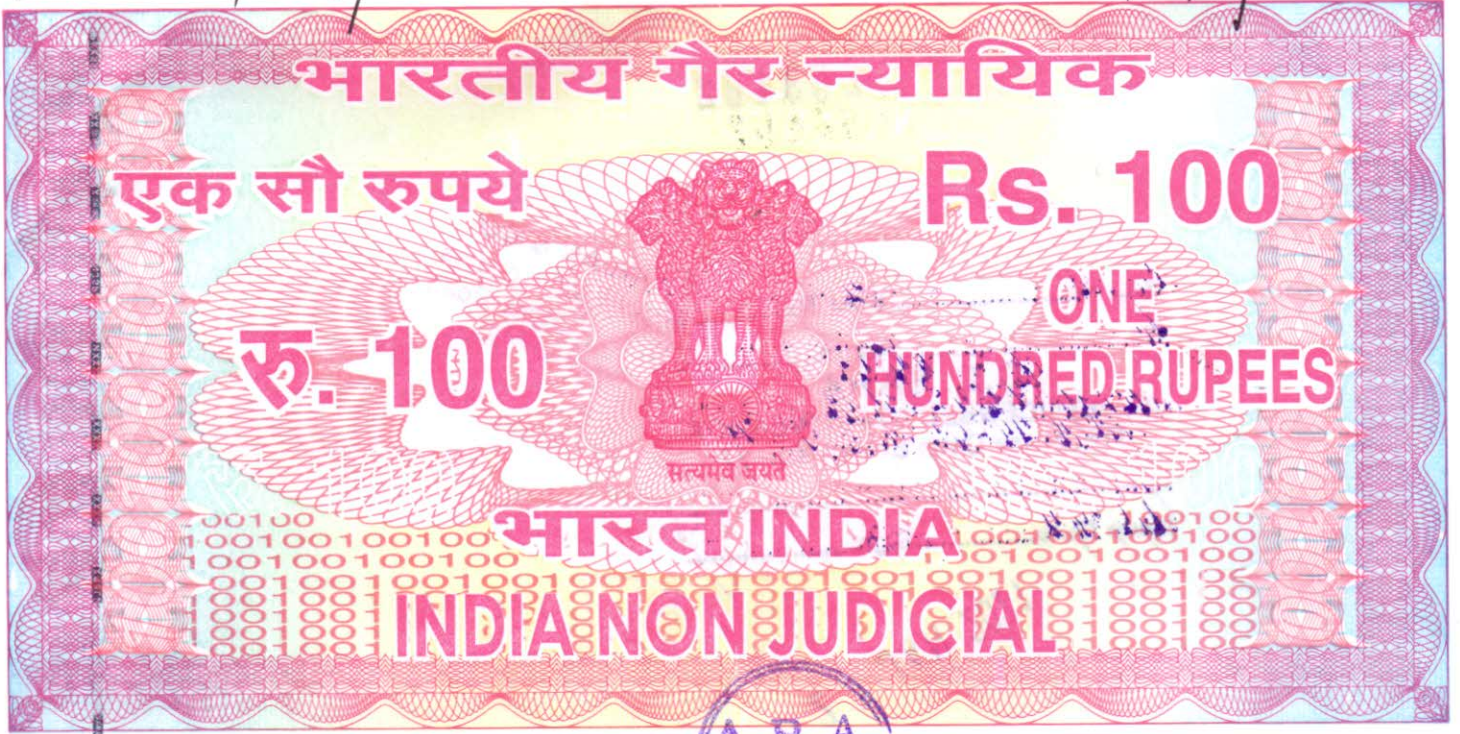


4217/2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 269208

16/4
Additional Registrar of
Assurances-IV, Kolkata

8/787689/2021

A.R.A
IV

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

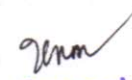
Additional Registrar
of Assurances-IV, Kolkata

AMENDMENT POWER OF ATTORNEY

16 APR 2021

Execution Date - 16-04-2021

TO ALL TO WHOM THESE PRESENTS SHALL COME, the 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), SEND GREETINGS:


