



Registrar J/S 7(2)  
District Sub Registrar - I  
North 24 Parganas, Barasat

24 FEB 2023

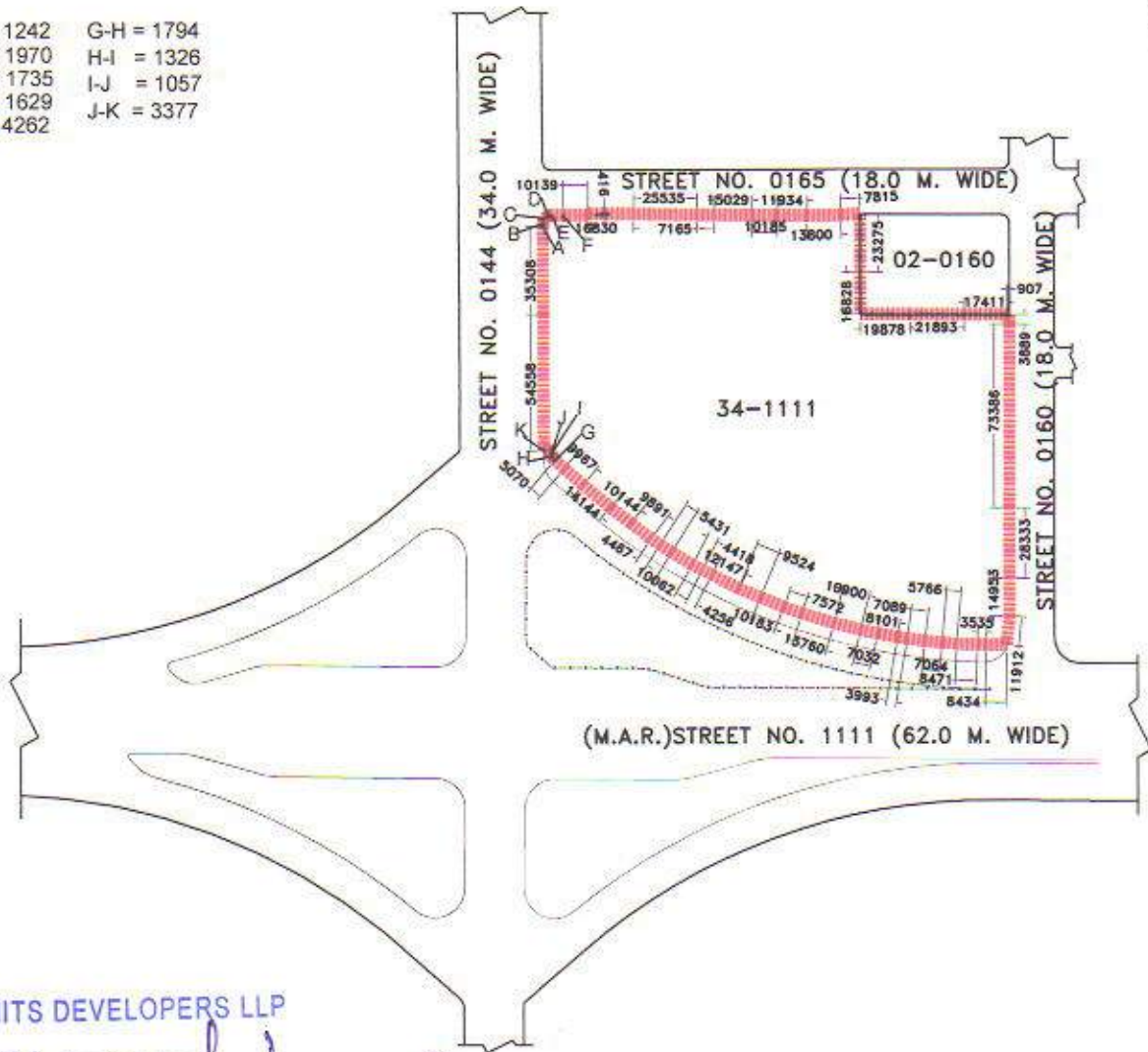
SITE PLAN OF PREMISES NO.34-III, PLOT NO. BB-I  
OF NEW TOWN, KOLKATA.

