

01284/2021

I-1279/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 269210

*Handwritten signature and date: 9/2/2021*



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

AMENDMENT DEVELOPMENT AGREEMENT

24 FEB 2021

THIS AMENDMENT DEVELOPMENT AGREEMENT is made on this the <sup>15<sup>th</sup></sup> day of February, 2021 BETWEEN WEST BENGAL HOUSING BOARD, (PAN-AAAJW0019K), a Statutory Body Corporate constituted under the West Bengal Housing Board Act, 1972 (Act XXXII of 1972) having its registered office at 105, S. N. Banerjee Road, District: Kolkata, under Post Office: Taltola, Police Station: Taltola, Kolkata-700014, West Bengal, India, represented by Mr. Ujjwal Kumar Mukherjee, Housing Commissioner, (PAN:ADQPM4098M), (Aadhaar No.416749478583), (Mobile No. 9434238761), son of Late Sukhomoy Mukherjee, hereinafter referred to and called as the "BOARD" (which expression shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and assigns) of the ONE PART AND M/S. BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED, (PAN: AABCB0977F), a

*Handwritten signature*  
Housing Commissioner  
West Bengal Housing Board

203400

S.L. No. .... Sold To. .... **S. JALAN & CO**  
 Solicitors & Advocates  
 67A, A.J.C. Bose Road  
 Kolkata - 17

Re. .... Addn. ....  
**G.C. SAHA**  
 (Govt.) LICENSED STAMP VENDOR  
 11A, Mirza Galib Street, Kol- 27

Issue Date ..... Sign: *[Signature]*

27 JAN 2021



*[Handwritten signature]*

*Amas Sarkar*  
*Sfo late jagadish Sarkar*  
*Advocate Churni*  
*Securus Curia*



Joint Sector Company having its registered office at “Vishwakarma”, 86C, Topsia Road (South), District- 24 Parganas (South), under Post Office: Tangra, Police Station: Topsia, Kolkata-700046, West Bengal, India, represented by its **Authorized Signatory, Mr. Partha Chakravarty**, (PAN: **ABWPC0495N**), (Aadhaar No.278510080580), (Mobile No.9831192150), son of Late Deb Kumar Chakravarty, hereinafter referred to and called as the “**COMPANY**” (which terms and/or expressions shall, unless excluded by or repugnant to the subject or context, mean and include its successors-in-interest and/or assigns) of the **OTHER PART**.

**WHEREAS** a Development Agreement and a Power of Attorney had been executed by and between the Board and the Company on 31<sup>st</sup> day of December, 2009 for the purpose of construction of Housing Project in the land at Barakhola Mouza, P.S. Purba Jadavpur, District South 24 Parganas, more fully described in the **Schedule** hereinbelow (hereinafter referred to and called as the “**PRINCIPAL DEVELOPMENT AGREEMENT**” and the “**PRINCIPAL POWER OF ATTORNEY**” respectively).

**AND WHEREAS** by another agreement dated 09.09.2015 executed between the Board and the Company the time limit for execution of the Principal Development Agreement was extended for 5 (five) more years from the date of execution thereof, i.e. up to 08.09.2020 (hereinafter referred to and called as the “**SECOND DEVELOPMENT AGREEMENT**”).

**AND WHEREAS** the Company has intimated to the Board that due to various reasons the construction of the complex could not be completed within such extended period of 5 (five) years and had requested the Board to allow further extension of 5 (five) years.

**AND WHEREAS** the Board, in its 556<sup>th</sup> Board Meeting held on 29<sup>th</sup> September, 2020 agreed, in principle, to extend the validity of the Principal Development Agreement for 3 (three) more years i.e. up to 30.09.2023 and intimated its decision through Memo No.2608/F.A./HB dated 12.10.2020.

  
Housing Commissioner  
West Bengal Housing Board



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

24 FEB 2021

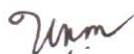


**AND WHEREAS** such extension of validity of the Principal Development Agreement as well as the Principal Power of Attorney read with the Second Development Agreement need to be incorporated by way of execution of an Amendment Development Agreement and an Amendment Power of Attorney.