Housing Commissioner
West Bengal Housing Board

203402

S.L. No. Sold To..... **S. JALAN & CO**
 Solicitors & Advocates
 87A, A.J.C. Bose Road
 Kolkata - 17

Re..... Advs.....
G.C. SAHA
 (Govt.) LICENSED STAMP VENDOR
 11A, Mirza Galib Street, Kol- 37

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

27 JAN 2021



ADDITIONAL REGISTRAR
 OF ASSURANCES-IV, KOLKATA

06 APR 2021

Identified by
Sunny Gupta
 C/o Rajendra Prasad Gupta
 58/66 S.W. Mukherjee Road
 P.O. Ghoswari, P.S. M.P. Ghoswari
 Howrah-711017
 Occupation - Student

WHEREAS:

- A. The Board purchased in its own name with moneys advanced by Bengal Ambuja Housing Development Limited (the "**COMPANY**"), a Joint Sector Company within the meaning of the Companies Act, 1956, having its registered office at Vishwakarma Building, 86C, Topsia Road South, Kolkata-700046, 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, more fully described in the Schedule thereon and hereinafter referred to as the "**LAND**".
- B. By a Development Agreement dated 31.12.2009 (the "**PRINCIPAL DEVELOPMENT AGREEMENT**"), the Board engaged the Company, as the Developer for the development of the Land for housing and allied purposes (the "**Complex**"), thereon, strictly in accordance with its scheme (the "**Scheme**") and on the terms and conditions contained therein which was valid for 5 (five) years.
- C. Simultaneously therewith a Power of Attorney had been executed by the Board in favour of the Company on 31.12.2009 for granting necessary powers and authorities to the Company, inter alia, for the purpose of effective and speedy implementation of the Scheme as per the terms and conditions of the Principal Development Agreement (hereinafter referred to as the "**PRINCIPAL POWER OF ATTORNEY**").
- D. 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**").
- E. The Company has intimated to the Board that due to various reasons the construction of the complex could not be completed within such extended



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

period of 5 (five) years and had requested the Board to allow further extension of 5 (five) years.

- F. The Board, in its 556th Board Meeting held on 29th 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.
- G. 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.
- H. The parties hereto executed the Amendment Development Agreement on 15-02-2021 and the same was registered at the office of ARA-IV KOLKATA, Kolkata, being Deed No. 190401278, Book No. 1, Volume No. 1904 to 2021, Pages from 79933 to 79955.
- I. Pursuant to the Amendment Development Agreement, the Board is desirous of granting necessary powers and authorities to the Company, inter alia, for the purpose of effective and speedy execution of the Scheme as per terms of the Principal Development Agreement read with the Amendment Development Agreement.

NOW KNOW YE BY THESE PRESENTS that, the Board, does hereby nominate, constitute and appoint the Company, as its true and lawful Attorney, in its name and on its behalf, to execute and perform or cause to be done, executed and performed all or any of the acts, deeds, matters and things as mentioned hereafter:

1. To receive permissive possession of the Land from the Board and to hold manage and maintain such permissive possession in accordance with the terms and conditions contained in the Principal Development Agreement read with the Amendment Development Agreement.

Unm.
Housing Commissioner
West Bengal Housing Board



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

2. To enter into, hold and defend permissive possession of the Land and every part thereof and also to manage maintain and administer the Land and all buildings and constructions to be constructed thereon and every part thereof.
3. To have the Land developed by construction of the Complex as per the Scheme, containing ownership units and/or buildings and /or structures etc. thereon as per approved plan and for the said purpose, to do soil testing, excavation and all other works.
4. To raise necessary finance for execution of the Scheme including finance from HUDCO and such other authority or authorities for development of the Land by construction of the Complex as per the Scheme and for that purpose with prior approval of the Board to create mortgage or any other lien over the Land and/or the Complex in favour of HUDCO, financial institutions and/or Banks and/or other bodies, provided however that the Company shall pay said liabilities at the earliest opportunity and shall at all times, keep the Board saved and harmless against any claims, loss or damages that the Board may have to face in relation to or arising out of such mortgage.
5. To appear before all necessary authorities, including BL&LRO, DL&LRRO, Municipal, Local Panchayat, Pollution Control Board, Fire Brigade, Competent Courts and Police, in connection with the execution of the Scheme and construction of the Complex and/or for mutation and conversion of land.
6. To apply for and obtain such permissions, as be necessary, for obtaining steel, cement, bricks and other construction and building materials and construction equipments and to appoint contractors and/or sub-contractors for the purpose of construction of the Complex.
7. To apply for and obtain electricity, water, gas, sewage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipality and/or other authorities.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