MOUZA - THAKDARI, J.L. NO.19, MAHISBATHAN-II G.P.  
UNDER NEW TOWN POLICE STATION

SCALE - 1:3000

Area = 25442.69 Sq.M. (6.29 AC.)

A-B = 1242 G-H = 1794  
B-C = 1970 H-I = 1326  
C-D = 1735 I-J = 1057  
D-E = 1629 J-K = 3377  
E-F = 4262



ALMITS DEVELOPERS LLP

*S. K. Dasgupta*  
Designated Partner/Authorised Signatory

ALL DIMENSIONS ARE IN MM.

*Shradha Kumar*  
Chief Planner


*Vishal Kumar Roy*  
General Manager (Marketing)  
W.B. HIDCO LIMITED



Hidco Bhavan, 35-1111(MAR), New Town, Kolkata-700156

PREPARED BY : ANITA



  
Registrar, J. S. 7124  
District Sub Registrar -  
North 24 Parganas, West Bengal

24 FEB 2023

SIGNATURE OF THE EXECUTANT/  
LESSOR/SELLER WITH PHOTO

## UNDER RULE 44A OF THE I.R. ACT 1908

N.B.- L.H BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS



LH					
RH					

*Asoke Kumar Roy*

**(ASOKE KUMAR ROY)**

**General Manager (Marketing)**












**West Bengal Housing Infrastructure Development  
Corporation Limited**



Registrar U/A 70  
District Sub Registrar - I  
North 24 Parganas, West Bengal

24 FEB 2023

## FINGER PRINTS

							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	


Name SUNIL AGARWAL

Signature..... SK Agarwal

PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

Name :

Signature.....

PHOTO							
		Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					

Name

Signature.....

31-1



Registrar 1/3 764  
District Sub Registrar - I  
North 24 Parganas, Burdwan  
24 FEB 2023

No. M - 438 /HIDCO/Admn-3934/200/BB/1

Date : 23-02-2023

To

✓ The District Sub-Registrar-I,  
North 24 Parganas, Barasat.

Sub: Forwarding of prepared Deed of Lease executed between **WBHIDCO Ltd.** and **M/S ALMITS DEVELOPERS LLP** for registration, as per rule 22A of West Bengal Registration Rules, 1962 in respect of Plot No- BB/1in AA-I, Premises No. 34-1111, Scheme: Sankalpa Housing Project (Site-I),

Ref: Notification No.2851-F.T, Kolkata dated 16.8.2004 of the Finance (Revenue) Dept., Govt. of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to MD, WBHIDCO or any officer authorized by him from personal appearance before the Registering Authority for Registration of Deed executed by WBHIDCO.

Sir,

I am directed to inform that being duly authorized by **WBHIDCO Ltd.**, the **LESSOR**, a Deed of Lease has been executed by the undersigned in favour of the **LESSEE M/S ALMITS DEVELOPERS LLP**.

It may please be noted that, **Sri Sunil Agarwal**, the authorized signatory as the messenger of the instant letter, is going to present the said Indenture before you for registration of the same.

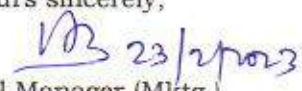
You are requested to please accept the presentation of the said Deed and admit it to registration.

The undersigned has been exempted from personal appearance before the Registering authority under the notification cited above.

Thanking you,

Encl: Printed executed deed with Stamp duty &  
Site Plan - 02 (two) sheets.

Yours sincerely,

  
General Manager (Mktg.)

Site Plan - 02 (two) sheets.

