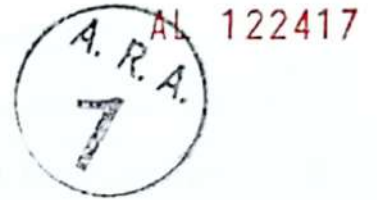


02663/2022

I-03483/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



Certified that the Document is admitted to Registration. The signature sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

20 APR 2022 3 MAR 2022

KALIM ESTATES PVT. LTD.
Director

POWER OF ATTORNEY FOR DEVELOPMENT

KNOW ALL MEN BY THESE PRESENTS that we (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),

Azizuddin Mumtaz

*Sultan Ahmed
Sharba Sultan*

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, hereinafter called and referred to as the **PRINCIPALS** of this Power of Attorney **SEND GREETINGS** to all to whom it may concern.

AND ANANDAM HOUSING PVT LTD (PAN- AAEEA2391M) a Company represented by its managing Director SYED IRFAN SHER (PAN-AVMP5 CAADHAR NO. 255762018864) of 33, Shakespeare Sarani, Kolkata-75 2980A) WHEREAS by 3 (Three) nos. of 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, 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

Sultan Ahmed
Sharba Sultan
CONFIRMING PARTY

Sharba Sultan
Sultan Ahmed

Sultan Ahmed
Sharba Sultan

Sultan Ahmed
Sharba Sultan

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, 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**, (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 owners herein are possessing and holding the aforesaid property lying and situate at Mouza-Joka, within the limits of Joka Gram Panchayat No.2 in Touzi No. 64, J.L. No.21.

Qasim Muz
Yasmeen

Sultan - Ahmed
Sharba Sultan

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 being known as premises No.1, Bakrahat Road, Police Station-Thakurpukur, Kolkata-700063, under Ward No.144 of the Kolkata Municipal Corporation uninterruptedly from any corner whatsoever. ✓

AND WHEREAS with a view to develop the said property by making construction of a residential building the owners namely (1) **AZIZUDDIN MUMTAZ**, (2) **MRS. YASMEEN MUMTAZ**, (3) **SULTAN AHMED**, (4) **MRS. SHARBA SULTAN** have entered into a registered Agreement for Development of the said premises with **M/S. KALIM ESTATS PRIVATE LIMITED (PAN-AAECV5145N)** a company incorporated under the companies Act, 1956 represented by its Director **FIRDOUS KALIM (PAN-ALKPK8786E) (AADHAR NO.9254 5534 9513)** son of Late Md Kalimuddin, by religion — Islam, by occupation — Business, by Nationality - India, having its registered office at Premises No.63, Rafi Ahmed Kidwai Road, within Police Station - Park Street, Kolkata - 700016, (hereinafter referred to as the Developer) on 7th day of October, 2021 under several terms and conditions as contained therein and registered in the Office of the A.R.A-I, Kolkata and recorded in Book No.1, C.D. Volume No.1901-2022, Pages from 29626 to 29701 Being No.1-190110118 for the year 2021.

Yasmeen Mumtaz
Yasmeen Mumtaz

Sultan Ahmed
Sharba Sultan

AND WHEREAS it was expressly agreed by and between the parties to the said Agreement for Development that the said Developer will construct new building into and over the said property **ALL THAT** the land measuring about 13 (thirteen) cottahs, 14 (fourteen) chittacks, a bit more or less together with brick built house standing thereon in a part or portion thereof 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 being known as premises No.1, Bakrahat Road, Police Station-Thakurpukur, Kolkata-700063, under Ward No.144 of the Kolkata Municipal Corporation at its own cost and expenses in accordance with the sanctioned building plan being building permit No.2017160278 dated 11th day of November, 2017 (hereinafter referred to as the said plan) sanctioned by the Kolkata Municipal Corporation and on completion of the said building the Owners will obtain 40% share of their allocated portion of constructed area and Developer will obtain 60% share of construction area as per the sanctioned plan of the Kolkata Municipal Corporation.

AND WHEREAS the owners are remain busy with their respective business and so it is not possible for us to attend the respective offices or to take necessary steps for obtaining sanction Building Plan, Drainage, electric, water etc., for the new buildings.

[Signature]
Sumantra

[Signature]
Shanba Sultan

AND WHEREAS now it has become necessary and expedient to authorize and empower the said Developer to do all such acts, deeds, matters and things for smooth running the proposed construction work and allied works thereto for earlier completion thereof.

