

02835/2020

I

2987/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

NO. (2) 1100281/2020

A. R. A.
1

AB 264793

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.

[Signature]
Additional Registrar
of Land Revenue-1, Kolkata

AMENDMENT AGREEMENT

THIS AMENDMENT AGREEMENT made on this the ^{8th} day of September, 2020, BETWEEN WEST BENGAL HOUSING BOARD, a statutory authority formed under the West Bengal Housing Board Act, 1972 (W.B. Act XXXII of 1972 together with up-to-date amendments of the Act), having its registered office at 105, Surendra Nath Banerjee Road, Kolkata-700014, 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, a Joint Sector Company, having its registered office at "Vishwakarma", 86C, Topsia Road (South), Kolkata-700046, hereinafter called 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.

28 SEP 2020

Original

[Signature]
Housing Commissioner
West Bengal Housing Board

064645

12 OCT 2020

Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

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

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Road, Kol-

AMENDMENT

THIS AMENDMENT AGREEMENT is made this 12th day of October 2020 between WEST BENGAL HOUSING BOARD, a statutory authority formed under the West Bengal Housing Board Act, 1973 (W.B. Act XXII of 1973) together with up-to-date amendments of the Act, having its registered office at 107, Sundera Neta Banerjee Road, Kolkata-700014, hereinafter referred to and called as the "BOARD" (which expression shall, unless excluded by the context, to the subject of this Agreement, mean and include the Board and its assigns) of the one part and Mr. Partha Kumar, a citizen of India, residing at "Vishwakarma", 50C, Tagore Park, Kolkata-700017, hereinafter referred to and called as the "COMPANY" (which expression shall, unless excluded by the context, to the subject of this Agreement, mean and include the Company and its assigns) of the other part.

4
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2020

Partha Kumar
S/O. Sri. G. H. Kumar
c E-210, Salt Lake City
Sector: I, Kolkata-700064
Occupation: Professional

West Bengal Housing Board
Housing Commissioner

WHEREAS a development agreement and a power of attorney were 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**" and the "**PRINCIPAL POWER OF ATTORNEY**" respectively).

AND WHEREAS another agreement was executed by and between the Board and the Company on 07th 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 remain unchanged and is in full force.

AND WHEREAS as per the local Land Use Plan as well as Master Plan of WBHIDCO only IT Infrastructure is allowed on the Land. However, the Building Rule of New Town Kolkata Development Authority ("**NKDA**") allows construction of 25% of the built up area for residential purpose.

AND WHEREAS the Company, adhering to the said Land Use Development and Control Plan and the Master Plan of WBHIDCO as well as the mixing formula prescribed by the Building Rule of NKDA, earmarked 25% (twenty five percent) of built up area of its proposed integrated residential-cum-commercial IT & ITES Project for purely residential segment (hereinafter referred to as the "**ECOSPACE GREEN RESIDENTIA PROJECT**") and earmarked the balance 75% (seventy five percent) of built up area for commercial IT & ITES segment.

AND WHEREAS the residential portion being a small part of the Ecospace Green Integrated Project, the Company did not consider Ecospace Green Residentia Project as a standalone social housing scheme and consequently the Company did not provide for flats for Lower Income Group ("**LIG**") and Middle Income Group ("**MIG**") as is mandated in the Notification No.737-H1/1M-2/2007 (Pt.) dated 17.08.2015 issued by the Government of West Bengal.



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OF ASSURANCE, KOLKATA
15 SEP 2020

AND WHEREAS by Letter No.BD/WBHB/2018-19 dated 02.04.2018 the Company expressed its willingness to construct appropriate numbers of LIG/MIG flats in nearby Mouza Sulangari (J.L. No.22), P.S. Rajarhat, District North 24 Parganas at Ghuni, more fully described in the **Schedule "A"** hereinbelow and delineated in colour "**RED**" in the attached Map (hereinafter referred to as the "**SULANGARI LAND**"), where the Company had aggregated some land in the name of the Board for taking up another residential project.

AND WHEREAS by the Memo No.548 dated 09.10.2018 the Board has formulated a proposal whereby the Company would be allowed to commence construction of Ecospace Green Residential Project subject to certain conditions mentioned in the abovesaid Memo which, interalia, proposes that the Company would make adequate provision for the LIG/MIG flats at Ghuni as per Government Order No.737 dated 17.08.2015 vis-à-vis the number of HIG units and commercial units in the Project, **ECOSPACE GREEN RESIDENTIA**.