No. M- /1(1)/HIDCO/Admn-3934/200/BB/1  
Copy forwarded for information to:

Date :

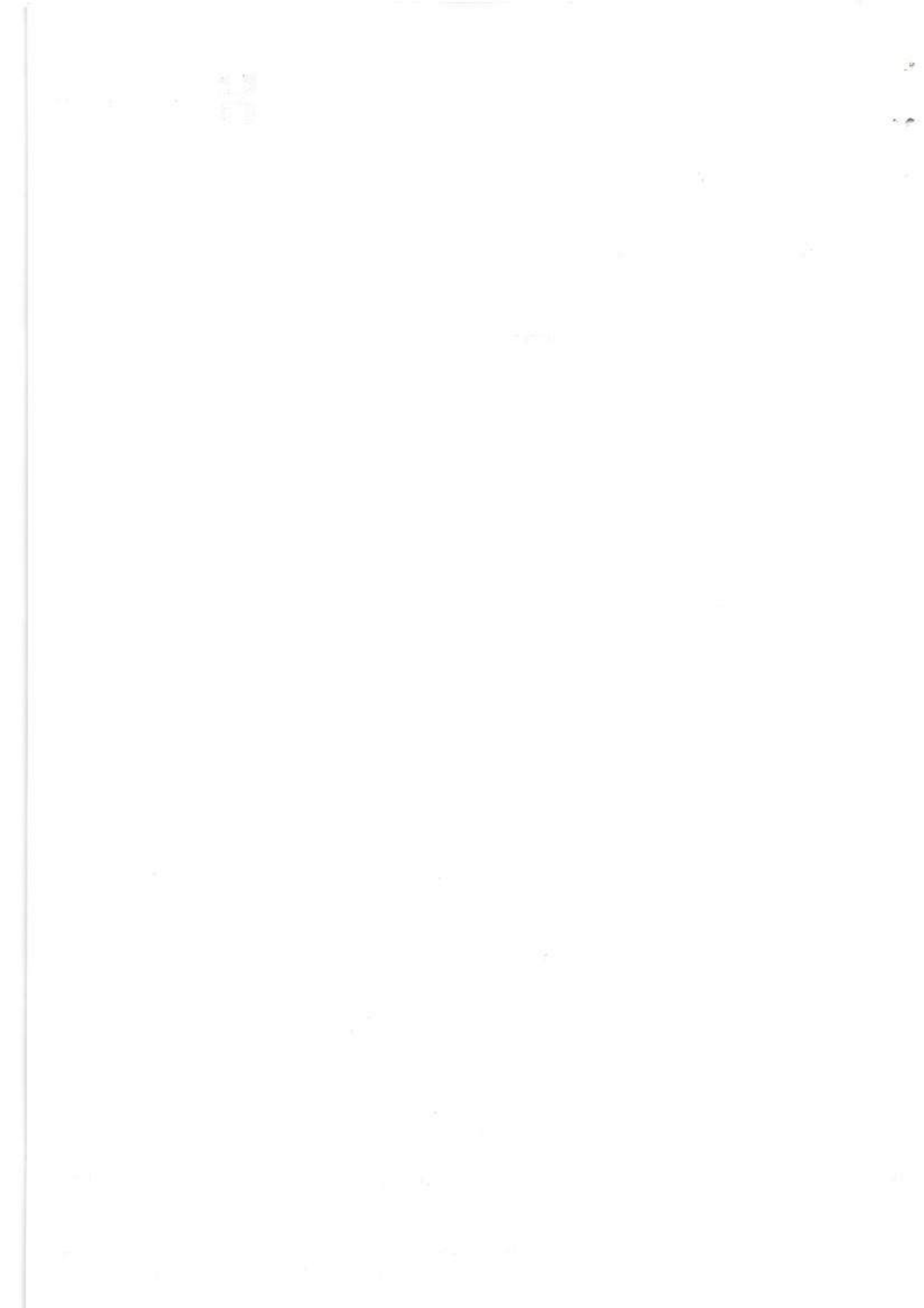
1) **Sri Sunil Agarwal** with the request to arrange for Registration of the Deed & submission of a certified copy of the same to this office within 3 months from the date of execution of the Deed failing which Late fee amounting to Rs.5000/- (Rupees Five thousands) only plus tax as may be applicable will be charged by this office which will be further enhanced @ Rs.5000/- only plus tax as may be applicable at the end of every year from the date of execution of the Deed.

