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Verified that the Document is admitted in
register. The Signature Sheet and the
serial sheet attached to this document
are the part of this document.

NO. (2) 2009475/2021.

Additional Registrar
of Assurances, Kolkata

16 DEC 2021

Shiba Prasad
Spent
Sultan Ahmed
Shauha Sultan
 TANANDAM HOUSING (P) LTD
Syed Jafar Sha
 Director

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made this
7th day of *October*, in the year Two Thousand
Twenty One (2021)

BETWEEN

KALIM ESTATES PVT. LTD.

[Signature]
Director

Azizuddin Mumtaz

Mumtaz

Sultan Ahmed

Sharba Sultan

KALIM ESTATES HOUSING (P) LTD.
Syed Afan Shrivastava
Director


(1) **AZIZUDDIN MUMTAZ (PAN : AEMPM0982P) (AADHAAR NO. 6509 3335 0644)**, son of Late Haji Mumtazuddin, by faith-Islam, by occupation Business, residing at 100B, Jhowtalla Road, Post Office-Circus Avenue, Police Station : Beniapukur, Kolkata-700017, (2) **MRS. YASMEEN MUMTAZ (PAN : AEUPM7086A) (AADHAAR NO.9649 5910 8934)**, wife of Azizuddin Mumtaz, by faith Islam, by occupation- Housewife, residing at 100B, Jhowtalla Road, Post Office Circus Avenue, Police Station: Beniapukur, Kolkata 700017, (3) **SULTAN AHMED (PAN: AEGPA3661K) (AADHAAR NO.7368 2724 6310)**, son of Late Zainul Abedin, by faith-Islam, by occupation Business, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station : Beniapukur, Kolkata-700017 **AND (4) MRS. SHARBA SULTAN (PAN: CCIPS9043P) (AADHAAR NO.8108 1996 5184)**, wife of Sultan Ahmed, by faith Islam, by occupation Housewife, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station Beniapukur, Kolkata-700017, hereinafter jointly and collectively referred to as **"OWNERS/FIRST PARTIES"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, successor or successors, legal representatives and/or assigns) of the **FIRST PART.**

KALIM ESTATES PVT. LTD.

Director

AND

M/S. KALIM ESTATES PRIVATE LIMITED (PAN : AAECV5145N), a Company incorporated under the Companies Act, 1956 and


 Sultan Ahmed
 Managing Director


 Shouba Sultan

ANANDAM HOUSING (P) LTD.

 Director

having its Head Office at 63, Rafi Ahmed Kidwai Road, Post Office and Police Station- Park Street, Kolkata-700016, represented by its Director **MR. FIRDOUS KALIM (PAN: ALKPK8786E), (AADHAR NO.9254 5534 9513)** son of Late Md. Kalimuddin, by faith Islam, by Nationality- Indian, by occupation - Business, carrying on business at 63, Rafi Ahmed Kidwai Road, Post Office and Police Station -Park Street, Kolkata-700016, hereinafter referred to as the **“DEVELOPER/SECOND PARTY”** (which term or expression unless excluded by or repugnant to the subject or context be deemed to include its successors-in-office, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

AND

ANANDAM HOUSING PVT. LTD. (PAN- AACCA2391M), company incorporated under the Companies Act, 1956, having its registered office at 33, Shakespeare Sarani, Kolkata-700017 represented by its Managing Director **SYED IRFAN SHER (PAN-AVMPS2980A) (AADHAAR NO.2557 6201 8864)**, son of Late Syed Hussain Sher, residing at 33, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata-700017, hereinafter referred to as **“PREVIOUS DEVELOPER/CONFIRMING PARTY”** (which term or expression unless excluded by or repugnant to the subject or context be deemed to include its successors-in-office,

KALIM ESTATES PVT. LTD.


 Director

Aziz Mubtas
 Mumtaz
 Sultan Ahmed
 Shouba Sultan

ANANDAM HOUSING (P) LTD.
 Syed Irfan Shu
 Director

executors, legal representatives, administrators and/or assigns) of the **THIRD PART**.

WHEREAS by 3 (Three) nos. of registered Deed of Conveyance all dated 22nd day of March, 2014 registered in the office of A.R.A.-I. Kolkata and recorded in (i) Book No. 1, CD Volume No. 6, Pages from 154 to 174 being No. 02637, for the year 2014, (ii) recorded in Book No. 1, CD Volume No. 6, Pages from 175 to 195, being No.02638 for the year 2014 and (iii) recorded in Book No. 1. CD Volume No. 6, Pages from 196 to 216, being No. 02639 for the year, 2014, the First Parties purchased **ALL THAT** piece and parcel of land measuring more or less 13 (Thirteen) Cottahs 14 (Fourteen) Chittacks together with a dilapidated structure measuring standing on or on part thereof with all easement rights and liberties lying and situate at Mouza-Joka, within the limits of Joka Gram Panchayat No.2 in Touzi No. 64, J.L. No.21. Khatian No. 92 and 93 under Dag No.99, Police Station (old) Behala at present Thakurpukur having 8 ft. wide road, under Pargana Balia District South 24 Parganas, hereinafter called and referred to as the Schedule property from the erstwhile owners **M/S. FONTUS WATER LIMITED** at a consideration mentioned therein and morefully described in the Schedule "A" hereunder written.

AND WHEREAS by virtue of the aforesaid purchase **(1) AZIZUDDIN MUMTAZ, (2) MRS. YASMEEN MUMTAZ, (3) SULTAN AHMED**






ANANDAM HOUSING PVT. LTD.

 Director.

AND (4) MRS. SHARBA SULTAN have become the joint owners in respect of ALL THAT piece and parcel of land measuring more or less 13 (Thirteen) Cottahs 14 (fourteen) Chittacks together with a dilapidated structure measuring standing on or on part thereof with all easement rights and liberties lying and situate at Mouza -Joka, within the limits of Joka Gram Panchayat No.2 in Touzi No. 64. J.L. No.21, Khatian No. 92 and 93 under Dag No.99. Police Station (old) Behala at present Thakurpukur having 8 ft. wide road, under Pargana Balia District South 24 Parganas, hereinafter called and referred to as the 'A' Schedule property mentioned hereinbelow.

AND WHEREAS the aforesaid Owners, described therein as first Parties had entered into a Development Agreement on 10th day of July, 2014 with Anandam Housing Pvt. Ltd. described therein as Second Party and described herein as previous Developer/Confirming Party duly registered in the office of Additional Registrar of Assurances -I, Kolkata recorded in Book No. 1. CD Volume No. 14, Pages from 4290 to 4341, Being No. 06242 for the year 2014 (in short hereinafter referred to as the Development Agreement) and had also executed a Development Power of Attorney on the same day the 10th day of July 2014 which also duly registered in the office of Additional Registrar of Assurances - III, Kolkata and recorded in Book No. IV, Being No. 04966 for the year 2014 (in Short hereinafter referred to as the Development Power of

Q. No. 12

agreement

Sultan Ahmed

Sharbanu Sultan

FANANIM HOUSING (P) LTD.

Syed Drifan She
Director,


Attorney in favour of the 3rd Party described therein as Previous developer) for the purpose of development of ALL THAT piece and parcel of land measuring more or less 13 (Thirteen) Cottahs 14 (fourteen) Chittacks comprised in L.R. Dag No.99, 99/901 (old 99), L.R. Khatian No. 3468, 3469 and 3471 (old 92 and 93), Touzi No.64. J.L. No. 21 within Mouza Joka, Police Station Thakurpukur (Previously Behala) now under Kolkata Municipal Corporation Ward No. 144 and known as premises No.1, Bakrahat Road, Kolkata 700104 together with all easement, facilities and amenities (in short hereinafter called and referred to as the SCHEDULE PROPERTY) by constructing a new building thereon in accordance with the Building Plan sanctioned by the competent authorities of the Kolkata Municipal Corporation on the terms and conditions more fully particularly mentioned in the said development agreement.

AND WHEREAS by and under the said Development Agreement dated 10th day of July 2014 (hereinafter referred to as the PREVIOUS DEVELOPMENT AGREEMENT) it has been agreed between the Owners and the Previous Developer that the previous Developer will keep in deposit with the Owners and aggregate sum of Rs.65,00,000/- (Rupees Sixty-five Lakhs only) in the manner as provided for in the said previous development agreement.

AND WHEREAS in pursuance of the said development agreement the previous Developer had deposited with the Owners a sum of

KALIMESTATES PVT. LTD.

S. J. S. S.
Director


 Sultan-Ahmed
 Chairman

FAJANAM HOUSING (P) LTD

 Director

Rs.40,00,000/- (Rupees Forty Lakhs only) (which amount the Owners doth admit and acknowledge to have been received) and in as much as later on it was found that for the purpose of undertaking the development of the said property extra piling and miscellaneous cost would be required for which the Developer would have to incur extra costs it was agreed that the Owners would be responsible for compensating the Developer by a sum of Rs.25,00,000/- (Rupees Twenty-five lakhs only) and that the said sum of Rs.25,00,000/- (Rupees Twenty-five Lakhs only) shall be treated as a part of the Deposit Amount to be refunded proportionately with the generation of revenue with the sale of spaces in the proposed building.

