmoy Paul son of Dulal Chandra Paul residing at 24/2, Bidhan Sarani, Near Sree Mani Market, Beadon Street, Kolkata - 700006, having PAN AIAPP0454B and Aadhar No. 553059989625 hereinafter referred to as "the **VENDOR**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office) of the **ONE PART AND SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED** (having CIN - U45201WB1995PTC076123 and PAN AADCS5138F), a Company within the meaning of the Companies Act, 2013 having its registered office at PS-IXL, 3rd floor, New Town Road, Unit No. 305, P.O. - Rajarhat Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata - 700136 represented by its Director Mr. Raj Kumar Agarwal son of Late Sri Chhote Lal Agarwal residing at 13/14A ,Tower-3,Near City Center-2,Hatiara,North 24 Parganas , Post Office Hatiara and Police Station - New Town, Pincode -700157 having PAN ACKPA0021B and Aadhar No. 928217831297 hereinafter referred to as "the **PURCHASER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART** :

- A. **AND WHEREAS** the Vendor is the sole and absolute owner of, amongst other properties, All That piece and parcel of land containing an area of 42 satak more or less comprised in a portion of R.S. and L.R. Dag No. 2050 recorded in L.R. Khatian No. 11780 in Mouza Gopalpur, JL No. 2, Police Station Rajarhat, comprised within Bidhannagar Municipal Corporation, District North 24 Parganas.
- B. **AND WHEREAS** the Vendor agreed to sell and transfer to the Purchaser and the Purchaser agreed to purchase an undivided 1 Satak out of the Vendor's portion of the said R.S. and L.R. Dag No. 2050 which is morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **Subject Property**" free from all encumbrances and liabilities whatsoever and howsoever and with vacant peaceful possession at a total consideration of Rs. 305505/- (Rupees three lakhs five thousand five hundred and five) only.
- C. **AND WHEREAS** the Purchaser has now called upon the Vendor to complete the sale of the Subject Property in its favour to which the Vendor agreed as hereinafter contained.

**I. NOW THIS INDENTURE WITNESSETH** that in pursuance of the said agreement and in consideration of the sum of Rs. 305505/- (Rupees three lakhs five thousand five hundred and five) only of the lawful money of the Union of India in hand and well and truly by the Purchaser to the Vendor paid at or before the execution hereof (the receipt whereof the Vendor doth hereby as also by the receipt and memo of consideration hereunder written admit and acknowledge and of and from the payment of the same and every part thereof forever release discharge and acquit the Purchaser and the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be) the Vendor doth hereby grant sell convey transfer assign and assure unto and to the Purchaser herein **ALL THAT** the piece or parcel of land containing an area 1 satak more or less comprised in an undivided portion of R.S. and L.R. Dag No. 2050 recorded in L.R. Khatian No. 11780 in Mouza Gopalpur, JL No. 2, Police Station Rajarhat, comprised within Bidhannagar Municipal Corporation, District North 24 Parganas, Pin Code 700136 morefully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as "**the Subject Property**" **TOGETHER WITH** all and singular the tangible and intangible assets edifices fixtures gates courts courtyards compound boundaries, areas sewers drains ways paths passages fences hedges ditches trees water water courses lights and all manner of former and other rights liberties benefits privileges easements appendages and appurtenances whatsoever belonging or in any way appertaining thereto or reputed or known to be part or parcel or member thereof which now is or are or heretofore were or was held used occupied or enjoyed therewith **AND** reversion or reversions remainder or remainders and rents issues and profits thereof and all and every part thereof **AND** all the Raiyati and entire share estate right title interest inheritance use trust possession property claim easements quasi easements privileges claims and demand whatsoever of the Vendor upon the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be **TOGETHER WITH** all deeds pattahs muniments writings and evidences of title in anywise relating to or connected with the Subject Property or any part thereof which now are or is or hereafter may be in possession power custody or control of the Vendor or any person or persons from whom the Vendor may procure the same without any action or suit at law or in equity **AND TOGETHER WITH** all legal incidence thereof **TO HAVE AND TO HOLD** Subject Property and all properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be the same unto and to the use of the Purchaser absolutely and forever for a perfect and indefeasible estate of inheritance in fee simple in possession without any manner of condition use trust or other thing whatsoever to alter defeat encumber or make void the same and free from all encumbrances and liabilities whatsoever or howsoever.