General Manager(Mktg)

**WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.**  
(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156  
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in  
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ALMITS DEVELOPERS LLP



21/09/2015  
Permanent Account Number

ABEFA1422D

05012016

ALMITS DEVELOPERS LLP

Designated Partner/Authorised Signatory





# Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



240220232030984842

## GRIPS Payment Detail

GRIPS Payment ID:	240220232030984842	Payment Init. Date:	24/02/2023 12:02:23
Total Amount:	122492940	No of GRN:	1
Bank/Gateway:	ICICI Bank	Payment Mode:	Counter Payment
BRN:	95772518	BRN Date:	24/02/2023 12:33:49
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

## Depositor Details

Depositor's Name: ALMITS DEVELOPERS LLP  
Mobile: 9051422770

## Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230309848432	Directorate of Registration & Stamp Revenue	122492940
Total			122492940

IN WORDS: TWELVE CRORE TWENTY FOUR LAKH NINETY TWO THOUSAND NINE HUNDRED FORTY 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



192022230309848432

GRN Details

GRN:	192022230309848432	Payment Mode:	Counter Payment
GRN Date:	24/02/2023 12:02:23	Bank/Gateway:	ICICI Bank
BRN :	95772518	BRN Date:	24/02/2023 12:33:49
GRIPS Payment ID:	240220232030984842	Payment Init. Date:	24/02/2023 12:02:23
Payment Status:	Successful	Payment Ref. No:	3000258399/11/2023

[Query No\*/Query Year]

Depositor Details

Depositor's Name:	ALMITS DEVELOPERS LLP
Address:	36/1A ELGIN ROAD
Mobile:	9051422770
E-Mail:	SUNIL@SRIJANREALTY.IN
Contact No:	9830069132
Depositor Status:	Buyer/Claimants
Query No:	3000258399
Applicant's Name:	Mr Mahabir Prasad Agarwal
Identification No:	3000258399/11/2023
Remarks:	Lease, Lease by Govt./Govt. Authority/Govt. Undertaking Payment No 11
Period From (dd/mm/yyyy):	24/02/2023
Period To (dd/mm/yyyy):	24/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3000258399/11/2023	Property Registration- Stamp duty	0030-02-103-003-02	102111408
2	3000258399/11/2023	Property Registration- Registration Fees	0030-03-104-001-16	20381532
<b>Total</b>				<b>122492940</b>

IN WORDS: TWELVE CRORE TWENTY FOUR LAKH NINETY TWO THOUSAND NINE HUNDRED FORTY ONLY.





भारतीय विशिष्ट पहचान प्राधिकरण  
**भारत सरकार**  
 Unique Identification Authority of India  
 Government of India

नामांकन क्रम/ Enrolment No.: 1218/55205/36855

To  
 सुनील अगरवाल  
 Sunil Agarwal  
 S/O: Late Mahavir Prasad Agarwal  
 BLOCK-P, FLAT-3 A, LOBBY-1, SHERWOOD ESTATE  
 169 N.S.C BOSE ROAD  
 NARENDRAPUR  
 OPP. RAM KRISHNA MISSION  
 Jaynagar  
 Narendrapur  
 South 24 Parganas West Bengal - 700103  
 9830069132

Download Date: 30/03/2019

Generation Date: 08/03/2014

Signature valid  
Digitally signed by Sunil Agarwal  
 DN: cn=Sunil Agarwal, o=Government of India, email=sunil.agarwal@nic.in, c=IN



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

**7405 3832 3436**  
 VID : 9165 1517 6573 7717

मेरा आधार, मेरी पहचान

- सूचना
- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
  - पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
  - यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