AND WHEREAS the Company vide its Letter No.BD/WBHB/2018-19 dated 30.10.2018 intimated its consent to the Board about the contents of the Memo No.548 dated 09.10.2018 issued by the Board.

AND WHEREAS the Company vide its letter dated BD/WBHB/2019-20 dated 24.01.2020 further applied to the Board to allow the Company to start the Ecospace Green Residentia Project by revalidating the Principal Development Agreement for further 5 years and amending the Principal Development Agreement and Power of Attorney by including Sulangari Land into their ambit. The Company further assured and undertook the Board that before handing over the HIG flats of Ecospace Green Residentia Project, minimum 126 number of LIG/MIG flats on Sulangari Land at Ghuni will be handed over to the respective customers.

AND WHEREAS the Board by its Memo No.711/HC/HB dated 12.03.2020 intimated that the Board in its 551st Board Meeting resolved to sanction the above application of the Company subject to certain conditions mentioned therein.

AND WHEREAS the Company, pursuant to the above Memo, submitted the Declaration-cum-Undertaking to the Board on 16th March, 2020 assuring that before



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ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
15 SEP 2020

handing over the HIG flats of ECOSPACE GREEN RESIDENTIA PROJECT, minimum 126 number of LIG/MIG flats at SULANGARI LAND shall be handed over to their respective LIG/MIG allottees.

AND WHEREAS in terms of the Clause No.22 of the Principal Development Agreement, appropriate amendments need to be incorporated to give effect to the contents of the above application of the Company which has been duly sanctioned by the Board.

AND WHEREAS the parties herein agree to execute this Amendment Development Agreement and also to amend the Principal Power of Attorney so as to facilitate execution of such amended conditions.

NOW BOTH THE PARTIES do hereby agree to amend/modify the Original Development Agreement in terms of the Clause 22 thereof, which shall now be revised as follows:

- 1) While implementing the Ecospace Green Residentia Project, the Company shall also construct flats for Middle Income Group (MIG) and Lower Income Group adhering to the Government Order No.737-H1/1M- 2/2007 (Pt.) dated 17.08.2015, so as to enable it to compensate minimum 126 Nos. of LIG/MIG flats vis-à-vis the 126 Nos. of HIG type flats proposed in the Ecospace Green Residentia Project.
- 2) Due to local Land Use Plan as well as Master Plan of WBHIDCO applicable to the Said Land as mentioned in the Schedule of the Principal Development Agreement dated 16th June, 2009, such compensatory LIG/MIG flats will be constructed on Sulangari Land as described in the **Schedule 'A'** below.
- 3) Out of the LIG/MIG flats, at least 126 Nos. Compensatory LIG/MIG Flats are to be handed over to their respective allottees prior to handing over of HIG Flats and Commercial Spaces of Ecospace Green Project.
- 4) It is agreed that the Company will pay and bear the full cost of implementation of the LIG/MIG flats on the Land and appropriate the sale/ other proceeds from out of the development of the LIG/MIG Complex and



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15 SEP 2020

will be empowered and authorized by the Board as its agent to sell/ transfer the units and/or buildings constructed by it together with proportionate undivided share of the Land, on such terms and conditions as the Company may decide.

- 5) As the consideration money as well as the related stamp duty and registration fees of the Sulangari Land aggregating to **Rs.5,65,58,282/- (Rupees Five Crores Sixty Five Lakhs Fifty Eight Thousand Two Hundred Eighty Two)** only has been paid to the respective land sellers directly by the Company on behalf of the Board in terms of Clause B(iv) of the Comprehensive Guideline for Joint Sector Companies issued by the Board through Memo No.82 L.A./H.B. dated 06.03.2007 and Memo No.155(13) LA/HB dated 26.04.2007 read with the permission granted by the Board through Memo No.50/LA/HB dated 14.03.2015.
- 6) The validity of the Principal Development Agreement is also being extended for 5 (five) more years with effect from the date hereof and the Company will be duty bound to complete the project within this extended time period.
- 7) Simultaneously herewith the Principal Power of Attorney dated 16th June, 2009 in terms of the Principal Development Agreement is being amended whereby the Land Schedule of Sulangari Land as appearing in **Schedule 'A'** below, has been incorporated in the Land Schedule of the Principal Power of Attorney. A fresh amended Power of Attorney is being executed simultaneously with the execution of these presents.
- 8) **SAVE AND EXCEPT** the stipulations mentioned above, the other conditions of the Principal Development Agreement as well as the Second Agreement shall remain unchanged and in full force along with these partial amendment/modification.
- 9) This Amendment Agreement shall be treated as part and parcel of the Principal Development Agreement as well as the Second Agreement.