8. To warn off and prohibit any trespassers on the Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
9. To negotiate for sale of the Land and/or for sale/Lease and/or transfer of units or portions thereof together with the undivided share in the Land and the rights appurtenant thereto, as the case may be, and to enter into agreement, including Land sale or unit sale agreement, containing such provisions and with such purchasers and/or other persons as provided for in the Said Agreement and to receive earnest moneys and/or part and/or full premium/consideration thereunder and also to fulfill and enforce mutual obligations thereunder. But in case of such sale, the Company shall keep the Board fully informed.
10. To sign, execute, enter into modify, cancel, alter, draw, approve, agreements and/or Deeds of Conveyances for transfer of the Land and/or unit(s) and to admit execution thereof and get such documents, duly registered and all papers, documents, contracts, agreements, declaration, affidavit, applications, returns, confirmations, consents and other documents as may in any way, be required to be so done for and in connection with the development and transfer of the Land or any part thereof and to receive premium/consideration, rents, service charges, taxes and other amounts therefor and grant valid receipts and discharges for the same.
11. To appear before Notary Publics District Registrars, Sub-Registrars, Registrar of Assurances, Metropolitan and Executive Magistrates and all other Officer and/or Officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein.
12. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands, touching any of the matters aforesaid and also thought fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.


Housing Commissioner
West Bengal Housing Board



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

13. To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
14. To receive and pay and/or deposit all moneys, including, Court fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
15. After execution of the Scheme and construction of the Complex, to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation, if necessary, effected in all public records and with all authorities and/or persons, including, the Calcutta Municipal Corporation, in respect of the Land, and if necessary, to deal with such authority and authorities in any manner, to have such separation amalgamation and mutation effected, if necessary.
16. To engage and appoint Architects and Consultants, cause preparation of building plans before the Panchayat and other authorities and Government Department and/or Officers and also all other State, Executive, Judicial Or Quasi-judicial, Municipal and other authorities and also all courts and Tribunals, for all matters connected with the development and construction of the Complex and/or other buildings on the Land and connections of utilities and in connection therewith, to sign all petitions, Vakalatnamas, memo of appeal and other papers and documents.
17. To pay all outgoings, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever payable for and on account of the Land as occupier only and receive refunds and other moneys, including, compensation of any nature and to grant valid receipts and/or discharges therefore.
18. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid.
19. To appear and represent the Board before all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.


Housing Commissioner
West Bengal Housing Board



✓ ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

AND we do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever our Said Attorney shall lawfully do or cause to be done in or about the aforesaid premises, so long as the said Principal Development Agreement read with Amendment Development Agreement is valid and subsisting.

SCHEDULE

(The "Land")


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".

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
128/170 (P)	0.400
129/171 (P)	0.902
Total	20.184


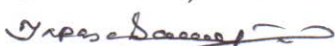
IN WITNESS WHEREOF the parties hereto have executed these present at Kolkata on the day, month and year first above written.

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


Housing Commissioner
West Bengal Housing Board


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


KALYAN KUMAR KUNDU WBL S
Spl. Law Officer.