**INFORMATION**

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारत सरकार  
 Government of India



सुनील अगरवाल  
 Sunil Agarwal  
 जन्म तिथि/DOB: 06/06/1969  
 पुरुष/ MALE



**7405 3832 3436**  
 VID : 9165 1517 6573 7717

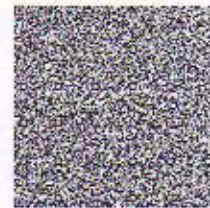
मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण  
 Unique Identification Authority of India

पता:  
 S/O: रघु महावीर प्रसाद अगरवाल, ब्लॉक-आर , प्लॉट-2  
 एफ, लोबी-1 शरवुड स्टेट, 169 एन.एस.सी बोस रोड, ओ.  
 राम कृष्ण मिशन, नरेंद्रपुर, जयनगर, सावध 24  
 पार्गनास,  
 वेस्ट बंगाल - 700103

**Address:**  
 S/O: Late Mahavir Prasad Agarwal,  
 BLOCK-P, FLAT-3 A, LOBBY-1,  
 SHERWOOD ESTATE, 169 N.S.C BOSE  
 ROAD, OPP. RAM KRISHNA MISSION,  
 NARENDRAPUR, Jaynagar, South 24  
 Parganas,  
 West Bengal - 700103



QR Code with Photograph

**7405 3832 3436**  
 VID : 9165 1517 6573 7717

*Sunil Agarwal*







ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
ADAPA9172G

नाम / Name	SUNIL AGARWAL		
पिता का नाम / Father's name	MAHABIR PRASAD AGARWAL		
जन्म की तारीख / Date of Birth	06/06/1969		
लिंग / Gender	Male		
			<p>Signature Not Verified</p> <p>Digitally signed by Income Tax PAN Services Unit, NSDL eGovernance Date: 2019.10.19 12:40:11 IST Reason: NSDL e-PAN Sign Location: Mumbai</p>
	हस्ताक्षर / Signature		

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स वकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धरण अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card. संलग्न पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
	स्थायी लेखा संख्या कार्ड Permanent Account Number Card ADAPA9172G	
नाम / Name SUNIL AGARWAL		
पिता का नाम / Father's Name MAHABIR PRASAD AGARWAL		
जन्म की तारीख / Date of Birth 06/06/1969		
	हस्ताक्षर / Signature	





इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें।  
आयकर पैन सेवा इकाई, न्यू स्पेस डी फ्लोर  
5 वीं मंजिल, मन्त्री स्टर्लिंग,  
प्लॉट नं. 341, सर्वे नं. 997/8,  
मॉडल कॉलोनी, डीप बंगला चौक के पास,  
पुणे - 411 016.

If this card is lost / someone's lost card is found,  
please inform / return to :

Income Tax PAN Services Unit, NSDL  
5th Floor, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bunglow Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tminfo@nsdl.co.in

