

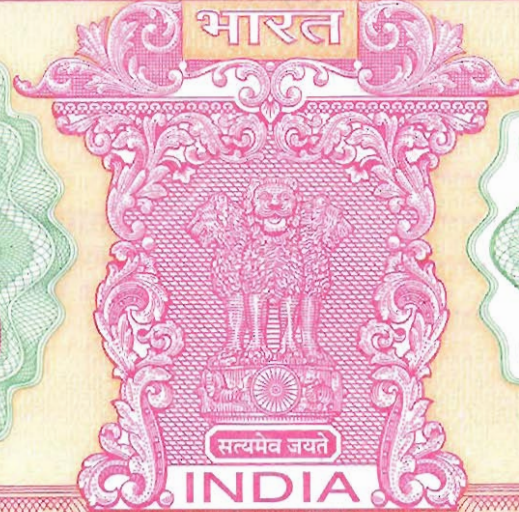
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3379/2020

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q NO. (8) 1321340/2020



Y 985325

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-I, Kolkata

17 6 OCT 2020

AMENDED POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, we, WEST BENGAL HOUSING BOARD, a Body Corporate created under the West Bengal Housing Board Act, 1972 (W.B. Act XXXII of 1972 together with up-to-date amendments of the Act), having our office at 105, Surendra Nath Banerjee Road, Kolkata-700014, **SEND GREETINGS:**


Housing Commissioner
West Bengal Housing Board

007690

Sl. No.....Date.....

Name.....

Add.....

AMT.....50.....

08 MAY 2019

08 MAY 2019

S. Jalan & Company
Solicitors & Advocates
6/7A, A. J. C. Bose Road
Kolkata - 700017

SOUMITRA CHANDA
Licensed Stamp Vendor
8/3, K. S. Far Road, Kol-1



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 OCT 2020

Partha Kumar
S/O: Gour Hari Kumar
CE-210, Salt Lake City
Sector: I, Kolkata: 700069
Occupation: Profession

WHEREAS

- A. A development agreement was executed by and between the Board and the Company on 16th day of June, 2009 for the purpose of construction of **Housing and Allied Projects** in the land at Plot No.IIF/13, Action Area-II, New Town, Kolkata in Mouza Chakpachuria, J.L. No.33, P.S. Rajarhat, District North 24 Parganas ("LAND"), more fully described in the **Schedule-A** therein (hereinafter referred to as the "PRINCIPAL DEVELOPMENT AGREEMENT").
- B. The Board simultaneously granted a Power of Attorney dated the 16th day of June, 2009 in favour of the Company ("PRINCIPAL POWER OF ATTORNEY") authorizing the Company to do various works including construction and design of the structure in connection with the development of the Complex, including the construction of various buildings on the Complex.
- C. Another agreement was executed by and between the Board and the Company on 7th October, 2015 whereby certain wordings in the Second Schedule ("SCHEME") of the Principal Development Agreement was modified and the project completion time was extended by 4 (four) years from the date thereof (hereinafter referred to as the "SECOND AGREEMENT"). However, SAVE AND EXCEPT the new stipulations mentioned in the Second Agreement other parts of the Principal Development Agreement remained unchanged and is in full force.
- D. Subsequent to the execution of the Principal Agreement, the Second Agreement and the Principal Power of Attorney, the Board has since allowed the Company to start the **ECOSPACE GREEN RESIDENTIA PROJECT** on the Land with certain conditions which, inter alia, includes an undertaking - cum - declaration from the Company that LIG/MIG category flats to be constructed on a portion of land situated at nearby Ghuni in Mouza Sulangari (J.L.No.22), P.S. Rajarhat, Dist. North 24 Parganas, more fully described in the Schedule hereinbelow (hereinafter referred to as "SULANGARI LAND") so as to earmark at least 126 Nos. out of these LIG/MIG flats, to compensate 126 Nos. HIG flats at **Ecospace Green Project**.



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ADDITIONAL REGISTRAR
OF ASSISTANCES - I, KOLKATA
13 OCT 2020

Further, those 126 number compensatory LIG/MIG flats will be handed over to their respective allottees prior to handing over of HIG category flats and commercial spaces in Ecospace Green Project.

E. In terms of the Clause No.22 of the Principal Agreement the Company and the Board entered into an Amendment Agreement incorporating the abovesaid new arrangement.