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15 SEP 2020

SCHEDULE 'A'

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

SIGNED SEALED AND DELIVERED

SIGNED SEALED AND DELIVERED


Housing Commissioner
West Bengal Housing Board
By the BOARD at Kolkata

For BENGAL AMBUJA HOUSING DEVELOPMENT LTD.


Constituted Attorney

By the COMPANY at Kolkata

In the presence of:

In the presence of:

1. 
Spt.-L.O.



2. Sudip Basu, JFA-cum-CAO

(CHITRAS DAMARI)

6
DRAFTED BY ANJAN BOSE, ADVOCATE
175/1 CENT KOLKATA. WB/585/1982



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2020



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192020210080730881 Payment Mode Online Payment
GRN Date: 10/09/2020 16:18:06 Bank : AXIS Bank
BRN : 705978221 BRN Date: 10/09/2020 16:28:26

DEPOSITOR'S DETAILS

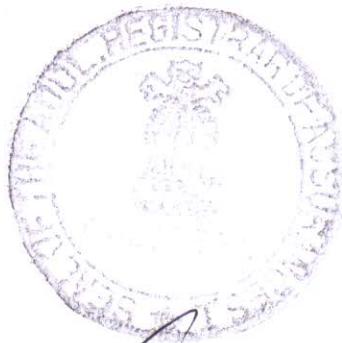
Id No. : 2001100281/1/2020
[Query No./Query Year]

Name : BENGAL AMBUJA HOUSING DEVELOPMENT
Contact No. : 6292121232 LTD Mobile No. : +91 6292121232
E-mail : realtyaccounts@ambujaneotia.com
Address : 86C TOPSIA ROAD S KOLKATA700046
Applicant Name : Mr ANJAN BISWAS
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001100281/1/2020	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2001100231/1/2020	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				75041

In Words : Rupees Seventy Five Thousand Forty One only



4
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 SEP 2020



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. 733/Hc/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/Hc/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



सरकार
GOVT. OF INDIA

WEST BENGAL HOUSING BOARD

07/05/1972

Permanent Account Number

AAAJW0019K

Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, ITT/PSL,
Plot No. 1, Sector 11, CHD Belapur,
New Mumbai - 400 614.

एक शायद के लोस/प्राप्त करवा रिपोर्ट कर/सोटाए:
आयकर सेवा सेवा एकाई, ITT/PSL,
प्लॉट नं. 1, सेक्टर 11, सीडी बेलपुर,
नवी मुंबई - 400 614.

यदि कार्ड न मिले / कार्ड खोया हुआ हो / खोया हुआ कार्ड को वापस / वापस करने के लिए
 कृपया निम्न सूचनाएं पढ़ें, कार्ड को वापस करने के लिए
 कृपया निम्न सूचनाएं पढ़ें, कार्ड को वापस करने के लिए
 कृपया निम्न सूचनाएं पढ़ें, कार्ड को वापस करने के लिए

If this card is lost / someone's lost card is found,
 please inform / return to:
 Income Tax PAN Services Unit, MHD,
 3rd Floor, Sapphire Chambers,
 Near Bazar Telephone Exchange,
 Balak, PUNE - 411 003

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: htaxinfo@india.gov.in

Shyamal Kumar Biswas

आयकर विभाग भारत सरकार
 INCOME TAX DEPARTMENT GOVT. OF INDIA

SHYAMAL KUMAR BISWAS
 MALINI RANJAN BISWAS

14/11/1983
 Permanent Account Number
 ADJPB8888M

Signature  

*Self attested
 Shyamal Kumar Biswas*



তথ্য

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

INFORMATION

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- To establish identity, authenticate online .

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ইউনিক আইডি অথরিটি
Unique Identification Authority of India

ঠিকানা:
345/3, পশ্চিম কোদালিয়া, নিউ
বারাকপুর ওয়ার্ড নং ১৯,
বারাকপুর ২, নিউ বারাকপুর,
উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল,
700131

Address:
345/A, WEST KODALIA, NEW
BARRACKPORE WARD NO 19,
Barrackpur - II, Newbarackpur,
North 24 Parganas, West Bengal,
700131

6645 7750 4326

1947
1800 300 1947

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www.uidai.gov.in

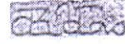
Shyamal Kumar Biswas

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABCB0977F



नाम /NAME
BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

स्थापना/पंजीयन 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 / मिला जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पट्टालि एवं तकनीकी),
पी-7,
चौरिंग्ही 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 Ltd.