Scanned



  <p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b>  <b>भारत सरकार</b>  <b>Unique Identification Authority of India</b>  <b>Government of India</b></p> <p>Enrollment No : 7189/69351/02034</p> <p>To  Rajendra Kumar Agarwal  S/O Late Laxmi Narayan Agarwal  957/1  DAKSHINDARI ROAD  LAKE TOWN  South Dum Dum (n)  North 24 Parganas Sreebhanii  West Bengal - 700048  9836363646</p>  <p>आपका आधार क्रमांक / Your Aadhaar No. :  <b>5813 7991 8291</b>  <b>मेरा आधार, मेरी पहचान</b></p>	  <p><b>सूचना</b></p> <ul style="list-style-type: none"> <li>■ आधार पहचान का प्रमाण है, नागरिकता का नहीं।</li> <li>■ पहचान का प्रमाण ऑनलाइन अथवा ऑनलाइन द्वारा प्राप्त करें।</li> <li>■ यह एक इलेक्ट्रॉनिक प्रमाण प्राप्त बना हुआ पत्र है।</li> </ul> <p><b>INFORMATION</b></p> <ul style="list-style-type: none"> <li>■ Aadhaar is a proof of identity, not of citizenship.</li> <li>■ To establish identity, authenticate online.</li> <li>■ This is electronically generated letter.</li> </ul> <div style="border: 1px solid black; padding: 5px;"> <ul style="list-style-type: none"> <li>■ आधार देश भर में मान्य है।</li> <li>■ आधार अतिरिक्त में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।</li> <li>■ Aadhaar is valid throughout the country.</li> <li>■ Aadhaar will be helpful in availing Government and Non-Government services in future.</li> </ul> </div>
 <p><b>भारत सरकार</b>  <b>Government of India</b></p> <p>Rajendra Kumar Agarwal  DOB: 02/01/1969  MALE</p>  <p><b>5813 7991 8291</b>  <b>मेरा आधार, मेरी पहचान</b></p>	 <p><b>भारतीय विशिष्ट पहचान प्राधिकरण</b>  <b>Unique Identification Authority of India</b></p> <p><b>Address:</b>  S/O Late Laxmi Narayan  Agarwal, 957/1, DAKSHINDARI  ROAD, LAKE TOWN, South  Dum Dum (n), North 24  Parganas,  West Bengal - 700048</p> <p><b>5813 7991 8291</b></p> <p>  </p>

*Rajendra Kumar Agarwal*





Government of India  
Form GST REG-06  
[See Rule 10(1)]

Registration Certificate

Registration Number : 19AAACW4115F1ZJ

1.	Legal Name	WEST BENGAL HOUSING INFRASTRUCTURE			
2.	Trade Name, if any	WEST BENGAL HOUSING INFRASTRUCTURE			
3.	Constitution of Business	Public Limited Company			
4.	Address of Principal Place of Business	35-1111, HIDCO BHAWAN, MAJOR ARTERIAL ROAD, NEW TOWN - RAJARIHAT, Kolkata, West Bengal, 700156			
5.	Date of Liability	01/07/2017			
6.	Period of Validity	From	01/07/2017	To	NA
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority				
Signature		Validity unknown Digitally signed by: GS GOODS AND SERVICES TAX NETWORK 1 Date: 2018.07.18 00:35:01 IST			
Name					
Designation					
Jurisdictional Office					
9.	Date of issue of Certificate	18/07/2018			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 01/07/2017.



PERMANENT ACCOUNT NUMBER  
AAACW4115F



WEST BENGAL HOUSING INFRASTRUCTURE  
DEVELOPMENT CORPORATION LTD.

DATE OF INCORPORATION / DATE OF INCORPORATION INFORMATION  
26-04-1999

*Shahin*

COMMISSIONER OF INCOME-TAXES O-1, KOLKATA

इस कार्ड के जो/जिनमें जोने पर कृपया ध्यान दें  
याने प्रतिकोपी को सुचित / समत कर दें  
संयुक्त आयकर आयुक्त (सिस्टम & टेक्निकल)  
पी 7,  
श्रीरंगी इलाका,  
कलकत्ता - 700 069.