F. Simultaneously with execution of the Amendment Agreement the Board is now desirous of granting necessary powers and authorities to the Company, in respect of the Sulangari Land, inter alia, for the purpose of effective and speedy execution of the LIG/MIG project in terms of the Principal Agreement, the Second Agreement and the Amendment Agreement, *vide Deed No. I-2987/2020 of ARAI Kolkata.*

NOW KNOW YE BY THESE PRESENTS that we, the said **WEST BENGAL HOUSING BOARD**, do hereby nominate, constitute and appoint the said **BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED**, a Joint Sector Company with West Bengal Housing Board having its office at "Vishwakarma", 86C, Topsia Road (South), Kolkata-700046, as our true and lawful Attorney and Agent, in our name and on our behalf, to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereafter.

1. To receive permissive possession of the Sulangari Land from the Board and to hold, manage and maintain such permissive possession in accordance with the terms and conditions contained in the Principal Agreement, the Second Agreement and the Amendment Agreement.
2. To enter into, hold and defend permissive possession of the Sulangari Land and every part thereof and also to manage, maintain and administer the Sulangari Land and all buildings and constructions to be constructed thereon and every part thereof.
3. To have the Sulangari Land developed by construction of the residential complex, containing ownership units and/or buildings and/or structures etc.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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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 project including finance from HUDCO and such other authority or authorities for development of the Sulangari Land by construction of the residential complex and for that purpose to create mortgage or any other lien over the Sulangari Land and/or the Complex in favour of HUDCO, financial institutions and/or Banks and/or other bodies, provided however that the Company shall repay such 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 WBHIDCO, Kolkata Municipal Corporation, three tier Panchayat Authorities, Fire Brigade, Competent Courts and Police, in connection with the execution of the project and construction of the LIG/MIG Complex in the Sulangari 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 said LIG/MIG Complex.
7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipality and/or other authorities.
8. To warn off and prohibit any trespassers on the Sulangari Land or any parts thereof and to take appropriate steps, whether by legal action or otherwise.
9. To negotiate for sale/lease and/or transfer of units or portions thereof together with the undivided share in the Sulangari Land and the rights appurtenant thereto and to enter into agreements, including unit sale agreements, containing such provisions and with such purchasers and/or other persons as provided for in the Principal Agreement, the Second Agreement and the Amendment Agreement and to receive earnest money



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OF ASSURANCES-I, KOLKATA
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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 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 Sulangari Land or any part thereof and to receive premium/ consideration, rents, service charges, taxes and other amounts thereof 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.
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 money, including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.
15. After execution of the project and construction of the LIG/MIG flats, to sign and submit all papers, applications and documents for having the separation, amalgamation and mutation, if necessary, effected in all public



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ADDITIONAL REGISTRAR
OF ASSHIMMUTU, KOLLAM
13 OCT 2020

records and with all authorities and/or persons, in respect of the Sulangari 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 WBHIDCO/Municipality/NKDA/Three-tier Panchayat Authority and other authorities and Government Departments 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 LIG/MIG flats and/or other buildings on the Sulangari 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, Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Sulangari Land as occupier only and receive refunds and other money, including compensation of any nature and to grant valid receipts and/or discharges therefor.
18. To give undertakings, assurances and indemnities, as be required for the purposes aforesaid construction of LIG/MIG flats and other buildings on the Sulangari Land.
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.

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 Principal Agreement, the Second Agreement and the Amendment Agreement and the Principal Power of Attorney are valid and subsisting. *Dated this 1*





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 OCT 2020

THE SCHEDULE ABOVE REFERRED TO:

(Sulangari Land)

P.S. Rajarhat Dist. North 24 Parganas

Mouza Sulangari (J.L. No.22)

Dag No. (L.R.)	Area (in Acre)
294 (P)	0.17
293 (P)	0.27
301 (P)	0.12
295	0.23
309 (P)	0.19
313 (P)	0.03
310 (P)	0.01
308 (P)	0.01
307	0.11
302	0.22
306 (P)	0.10
303	0.02
305 (P)	0.06
304	0.20
Total	1.74

IN WITNESS WHEREOF, we have executed these presents on this the ^{8th} day of September, 2020.

EXECUTED 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 :



Housing Commissioner
West Bengal Housing Board
Housing Commissioner
West Bengal Housing Board

1. Kalyan Kumar Kundu Spl.L.O.

2. Sudip Basu, J.A-cum-CAO
Drafted by Sujeev Prasad, Adv.
Court No. WB/585/1382
High Court Calcutta



✓
ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
13 OCT 2020



WEST BENGAL HOUSING BOARD

(ESTD. UNDER WB ACT XXXII OF 1972)

"A B A S A N"

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. 733/HCL/HB

Dated: 08/09/2020

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 1.74 Acres of Land at Mouza – Sulangari, J.L. No-22, P.S.-Rajarhat, District-North 24 parganas.