AND WHEREAS in pursuance of the said previous Development Agreement the previous Developer caused a map or Plan to be sanctioned by the concerned authority being building permit No.2017160278 dated 11.11.2017 (hereinafter referred to as the PLAN) whereby the previous Developer became entitled to construct, erect and complete a new building comprising of ground plus 5 (five) upper floors (hereinafter referred to as the NEW BUILDING).

AND WHEREAS the previous Developer later on with the consent and concurrence of the Owners agreed to nominate the Developer herein in its place and stead under the said previous Development Agreement dated 10th day of July 2014 with an intent and object


 KALIM ESTATES PVT. LTD.
 Director


 Asim Malik

 Sultan-Ahmed

 Shauba Sultan

KALIM ESTATES HOUSING (P) LTD.

 Syed Afzal Shau
 Director

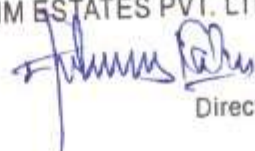
that the Developer herein will undertake the development of the said Premises for the consideration and subject to the terms and conditions hereinafter appearing.

AND WHEREAS it is been agreed between the Owners and the Developer that the said sum of Rs.40,00,000/- (Rupees Forty Lakhs) and another Rs.25,00,000/-(Twenty Five Lakhs) on account of piling and other charges to be paid by the owners will form as the total deposit amount and that the said total sum of Rs.65,00,000/- (Rupees Sixty-five Lakhs only) will be refunded by the Owners to the Developer with the sale of Flats and the said sum shall be treated as the Deposit Amount with the Owners in terms of this Agreement.

AND WHEREAS it has been agreed that the said Previous Development Agreement dated 10th day of July 2014 shall stand superseded by this Agreement and that the Power of Attorney dated 14th day of July 2014 granted by the Owners in favour of the previous Developer or its nominee and/or nominees shall stand revoked and/or cancelled and that the Owners shall grant a fresh Power of Attorney in favour of the Developer or its nominee and/or nominees.

AND WHEREAS at or before execution of this Agreement the said owners have represented and assured the said Developer/Second Party as follows:

KALIM ESTATES PVT. LTD.


 Director

Opinion

opportunity

Sultan-Ahmed

Shiruba Sultan

ANANDAM HOUSING (P) LTD.

Syed Afzal Khan
Director.

- a) That the owners herein by virtue of a registered Deed of Conveyance all dated 22nd day of March registered in the office of A.R.A.-I. Kolkata and recorded in (i) Book No. 1, CD Volume No. 6, Pages from 154 to 174 being No. 02637, for the year 2014, (ii) Book No. 1, CD Volume No. 6, Pages from: 175 to 195, being No. 02638 for the year 2014 and (iii) Book No. 1. CD Volume No. 6, Pages from 196 to 216, being No. 02639 for the year, 2014 have become the absolute owners in respect of the property being Premises No.1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata- 700063 and is in possession of the said premises without any objection and/or hindrance in any manner whatsoever.
- b) That the entirety of the said premises is presently in occupation of the owners and none else.
- c) That the schedule mentioned property is free from all encumbrances, charges, liens, lispendences, attachments, trusts, agreements whatsoever or howsoever.
- d) That excepting the owners herein no one else who has got any right, title, interest, claim or demand in any nature whatsoever

KALIM ESTATES PVT. LTD.

[Signature]
Director








Director

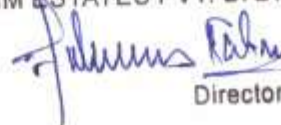
and/or howsoever in respect of the' said property or any part thereof.

- e) That the owners have good marketable title in respect of / the said premises.
- f) There is no notice of acquisition or any case or proceeding either Civil and Criminal nature is/are not pending in any Learned Court elsewhere upon the said property or any part thereof.
- g) The said Owners have not entered into any Agreement whatsoever regarding the said property or any part thereof except with the previous Developer/Third Party.

AND WHEREAS upon relying the aforesaid representations and believing the same to be true and acting on the faith thereof, the Developer/Second Party herein has agreed to develop and acquire the entirety of the said premises free from all encumbrances, charges, liens, lispendences, attachments, trusts, acquisitions, requisitions whatsoever or howsoever.

AND WHEREAS at or before execution of this Agreement the Developer has fully satisfied itself as to the title of the Owners. The Developer has inspected the site and is fully satisfied in respect

KALIM ESTATES PVT. LTD.



Director

Abis Maiz

Property

Sultan-Ahmed

Sharba Sultan

KANANDAM HOUSING (P) LTD

Syed Afsan Sher
Director

thereof and inspected the plan and is fully satisfied with the said Plan.

EFFECT OF THIS AGREEMENT

Consequent to execution of this Agreement:

The previous Development Agreement dated 10th day of July 2014 shall stand cancelled and/or superceded by this agreement.

That the previous Developer shall cease to have any right under the said previous development agreement and/or in respect of the said property.

That the Power of Attorney granted by the Owners in favour of the Previous Developer shall stand revoked.

That the Developer herein will undertake the development of the said Premises in terms of this agreement.

That the previous developer will not interfere or cause any hindrance or obstruction in the work of the Developer undertaking the development of the said Premises in terms of this agreement.

COMPLIANCE WITH THE PROVISIONS OF AREA;

It shall be the responsibility of the Developer to comply and/ or ensure compliance of the provisions of Real Estate Regulatory Authority Act, 2016, if applicable.


NOW THIS AGREEMENT WITNESSETH, BINDS AND /GOVERNS THE CONTRACTUAL RELATIONSHIP AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS :-

1702-100-1-10
OF ASSURANCES
10 OCT 2021
KALIMESTATES PVT LTD

KALIMESTATES PVT LTD.

Sultan-Ahmed

Director


 Mumtaz
 Mumtaz
 Sultan Ahmed
 Sharba Sultan
 Syed Erfanul
 Director,

ARTICLE-I
DEFINITIONS

1.1 **OWNERS** shall mean (1) **AZIZUDDIN MUMTAZ (PAN : AEMPM0982P) (AADHAAR NO.6509 3335 0644)**, son of Late Haji Mumtazuddin, by faith-Islam, by occupation-Business, residing at 100B, Jhowtalla Road, Post Office-Circus Avenue, Police Station: Beniapukur, Kolkata-700017, (2) **MRS. YASMEEN MUMTAZ (PAN: AEUPM7086A) (AADHAAR NO.9649 5910 8934)**, wife of Azizuddin Mumtaz, by faith-Islam, by occupation- Housewife, residing at 100B, Jhowtalla Road, Post Office-Circus Avenue, Police Station : Beniapukur, Kolkata 700017, (3) **SULTAN AHMED (PAN: AEGPA3661K) (AADHAAR NO.7368 2724 6310)**, son of Late Zainul Abedin, by faith-Islam, by occupation Business, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station : Beniapukur, Kolkata 700017, (4) **MRS. SHARBA SULTAN (PAN: CCIPS9043P) (AADHAAR NO.8108 1996 5184)**, wife of Sultan Ahmed, by faith Islam, by occupation Housewife, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station Beniapukur, Kolkata-700017 and shall include their respective heirs, legal representatives, executors, administrators and assigns;

1.2 **DEVELOPER/SECOND PARTY** : Shall mean **M/S. KALIM ESTATES PRIVATE LIMITED (PAN: AAECV5145N)**, a Company incorporated under the Companies Act, 1956 and having its Head

KALIM ESTATES PVT. LTD.

Director

27/11/2019


 Firdous Kalim

 Sultan Ahmed

 Shambhoo Sulten

ANANDAM HOUSING (P) LTD.

 Syed Irfan Sher
 Director.

Office at 63, Rafi Ahmed Kidwai Road, Post Office and Police Station- Park Street, Kolkata- 700016, represented by its Director **MR. FIRDOUS KALIM (PAN: ALKPK8786E), (AADHAR NO.9254 5534 9513)** son of Late Md. Kalimuddin, by faith Islam, by Nationality- Indian, by occupation - Business, carrying on business at 63, Rafi Ahmed Kidwai Road, Post Office and Police Station -Park Street, Kolkata-700016 and shall include their respective heirs, legal representatives, executors, administrators and assigns;

1.3 PREVIOUS DEVELOPER CONFIRMING PARTY : Shall mean **ANANDAM HOUSING PVT. LTD. (PAN- AACCA2391M)**, company incorporated under the Companies Act, 1956, represented by its Managing Director Syed Irfan Sher **(PAN-AVMPS2980A) (AADHAAR NO. 255762018864)**, son of Late Syed Hussain Sher, residing at 33, Shakespeare Sarani, Post Office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata-700017.

1.4 ARCHITECT : Shall mean any person or firm appointed or nominated or engaged by the Developer/ Second Party.

1.5 BUILDING PLAN : Shall mean the Plan sanctioned by Kolkata Municipal Corporation being Building permit No. 2017160278 dated 11th November 2017 (hereinafter referred to as the said PLAN) and shall mean and include all modifications amendments and/or

KALIM ESTATES PVT. LTD.

Director


 Anandam Housing (P) Ltd.

 Sultan A. Farooq

 Shambhu Lal

ANANDAM HOUSING (P) LTD.