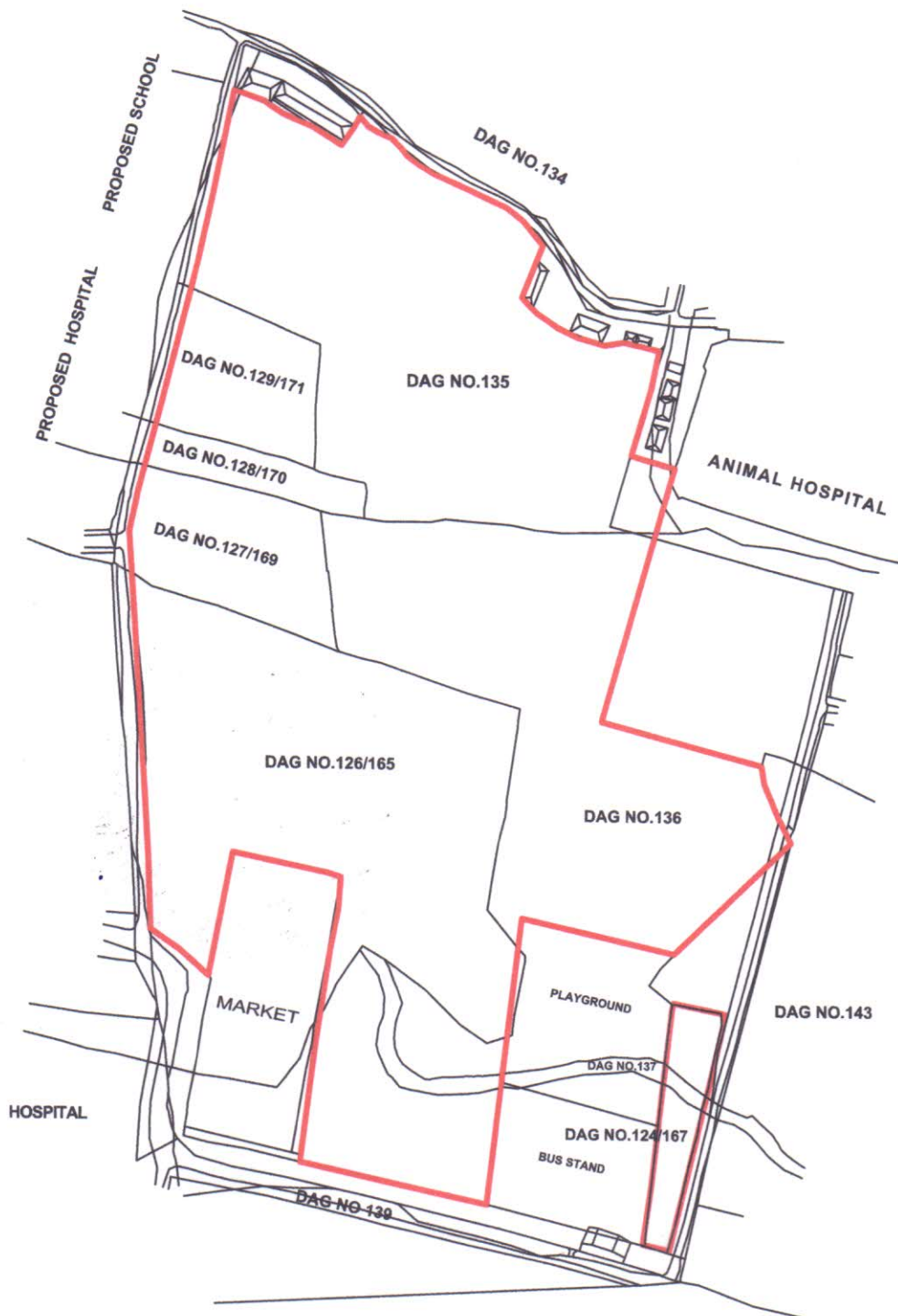

Drafted by me

Advocate WB/572/2000
Howrah Judges Camp



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2024

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
TOTAL	20.18 ACRE

W.B.M.
Housing Commissioner
West Bengal Housing Board



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

6 APR 2021

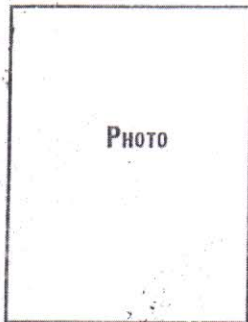
SPECIMEN FORM FOR TEN FINGERPRINTS



PARTHA CHAKRAVARTY

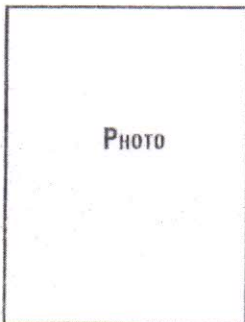
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LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature Partha Chakravarty