**AND WHEREAS** the parties hereto agree to execute this Amendment Development Agreement and also the Amendment Power of Attorney so as to incorporate such extension of the validity period of the Principal Development Agreement and the Principal Power of Attorney.

**NOW BOTH THE PARTIES** do hereby agree to allow extension of time on mutual consent without hampering the interest of any party by partially amending and/or modifying Clause 10 at Page No.5 of the Principal Development Agreement dated the 31<sup>st</sup> day of December, 2009 which shall now be revised as follows:

- 1) “The Company shall complete the proposed complex and implement the scheme fully within 30<sup>th</sup> September, 2023 subject to force majeure and other reasons beyond the direct control of the Company. **PROVIDED HOWEVER** that in case there be any unsold unit and/or portion out of the land and/or in the proposed complex at the end of the said period and/or its extension, then and in such event, the conveyance of such units and/or portion may be postponed till such time as may be reasonably required.”
- 2) That In terms of the Memo No. 2608/F.A./HB dated 12.10.2020, the Company gave an undertaking to abide by the conditions imposed by the Board which, *inter alia*, includes the following:
  - a) agree to the proposal of extending the period of the validity of the DA for a period of 3 (three) years i.e. within 30.09.2023,
  - b) the extension time will be utilized only with respect to existing DA,
  - c) Bengal Ambuja will endeavour to complete the construction work of ongoing Tower B (HIG-96 flats) and Tower D (HIG-172 flats) within 31.12.2021 and handed over to the allottees,

  
Housing Commissioner  
West Bengal Housing Board

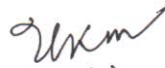


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Office of the Additional Commissioner of Assurances, Kolkata

24 FEB 2021

- d) Bengal Ambuja will endeavour to complete the construction of Tower C (28 Flats), which is yet to commence and hand it over to the allottees, within the specified time of 30.09.2023.
- e) The proportion of LIG, MIG and HIG flats as per Government's Notification No.738-H1/1M-2/2007 (Pt.) dated 17/08/2015 to be strictly complied with and any shortfall therein to be made up prior to handing over of the remaining HIG units (the number of MIG units constructed shown as 123, in addition to which further 94 MIG units to be constructed for compliance with the present Notification of the Government in this connection). No addition of units to the existing sanctioned plan to be allowed, except for compliance of Government's Notification No.738-H1/1M-2/2007 (Pt.) dated 17/08/2015.
- 3) That **SAVE AND EXCEPT** the above conditions, all other covenants mentioned in the Principal Development Agreement executed on the 31<sup>st</sup> day of December, 2009 and the Second Development Agreement dated 09.09.2015 shall remain unchanged and in full force along with this partial amendment/modification.
- 4) That this Amendment Development Agreement shall be treated as part and parcel of the Principal Development Agreement executed on the 31<sup>st</sup> day of December, 2009 read with the Second Development Agreement dated 09.09.2015.
- 5) All other terms and conditions in the Principal Development Agreement **SAVE AND EXCEPT** the above shall remain the same.
- 6) **SAVE** as modified and/or clarified hereinabove, all other terms, conditions and stipulations mentioned in the Principal Development Agreement shall remain unchanged and in full force and effect.
- 7) The parties confirm and declare that for all purposes it will be deemed that the modification hereby made by these presents shall be effective retrospectively, on and from the date of the Principal Development Agreement.

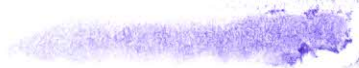
  
Housing Commissioner  
West Bengal Housing Board



✓

ADDL. REGISTRAR  
OFFICE OF THE ADDL. REGISTRAR, KOLKATA

24 FEB 2021





- 8) The parties doth hereby confirm that SAVE as modified by these presents the Principal Development Agreement is binding on the parties hereto and they have no objection to the modification of the Principal Development Agreement done in the manner mentioned herein.
- 9) Henceforth, the Principal Development Agreement and the Second Development Agreement shall always be read in conjunction with these presents and it shall always be deemed that this instant Amendment Development Agreement is part and parcel of the Principal Development Agreement and this Amendment Development Agreement is analogous and contemporaneous to the Principal Development Agreement read with the Second Development Agreement.
- 10) The Principal Power of Attorney will be amended to give effect of the extension of validity period by way of executing an Amendment Power of Attorney.