Dear Sir,

The original copy of the duly executed Amended Development Agreement and Power of Attorney for 1.74 Acres of Land at Mouza - Sulangari, J.L. No.-22, P.S.-Rajarhat, District-North 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,

sd/-

HOUSING COMMISSIONER
WEST BENGAL HOUSING BOARD

Memo no, 733/HCL/HB

Date 08/09/2020

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


HOUSING COMMISSIONER
WEST BENGAL HOUSING BOARD

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT OF INDIA

WEST BENGAL HOUSING BOARD

07/05/1972

Formal/Ret Account Number

AAAJW0019K

Signature

In case this card is lost / found, kindly inform / return to:
 Income Tax PAN Services Unit, (IT) (SI)
 Plot No. 3, Sector 11, CBD Belapur,
 New Mumbai - 400 634.

यदि कार्ड के खोने/प्राप्त होना या वापस आने की सूचना देनी हो/होना चाहिए:
 आयकर पत्र सेवा यूनिट, (IT) (SI)
 प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
 नयी मुंबई - 400 634



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ যারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
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- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



অনন্যতম প্রমাণীকরণ
Unique Identification Authority of India

ঠিকানা:
345/3, পশ্চিম কোডালিয়া, নিউ
বারাকপুর ওয়ার্ড নং 18,
বারাকপুর ১, নিউ বারাকপুর,
উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল,
700131

Address:
345A, WEST KODALIA, NEW
BARRACKPORE WARD NO 18,
Barackpur - II, Newbarackpur,
North 24 Parganas, West Bengal,
700131

8645 7750 4328

1841
1800 300 1841

help@uidai.gov.in

UIDAI

Shyamal Kumar Biswas

Bengal Ambuja Housing Development Limited

EXTRACT FROM THE MINUTES OF THE PROCEEDINGS OF MEETING NO. 1/2618 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 Lal 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, LICTP 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

SK

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

Regd. Office: Vishwakarma | 88C Topsia Road (S) | Kolkata 700 046

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

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

CIN : U45209WE1993PLC060444



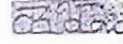
www.ambujanetia.com

स्थायी खाता संख्या /PERMANENT ACCOUNT NUMBER
AABCB0977F



नाम /NAME
BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

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



आयकर अधिकारी, प.प. - XI

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

इस कार्ड से जो / मिल जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी(प्रणाली एवं तकनीकी),
पी.टी.
चौरीगाँव स्क्वायर,
कलकत्ता - 700 069.


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the issuing authority:
Joint Commissioner of Income-tax(Systems & Technical),
P.T.,
Chowringhee Square,
Calcutta- 700 069.

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AFBPR0698P

नाम / NAME
RAKESH RANJAN

पिता का नाम / FATHER'S NAME
HARENDRA KISHORE PANDEY

जन्म तिथि / DATE OF BIRTH
10-12-1973

हस्ताक्षर / SIGNATURE


आयकर आयुक्त (सी.ओ.) पटना
COMMISSIONER OF INCOME TAX (CO), PATNA

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त, पटना,
केन्द्रीय राजस्व भवन,
वीरचन्द्र पटेल मार्ग,
पटना - 800 001.

In case this card is lost/found, kindly inform/return to
the issuing authority :

Commissioner of Income Tax (CO)
Central Revenue Building
Bir Chand Patel Marg
P A T N A - 800 001



भारत सरकार



রাকেশ রঞ্জন

RAKESH RANJAN

জন্মতারিখ/ DOB: 10/12/1973

পুরুষ / MALE



7091 4247 7946

আধার - সাধারণ মানুষের অধিকার



भारतीय विज्ञान संस्थान प्राधिकरण

INDIAN INSTITUTE OF TECHNOLOGY DELHI

ঠিকানা:

Address

ইউসি/২২এ ইডেন রেসিডেন্সি,
নক সায়ার, নয়াবাদ,
পঞ্চসায়র, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৯৪

H/2/A EDEN
RESIDENCY, PANCHA
SAYAR, NAYABAD,
Panchasayar S.O,
Kolkata,
West Bengal - 700094