Authorised Signatories

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AFBPR0698P

नाम /NAME
RAKESH RANJAN

पिता का नाम /FATHER'S NAME
HARENDRA KISHORE PANDEY

जनन तिथि /DATE OF BIRTH
10-12-1973

हस्ताक्षर /SIGNATURE


आयकर आयुक्त (सी.ओ.) पटना
COMMISSIONER OF I-TAX (CO) PATNA

इस कार्ड के खो / गिल 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

Rakesh Ranjan



भारत सरकार



রাকেশ রঞ্জন

RAKESH RANJAN

জন্ম তারিখ/ DOB: 10/12/1973

পুরুষ / MALE



7091 4247 7946

আধার - সাধারণ মানুষের অধিকার



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारतीय विशिष्ट पहचान प्राधिकरण

ঠিকানা:

Address

এইচ/২/এ ইডেন রেসিডেন্সি,
পঞ্চ সায়ার, নয়াবাদ,
পঞ্চসায়র, কোলকাতা,
পশ্চিমবঙ্গ - ৭০০০৯৪

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



1800 222 9977



help@uidai.gov.in



www.uidai.gov.in



P.O. Box No 196,
Bangalore-560 001

Rakesh Ranjan



सत्यमेव जयते
সত্যমেব জয়তে



आधार

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 Salt Lake

BSNL EXCHANGE SECTOR-1

Bidhannagar(M)

Bidhannagar CC Block

Salt 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)



Government of India



AADHAAR

তথ্য

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

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- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
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আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:

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

Address:

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

3607 5234 1743

1947
1800 300 1947

help@uidai.gov.in

www.uidai.g

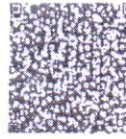


ভারত সরকার
Unique Identification Authority of India
Government of India

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

To
শ্যামল কুমার বিহার
Shyamal Kumar Biswas
345A WEST KODALIA
NEW BARRACKPORE WARD NO 19
Barrackpur - II
Newbarackpur
Barrackpur - II North 24 Parganas
West Bengal 700131

43895560
MN438955604FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

6645 7750 4326

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
Government of India

শ্যামল কুমার বিহার
Shyamal Kumar Biswas
পিতা : নারী রঞ্জন বিহার
Father : Nalini Ranjan Biswas
জন্ম তারিখ / DOB : 14/11/1963
পুরুষ / Male

6645 7750 4326

আধার - সাধারণ মানুষের অধিকার

Self attested

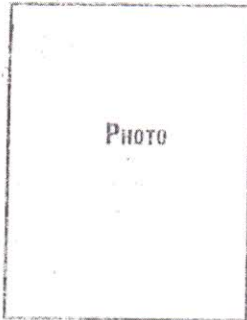
Shyamal Kumar Biswas

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Signature Ramesh Rajan



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

Signature _____



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

Signature _____



4
ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 SEP 2020

Major Information of the Deed

Deed No :	I-1901-02987/2020	Date of Registration	28/09/2020
Query No / Year	1901-2001100281/2020	Office where deed is registered	
Query Date	10/09/2020 11:54:58 AM	1901-2001100281/2020	
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		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,65,58,282/-	Rs. 5,65,58,282/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 101/- (Article:E, E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Sulanguri, JI No: 22, Pin Code : 700157

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

L14	LR-304 (RS :-)	LR-1302	Pukur	Pukur	20 Dec	65,00,952/-	65,00,952/-
		TOTAL :			174Dec	565,58,282 /-	565,58,282 /-
		Grand Total :			174Dec	565,58,282 /-	565,58,282 /-



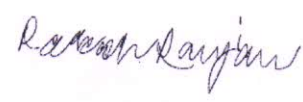
Land Lord Details :

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.:: AAxxxxxx9K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