SCHEDULE

(The "Land")

*BASTU*

ALL THAT the piece and parcel of land measuring 20.184 Acres comprised in Mouza Barakhola, J.L. No.21, within Police Station Purba Jadavpur (formerly Tollygunge) Sub-Registry Office Sealdah in the District of South 24 Parganas and comprised in R.S. Plot Nos. and Khatian Nos. as follows and delineated on the map or plan annexed hereto and coloured "RED". *BARAKHOLA ROAD ZONE.*

*Chakravarty*

R.S. Plot No.	Quantity (in Acre)
135 (P)	5.759
136 (P)	5.233
137 (P)	0.160
126/165 (P)	5.164
124/167 (P)	1.421
127/169 (P)	1.145

*Debn*  
Housing Commissioner  
West Bengal Housing Board



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Additional Registrar  
OF AGE JUDICIAL OFFICE, KOLKATA

24 FEB, 2021

R.S. Plot No.	Quantity (in Acre)
128/170 (P)	0.400
129/171 (P)	0.902
Total	20.184

IN WITNESSETH WHEREOF the parties hereto have set and subscribed their respective hands and seals and executed these presents on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the Housing Commissioner, West Bengal Housing Board, for and on behalf of West Bengal Housing Board at Kolkata in the presence of:



CA. MD. SHAH NAWAZ, WBARS  
FA - Cum - CAO .

*Kalyan Kumar Kundu*  
KALYAN KUMAR KUNDU WBLS  
Spl. Law Officer.

SIGNED, SEALED AND DELIVERED by the Authorized Signatory, Bengal Ambuja Housing Development Limited, for and on behalf of the Bengal Ambuja Housing Development Limited at Kolkata in the presence of:

*Gourab Banerjee.*  
Ecospace Business Park,  
New Town, Rajarhat  
Kolkata - 700160

Drafted by me as per  
delegation in document  
by the parties.  
*K. C. Karimkhan*  
Advocate  
High Court Calcutta  
WB/8671/83.

*M. Mukherjee*  
(Housing Commissioner)  
West Bengal Housing Board  
Housing Commissioner  
West Bengal Housing Board