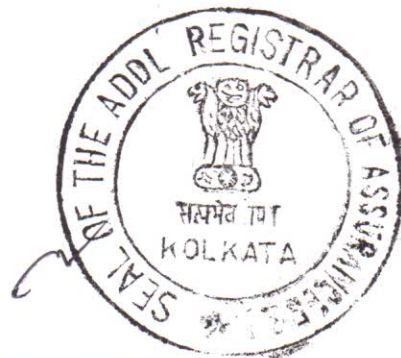
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

16 APR 2021



भारत सरकार
GOVERNMENT OF INDIA

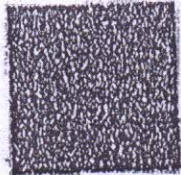


ভারত সরকার
भारत सरकार
Government of India

আধিকারিক নম্বর/ Enrolment No.: 0635/10382/85736

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

Validly Unknown



আপনার আধার নম্বর / Your Aadhaar No. :

4167 4947 8583

VID: 0163 0113 4489 7609

আমার আধার, আমার পরিচয়



উজ্জ্বল কুমার মুখার্জী
Ujjwal Kumar Mukherjee
আধার ID: 0635/10382/85736
মূলা: MALE

4167 4947 8583

VID: 0163 0113 4489 7609

আমার আধার, আমার পরিচয়

- তথ্য
- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
 - পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্য করুন
 - এটি একটি 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 ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা গ্রহণের সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

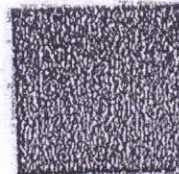
Ujjwal Mukherjee



ভারত সরকার
GOVERNMENT OF INDIA

উজ্জ্বল কুমার মুখার্জী
Ujjwal Kumar Mukherjee
35 AUDDYCOLONY FATAKGORA,
Chandernagar, Hooghly,
West Bengal - 712136

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



4167 4947 8583

VID: 0163 0113 4489 7609

আমার আধার, আমার পরিচয়

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, 24TH 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 15th 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, 6th 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

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

27/04/2014

To
Partha Chakravarty
পার্থ 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



পার্থ 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

Chakravarty

INDIAN UNION DRIVING LICENCE			
WEST BENGAL STATE			
WB-1120170295477		Issue Dt: 10/03/2017	
Name: SUNNY GUPTA			
SIGN of RAJENDRA		PRASAD GUPTA	
Date of Gr.		D.O.B. 12/05/1998	
58/26 J N MUKHERJEE ROAD GHUSURI HOWRAH			
Authorised to the Drive Throughout India			
Valid Till		Vehicle Class	
NT	09/03/2037	LMV-NT	Holder's Sign
T	00/00/0000		L Authority (HOWRAH)
Print Date: March 31, 2017			

Sunny Gupta

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

WEST BENGAL HOUSING BOARD

07/05/1972

Permanent Account Number

AAAJW0019K

Signature



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

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).