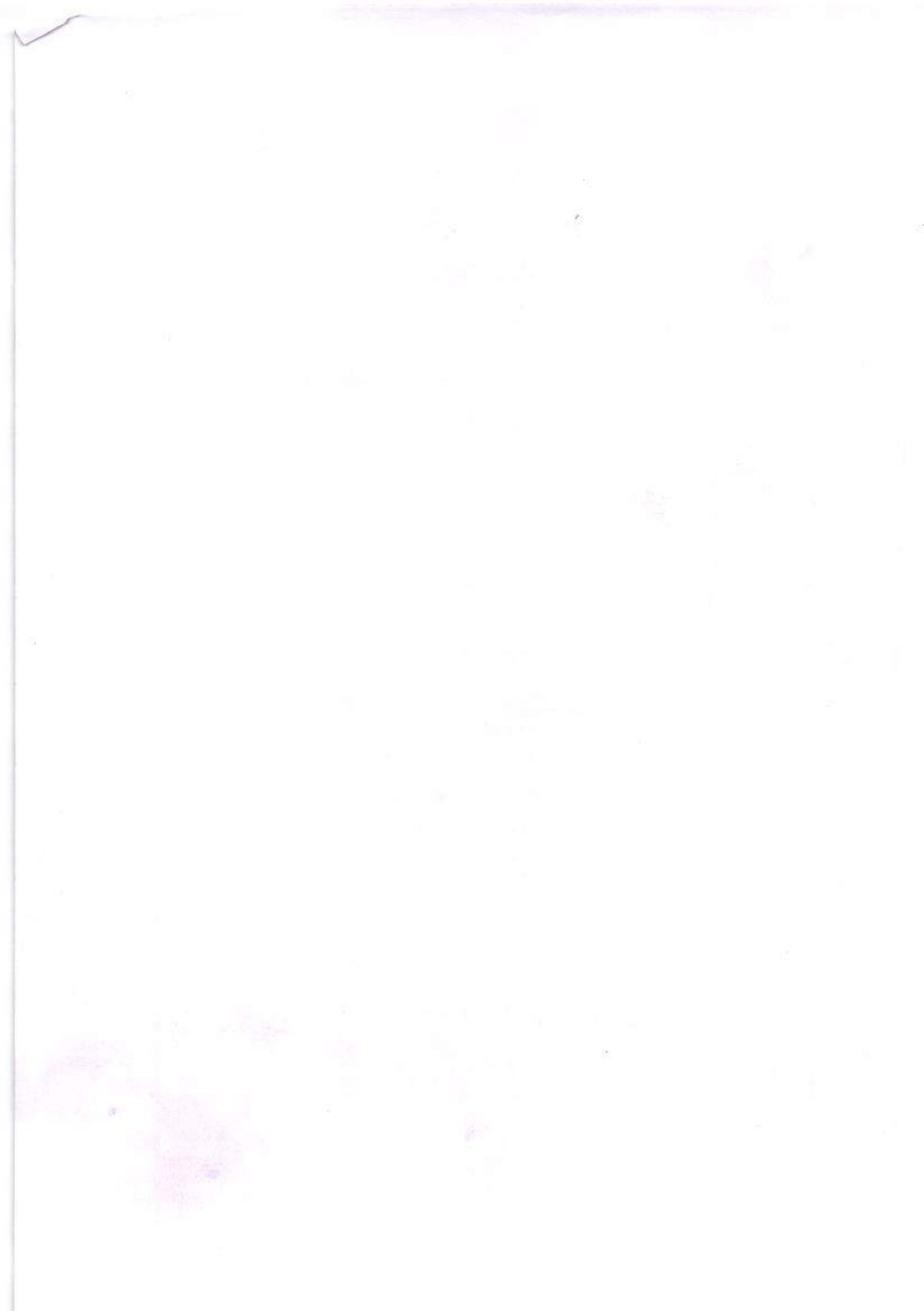
If/once this card is lost/being found, kindly inform/relate to  
the issuing authority :  
Joint Commissioner of Income-tax (Systems & Technical),  
P-7,  
Shrirangee Square,  
Calcutta, 700 069.

Certified true copy

*R. Ghosh*

R. Ghosh  
Company Secretary  
W. B. Housing Infrastructure  
Development Corporation Ltd.





## Major Information of the Deed

Deed No :	I-1501-01395/2023	Date of Registration	24/02/2023
Query No / Year	1501-3000258399/2023	Office where deed is registered	
Query Date	31/01/2023 6:20:44 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUNIL Agarwal SHER WOOD ESTATE, 169 N S C Bose Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700103, Mobile No. : 9830069132, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 179,78,34,150/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,21,11,508/- (Article:35)	Rs. 2,03,81,564/- (Article:A(1), E)		
Remarks	Lease Period 99 Years s Advance/Premium Rs 203,00,00,000/- Average annual Rent Rs 40,75,920/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco ( Block - B B ), Premises No: 341111, , Holding No:BB/1 JI No: 19, Pin Code : 700156