Bengal Ambuja Housing Development Limited  
*Chakravarty*  
Authorized Signatory

(Authorized Signatory)  
Bengal Ambuja Housing Development  
Limited

Bangsi Amul Housing Development Limited

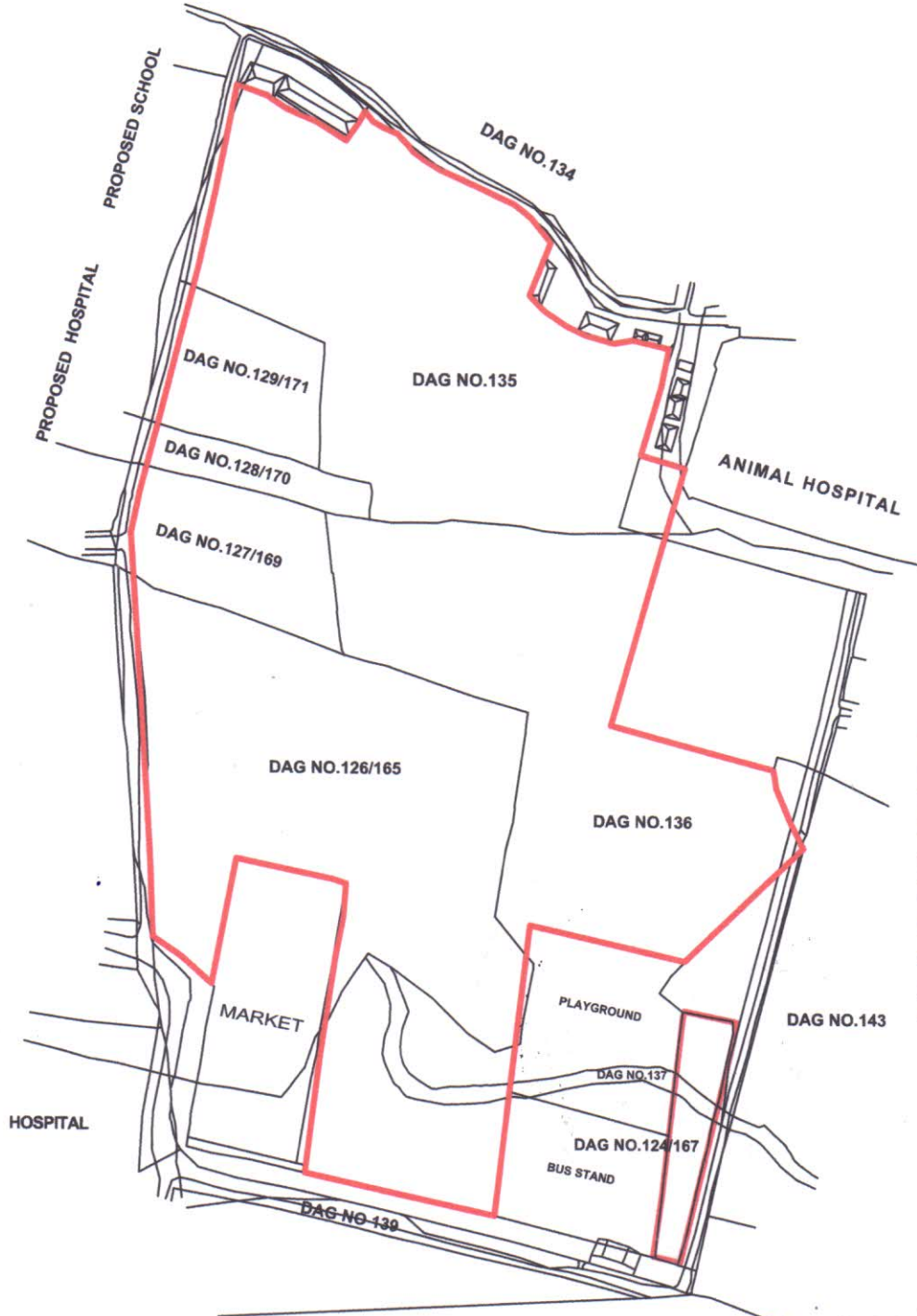
Authorized Signatory



Registrar  
OF ASSURANCES, KOLKATA

24 FEB, 2021

SITE PLAN SHOWING 20.18 ACRE LAND SITUATED AT DAG NO. 135(P), 136(P), 137(P), 126/165(P), 127/169(P), 128/170(P), 129/171(P) & 124 /167 (P) , IN MOUZA BARAKHOLA, J.L. NO. 21, P.S.- PURBA JADAVPUR, DIST. 24 PARGANAS (SOUTH) OWNED BY WEST BENGAL HOUSING BOARD.



**DAG AREA STATEMENT**

DAG NO.135(P)	5.759 ACRE
DAG NO.136(P)	5.233 ACRE
DAG NO.126/165(P)	5.164 ACRE
DAG NO.127/169(P)	1.145 ACRE
DAG NO.128/170(P)	0.400 ACRE
DAG NO.129/171(P)	0.902 ACRE
DAG NO.124/167(P)	1.421 ACRE
DAG NO.127(P)	0.160 ACRE
<b>TOTAL</b>	<b>20.18 ACRE</b>

Bengal Ambuja Housing Development Limited

*Chakravarty*  
Authorized Signatory

*Wm*  
Housing Commissioner  
West Bengal Housing Board



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Bengal Ambuja Housing Development Limited

ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA

Authorized Signatory

24 FEB 2021

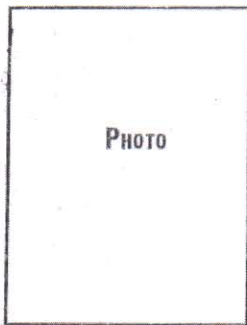
**SPECIMEN FORM FOR TEN FINGERPRINTS**



PARTHA CHAKRAVARTY

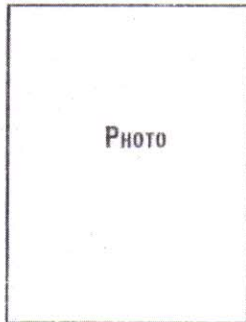
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature Partha Chakravarty



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
<b>LEFT HAND</b>					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>					

Signature \_\_\_\_\_



REGISTRAR  
OF COMPANIES - IV, KOLKATA

24 FEB 2021





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

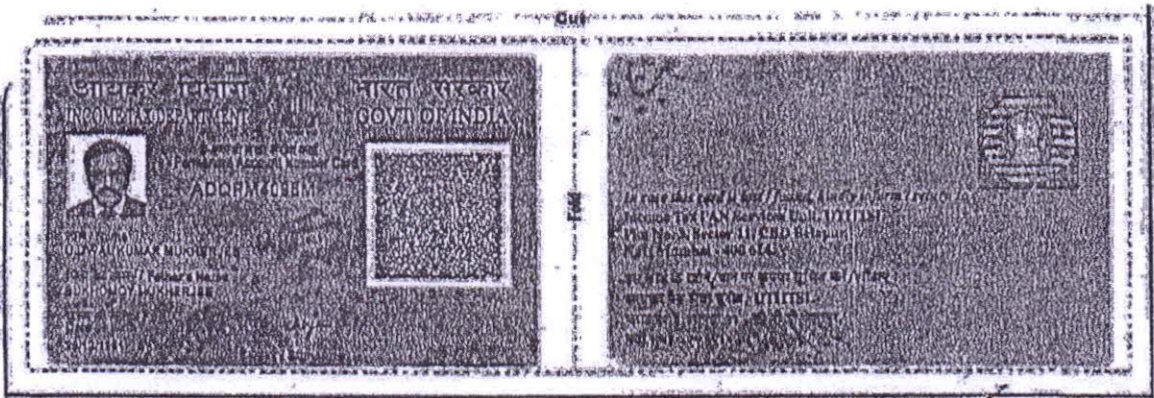
WEST BENGAL HOUSING BOARD

07/05/1972

Permanent Account Number

AAAJW0019K

Signature



*Adarsh*



**ভারত সরকার**  
**Unique Identification Authority of India**  
**Government of India**

আধিকারপত্রসংখ্যা/ Enrolment No.: 0635/10382/85736

To  
 উজ্জ্বল কুমার মুখার্জী  
 Ujjwal Kumar Mukherjee  
 15 AUDDYCOLONY FATAKGORA  
 Chandernagar,  
 Hooghly-West Bengal - 712136  
 9434238763



আসমান আধার সংখ্যা / Your Aadhaar No. :

**4167 4947 8583**

VID: 0169 0113 4489 7608

আমার আধার, আমার পরিচয়



সংসদ সরকার  
 Government of India



উজ্জ্বল কুমার মুখার্জী  
 Ujjwal Kumar Mukherjee  
 জন্মতারিখ/DOB: 29/12/1963  
 পুরুষ/ MALE



**4167 4947 8583**

VID: 0169 0113 4489 7608

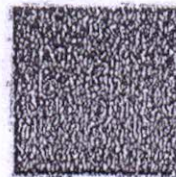
আমার আধার, আমার পরিচয়



সংসদ সরকার  
 Unique Identification Authority of India

ঠিকানা  
 15 আড্ডিকলনী ফাটাকগোরা, চন্দ্রনগর, হুগলী,  
 পশ্চিমবঙ্গ - 712136

Address  
 15 AUDDYCOLONY FATAKGORA,  
 Chandernagar, Hooghly,  
 West Bengal - 712136