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www.iiitdellhi.org



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Government of India



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19226/00176

To
পার্থ কুমার
PARTHA KUMAR
CE 210 Sall Lake
BSNL EXCHANGE SECTOR-1
Bidhannagar(M)
Bidhannagar CC Block
Sall Lake North 24 Parganas
West Bengal 700064
9830032054

27/08/2014

164776425



ML647764254FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

3607 5234 1743

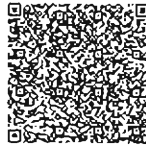
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



পার্থ কুমার
PARTHA KUMAR
পিতা : গৌড় হরি কুমার
Father : Gour Hari Kumar
জন্মতারিখ / DOB : 15/12/1965
পুরুষ / Male



3607 5234 1743

আধার - সাধারণ মানুষের অধিকার

(Partha Kumar)

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

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Unique Identification Authority of India

ঠিকানা:

সিই 210, সল্ট লেক, বিএসএনএল
এক্সচেঞ্জ, সেক্টর-1,
বিধাননগর (এম), বিধাননগর
সিডি, উত্তর ২৪ পরগনা,
পশ্চিমবঙ্গ, 700064

Address:

CE 210, Sall Lake, BSNL
EXCHANGE, SECTOR-1,
Bidhannagar(M), Bidhannagar
Block, North 24 Parganas, We
Bengal, 700064

3607 5234 1743

1847
1800 300 1947

help@uidai.gov.in

www.uidai.g



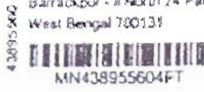
ADDITIONAL REGISTRAR
OF ASSURANCE & KOLKATA
13 OCT 2020



ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভারত সরকারের আই আই / Enrollment No.: 1111/1934B/00201

১০
 নাম: কুমার বিশ্বাস
 SHYAMAL KUMAR BISWAS
 345A WEST KODALIA
 NEW BARRACKPORE WARD NO 19
 Barrackpur - II
 New Barrackpur
 Barrackpur - II North 24 Parganas
 West Bengal 700131



আমনার আধার সংখ্যা / Your Aadhaar No. :

6645 7750 4326

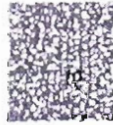
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



নাম: কুমার বিশ্বাস
 Shyamal Kumar Biswas
 পিতা : নারায়ণ রঞ্জন বিশ্বাস
 Father : Narayan Ranjan Biswas
 জন্ম তারিখ / DOB : 14/11/1963
 লিঙ্গ / Male



6645 7750 4326

আধার - সাধারণ মানুষের অধিকার

Self attested

[Signature]

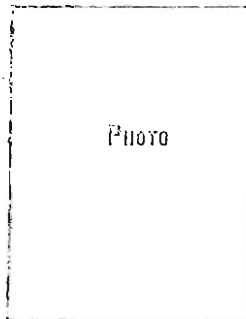
Shyamal Kumar Biswas

SPECIMEN FORM FOR TEN FINGERPRINTS



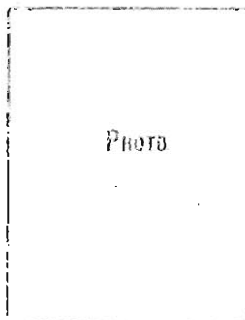
RAKESH RANJAN		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Rakesh Ranjan