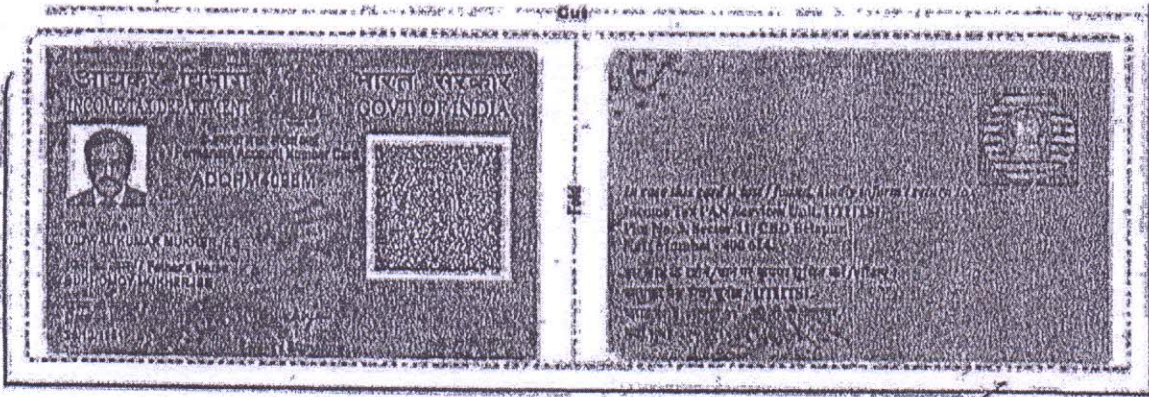
Yours faithfully.

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



Handwritten signature

स्थाई 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.नं. XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

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

In case this card is lost/found, 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


Authorized Signatory

Major Information of the Deed

Deed No :	I-1904-04171/2021	Date of Registration	16/04/2021
Query No / Year	1904-8000787689/2021	Office where deed is registered	
Query Date	16/04/2021 12:28:05 PM	1904-8000787689/2021	
Applicant Name, Address & Other Details	TAPAS KUMAR BANERJEE HOWRAH COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830424663, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 60,00,000/-	Rs. 215,29,59,462/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190401278/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

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			Bastu	20.184 Acre	60,00,000/-	215,29,59,462/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				2018.4Dec	60,00,000 /-	21529,59,462 /-	



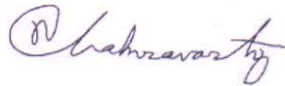
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	West Bengal Housing Board 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

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Bengal Ambuja Housing Development Limited 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Mr Ujjwal Kumar Mukherjee 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 Not Provided by UIDAI Status : Representative, Representative of : West Bengal Housing Board (as Howsingh Commissioner)			
2	Name	Photo	Finger Print	Signature
	Mr Partha Chakravarty (Presentant) Son of Late Deb Kumar Chakravarty Date of Execution - 16/04/2021, , Admitted by: Self, Date of Admission: 16/04/2021, Place of Admission of Execution: Office			
		Apr 16 2021 1:39PM	LTI 16/04/2021	16/04/2021
	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 Not Provided by UIDAI Status : Representative, Representative of : Bengal Ambuja Housing Development Limited (as Authorized signatory)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUNNY GUPTA Son of Mr RAJENDRA PD GUPTA , 58/26, J N MUKHERJEE ROAD, P.O:- Ghusuri, P.S:- Malipanchghara, District:- Howrah, West Bengal, India, PIN - 700107			
	16/04/2021	16/04/2021	16/04/2021
Identifier Of Mr Ujjwal Kumar Mukherjee, Mr Partha Chakravarty			

Transfer of property for L1

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

On 16-04-2021

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:19 hrs on 16-04-2021, at the Office of the A.R.A. - IV KOLKATA by Mr Partha Chakravarty ,.

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, 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 16-04-2021 by Mr Partha Chakravarty, Authorized signatory, Bengal Ambuja Housing Development Limited, Vishwakarma, 86C, Topsia Road South, P.O:- Tangra, P.S:- Topsia, District:-South 24-Parganas, West Bengal, India, PIN - 700046

Indetified by Mr SUNNY GUPTA, , , Son of Mr RAJENDRA PD GUPTA, , 58/26, J N MUKHERJEE ROAD, P.O: Ghusuri, Thana: Malipanchghara, , Howrah, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Student

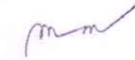
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 203402, 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 194815 to 194840
being No 190404171 for the year 2021.



mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.04.20 13:42:26 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/04/20 01:42:26 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)