**4167 4947 8583**

VID: 0169 0113 4489 7608

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*Ujjwal Mukherjee*

- তথ্য**
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
  - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা যাচাই করুন
  - এটি এক ইলেকট্রনিক প্রক্রিয়াকৃত তথ্য পত্র

**INFORMATION**

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

- আধার সারা দেশে মান্য।
- আধার স্থিতিশীল প্রমাণ ও বেসরকারী পরিষেবা গ্রহণের সময়কাল হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABC0977F



नाम /NAME  
BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
13-10-1993



आयकर आयुक्त, प.प. - XI  
COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले अधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case this card is lost/sound, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

**Bengal Ambuja Housing Development Limited**

*Chakravarty*  
Authorized Signatory

# Bengal Ambuja Housing Development Limited

EXTRACT FROM THE MINUTES OF THE PROCEEDINGS OF MEETING NO. 1/2018 OF THE BOARD OF DIRECTORS OF BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED HELD AT 'THE CONCLAVE', 2B, MOULAVI MUZIBAR RAHAMAN SARANI, KOLKATA - 700 017 ON SATURDAY, 24<sup>TH</sup> MARCH, 2018

Authorisation to sign documents on behalf of the Company in relation with various projects of the Company:

“RESOLVED THAT in supersession of earlier resolution passed by the Board of Directors at its meeting held on 15<sup>th</sup> September, 2017; any one of the following persons be and are hereby severally authorised to be the nominee of the Company to do all such acts, deeds and things for and on behalf of the Company in connection with the projects of the Company:

- (i) Mr. Naresh Kumar Jain, son of Late (Mr.) Nanda Lall Jain, resident of Flat No. 301 & 302, Block A6, Arihant Enclave, 493B, G. T. Road (S), Howrah - 711102; Director of the Company or
- (ii) Mr. Partha Chakravarty, son of Late (Mr.) Deb Kumar Chakravarty, resident of B - 14/6, Abhyudoy Cooperative Society, ECTP Phase - IV, E. M. Bypass, Kolkata - 700107, Authorised Signatory or
- (iii) Mr. Vikash Jaju, son of Mr. Shyam Sunder Jaju, resident of Ujaas The Condoville, BL - 05, 2nd Floor, Flat - 050202, 69, S. K. Deb Road, Kolkata - 700048, Authorised Signatory or
- (iv) Mr. Rakesh Ranjan, Authorised Signatory, son of Mr. Harendra Kishore Pandey, resident of H-2A, Eden Residency, Nayabad, Kolkata - 700094, Authorised Signatory.”

“RESOLVED FURTHER THAT any one of the above authorised signatories, be and are hereby authorised on behalf of the company for execution, signing and registration of various documents relating to transfer of land and building or any portion thereof while executing the deeds of transfer in favour of the customers or while creating mortgage in favour of the banks / financial institutions and is also authorised on behalf of the company to sign and execute all documents whatsoever pertaining to land and building and/or for creating security in favour of banks / financial institutions on behalf of the Company and to register them before the concerned registrar, if required.”

“RESOLVED FURTHER THAT any one of the above authorised signatories, be and are hereby authorised on behalf of the company to do all such acts, deeds and things as may be required for any of the projects of the Company in connection with signing of Vakalatnamas, various petitions, affidavits & counters and other relevant documents before any Court and other Statutory Authorities and to attend on behalf of the company to all matters incidental thereto.”