 Syed Afan
 Director

alterations made thereto from time to time which may be made the Developer/Second Party and will required approval a by the Kolkata Municipal Corporation.

1.6 BUILDING : Shall mean a G+5 storied building to be constructed on the land described in the "A" Schedule property in accordance with the sanctioned building plan bearing No.2017160278 date 11th day of November, 2017.

1.7 CONSENTS : Shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory of otherwise) necessary or desirable for the carrying out, completion use and occupation of the Development and the New Building and/or Buildings to be obtained by the Developers at their own cost.

1.8 COMMON AREAS, FACILITIES, AMENITIES AND INSTALLATIONS : Shall mean and include Path, Corridors, roof, underground septic tank, passages, lift well, drive ways, toilets and other space landings, motor, lifts, pumps, electrical installations, drainage, pipe lines, entry and exit including and facilities whatsoever required for the enjoyment maintenance and/or buildings in common by all the flat

Raja Muthu

opportunity

*Sultan-Ahmed
Shanba Sultan*

KALIM DAM HOUSING (P) LTD.
Syed In'am Shah
Director,

proportionate right, title and interest in the land including common facilities and amenities in the said premises.

1.9 CONSTRUCTED SPACE : Shall mean the space available for independent use and occupation including the space demarcated to common facilities and services as per sanctioned plan.

1.10 COVERED AREA : Shall mean total built up area for any unit plus proportionate area share of stair/lobby, lift etc.

1.11 SUPER BUILT UP AREA : Shall mean according to its context mean the plinth area of the said Unit or all the Units in the Building including the bath rooms and balconies and also the thickness of the boundary walls, internal walls and pillars space and landing of staircase but excluding the proportionate share of the covered area of the common areas provided that if any wall be common between 2 (Two) Units then ¹A (one-half) of the area under such wall shall be included in each such Unit.

1.12 PROPORTIONATE OR PROPORTIONATELY : Shall mean the proportion with the super built up area of any Unit be to the super built up area of all the Units in the said building provided that where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole' shall be

Qasim Pulek

Community

*Sultan-Ahmed
Shouba Sultan*

Syed Irfan Shau
Director
ANANDAM HOUSING (P) LTD.

determined on the basis of any levy be area, rental income or user, then the same shall be shared on the basis of area rental include or user of the respective Units by the Co-Owners respectively.

1.13 PREMISES : Shall mean the Premises No.1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata- 700063 more fully and particularly described in the Schedule "A" hereunder written along with building delineated in the Plan and/or Map and hereto and bordered in Red thereon.

1.14 TITLE DEED : Shall mean all the documents referred to hereinabove and all documents of the title in respect of the aforesaid property.

1.15 OWNER'S ALLOCATION : Shall mean 40% area out of total constructed space measuring an area of 8664 Sq.ft. plus 25% super built up area of the new building to be constructed at Mouza- Joka, Gram Panchayat No 2 in Touzi No. 64, J.L. No. 21, Khatian No. 92 and 93 under' Dag No. 99, known as 1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas,

KALIM ESTATES PVT. LTD.

Irfan Shau
Director

Sultan - Ahmed

Sultan - Ahmed

Sultan - Ahmed

Sultan - Ahmed

ANANDAM HOUSING (P) LTD.
Director

KMC Ward No. 144, Kolkata- 700063 together with right, title and interest and possession on the common facilities and amenities.

1.16 DEVELOPER'S ALLOCATION : Shall mean 60% of the total constructed space measuring an area of 12996 Sq.ft. plus 25% super built up area consisting of the new building to be constructed at Mouza- Joka, Gram Panchayat No 2 in Touzi No. 64, J.L. No. 21, Khatian No. 92 and 93 under Dag No. 99 known as 1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana' Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata- 700063 and right title and interest and possession on the common facilities and amenities together with the right of use as well as with the absolute right for sale, transfer or in way to deal with the same only from the share allotted to the Developer/Second Party and/or Promoter.

1.17. DEPOSIT AMOUNT : Shall mean the said sum of Rs.40,00,000/- (Rupees Forty Lacs only) paid by the Previous Developer/Confirming Party to the owners and a further sum of Rs.25,00,000/- (Rupees Twenty Five Lacs only) to be contributed by the owners thus aggregating Rs.65,00,000/- (Rupees Sixty Five Lacs only) and to be adjusted and to be appropriated out of the gross revenue coming to the share of the owners in terms of this Agreement.

1.18 REVENUE SHARING : Revenue shall mean: the total amount of consideration received by the Developer consequent to sale and

Qasim Mehmood

Community

Sultan Ahmed

Shaukat Sultan

"ANANDAM HOUSING (P) LTD"

Syed Iqbal Shaukat
Director

transfer of any flat unit apartments constructed space commercial space and car parking spaces in the new building.

- a) In terms of this agreement it has been agreed that the total amount of consideration (excepting the amounts received on account of advances and deposits whether refundable and/or non refundable and also the amount on account of Sinking Fund) shall be shared between the Owners and the Developer in a manner wherever the Owners shall jointly be entitled to 40% (forty percent) of such revenue (hereinafter referred to as the OWNERS' SHARE) and the Developer shall be entitled to retain' for itself the remaining 60% (sixty percent) (hereinafter referred to as the DEVELOPER'S SHARE)
- b) For the purpose of sale and transfer of the various flats units apartments constructed spaces commercial spaces and car parking spaces forming part of the development and it has been further agreed by and between the parties hereto that all amounts receivable from the intending purchasers shall be received by the Developer.
- c) It has been specifically agreed by and between the parties hereto that the Developer shall not sell any flat/unit/space at a consideration of less than Rs.3,000/- (Rupees Three Thousand only) per square foot.

KALIMESTATES PVT. LTD.

Sultan Ahmed
Director

Raza Muneer

Spencer

Sultan Ahmad

Shouba Sultan

KALIM DAM HOUSING (P) LTD.
Hayat Injambh
Director

- d) It is hereby expressly agreed and declared by and between the parties hereto that the Developer shall make utmost efforts to ensure that all the flats units apartment constructed spaces commercial spaces and car parking spaces are to be sold as soon as from the date of receipt of occupation certificate and in the event of any of the flats/units/ apartments/constructed spaces commercial space and car parking spaces remaining unsold (hereinafter referred to as the UNSOLD AREA) the Developer shall be under an obligation to acquire the owners share in the unsold area at and consideration to be calculated at the rate of Rs.3,000/- per sq.ft.
- e) All agreements shall be entered into by the Developer and the Owners shall be a necessary party.
- f) It is hereby made expressly clear that all the agreements to be entered into with the intending purchasers shall expressly provide that the total amount of consideration shall be paid by the intending purchaser in a manner¹ whereby 40% of the total amount to be paid by way of consideration will be paid directly by the intending purchasers to the Owners and the remaining 60% shall be paid by the intending purchaser to the Developer. However, all amounts receivable on account of advances and deposits whether refundable and/or non refundable and also the amount on account of Sinking Fund

KALIM ESTATES PVT. LTD.

Fahimuddin
Director

shall be paid to the Developer and to be held by the Developer for the purpose of ultimately, making over the same to the Association/ Holding Organisation/Maintenance Company.

1.19 TRANSFER : With its grammatical variations shall include a transfer by possession and by any other means adopted for effecting what is understood as a transfer of Flat' and/or space in the multi-storied building to purchaser thereof and will include the meaning of the said term as defined in the Income Tax Act, 1961 and the Transfer of Property Act, 1961.

1.20 TRANSFEREE : Shall mean a person or persons to whom any Flat and/or space in the said multi-storied building will be agreed to be transferred, by delivery or possession in accordance with the Sale Deed.

1.21 SINGULAR NUMBER : Shall include plural number and Vice-Versa. Female Gender in this Memorandum of the Agreement shall apply both female and male as the case may be.

1.22 UNIT : Shall mean the Flat and/or space in the building 24 available for independent use and occupation after making the due provision for common facilities and the space required thereof.

1.23 ROOF : Shall mean and include the roof of the entire building excluding the space required for installation of overhead water

*Rasheed
Sultan*

*Sultan-Ahmed
Sharba Sultan*

*ANANDAM HOUSING (P) LTD
Liyed Rajan Shri
Director*

Aziz Murtaza

Yasmeen

Sultan Ahmed

Sharba Sultan

KALIM DAM HOUSING (P) LTD.
Cyed Daman She
Director

tank, staircase, covered spaces at the top of the building required for common use.

1.24 CAR PARKING SPACE : Shall mean the Car Parking Space and the Developer/ Second Party in its absolute discretion shall allot such Parking Spaces to the Owners and/or intending Purchasers.

**ARTICLE II
COMMENCEMENT AND DURATIONS**

2.1 This agreement shall be deemed to have commenced on and from the date of execution of this Agreement and shall be terminated after completion of the building and sale out of all the Flats to the intending Purchaser and/or Purchasers and also after delivery of possession of the Flats to the intending Purchaser and/or Purchasers and after formation of the Flat Owner's Association within an agreed period of 30 (24 + 6) months.