**II. THE VENDOR DOETH HEREBY COVENANT WITH THE PURCHASER** as follows:

- (i) **THAT** notwithstanding any act deed matter or thing by the Vendor done omitted executed or knowingly permitted or suffered to the contrary the Vendor is now lawfully rightfully and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be without any manner of encumbrances charges conditions uses trusts or any other thing whatsoever to alter defeat encumber or make void the same;
- (ii) **AND THAT** the Vendor has not at any time done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be or any part thereof can or may be impeached encumbered or affected in title;
- (iii) **AND THAT** notwithstanding any act deed or thing whatsoever done as aforesaid the Vendor has now in himself good right, full power and absolute authority and indefeasible title to grant sell convey transfer assign and assure all the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid according to the true intent and meaning of these presents;
- (iv) **AND THAT** the properties benefits and rights hereby respectively granted sold conveyed transferred assigned and assured or expressed or intended so to be now are free from all encumbrances and liabilities whatsoever or howsoever made or suffered by the Vendor or any person or persons having or lawfully rightfully or equitably claiming any estate or interest therein through under or in trust for the Vendor or its predecessors-in-title.
- (v) **AND THAT** the Purchaser shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be and receive 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 having or lawfully rightfully or equitably claiming as aforesaid and free and clear and freely and clearly and absolutely acquitted exonerated and discharged from or by the Vendor.

- (vi) **AND THAT** the Vendor and all person or persons having or lawfully rightfully or equitably claiming any estate or interest in the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be through under or in trust for the Vendor or its predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such acts deeds and things for further better and more perfectly assuring the properties benefits and rights hereby granted sold conveyed transferred assigned and assured or expressed or intended so to be unto and to the Purchaser in the manner aforesaid as shall or may reasonably be required by the Purchaser.

**THE SCHEDULE ABOVE REFERRED TO:**

**(Subject Property)**

**ALL THAT** piece or parcel of land containing a land area of 0.01 acre or 1 Satak more or less comprised in an undivided portion of R.S. and L. R. Dag No. 2050 recorded in L.R. Khatian No. 11780 in Mouza Gopalpur, J. L. No. 2, Police Station Rajarhat in the District of 24 Parganas North and being a portion of municipal Holding No. AS/319/06/03 under Ward No. 06(O)/03(N) of Bidhannagar Municipal Corporation, Block C, 2 No. Niranjan Pally, Sourav Ganguly Avenue, Kalikpark, Bablatata, Post Office R.Gopalpur, Kolkata-700136. **OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was measured butted bounded called known numbered assessed described or distinguished. **BE IT MENTIONED** that the total residential constructed area with cemented flooring attributable to the Subject Property is 50 square feet more or less.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

**SIGNED SEALED AND DELIVERED**

by the abovenamed **VENDOR** at Kolkata  
in the presence of:

Brijrajit Bhowm  
244/3 East Kulta Para Road  
Bhyanagar 743127  
Subhas Sarkar

AMBEY CONCRETE FOUNDATION PVT. LTD.

Tanmay Paul  
Director



**SIGNED SEALED AND DELIVERED**  
by the withinnamed **PURCHASER** at  
Kolkata in the presence of:

Binwajit Binwas

Subhas Nankar  
C/O DSP LAW ASSOCIATES  
4D, NICE HOUSE  
1822, Hare Street  
Kolkata - 700011

SIMPLEX LAND & HOUSING DEVELOPMENT PVT. LTD

  
Director

**RECEIPT AND MEMO OF CONSIDERATION**

**RECEIVED** by the Vendor of and from the within named Purchaser the within mentioned sum of Rs. 305505/- (Rupees three lakhs five thousand five hundred and five) only being the consideration in full payable under these presents by Cheque No.313627 dated 20.04.2023 of IDBI Bank.

**WITNESSES :**

Binoyjit Biswas  
Subhas Nankar












AMBAY CONCRETE FOUNDATION PVT. LTD.












Tanmoy Paul  
Director

Drafted by me:-

Prasanna Bagenia  
Adv.  
2, Naray Street  
Kolkata - 01  
F/1415/10



<i>Finger prints of the executant</i>					
 <i>Tammy Paul</i>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

<i>Finger prints of the executant</i>					
 <i>H. M. S.</i>					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

DATED THIS 27<sup>th</sup> DAY OF APRIL 2023

BETWEEN

AMBEY CONCRETE FOUNDATION PRIVATE LIMITED  
... VENDOR

AND

SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED  
... PURCHASER

CONVEYANCE

DSP LAW ASSOCIATES  
ADVOCATES  
4D, NICCO HOUSE,  
1B & 2 HARE STREET,  
KOLKATA – 700001.



### Major Information of the Deed

Deed No :	I-1904-05935/2023	Date of Registration	27/04/2023
Query No / Year	1904-2000960119/2023	Office where deed is registered	
Query Date	13/04/2023 7:05:15 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subhash Naskar 1B And 2, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9123314639, 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. 3,05,506/-	Rs. 3,61,022/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 14,471/- (Article:23)	Rs. 3,708/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjani Pally 2 No. (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

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-2050 (RS :- )	LR-11780	Bastu	Danga	1 Dec	3,05,505/-	3,27,272/-	Property is on Road
<b>Grand Total :</b>					<b>1Dec</b>	<b>3,05,505 /-</b>	<b>3,27,272 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	1/-	33,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>50 sq ft</b>	<b>1 /-</b>	<b>33,750 /-</b>	