**CERTIFIED TRUE COPY**

For Bengal Ambuja Housing Development Limited

  
Director  
DIN: 00221519

JK

(A Joint Enterprise of Ambuja Neotia Group and West Bengal Housing Board)

Regd. Office: Vishwakarma | 86C Topsia Road (S) | Kolkata 700 046

Corp. Office : Ecospace Business Park | Premises No. IIF/11 | Action Area II | Block 4B, 6<sup>th</sup> Floor | New Town | Kolkata 700 160

P +91 33 4040 6060 | F +91 33 4040 6161

CIN : U45209WB1993PLC060444

आयकर विभाग  
INCOME TAX DEPARTMENT




भारत सरकार  
GOVT. OF INDIA

PARTHA CHAKRAVARTY  
DEB KUMAR CHAKRAVARTY

12/06/1962  
Permanent Account Number

ABWPC0495N

*Chakravarty*  
Signature



04082015

*Chakravarty*



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India  
Government of India

চাপিকাভুক্তির আই ডি / Enrollment No. : 1040/20349/56859

27/04/2014

To  
Partha Chakravarty  
পার্শ্ব চক্রবর্তী  
B 14/6 ABHUYDOY CO-OP SOCIETY  
E K T P , PHASE IV  
E M BYPASS  
E.K.T  
E.k.t,Kolkata  
West Bengal - 700107



KL901724274FT

90172427



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2785 1008 0580**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পার্শ্ব চক্রবর্তী  
Partha Chakravarty  
পিতা : দেব কুমার চক্রবর্তী  
Father : Deb Kumar Chakravarty

জন্মতারিখ / DOB: 12/06/1962  
পুরুষ / Male

2785 1008 0580



আধার - সাধারণ মানুষের অধিকার

*Partha Chakravarty*



ভারত সরকার

Government of India



অমর সর্কার  
AMAR SARKAR  
পিতা : জগদীশ সরকার  
Father : JAGADISH SARKAR  
জন্ম সাল / Year of Birth : 1970  
পুরুষ / Male



2753 1103 2392

আধার - সাধারণ মানুষের অধিকার



আধার

ভারতীয় পরিচয় পরিষদ

Unique Identification Authority of India

ঠিকানা:  
S/O জগদীশ সরকার, নিশ্চিন্দা  
দিঘিরপাড়, বালী জগাছা,  
ঘোষপাড়া, হাওড়া, পশ্চিমবঙ্গ,  
711227

Address:  
S/O Jagadish Sarkar,  
NISHCHINDA DIGHIRPAR, Bally  
Jagachha, Ghoshpara, Haora,  
West Bengal 711227

2753 1103 2392

1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

Amar Sarkar





# WEST BENGAL HOUSING BOARD

(ESTD. UNDER WB.ACT XXXII OF 1972)

**"ABASAN"**

105, S.N.BANERJEE ROAD, KOLKATA – 700 014.

Phone : 2265-1965/67, 2264-3966/8968/4974/0950; Fax: 2264-1480/ Email: [wbhousingboard@gmail.com](mailto:wbhousingboard@gmail.com)

No.

Dated:

**From: Housing Commissioner,  
West Bengal Housing Board.**

To  
The Managing Director,  
M/S. Bengal Ambuja Housing Dev. Ltd.,  
Vishwakarma,  
86 C, Topsia road (South),  
Kolkata- 700 046.

**Sub: Registration of Amended Development of Agreement and Power of Attorney for 20.184 Acres of Land at Mouza – Barakhola, J.L. No-21, P.S.-Purba Jadavpur, District-South 24 parganas.**

Dear Sir,

The original copy of the duly executed Amended Development Agreement and Power of Attorney for 20.184 Acres of Land at Mouza – Barakhola, J.L. No.-21, P.S.-Purba Jadavpur, District- South 24 Pgs.

The original A.D.A & P.O.A. may be presented before the Dist. Registrar/ Sub-Registrar/ Registrar of assurance, Kolkata for registration. It is necessary that somebody must identify you before the Dist. Registrar/ Sub-Registrar/ Registrar of assurance which will serve the purpose. The receipt given by the registration office must be submitted to this office within 15(fifteen) days from the date of registration. In this connection it may be noted that the West Bengal Housing Board is exempted from personal appearance by order no-10408-G. dt.11.11.1975 of the Government of West Bengal in its Judicial department (Registration).

Yours faithfully.