**ARTICLE III
OWNERS'S DECLARATION, RIGHTS AND RESPONSIBILITIES**

3.1 The Owners hereby declare that (1) **AZIZUDDIN MUMTAZ** (2) **MRS. YASMEEN MUMTAZ**, (3) **SULTAN AHMED** (4) **MRS. SHARBA SULTAN** are the joint Owners of the said Premises

KALIM ESTATES PVT. LTD.
[Signature]
Director

Abiz Malik

Shamshery

Sultan Ahmed





Shauha Sultan

and is now seized and possessed of or otherwise well and sufficiently entitled thereto without any disturbances and hindrance in any manner whatsoever.

- 3.2 The Owners hereby declare that the said property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition or requisition whatsoever and/or howsoever and that owners herein have good and marketable title over the said land and building and there is no impediment under the Urban Land (Ceiling and Regulation) Act, 1976.
- 3.3 That the Owners and the Previous Developer/Third Party hereby agree to deliver vacant and peaceful possession of the aforesaid land and building and others structures within 30 (Thirty) days from the date of execution of these presents, to the Developer/Second Party herein for construction of a ground plus five (G + V) storied building as described in the Schedule "A" property mentioned hereinbelow.
- 3.4 That the Owners hereby declare that the owners of the "A" Schedule property will be liable and responsible for any litigation, if any arose due to defects on its part or with regard to title in respect of the land or any boundary dispute and if any restraining order comes into force due to act of any third

KALINDAM HOUSING (P) LTD.
Syed In'am Shah
Director,

KALIM ESTATES PVT. LTD.
[Signature]
Director

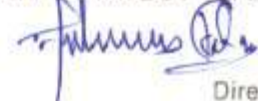

 Anandam Housing (P) Ltd.

 Sultan Ahmed

 Sharba Sultan

 ANANDAM HOUSING (P) LTD.
 Director

party or contagious land Owners, then the Developer/Second Party will be entitled to get compensation and cost of litigation from the Owners, which will be incurred by the Developer/Second Party during such litigation. But it is mentioned that if there any type of litigation is found/arose due to any order of the competent Court Authority concern or any other Competent Authority then the delay for construction of the building shall not be considered the delay on the part of the Developer/Second Party herein.

3.5 That the Owners hereby undertake to hand over all the original Deeds and documents to the Developer/Second Party at the time of execution of this Agreement and also agreed to execute Registered General Power of Attorney in favour of the Developer/Second Party for the purpose of completion of the new ground plus five (G + V) storied building thereon.

3.6 That the Owners hereby give exclusive right to the Developer/Second Party to commercially exploit the same as per terms and conditions contained in this Agreement and hereby authorize the Developer/Second Party to enter into Agreement for Sale, lease, transfer, mortgage and also have right to raise funds/loans from any Bank/Financial Institution or market with right to assign of all the right, title, interest of

KALIMESTATES PVT. LTD.


 Director

Azizul Muneer

Mumtaz

Sultan Ahmed

Shauha Sultan

KALIMAN HOLLING (P) LTD.

Syed Jafar Ali
Director,

this agreement to any third party and the Owners will have no right' of infringement on any of the decision so taken by the Developer/Second Party in any form and manner whatsoever and the Developer/Second Party will have exclusive right on the right and title allocated to the Developer/Second Party by virtue of this Agreement.

- 3.7 That the Owners hereby agreed to execute one or more General Power of Attorney in favour of the Developer/Second Party for the purpose of addition, alteration, revision of the sanctioned Building Plan, construction and completion of the work as per agreement and also another for execution and Registration of the Deed of Transfer in favour of the intending Purchaser/Purchasers with a right to sign on the Deed on behalf of the Owners and to present the same before the District Registrar, Additional District Sub Registrar or other Registrars who has: authority to register the Deed of Transfer and other documents.

- 3.8 That the Owners hereby undertake not to revoke the Power of Attorney, which will be executed in favour of the Developer/Second Party to act as Attorney of the Owners in respect of the "A" schedule property mentioned herein below' and also agrees not to revoke General Power of Attorney until or unless Deed of Conveyance in favour of the intending

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Spermy*

*Sultan Ahmed
Shamba Sultan*

ANANDAM HOUSING (P) LTD.
Syed Irfan Sher
Director

Purchaser/s is executed and completed in respect of the newly constructed building. If do so then the owners herein or their legal heirs and successor shall have full responsibility or liability jointly or severally to pay all cost, charges, expenses and damages to the Developer/Second Party herein.

3.9 That the Owners hereby and hereto without being influenced or provoked by anybody do hereby categorically declared that the Developer/Second Party shall construct the building exclusively at its Company name and its own cost, arrangement and expenses and the Developer/Second Party is entitled to receive any amount from the Purchaser/Purchasers in its own name on the basis of this Agreement in respect of entire Sanctioned area and on the strength of the Power of Attorney stated herein above conferred to or by separate Power in the name of the Developer/Second Party but with the joint signature of the Owners and the sale proceed of Flats/ Units/Parking Space shall belong to the Developer/Second Party after depositing/defraying 40% of such proceeds to the Owners account.

3.10 That the owners hereby undertakes that the owners shall not raise any objection in the event the Developer/Second Party /raise fund and/or take loan from the market and/or from any Bank/ Financial Institutions for completion of the project

KALIMESTATES PVT. LTD.

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Director

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KALIM DAM HOUSING (P) LTD.
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Director

at Premises No.1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No.144, Kolkata- 700063.

3.11 That the owners hereby undertakes that the owners shall not raise any objection in the event the Developer/Second Party desires to take partners in the project for construction of the new building.

3.12 That the owners by executing this Development Agreement are giving exclusive right to the Developer/Second Party to sell out the entire construction space of the newly sanctioned building and from such sale proceed 40% of the received amount shall be paid to the owners after proportionate adjustment of security deposit and piling cost including other miscellaneous amounting Rs.65,00,000/- (Rupees Sixty Five Lakhs). The Developers shall not dispose of the constructed area of residential flats less than Rs.3,000/- per sq. ft. And the ground floor commercial area at the prevailing market rate. Out of the 8 shops sanctioned by the K.M.C., 4 (Four) shops (50%) belong to the Owners share and 4 (Four) shops (50%) belong to the Developer's share as agreed upon.

KALIM ESTATES PVT. LTD.
[Signature]
Director

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KANANDAM HOUSING (P) LTD.

Syed Afanur
Director

ARTICLE IV

DEVELOPER'S RIGHTS, OBLIGATIONS AND DECLARATION

- 4.1 That the Developer is fully satisfied with the title of the Owners and that they have inspected the site as well as the sanctioned plan by the Kolkata municipal corporation and acknowledge that the said plan is valid and subsisting.
- 4.2 That the Developer/Second Party hereby agreed to complete the¹ G + 5 storied building over the schedule "A" property mentioned herein below within 30 (Thirty) months as per the sanctioned plan issued by the Kolkata Municipal Corporation with due modification or amendment of the sanction Plan as made or caused to be made by the Architect of the Developer/Second Party herein. Delay in completion of the Building in all respect shall attract a penalty of Rupees One Lakh per month to be' paid to the Owners. Consequently, if the Developer completes the entire building within 20 months then the Owners shall pay the Developer a Bonus amount of Rupees Fifty Thousand per month for early completion for ten months.
- 4.3 The Developer/Second Party shall be entitled to raise funds and/or take loan and/or finance by virtue of this Development Agreement as its own individual loan or otherwise¹ for which

KALIM ESTATES PVT. LTD.

Director

Asif Muneer

of Mumbai

Sultan Ahmed

Sharba Sultan

KALIM DAM HOUSING (P) LTD.

Lyed Bryan Sheh
Director

the Owners shall render all co-operation and assistance. Provided however that the above is no way shall prejudicially affect the right, title and/or interest of the Owners in respect of the Owners' Allocation in any way.

- 4.4 All applications, plans, papers and documents as may required by the Developer/Second Party for the purpose of revised Plan, addition, alteration of the building Plan shall be submitted by the Developer/Second Party with due signature and all costs expenses and charges to be paid by the Developer/Second Party and also for construction of the building thereon. It is also provided that the Developer/Second Party shall be entitled to get refund of the entire refundable amount, which are to be paid by the Developer/Second Party herein.

ARTICLE V

CONSIDERATION PROCEDURE

- 5.1 In consideration of the Owner's Allocation stated in this Agreement and/or consideration of any mentioned in the Owner's Allocation, the Developer/Second Party is entitled to get the remaining constructed area of the building and' proportionate share of the land as Developer's Allocation

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Abhinav Kumar

Director

together with right to transfer the same to the intending Purchaser or Purchasers.

- 5.2 That the Owners shall clear up to date tax of the Kolkata Municipal Corporation and other outgoing charges of the said Premises till the date of this Agreement. Thereafter the Developer/Second Party will pay the taxes and charges for the said Premises from the date of getting possession till the date of handover possession to the intending purchasers of the new building.

ARTICLE VI

DEALINGS OF SPACE IN THE BUILDING

- 6.1 The Developer/Second Party on shall be entitled to deal with the owner's allocation also and procure intending buyer to sell out the owners share.
- 6.2 The Developer/Second Party being the party of the Second Part shall be at liberty with exclusive rights and authority to negotiate for the sale of the Flats together with right of proportionate share of land including the Parking space/units Flat both provided under the Developer's and Owners allocation in the Premises to any prospective buyers, before, after or in course of the construction work of the said building

KALIM ESTATES PVT. LTD.