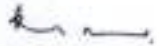


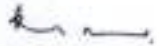


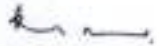









**Seller Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMBEY CONCRETE FOUNDATION PRIVATE LIMITED</b> PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Buyer Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SIMPLEX LAND &amp; HOUSING DEVELOPMENT PRIVATE LIMITED</b> PS-IXL, Unit No. 305, 3rd Floor, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136 , PAN No.:: AAxxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Raj Kumar Agarwal</b> (Presentant) Son of Late Chhote Lal Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office                             </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 27 2023 5:55PM</td> <td>LTI 27/04/2023</td> <td>27/04/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Raj Kumar Agarwal</b> (Presentant) Son of Late Chhote Lal Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office				Apr 27 2023 5:55PM	LTI 27/04/2023	27/04/2023		, 13/14A, Tower-3, Near City Center-2, Haliara, City:- Rajarhat-gopalpore, P.O:- Haliara, P.S:-New Town District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx1B, Aadhaar No: 92xxxxxxxx1297 Status : Representative, Representative of : SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
<b>Raj Kumar Agarwal</b> (Presentant) Son of Late Chhote Lal Agarwal Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office																
Apr 27 2023 5:55PM	LTI 27/04/2023	27/04/2023														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Tanmoy Paul</b> Son of Dulal Chandra Paul Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office                             </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 27 2023 5:55PM</td> <td>LTI 27/04/2023</td> <td>27/04/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Tanmoy Paul</b> Son of Dulal Chandra Paul Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office				Apr 27 2023 5:55PM	LTI 27/04/2023	27/04/2023		, 24/2, Bidhan Sarani, Near Sree Mani Market, Beadon Street, City:- Kolkata, P.O:- Beadon Street, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Private Service, Citizen of: India, , PAN No.:: Alxxxxxx4B, Aadhaar No: 55xxxxxxxx9625 Status : Representative, Representative of : AMBEY CONCRETE FOUNDATION PRIVATE LIMITED (as DIRECTOR)		
Name	Photo	Finger Print	Signature													
<b>Tanmoy Paul</b> Son of Dulal Chandra Paul Date of Execution - 27/04/2023, , Admitted by: Self, Date of Admission: 27/04/2023, Place of Admission of Execution: Office																
Apr 27 2023 5:55PM	LTI 27/04/2023	27/04/2023														



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Biswajit Biswas</b> Son of Bikash Biswas 244/3, East Kapte Para Road, Shyamnagar, City:- Bhatpara, P.O:- Shyamnagar, P.S:-Jagaddal, District:- North 24-Parganas, West Bengal, India, PIN:- 743127			
	27/04/2023	27/04/2023	27/04/2023
Identifier Of Raj Kumar Agarwal, Tanmoy Paul			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED-1 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED	SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED-50.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Niranjan Pally 2 No. (Gopalpur), Mouza: Gopalpur, JI No: 2, Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2050, LR Khatian No:- 11780	Owner:সিমেন্টেজ রাজা প্রাঃ লিঃ, Address:লাকনাথ পার্ক,রাজার হাট নিউটাউন রোড, কোলকাতা - 157, Classification:শালি, Area:0.09000000 Acre,	AMBEY CONCRETE FOUNDATION PRIVATE LIMITED

On 27-04-2023

**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 15:00 hrs on 27-04-2023, at the Office of the A.R.A. - IV KOLKATA by Raj 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 3,61,022/-

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

Execution is admitted on 27-04-2023 by Raj Kumar Agarwal, DIRECTOR, SIMPLEX LAND & HOUSING DEVELOPMENT PRIVATE LIMITED (Private Limited Company), PS-IXL, Unit No. 305, 3rd Floor, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapte Para Road, Shyamnagar, P.O: Shyamnagar, Thana: Jagaddal, , City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Private Service

Execution is admitted on 27-04-2023 by Tanmoy Paul, DIRECTOR, AMBEY CONCRETE FOUNDATION PRIVATE LIMITED (Private Limited Company), PS-IXL, 3rd Floor, New Town Road, Unit No. 305, City:- Rajarhat-gopalpore, P.O:- Rajarhat Gopalpur, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700136

Identified by Biswajit Biswas, , Son of Bikash Biswas, 244/3, East Kapte Para Road, Shyamnagar, P.O: Shyamnagar, Thana: Jagaddal, , City/Town: BHATPARA, North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Private Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,708.00/- ( A(1) = Rs 3,610.00/- ,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 3,624/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 12:41PM with Govt. Ref. No: 192023240022692948 on 21-04-2023, Amount Rs: 3,624/-, Bank: SBI EPay ( SBlePay), Ref. No. 7010289713217 on 21-04-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 14,461/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 14,461/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 171302, Amount: Rs.10.00/-, Date of Purchase: 08/02/2023, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/04/2023 12:41PM with Govt. Ref. No: 192023240022692948 on 21-04-2023, Amount Rs: 14,461/-, Bank: SBI EPay ( SBlePay), Ref. No. 7010289713217 on 21-04-2023, 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

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being No 190405935 for the year 2023.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2023.05.04 17:08:39 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/04 05:08:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)