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	RS-1		Bastu	Bastu	6.29 Acre		135,86,40,000/-	Width of Approach Road: 203 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>629Dec</b>	<b>0 /-</b>	<b>13586,40,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	650658 Sq Ft.	0/-	43,91,94,150/-	Structure Type: Structure
Gr. Floor, Area of floor : 650658 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>650658.22 sq ft</b>	<b>0 /-</b>	<b>4391,94,150 /-</b>	






**Lessor Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.</b> HIDCO BHABAN,35-1111, Biswa Bangla Sarani, 3rd Rotary, City:- , P.O:- New Town, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.:: AAxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




**Lessee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>ALMITS DEVELOPERS LLP</b> 36/1 A,ELGIN ROAD, City:- , P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 , PAN No.:: ABxxxxxx2D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr ASOKE KUMAR ROY</b> Son of R C ROY NewTown, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. (as General Manager(Marketing) Lessor)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Sunil Agarwal (Presentant )</b> Son of Late Mahavir Prasad Agarwal Date of Execution - 23/02/2023, , Admitted by: Self, Date of Admission: 24/02/2023, Place of Admission of Execution: Office			
		Feb 24 2023 2:44PM	LTI 24/02/2023	24/02/2023
	Sherwood Estate,169 N S C BOSE ROAD,, City:- Kolkata, P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx2G, Aadhaar No: 74xxxxxxxx3436 Status : Representative, Representative of : ALMITS DEVELOPERS LLP (as LESSEE)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Rajendra Kumar Agarwal</b> Son of Late Laxhmi Narayan Agarwal 997/1, Dakshindari Road, City:- Kolkata, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048			
	24/02/2023	24/02/2023	24/02/2023
Identifier Of Mr ASOKE KUMAR ROY, Sunil Agarwal			







**On 24-02-2023**

**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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 13:35 hrs on 24-02-2023, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Sunil Agarwal ,.

**Admission Execution (for exempted person)**

Execution by Mr ASOKE KUMAR ROY , General Manager(Marketing) Lessor, WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., HIDCO BHABAN,35-1111, Biswa Bangla Sarani, 3rd Rotary, City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 24-02-2023 by Sunil Agarwal, LESSEE, ALMITS DEVELOPERS LLP, 36/1 A,ELGIN ROAD, City:- , P.O:- LALA LAJPAT ROY SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020

Identified by Mr Rajendra Kumar Agarwal , , Son of Late Laxhmi Narayan Agarwal, 997/1, Dakshindari Road, P.O: Shreebhumi, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700048, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,03,81,564.00/- ( A(1) = Rs 2,03,81,518.00/- , E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 2,03,81,532/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 12:33PM with Govt. Ref. No: 192022230309848432 on 24-02-2023, Amount Rs: 2,03,81,532/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 95772518 on 24-02-2023, Head of Account 0030-03-104-001-16

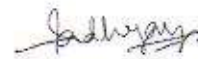
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10,21,11,408/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 10,21,11,408/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 24542, Amount: Rs.100.00/-, Date of Purchase: 23/02/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/02/2023 12:33PM with Govt. Ref. No: 192022230309848432 on 24-02-2023, Amount Rs: 10,21,11,408/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 95772518 on 24-02-2023, Head of Account 0030-02-103-003-02



**Rajendra Prasad Upadhyay**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**







Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1501-2023, Page from 33151 to 33187

being No 150101395 for the year 2023.



*Rajendra Prasad Upadhyay*

Digitally signed by Rajendra Prasad  
Upadhyay

Date: 2023.02.24 15:22:41 +05:30

Reason: Digital Signing of Deed.

(Rajendra Prasad Upadhyay) 2023/02/24 03:22:41 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I NORTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)