Director

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of minority

Sultan Ahmed

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ANANDAM HOUSING (P) LTD.
Liyed Ezzan Sher
Director,

think fit and proper. It is clearly agreed and declared by the Parties herein that the proportionate consideration money from such transfer or transfers as aforesaid including earnest money or initial payments or part payments thereof shall be received proportionately by the Owners/First Party and the Developer/Second Party herein.

- 6.3 The Developer/Second Party shall at its own costs, construct and complete the building at the said Premises in accordance with the sanctioned Plan and due modification, if any, with such materials and with such specification assure to be mentioned in the sanctioned Plan of the building hereunder written and as may be recommended by the Architect/Engineer from time to time.
- 6.4 That the Developer/Second Party shall install erect and shall provide underground reservoirs and overhead reservoirs, electric wiring, sanitary fittings and other facilities as are required to be provided in respect of building.
- 6.5 The Developer/Second Party will be entitled to sell the Flats/Shops and Car Parking Space on Ownership basis to the intending Purchaser/Purchasers in respect of entire allocation, mentioned in schedule 'C' hereunder written







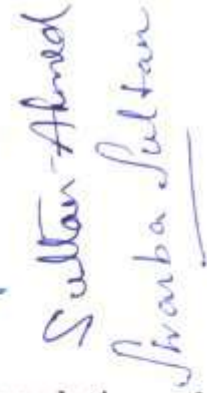



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Director.

together with undivided impartable share in the land together with undivided share in the common parts and facilities as mutually agreed upon.

ARTICLE VII COMMON FACILITIES

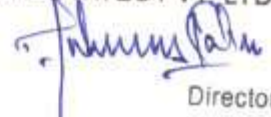
- 7.1 The Developer/Second Party shall pay and bear all property taxes and other dues and outgoings in respect of the building accruing due on and from the date of starting of the construction of the building and prior to that Owners shall pay and clear all dues and taxes in respect of the property. All the Flat Owners will pay the dues according to their respective shares.
- 7.2 That Developer/Second Party or intending Purchasers shall punctually and regularly pay the rates and taxes and maintenance charges for their respective allocation to the concerned authorities. The Owners hereby agreed that the owners will indemnify against all claims, actions, demands, costs, charges and expenses and proceeding instituted by any third party or against the Owners for Owner's act for the same the Developer/Second Party will be entitled to get damages.
- 7.3 The Owners hereby further declares that the owners shall not do any act deed or things whereby the Developer/Second Party


 Rajiv Murthy

 Sultan Ahmed

 Sharba Sultan

 ANANDAM HOUSING (P) LTD.
 Ayed Jagan Shah
 Director

shall be prevented from construction and completion of the said buildings as per approved Plan. If the Developer/Second Party is prevented then the Owners on their legal heirs or successor shall be bound to indemnify the loss and damages for that purpose with interest.

- 7.4 The Developer/Second Party will manage and will be the in charge of its allocated share in respect of the common facilities to be provided in the said project such as care taker room and Security Guard and the respective Flat/Car Parking/Unit which will be decided by the Developer/Second Party on actual expenses basis and the decision of the Developer/Second Party in this regard shall be final and binding upon all.
- 7.5 Till the Flats/Car Parking Spaces of the individual Owners to be separated by the Kolkata Municipal Corporation the respective Flat /Car Parking Space Owners of the said project shall bear the proportionate share of taxes of Kolkata Municipal Corporation and other outgoing charges to the Developer/ Second Party and the mutual decision shall be final and binding upon all.
- 7.6 That all legal works in respect of the said project i.e. "A" Schedule property mentioned herein below will be done by Shri Ajoy Sankar Sanyal, Advocate High Court, appointed by the Developer/ Second Party and the Purchasers of Flats /Car Parking Spaces etc., have to get their Flats/Car Parking

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 Director






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 Director

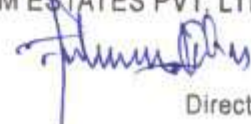
Spaces to: be registered through, the Developer's Advocate and they will pay the required charges for stamp duty, registration costs and professional fees to the said Advocate.

ARTICLE VIII

COMMON RESTRICTIONS

- 8.1 The Owner's allocation in the proposed building shall be subject to the same restriction and use as it is applicable to the Developers allocation respective possession in the building which are as follows :-
- 8.2 Neither Party shall use or permit to the use of the respective allocation in the building or any part thereto for carrying on any obnoxious illegal and immoral trade or activities not use thereto for any purpose which may cause any nuisance or hazard to the other occupiers of the building.
- 8.3 Neither party nor their transferees shall demolish any ¹ wall or other structural addition or alteration therein without the previous written consent from the Developer/Second Party or from the competent authority or from Municipal Authority concern in this behalf.
- 8.4 Both the parties shall abide by all laws, bye laws rules / and regulations of the Government Statutory bodies and/or local

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Director

[Signature]

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Sultan Ahmad

Sharba Sultan

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[Signature]
Director

bodies as the case may and shall be responsible for any deviation and/or breach of any of the said laws and regulations.

- 8.5 The respective allottee or their transferees shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respective unit /allocation in the building in good working conditions and repair and in particulars so as not to cause any damage to the building or building indemnified from the against the consequences of any breach.
- 8.6 No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be cause in any manner in the free movement of use in the corridors and other places of common use in the building.
- 8.7 Neither party nor their transferees shall do or cause or / permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said harmless and indemnified from and against the consequences of any breach.
- 8.8 Neither party nor their transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be

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[Signature]
Director

Q. Z. Muneer

Shamshad

Sultan - Ahmed

Shamshad Sultan

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Syed Iqbal Khan
Director

thrown or accumulated in or about the building or in the compounds corridors or any other portion or portions of the building.

- 8.9 Neither party nor their transferee/s shall permit other agent with or without workman and other at all reasonable times to enter into and upon each party's allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/ or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order / and good condition any common facilities and/ or for the purpose of pulling down, maintaining, repairing and testing drains as and water pipes and electric wires and for any similar purpose.

ARTICLE -IX

- 9.1 In addition to the share of revenue to part form of the Developer/ Second Party Share in terms of this agreement the Developer /Second Party shall be entitled to retain all amounts' paid by the intending purchasers on account of deposits and/ or advances on account of municipal rates and taxes, Sinking Fund, Electricity Deposits and other amount and this will not be taken into account for the purpose of determination of realization. The aforesaid amounts on

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S. Muneer Khan
Director

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Sultan Ahmed

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Syed Arifem She
Director

accounts of deposits and advances to be retained by the Developer/ Second Party shall be made over by the Developer/ Second Party to the Holding' Organization upon its formation.

- 9.2 The Developer/ Second Party shall maintain the books of accounts and other papers connected with sale and transfer of the constructed space in respect of owners allocation at its office at 63, Rafi Ahmed Kidwai Street, Kolkata-700016 and the Owners or any person authorized by them shall be entitled to take inspection of such books of accounts and other related papers.
- 9.3 Disbursement of the sale proceeds will be made simultaneously upon entering into agreements for sale with the intending purchasers according to the share ratio of the owners and the Developer/ Second Party.
- 9.4 It is hereby expressly agreed and declared by and between the parties hereto that in the event of any agreement is terminated and any amount is to be refunded to any of the intending purchasers, the owners and the Developer/ Second Party hereto shall make payment of the same in proportion to their respective share in the revenue.
- 9.5 The Owner/ First Party shall be entitled to adjust refund and appropriate the said total security deposit being the sum of

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Spunmaly

Sultan Ahmed
Sharba Sultan

Rs.40,00,000/- plus Rs. 25,00,000/- (Rupees Sixty five lacs only) out of the sale proceeds to the Developer herein.

- 9.6 The Developer/Second Party have assured and covenanted with the Owners that they will be able to market and sale of the owners allocation at a price not less than Rs.3,000/- (Rupees Three Thousand) only per Square foot in respect of the various units and/or flats forming part of the development and shall dispose the shop area on the Ground Floor of the "A" schedule mentioned property at the prevailing market rate.
- 9.7 The Developer/Second Party shall also be entitled to retain all deposited amounts paid by the intending purchasers on account of deposits and/or advances on account of municipal rates and taxes, Sinking Fund, Electricity Deposits and other amount and this will not be taken into account for the purpose of determination of realization. The aforesaid amounts on account of deposits and advances to be retained by the Developer/Second Party shall be made over by the Developer/Second Party to the Holding Organization upon its formation.

ARTICLE -X

OWNER'S DUTY AND INDEMNITY

- 10.1 The Owners do hereby agree and covenant with the Developer/Second Party not to cause any interference or

Qasim M. Ali

of number 10

Sultan Ahmed

Sharba Sultan

KALIM DAM HOUSING (P) LTD.
Syed Drifan the
Director

hindrance in any manner during the construction and through out the existence of this agreement in respect of "A" schedule property mentioned herein below and if any such interference or hindrance is caused by the Owners causing hindrance or impediments to such construction the Owners will be jointly and severally liable to repay the entire amount invested by the Developer/Second Party along with damages and interest over the amount invested by the Developer/Second Party and rates of interest will be settled by the parties amicably in that case the decision of the Developer/Second Party for calculating the total invested amount shall be final after final verification of all accounts. It is also further agreed that if the Developer/Second Party is prevented for making construction due to any litigation cropped up or due to any restraining order passed by the competent Court of a competent Authority Concern or any statutory body law or due to any boundary dispute amongst the contiguous land Owners then the Owners herein will be liable to pay damages and cost of litigation to the Developer/Second Party.