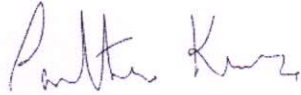
Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	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.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RAKESH RANJAN (Presentant) Son of Mr HARENDRA KISHORE PANDEY Date of Execution - 08/09/2020, , Admitted by: Self, Date of Admission: 15/09/2020, Place of Admission of Execution: Office	Photo  <small>Sep 15 2020 4:49PM</small>	Finger Print  <small>LTI 15/09/2020</small>	Signature  <small>15/09/2020</small>
	H/2/A, EDEN RESIDENCY, PANCHASAYAR, NAYABAD, P.O:- PANCHASAYAR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFxxxxxx8P, Aadhaar No: 70xxxxxxx7946 Status : Representative, Representative of : BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED			
2	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.:: ADxxxxxx8M, Aadhaar No: 66xxxxxxx4326 Status : Representative, Representative of : WEST BENGAL HOUSING BOARD (as AUTHORISED SIGNATORY)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PARTHA KUMAR Son of Mr GOUR HARI KUMAR CE 210, SECTOR- I, SALT LAKE CITY, P.O:- SALT LAKE CC BLOCK, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064			
	15/09/2020	15/09/2020	15/09/2020
Identifier Of Mr RAKESH RANJAN, Mr SHYAMAL KUMAR BISWAS			

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		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-10 Dec
Transfer of property for L12		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-2 Dec
Transfer of property for L13		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-6 Dec
Transfer of property for L14		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-20 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-27 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	WEST BENGAL HOUSING BOARD	BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED-12 Dec
Transfer of property for L4		
SI.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, JI No: 22, 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,	WEST BENGAL HOUSING BOARD
L2	LR Plot No:- 293, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.27000000 Acre,	WEST BENGAL HOUSING BOARD
L3	LR Plot No:- 301, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	WEST BENGAL HOUSING BOARD
L4	LR Plot No:- 295, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.23000000 Acre,	WEST BENGAL HOUSING BOARD
L5	LR Plot No:- 309, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.19000000 Acre,	WEST BENGAL HOUSING BOARD

L6	LR Plot No:- 313, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	WEST BENGAL HOUSING BOARD
L7	LR Plot No:- 310, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	WEST BENGAL HOUSING BOARD
L8	LR Plot No:- 308, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	WEST BENGAL HOUSING BOARD
L9	LR Plot No:- 307, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	WEST BENGAL HOUSING BOARD
L10	LR Plot No:- 302, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:শালি, Area:0.22000000 Acre,	WEST BENGAL HOUSING BOARD
L11	LR Plot No:- 306, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:বাগান, Area:0.10000000 Acre,	WEST BENGAL HOUSING BOARD
L12	LR Plot No:- 303, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুরপাড়, Area:0.02000000 Acre,	WEST BENGAL HOUSING BOARD
L13	LR Plot No:- 305, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুর, Area:0.06000000 Acre,	WEST BENGAL HOUSING BOARD
L14	LR Plot No:- 304, LR Khatian No:- 1302	Owner:ওয়েষ্ট বেঙ্গল হাউসিং , Gurdian:বোর্ড , Address:নিজ , Classification:পুকুর, Area:0.20000000 Acre,	WEST BENGAL HOUSING BOARD

On: 15-09-2020

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

Presented for registration at 15:45 hrs on 15-09-2020, at the Office of the A.R.A. - I KOLKATA by Mr RAKESH RANJAN .

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/-

Admission Execution (for exempted person)

Execution by Mr SHYAMAL KUMAR BISWAS, , AUTHORISED SIGNATORY, WEST BENGAL HOUSING BOARD (Others), 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.

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

Execution is admitted on 15-09-2020 by Mr RAKESH RANJAN,

Indetified by Mr PARTHA KUMAR, , , Son of Mr GOUR HARI KUMAR, CE 210, SECTOR- I, SALT LAKE CITY, P.O: SALT LAKE CC BLOCK, Thana: Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by profession Service



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

On 28-09-2020

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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 80/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 4:28PM with Govt. Ref. No: 192020210080730881 on 10-09-2020, Amount Rs: 21/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 705978221 on 10-09-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 75,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 64645, Amount: Rs.100/-, Date of Purchase: 12/10/2018, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/09/2020 4:28PM with Govt. Ref. No: 192020210080730881 on 10-09-2020, Amount Rs: 75,020/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 705978221 on 10-09-2020, Head of Account 0030-02-103-003-02



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 147235 to 147262
being No 190102987 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.10.06 15:27:00 +05:30
Reason: Digital Signing of Deed.

Debasis Patra

(Debasis Patra) 2020/10/06 03:27:00 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