HOUSING COMMISSIONER  
WEST BENGAL HOUSING BOARD

Memo no. 113 (1) / HC / HB / IM / 257 / FA / 2021 Date 15/02/2021

✓ Copy forwarded to A.R.A. Kolkata / A.D.S.R. .... for information and necessary action.

HOUSING COMMISSIONER  
WEST BENGAL HOUSING BOARD

## Major Information of the Deed

Deed No :	I-1904-01279/2021	Date of Registration	24/02/2021
Query No / Year	1904-9000424799/2021	Office where deed is registered	
Query Date	18/02/2021 3:32:39 PM	1904-9000424799/2021	
Applicant Name, Address & Other Details	Tapas Banerjee Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9830424663, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement			
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 215,29,59,462/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:23)	Rs. 21/- (Article:E, E)		
Remarks	For duplicate deed of Query No 1904-2000369417/2021		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Barakhola, Road Zone : (AMRI -- rest) , , Premises No: 405, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	20.184 Acre	60,00,000/-	215,29,59,462/-	Property is on Road Adjacent to Metal Road,
<b>Grand Total :</b>				<b>2018.4Dec</b>	<b>60,00,000 /-</b>	<b>21529,59,462 /-</b>	



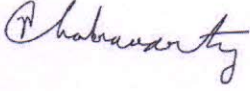
### Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>West Bengal Housing Board</b> 105, S. N. Banerjee Road, P.O:- Taltola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700014 , PAN No.:: AAxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Bengal Ambuja Housing Development Limited</b> Vishwakarma, 86C, Topsia Road South, P.O:- Tangra, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr Ujjwal Kumar Mukherjee</b> Son of Late Sukhomoy Mukherjee 105, S. N. Mukherjee Road, P.O:- Taltola, P.S:- Taltola, District:- Kolkata, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8M, Aadhaar No: 41xxxxxxxx8583 Status : Representative, Representative of : West Bengal Housing Board (as Howsingh Commissioner)			
2	<b>Name</b> <b>Mr Partha Chakravarty</b> <b>(Presentant )</b> Son of Late Deb Kumar Chakravarty Date of Execution - 24/02/2021, , Admitted by: Self, Date of Admission: 24/02/2021, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
		Feb 24 2021 2:01PM	LTI 24/02/2021	24/02/2021
	Vishwakarma, 86C, Topsia Road South, P.O:- Tangra, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx5N, Aadhaar No: 27xxxxxxxx0580 Status : Representative, Representative of : Bengal Ambuja Housing Development Limited (as Authorized signatory)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr AMAR SARKAR</b> Son of Late JAGADISH SARKAR Howrah Court, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711101			
	24/02/2021	24/02/2021	24/02/2021
Identifier Of Mr Ujjwal Kumar Mukherjee, Mr Partha Chakravarty			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	West Bengal Housing Board	Bengal Ambuja Housing Development Limited-2018.4 Dec

**On 24-02-2021**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 13:40 hrs on 24-02-2021, at the Office of the A.R.A. - IV KOLKATA by ,.

**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 215,29,59,462/-

**Admission Execution (for exempted person)**

Execution by Mr Ujjwal Kumar Mukherjee, , Howsingh Commissioner, West Bengal Housing Board (Others), 105, S. N. Banerjee Road, P.O:- Taltola, P.S:- Taltola, District:-Kolkata, West Bengal, India, PIN - 700014

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 24-02-2021 by Mr Partha Chakravarty, Authorized signatory, Bengal Ambuja Housing Development Limited (Others), Vishwakarma, 86C, Topsia Road South, P.O:- Tangra, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr AMAR SARKAR, , , Son of Late JAGADISH SARKAR, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

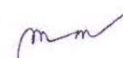
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 203400, Amount: Rs.100/-, Date of Purchase: 27/01/2021, Vendor name: G C Saha



**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 1904-2021, Page from 79956 to 79978  
being No 190401279 for the year 2021.



*mm*

Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.03.10 12:59:02 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/03/10 12:59:02 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)