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Director

10.2 The Owners will have no right/authority and/or power to terminate and/or determinate this agreement till the construction of the building is completed as well as till the date' of disposal of all the flats/units of the Developer's

Dr. S. M. M. S.
Secretary

Sultan Ahmed
Sharba Sultan

ANANDAM HOUSING (P) LTD.
Syed Mansoor

allocation. If tried to do so then the Owners herein shall pay firstly total market price of the constructed area with damages together with interest and other expenses to the Developer/Second Party.

ARTICLE-XI DEVELOPER'S DUTY AND INDEMNITY

11.1 That the Developer/Second Party hereby indemnify the Owners herein against any Third Party claim in respect of the said development/construction work.

11.2 If any untoward incident happens during the construction of the proposed new building or during demolition of the old building, the Owners shall have no liability or responsibility for such incidents and the Developer/ Second Party will meet all such consequences and the Developer/Second Party keep the Owners indemnified against any action, suit, claim or Court case of whatsoever nature.

11.3 That the Owners shall not be liable for any monetary transaction and responsibility of the Developer/Second Party to be made by the Developer/Second Party in connection with the said project.

It is hereby expressly agreed and declared by and between the parties hereto that while undertaking the development of the

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Director

[Signature]


 Anandam Housing (P) Ltd.

 Sultan Ahmed

 Sharba Sultan

ANANDAM HOUSING (P) LTD.

 Syed Iqbal Khan
 Director

said Premises the Developer alone shall remain responsible for any accident and/or mishap taking place and shall keep the Owners and each one of them saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

ARTICLE - XII

ARBITRATION CLAUSE

- 12.1 It is hereby agreed by and between the owners and Developer/Second Party that they mutually appoint a common arbitrator as sole arbitrator to solve any disputes and differences arises by and between the parties herein in any way relating to this agreement or connected with the flats and/or-construction and/or in respect of this Agreement and/or anything done in pursuance thereof.

ARTICLE XIII


FORCE MAJEDRE

13. The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the 'FORCE MAJURE' and shall be suspended from the obligation during the FORCE MAJEURE.

ARTICLE XIV

JURISDICTION

14. The High Court at Kolkata and its subordinate Court shall have the jurisdiction to entertain and determine all actions and

KALIM ESTATES PVT. LTD.

 Director

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Sharba Sultan

proceedings arising out of these presents between the Parties-hereto.

ANANDAM HOUSING (P) LTD.
Syed Iqbal Khan
Director

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of land measuring about more or less 13 Cottahs 14 Chittacks together with brick built house standing thereon or a portion thereof lying and situate at Mouza- Joka, Gram Panchayat No 2 in Touzi No. 64, J.L. No. 21, Khatian No. 92 and 93 under Dag No. 99, known as 1,-Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata- 700063, which is butted and bounded as follows: -

ON THE NORTH : High Djain;
ON THE SOUTH : 9.4M (K.M.C. Road);
ON THE EAST : High Drain;
ON THE WEST : Masjid and Grave Yards;

SCHEDULE "B" ABOVE REFERRED TO

(OWNER'S ALLOCATION)

Shall mean 40% area out of total constructed space measuring an area of 8664 Sq.ft. plus 25% super built up area of the new building to be constructed at Mouza- Joka, Gram Panchayat No 2 in Touzi No. 64, J.L. No. 21, Khatian No. 92 and 93 under' Dag No. 99, known as 1, Bakrahat Road, Police Station (old) Behala at present

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Ahmed Khan
Director


 Anandam Housing (P) Ltd.

 Sultan Ahmed

 Sharba Sultan

ANANDAM HOUSING (P) LTD.

 Syed Arfan Shaukat
 Director

Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata-700063 together with right, title and interest and possession on the common facilities and amenities.

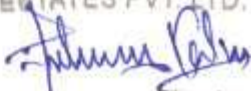
SCHEDULE "C" ABOVE REFERRED TO;
(DEVELOPER'S ALLOCATION)

Shall mean 60% of the total constructed space measuring an area of 12996 Sq.ft. plus 25% super built up area consisting of the new building to be constructed at Mouza- Joka, Gram Panchayat No 2 in Touzi No. 64, J.L. No. 21, Khatian No. 92 and 93 under Dag No. 99 known as 1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana' Balia District South 24 Parganas (at present) then District 24-Parganas, KMC Ward No. 144, Kolkata- 700063 and right title and interest and possession on the common facilities and amenities together with the right of use as well as with the absolute right for sale, transfer or in way to deal with the same only from the share allotted to the Developer/Second Party and/or Promoter.

SCHEDULE "D" ABOVE REFERRED TO
CONSTRUCTION, SPECIFICATION AND NATURE OF
FITTINGS OF THE APARTMENT

FOUNDATION : (i) R.C.C. column structure, the entire construction in all phases will

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 Director

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Shanban Sultan

ANANDAM HOUSING (P) LTD.
Syed Sajid Hussain
Director

be treated with water proofing and dam proofing compound.

- BRICK WORK** : a) All brick wall will be 8" thick and plaster.
b) All internal wall of brick to be 5" and 3" thick (where it necessary).
- FLOORING** : All flooring shall be verified titles
- DOORS AND FRAMES** : Main door of the flat will be flash door also flash doors at the internal room of the flat with wooden frame.
- WINDOW** : Steel window with glass.
- SANITARY AND PLUMBING** : a) A wash basin shall be provided at the drawing cum dining room,
b) Low down cistern with small hight Indian type in the one bath room.
- KITCHEN** : (a) Black marble slab to be provided for gas over b) A sink with water tap shall be-provided.
- ELECTRICAL** : Conceal wiring two light point, one plug point each bed room and one

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Sultan Ahmed

Siramba Sultan

light point and one plug point in toilet and bath room.

ANANDAM HOUSING (P) LTD.
Syaed Dr. Jemshid
Director

SCHEDULE "E" ABOVE REFERRED TO
COMON PARTS OF THE SAID BUILDING

1. Stair case on all floors.
2. Staircase land and lift landings on all floors and roof of the Top Floor.
3. Common passage on the ground floor and lobby if there be any.
4. Water pump, water tank (overhead and underground) water pipes and other common plumbing installation.
5. Drainage and sewerage/safety tank.
6. Pump House.
7. Electrical wiring and common meter, including fittings.
8. Intercom service.
9. Boundary walls and main gates.
10. Security room and common toilets.
11. Well designed letter box.
12. Lift pit.
13. Lift plant installations.
14. Lift machine room.
15. Lift.
16. Such other common parts, areas, equipments, installation, fixtures, fittings and spaces in or about the said building as are necessary for passage or for the use and occupancy of the flats in common.

KALIM ESTATES PVT. LTD.

[Signature]

Director

Arif Murtaza
Arif Murtaza
Sultan Ahmed
Sharba Sultan

ANANDAM HOUSING (P) LTD.
Syed Dr Jem Sheh
Director

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED AND DELIVERED by the parties herein in presence of the following

Arif Murtaza

WITNESSES;

1. *A. S. Sanyal.*
High Court, Calcutta

Sultan Ahmed
Sharba Sultan

2. *OMAIR MURTAZ.*

100B, Jhoulaha
Road - Kol-17

SIGNATURE OF THE OWNERS
KALIM ESTATES PVT. LTD.

Jahannum Khan
Director

**SIGNATURE OF THE DEVELOPER/
SECOND PARTY**
ANANDAM HOUSING (P) LTD.

Syed Dr Jem Sheh
Director

**SIGNATURE OF THE PREVIOUS
DEVELOPER/CONFIRMING PARTY**

Drafted by me:

Shreyasi Sanyal

(SHREYASI SANYAL)

Advocate

High Court, Calcutta

8, Old Post Office Street, Ground Floor,

Kolkata-700001

Enrolment No.F/1405/989/2016

Qazi Murtaza

of Mumtaz

Sultan-Ahmed

Sharba Sultan

MEMO OF CONSIDERATION

RECEIVED a sum of Rs.65,00,000/- (Rupees Sixty Five Lacs) only from the within mentioned Developer which will be full and final cost against the land and existing structure of the Premises No. ~~90~~, ~~Muzaffar Ahmed Street (Formerly known as~~ No.1, Bakrahat Road, Police Station (old) Behala at present Thakurpukur under Pargana Balia District South 24 Parganas (at present) then District 24 Parganas, KMC Ward No. 144, Kolkata- 700063, ~~in the following~~ ~~manner~~

TOTAL: Rs.65,00,000/-

(Rupees Sixty Five Lacs) only.