		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 _____



8
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
13 OCT 2020

Major Information of the Deed

Deed No :	I-1901-03379/2020	Date of Registration	16/10/2020
Query No / Year	1901-8001321340/2020	Office where deed is registered	
Query Date	10/10/2020 2:59:40 PM	1901-8001321340/2020	
Applicant Name, Address & Other Details	ANJAN BISWAS 141M/1C, SOUTH SINTHI ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9433034452, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 5,65,58,282/-		Rs. 5,65,58,282/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 60/- (Article:48(g))		Rs. 87/- (Article:E, E, M(a), M(b), I)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190102987/2020		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-294	LR-1302	Bastu	Shali	17 Dec	55,25,809/-	55,25,809/-	Project Name :
L2	LR-293	LR-1302	Bastu	Shali	27 Dec	87,76,285/-	87,76,285/-	Project Name :
L3	LR-301	LR-1302	Bastu	Shali	12 Dec	39,00,571/-	39,00,571/-	Project Name :
L4	LR-295	LR-1302	Bastu	Shali	23 Dec	74,76,095/-	74,76,095/-	Project Name :
L5	LR-309	LR-1302	Bastu	Shali	19 Dec	61,75,904/-	61,75,904/-	Project Name :
L6	LR-313	LR-1302	Bastu	Shali	3 Dec	9,75,143/-	9,75,143/-	Project Name :
L7	LR-310	LR-1302	Bastu	Shali	1 Dec	3,25,048/-	3,25,048/-	Project Name :
L8	LR-308	LR-1302	Bastu	Shali	1 Dec	3,25,048/-	3,25,048/-	Project Name :
L9	LR-307	LR-1302	Bastu	Shali	11 Dec	35,75,523/-	35,75,523/-	Project Name :
L10	LR-302	LR-1302	Bastu	Shali	22 Dec	71,51,047/-	71,51,047/-	Project Name :
L11	LR-306	LR-1302	Bastu	Bagan	10 Dec	32,50,476/-	32,50,476/-	Project Name :
L12	LR-303	LR-1302	Pukurpar	Pukurpar	2 Dec	6,50,095/-	6,50,095/-	Project Name :
L13	LR-305	LR-1302	Pukur	Pukur	6 Dec	19,50,286/-	19,50,286/-	Project Name :
L14	LR-304	LR-1302	Pukur	Pukur	20 Dec	65,00,952/-	65,00,952/-	Project Name :
		TOTAL :			174Dec	565,58,282 /-	565,58,282 /-	
		Grand Total :			174Dec	565,58,282 /-	565,58,282 /-	



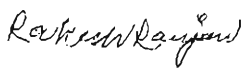
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	WEST BENGAL HOUSING BOARD 105, Surendra Nath Banarjee Road, P.O:- TALTOLA, P.S:- Taltola, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700014 , PAN No.:: AAXxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED 86C, Topsia Road South, P.O:- TANGRA, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAXxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr SHYAMAL KUMAR BISWAS Son of Mr NALINI RANJAN BISWAS 345/1 A, WEST KODALIA, NEW BARRACKPORE, P.O:- NEW BARRACKPORE, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxx8M,Aadhaar No Not Provided Status : Representative, Representative of : WEST BENGAL HOUSING BOARD (as AUTHORISED SIGNATORY)			
2	Name	Photo	Finger Print	Signature
	Mr RAKESH RANJAN (Presentant) Son of Mr HARENDRA KISHORE PANDEY			
		Oct 13 2020 4:17PM	LTI 13/10/2020	13/10/2020
	H/2/A, EDEN RESIDENCY, PANCHA SAYAR, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED (as AUTHORISED SIGNATORY)			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-17 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-22 Dec

Transfer of property for L11		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-10 Dec
Transfer of property for L12		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-2 Dec
Transfer of property for L13		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-6 Dec
Transfer of property for L14		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-20 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-27 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-12 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-23 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-19 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-3 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-1 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-1 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-11 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 294, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 293, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.27000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 301, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 295, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.23000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 309, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.19000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 313, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 310, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 308, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 307, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 302, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.22000000 Acre,	Owner Name not selected by applicant.

L11	LR Plot No:- 306, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:বাগান, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L12	LR Plot No:- 303, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুরপাড়, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L13	LR Plot No:- 305, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুর, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L14	LR Plot No:- 304, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুর, Area:0.20000000 Acre,	Owner Name not selected by applicant.

On 10-10-2020

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 5,65,58,282/-



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 13-10-2020

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

Presented for registration at 14:50 hrs on 13-10-2020, at the Office of the A.R.A. - I KOLKATA by Mr RAKESH RANJAN .

Admission Execution (for exempted person)

Execution by Mr SHYAMAL KUMAR BISWAS, , AUTHORISED SIGNATORY, WEST BENGAL HOUSING BOARD, 105, Surendra Nath Banarjee Road, P.O:- TALTOLA, P.S:- Taltola, Kolkata, 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.



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 16-10-2020

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 87/- (E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 87/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Draft Rs 10/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 7690, Amount: Rs.50/-, Date of Purchase: 08/05/2019, Vendor name: Soumitra Chanda

Description of Draft

1. Draft(other) No: 674669000530, Date: 16/10/2020, Amount: Rs.10/-, Bank: STATE BANK OF INDIA (SBI), JEEVAN DEEP



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 231870 to 231898
being No 190103379 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.12.16 14:38:45 +05:30
Reason: Digital Signing of Deed.

Patra

(Debasis Patra) 2020/12/16 02:38:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
