

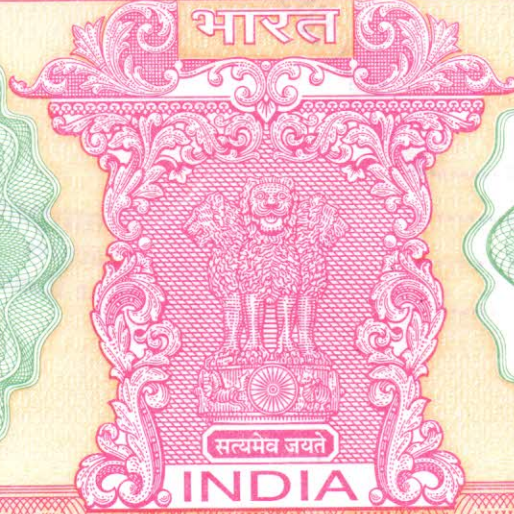
03468/2020

I

3379/2020

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল 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:**

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  
8/2, K. S. Das Road, Kol-1



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
13 OCT 2020

Panthe Kumar  
S/O: Gour Hari Kumar  
CE-210, Salt Lake City,  
Sector: I, Kolkata: 700064  
Occupation: Profession

**WHEREAS**

- A. A development agreement was executed by and between the Board and the Company on 16<sup>th</sup> 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 16<sup>th</sup> 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 7<sup>th</sup> 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 ASSURANCES-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.



*[Signature]*  
**ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
13 OCT 2020**

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



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
13 OCT 2020



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 ASSURANCES, KOLKATA  
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
<b>Total</b>	<b>1.74</b>

**IN WITNESS WHEREOF**, we have executed these presents on this the <sup>8<sup>th</sup></sup> day of ~~September~~ <sup>September</sup>, 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 Anjan Prasad, Adv.  
Court No. WB/585/1982  
High Court Calcutta



3  
ADDITIONAL REGISTRAR  
OF ASSURANCES - I, KOLKATA  
13 OCT 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](mailto: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



सरकार भारत  
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/ISI,  
 Plot No. 1, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

एत कार्ड के खोने/पाने पर कृपया सूचित करें/होदिए।  
 आयकर पत्र सेवा यूनिट, ITT/ISI,  
 प्लॉट नं. 1, सेक्टर 11, सीडी बी बेलपुर,  
 नवी मुंबई - 400 614







### তথ্য

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

### INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- 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 .



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345/১, পশ্চিম কোদালিয়া, নিউ  
বারাকপুর ওয়ার্ড নং ১৯,  
বারাকপুর ২, নিউ বারাকপুর,  
উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল,  
700131

Unique Identification Authority of India

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

6645 7750 4326

1841  
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

*Shyamal Kumar Biswas*

# Bengal Ambuja Housing Development Limited

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

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

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

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

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

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

**CERTIFIED TRUE COPY**

For Bengal Ambuja Housing Development Limited

  
Director

DIN: 00221519

JK

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

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

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

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

CIN: U45209WB1993PLC060444

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AABCB0977F



नाम /NAME

BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED

स्थापना/बनाने की तिथि /DATE OF INCORPORATION/FORMATION

13-10-1993



आयकर आयुक्त, प.म. - 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 आयुक्त आयुक्त(प्रशासित एवं तकनीकी),  
पी-7,  
चौरिंगी 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.

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 I-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

জন্ম তারিখ/ DOB: 10/12/1973

পুরুষ / MALE



7091 4247 7946

আধার - সাধারণ মানুষের অধিকার



আধার

भारतीय विशिष्ट पहचान प्राधिकरण

UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

এইচ/২/এ ইডেন রেসিডেন্সি,  
পঞ্চ সায়ার, নয়াবাদ,  
পঞ্চসায়র, কোলকাতা,  
পশ্চিমবঙ্গ - 700094

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



1800 221 1817



1800@uidai.gov.in



www.uidai.gov.in



P.O. Box No: 1847,  
Bangalore-560 001



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

তথ্য

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

INFORMATION

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- Aadhaar will be helpful in availing Governme and Non-Government services in future .



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

(Partha Kumar)



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
13 OCT 2020





ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভূমিকাঙ্কিত আই ডি / Enrollment No.: 1111/19348/00201

To  
শ্যামল কুমার বিহাস  
Shyamal Kumar Biswas  
34 SA WEST KODALIA  
NEW BARRACKPORE WARD NO 19  
Barrackpur - II  
Newbarackpur  
Barrackpur - II North 24 Parganas  
West Bengal 700131

094092813  
43895560



MN438955604FT



আমনার আধার সংখ্যা / Your Aadhaar No. :

6645 7750 4326

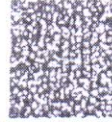
আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



শ্যামল কুমার বিহাস  
Shyamal Kumar Biswas  
পিতা : মনিরী রাম বিহাস  
Father : Manir 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**



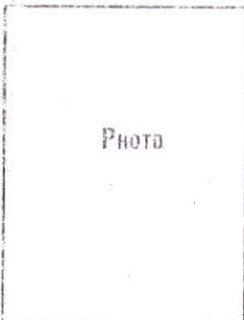
<b>RAKESH RANJAN</b>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	<b>LEFT HAND</b>					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
<b>RIGHT HAND</b>						

Signature Rakesh Ranjan



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

Signature \_\_\_\_\_



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

Signature \_\_\_\_\_



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 :
		<b>TOTAL :</b>			<b>174Dec</b>	<b>565,58,282 /-</b>	<b>565,58,282 /-</b>	
		<b>Grand Total :</b>			<b>174Dec</b>	<b>565,58,282 /-</b>	<b>565,58,282 /-</b>	



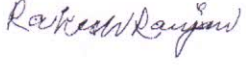
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>WEST BENGAL HOUSING BOARD</b> 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, Status :Organization, Executed by: Representative, Executed by: Representative

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL AMBUJA HOUSING DEVELOPMENT LIMITED</b> 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, Status : Not Executed

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr SHYAMAL KUMAR BISWAS</b> 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 Not Provided Status : Representative, Representative of : WEST BENGAL HOUSING BOARD (as AUTHORISED SIGNATORY)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr RAKESH RANJAN (Presentant )</b> 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.)

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