Qazi Murtaza
of Mumtaz

WITNESSES: -

1) *A. S. Saunyal*
Adv
High Court, Calcutta

Sultan-Ahmed
Sharba Sultan




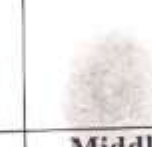






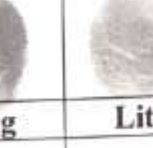
SIGNATURE OF THE OWNERS

2)

SPECIMEN FORM FOR TEN FINGER PRINTS

 <i>Muhammad</i> <i>2026/06/15</i>	<i>2026/06/15</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

 <i>Yusufmuntay</i> <i>2026/06/15</i>	<i>Yusufmuntay</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						

 <i>Sulaiman Ahmad</i> <i>2026/06/15</i>	<i>Sulaiman Ahmad</i>							
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
GRIPS eChallan

GRN Details

GRN: 192021220094513571
GRN Date: 07/10/2021 12:36:19
BRN : CKR6200346
Payment Status: Successful
Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 07/10/2021 12:10:58
Payment Ref. No: 2002009475/1/2021
[Query No**/Query Year]

Depositor Details

Depositor's Name: AZIZUDDIN MUMTAZ
Address: 100B, Jhowtalla Road Kolkata 700017
Mobile: 9831676520
Depositor Status: Buyer/Claimants
Query No: 2002009475
Applicant's Name: Mr Ajoy Sankar Sanyal
Identification No: 2002009475/1/2021
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002009475/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	70021
2	2002009475/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	65021
			Total	135042

IN WORDS: ONE LAKH THIRTY FIVE THOUSAND FORTY TWO ONLY.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEUPM7086A



नाम /NAME

YASMEEN MumTAZ

पिता का नाम /FATHER'S NAME

UMAR ELAHI

जन्म तिथि /DATE OF BIRTH

12-11-1956

हस्ताक्षर /SIGNATURE

Yasmeen Mumtaz

[Handwritten Signature]

आयकर आयुक्त, प.बं.-XI

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(प्रौद्योगिकी एवं तकनीकी),
पी-7,
चौमंगी 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,
Kolkata - 700 069.

Yasmeen Mumtaz

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEGPA3661K



नाम / Name
SULTAN AHMED

पिता का नाम / Father's Name
ZAINULABEDIN

जन्म का तिथि / Date of Birth
16/12/1977

हस्ताक्षर / Signature



27062017

Sultan Ahmed



ভারত সরকার
 Unique Identification Authority of India
 Government of India

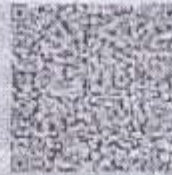
ভারতসংস্কৃতির আই ডি / Enrolment No 1490/50064/16755

To,
 সুলতান আহমেদ
 Sultan Ahmed
 12
 CIRCUS ROW
 Circus Avenue
 Circus Avenue Circus Avenue Kolkata
 West Bengal 700017
 9831016722

Ref: 1285 / 04V / 366229 / 368455 / P



SA433832006FT



আপনার আধার সংখ্যা / Your Aadhaar No.

7368 2724 6310

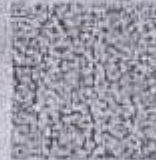
আমার আধার, আমার পরিচয়



ভারত সরকার
 Government of India



সুলতান আহমেদ
 Sultan Ahmed
 পিতা: জয়নূর আহমেদ
 Father: ZAINULABEDIN
 ডায়ালিসিস / DOB: 16/12/1977
 পুরুষ / Male



7368 2724 6310

আমার আধার, আমার পরিচয়

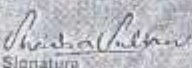
Sultan Ahmed


आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

SHARBA SULTAN
MOHAMMAD ZAHANGIR

15/01/1988
 Permanent Account Number
CCIPS9043P


 Signature





18/02/2009

इस कार्ड के खोने / खाने पर कृपया सूचित करें / सूचित करें।
 आपका बैंक सेवा इकाई, एन एस डी यून
 चौथी मंजिल, सफ़ायर चैंबर,
 नगर टेलिफोन एक्सचेंज के करीब,
 बंगलूर, पुन - 411 045

If this card is lost / someone's lost card is found,
 please inform / return to
 Income Tax PAN Services Unit, NSDL,
 3rd Floor, Sapphire Chambers,
 Near Banner Telephone Exchange,
 Bangalore, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
 e-mail: taxinfo@nsdl.com

Sharba Sultan



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

ভালিকাঙ্কির আই ডি / Enrollment No 1490/50064/16756

To:
দরবা সুলতান
Sharba Sultan
12
CIRCUS ROW
Circus Avenue
Circus Avenue Circus Avenue Kolkata
West Bengal 700017
9831016722

Ref 1285 / 04V / 368233 / 368455 / P



SA433632045FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

8108 1996 5184

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



দরবা সুলতান
Sharba Sultan
পিতা : মঃ জাহাঙ্গির
Father : MD. JAHANGIR
জন্মতারিখ / DOB : 15/01/1988
সহিতা / Female



8108 1996 5184

আমার আধার, আমার পরিচয়

Sharba Sultan

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KALIM ESTATES PRIVATE LIMITED

16/07/2013

Permanent Account Number

AAECV5145N

Signature

KALIM ESTATES PVT. LTD.

Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

FIRDOUS KALIM
MOHAMMAD KALIMUDDIN

07/10/1973
Permanent Account Number
ALKPK8786E


Signature





Firdous Kalim





भारत सरकार

Government of India



फिरोदूस कलैम

Firdous Kaim

जन्म तिथि / DOB: 07/10/1973

पुरुष / Male



9254 5534 9513

मेरा आधार, मेरी पहचान



राष्ट्रीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता

मो.साज मोहम्मद कलैमुद्दीन 51
रिपोन स्ट्रीट कोकला पार्क स्ट्रीट
कोकला पार्क स्ट्रीट वेस्ट बंगाल
700016

Address

S/O Mohammod Kaimuddin, 51
Rpon Street Kokala Park Street,
Kokala Park Street, West
Bengal, 700016

9254 5534 9513



www.aadhaar.gov.in

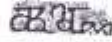
Firdous Kaim

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACCA2391M



कंपनी का नाम /NAME
ANANDAM HOUSING PRIVATE LIMITED

स्थापना/बनाने की तिथि /DATE OF INCORPORATION/FORMATION
16-05-1991



आयकर अधिनियम, १९६१

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

ANANDAM HOUSING (P) LTD.
Syed Infaan Shriv
Director



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SYED IRFAN SHER
SYED HUSSAIN SHER
24/07/1962
Permanent Account Number
AVMPS2980A

Signature

Syed Irfan Sher





भारत सरकार
GOVERNMENT OF INDIA



সৈয়দ ইরফান শের

Syed Irfan Sher

জন্মতারিখ/ DOB: 24/07/1962

পুরুষ / MALE



2557 6201 8864

আমার আধার, আমার পরিচয়

Syed Irfan Sher



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

৩৩, শেক্সপিয়ার সারানি,
এডেনিউ, কোলকাতা,
পশ্চিম বঙ্গ - ৭০০০১৭

33, SHAKESPEARE
SARANI, Circus
Avenue, Kolkata,
West Bengal - 700017

2557 6201 8864



1947
1800 300 1947

UIDAI
uidai@uidai.gov.in

WWW
www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



ইয়াসমিন মুমতাজ

Yasmeen Mumtaz

জন্মতারিখ/ DOB: 12/11/1956

মহিলা / FEMALE



9649 5910 8934

আধার - সাধারণ মানুষের অধিকার



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

Address

W/O আজিজ মুমতাজ, ৭-
পয়েন্ট ক্রসিং, পার্ক সার্কাস,
১০০-বি, জাহতলা রোড,
সার্কাস এভিনিউ, কলকাতা,
পশ্চিমবঙ্গ - 700017

W/O Aziz Mumtaz, 7-
POINT CROSSING, PARK
CIRCUS, 100- B,
JHAUTALLA ROAD, Circus
Avenue S.O, Kolkata,
West Bengal - 700017



1947
1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 091

Yasmeen Mumtaz



भारत सरकार
GOVERNMENT OF INDIA



अज़िज़ुद्दीन मुमताज़
Azizuddin Mumtaz
जन्मतिथि/ DOB: 28/09/1945
पुरुष / MALE



6509 3335 0644

Aadhaar - Aam Admi ka Adhikar



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

एस/ओ: मुमताज़ुद्दीन, 100बी,
क़ौतला रोड, सर्कस एवेन्यू,
कोलकाता,
पश्चिम बंग - 700017

Address

S/O: Mumtazuddin,
100B, Jhowtalla Road,
Circus Avenue,
Kolkata,
West Bengal - 700017



1947
1900 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 061

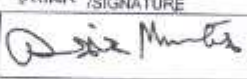
Azizuddin Mumtaz


स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEMPM0982P


नाम /NAME
AZIZUDDIN MUMTAZ

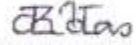
पिता का नाम /FATHER'S NAME
HAJI MUMTAZUDDIN

जन्म तिथि /DATE OF BIRTH
28-09-1945

हस्ताक्षर /SIGNATURE







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

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

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the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/22/167/174786



Elector's Name
নির্বাচকের নাম

Sanyal Ajoy
সান্যাল অজয়

Father/Mother/
Husband's Name
পিতা/মাতা/স্বামীর নাম

Ramkamal
রামকমল

Sex
লিঙ্গ

M
পুং

Age as on 1.1.1995
১.১.১৯৯৫-এ বয়স

38
৩৮

Ajoy Sanku Sanyal

Address

6 Dr Kartick Bose Street, Calcutta.

ঠিকানা

৬ ডাঃ কার্তিক বোস স্ট্রীট, কলিকাতা।



Facsimile Signature
Electoral Registration Officer

নির্বাচন-নিবন্ধন অধিকারিক

For 157.-VIDYASAGAR

Assembly Constituency

১৫৭-বিদ্যাসাগর

বিধানসভা নির্বাচন কেন্দ্র

Place

CALCUTTA

স্থান

কলিকাতা

Date

09.09.95


তারিখ



০৯.০৯.৯৫

SPECIMEN FORM FOR TEN FINGER PRINTS

A. Sharban Sultan

	<i>A. Sharban Sultan</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
Thumb Fore Middle Ring Little							
		(Right Hand)					

	<i>Syed Iqbal Khan</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					

	<i>A. Sharban Sultan</i>						
		Little Ring Middle Fore Thumb					
		(Left Hand)					
							
		Thumb Fore Middle Ring Little					
		(Right Hand)					

Major Information of the Deed



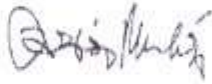
Deed No :	I-1901-10118/2021	Date of Registration	16/12/2021
Query No / Year	1901-2002009475/2021	Office where deed is registered	
Query Date	03/10/2021 4:11:17 PM	1901-2002009475/2021	
Applicant Name, Address & Other Details	Ajoy Sankar Sanyal High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831676520, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 65,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 3,90,55,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 65,105/- (Article:E, E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakrahat Road, Road Zone : (Premises located on D.H.Road (Ward 125) --) , , Premises No: 1, , Ward No: 144 Pin Code : 700063

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13 Katha 14 Chatak	1/-	3,90,55,902/-	Property is on Road
Grand Total :				22.8938Dec	1 /-	390,55,902 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Azizuddin Mumtaz (Presentant) Son of Late Haji Mumtazuddin Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office	 07/10/2021	 LTI 07/10/2021	 07/10/2021


100B, Jhowtalla Road, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2P, Aadhaar No: 65xxxxxxxx0644, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021
 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Yasmeen Mumtaz Wife of Mr Azizuddin Mumtaz Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
		07/10/2021	LTI 07/10/2021	07/10/2021

100B, Jhowtalla Road, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700007 Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6A, Aadhaar No: 96xxxxxxxx8934, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021
 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Sultan Ahmed Son of Late Zainul Abedin Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
		07/10/2021	LTI 07/10/2021	07/10/2021

12, Circus Row, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx1K, Aadhaar No: 73xxxxxxxx6310, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021
 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Sharba Sultan Wife of Mr Sultan Ahmed Executed by: Self, Date of Execution: 07/10/2021 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office			
		07/10/2021	LTI 07/10/2021	07/10/2021



















12, Circus Row, City:- , P.O:- Circus Avenue, P.S:-Beniapukur, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx3P, Aadhaar No: 81xxxxxxxx5184, Status :Individual, Executed by: Self, Date of Execution: 07/10/2021
 , Admitted by: Self, Date of Admission: 07/10/2021 ,Place : Office

5	Anandam Housing Pvt. Ltd. 33, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			
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Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS. KALIM ESTATES PRIVATE LIMITED 63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Firdous Kalim Son of Late Kalimuddin Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office </td> <td>  Nov 9 2021 3:24PM </td> <td>  LTI 09/11/2021 </td> <td>  09/11/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Firdous Kalim Son of Late Kalimuddin Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office	 Nov 9 2021 3:24PM	 LTI 09/11/2021	 09/11/2021	63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MS. KALIM ESTATES PRIVATE LIMITED (as Authorized Representative)		
Name	Photo	Finger Print	Signature									
Firdous Kalim Son of Late Kalimuddin Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 09/11/2021, Place of Admission of Execution: Office	 Nov 9 2021 3:24PM	 LTI 09/11/2021	 09/11/2021									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Syed Irfan Sher Son of Mr Syed Hussain Sher Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office </td> <td>  Oct 7 2021 7:31PM </td> <td>  LTI 07/10/2021 </td> <td>  07/10/2021 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Syed Irfan Sher Son of Mr Syed Hussain Sher Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office	 Oct 7 2021 7:31PM	 LTI 07/10/2021	 07/10/2021	33, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx0A, Aadhaar No: 25xxxxxxxx8864 Status : Representative, Representative of : Anandam Housing Pvt. Ltd.		
Name	Photo	Finger Print	Signature									
Syed Irfan Sher Son of Mr Syed Hussain Sher Date of Execution - 07/10/2021, , Admitted by: Self, Date of Admission: 07/10/2021, Place of Admission of Execution: Office	 Oct 7 2021 7:31PM	 LTI 07/10/2021	 07/10/2021									

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Sankar Sanyal Son of Late R K Sanyal High Court Calcutta, 8, Old Post Office Street, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 07/10/2021	 07/10/2021	 07/10/2021
Identifier Of Azizuddin Mumtaz, Yasmeen Mumtaz, Sultan Ahmed, Sharba Sultan, Syed Irfan Sher			

Ajay Sankar Sanyal

Son of Late R K Sanyal
High Court Calcutta, City:- Kolkata, P.O:-
GPO, P.S:-Hare Street, District:-Kolkata,
West Bengal, India, PIN:- 700001



09/11/2021

09/11/2021

09/11/2021

Identifier Of Firdous Kalim

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Azizuddin Mumtaz	MS. KALIM ESTATES PRIVATE LIMITED-5.72344 Dec
2	Yasmeen Mumtaz	MS. KALIM ESTATES PRIVATE LIMITED-5.72344 Dec
3	Sultan Ahmed	MS. KALIM ESTATES PRIVATE LIMITED-5.72344 Dec
4	Sharba Sultan	MS. KALIM ESTATES PRIVATE LIMITED-5.72344 Dec

On 07-10-2021

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

Presented for registration at 16:53 hrs on 07-10-2021, at the Office of the A.R.A. - I KOLKATA by Azizuddin Mumtaz , one of the Executants.

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 3,90,55,902/-

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

Execution is admitted on 07/10/2021 by 1. Azizuddin Mumtaz, Son of Late Haji Mumtazuddin, 100B, Jhowtalla Road, P.O: Circus Avenue, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 2. Yasmeen Mumtaz, Wife of Mr Azizuddin Mumtaz, 100B, Jhowtalla Road, P.O: Circus Avenue, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700007, by caste Muslim, by Profession Business, 3. Sultan Ahmed, Son of Late Zainul Abedin, 12, Circus Row, P.O: Circus Avenue, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business, 4. Sharba Sultan, Wife of Mr Sultan Ahmed, 12, Circus Row, P.O: Circus Avenue, Thana: Beniapukur, , Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife

Indetified by Mr Ajay Sankar Sanyal, , , Son of Late R K Sanyal, High Court Calcutta, 8, Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-10-2021 by Syed Irfan Sher, Director, Anandam Housing Pvt. Ltd. (Private Limited Company), 33, Shakespeare Sarani, City:- , P.O:- Circus Avenue, P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017

Indetified by Mr Ajay Sankar Sanyal, , , Son of Late R K Sanyal, High Court Calcutta, 8, Old Post Office Street, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 65,105/- (B = Rs 65,000/- ,E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 65,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 12:37PM with Govt. Ref. No: 192021220094513571 on 07-10-2021, Amount Rs: 65,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR6200346 on 07-10-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 70,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 95137, Amount: Rs.5,000/-, Date of Purchase: 05/10/2021, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/10/2021 12:37PM with Govt. Ref. No: 192021220094513571 on 07-10-2021, Amount Rs: 70,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKR6200346 on 07-10-2021, 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

On 09-11-2021

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

Execution is admitted on 09-11-2021 by Firdous Kalim, Authorized Representative, MS. KALIM ESTATES PRIVATE LIMITED (Private Limited Company), 63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016

Indetified by Ajay Sankar Sanyal, , Son of Late R K Sanyal, High Court Calcutta, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 16-12-2021

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



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 1901-2022, Page from 29626 to 29701
being No 190110118 for the year 2021.



Digitally signed by SRIJANI GHOSH
Date: 2022.01.15 15:36:41 -08:00
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2022/01/15 03:36:41 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

95137

A. S. Lanyal Adv

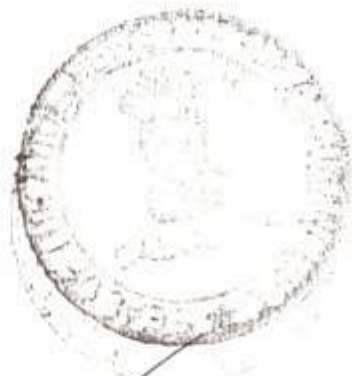
H. eed

NAME _____
 ADD _____
 Re _____
 5 OCT 2021
SURANJAN MUKHERJEE
 Licensed Stamp Vender
 C. C. Court
 2 & 3, K. S. Roy Road, Kot-1

- 5 OCT 2021



5 OCT 2021
 7 OCT 2021



ADDITIONAL REGISTRAR
OF COMPANIES, PUNJAB
- 7 OCT 2021