NOW KNOW ALL BY THESE PRESENTS that we, (1) **AZIZUDDIN MUMTAZ (PAN : AEMPM0982P) (AADHAAR NO. 650933350644)**, son of Late Haji Mumtazuddin, by faith-Islam, by occupation Business, residing at 100B, Jhowtalla Road, Post Office-Circus Avenue, Police Station : Beniapurkur, Kolkata-700017, (2) **MRS. YASMEEN MUMTAZ (PAN : AEUPM7086A) (AADHAAR NO.964959108934)**, wife of Azizuddin Mumtaz, by faith Islam, by occupation- Housewife, residing at 100B, Jhowtalla Road, Post Office Circus Avenue, Police Station: Beniapurkur, Kolkata 700017, (3) **SULTAN AHMED (PAN: AEGPA3661K) (AADHAAR NO.736827246310)**, son of Late Zainul Abedin, by faith-Islam, by occupation Business, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station : Beniapurkur, Kolkata 700017, (4) **MRS. SHARBA SULTAN (PAN: CCIPS9043P) (AADHAAR NO.810819965184)**, wife of Sultan Ahmed, by faith Islam, by occupation Housewife, residing at 12, Circus Row, Post Office-Circus Avenue, Police Station Beniapurkur, Kolkata-700017, do hereby appoint **M/S KALIM ESTATES PRIVATE LIMITED** a company incorporated under the companies Act, 1956 represented by its Director **FIRDOUS KALIM (PAN-ALKPK8786E) (AADHAR NO.9254 5534 9513)** son of Late Md Kalimuddin, by

Azizuddin Mumtaz
Mumtaz

Sultan Ahmed
Sharba Sultan

religion — Islam, by occupation — Business, by Nationality - India, having its registered office at Premises No.63, Rafi Ahmed Kidwai Road, within Police Station - Park Street, Kolkata - 700016, as our true and lawful **CONSTITUTED ATTORNEY** in our names and on our behalf relating to the said property fully mentioned in the Schedule hereunder written.

1. To ~~hold~~ the possession of the said property as our Attorney and to maintain and manage the affairs of the said property and to protect the same in all manners and to take all steps for the said purpose in the manner as may be thought, fit, proper and expedient including initiating criminal or civil actions and taking Police help and incurring costs and expenses and appointing guards and watchmen and to maintain peaceful and vacant possession of the said property.
2. To have the said Premises surveyed and measured and to pay for such surveys and have Plan(s) prepared.
3. To appoint consultants and experts for soil testing and also to appoint and engage Architects, Engineers, Structural Engineers, Drainage and Plumbing Engineers/Experts, Electrical Engineers and Contractors and all others experts or Consultants as may be deemed necessary by the Developer for developing the said property/Premises.

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Munir
Munir

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Sultan Ahmed
Sharba Sultan

4. To draw and/or prepare the necessary Plan(s) and/or applications for requisite permission and/or sanctions for development and construction of the proposed building into and over the said property as may be necessary and for the said purpose to sign, verify and re-verify all applications, forms, undertakings, declarations, papers and documents.

5. To sign all papers and documents and applications and letters necessary for seeking permission from the authorities and all other departments for obtaining permissions for development and construction of the project at the said Premises.

6. To appear and represent us before the: Kolkata Municipal Corporation, Calcutta Electric Supply Corporation, Collector, Land Acquisition 85 Requisition Department, K.M.D.A. (Kolkata Metropolitan Development Authority), K.I.T. (Kolkata Improvement Trust), Land Ceiling Department, Police Station, Income Tax Department, Court, Tribunal etc., and all or any Govt. or Semi-Government, Private body or authority concerned and to sign and execute all papers and documents as; may be required and do all acts, deeds and things that may be necessary.

7. To do in general all matters and things that may be necessary for the work of construction and to enter into all correspondence and sign all letters and papers, documents, letters, applications,

Arif Muzaffar
Muzaffar

Sultan Ahmed
Sharba Sultan

declarations, indemnity bond, undertaking and to file and defend all suit, proceedings, litigations, appeals and. arising out the contract and/or termination thereof and/or development of the said Premises and construction of building and all matters connected with the said project and to file all returns and comply with the provisions of statutes/rules and do other compliances that may be required from time to time by Government/Authority as may be deemed necessary by the Developer for developing the said Premises.

8. To take steps and appear in all legal proceedings concerning the said property and to sign, verify all papers including Plaints, Written Statements, Affidavit, Petitions, Pleadings, Compromises Appeals, Vokatnamas that may be necessary in. this behalf and to deal -with and/or negotiate with any person and/or occupier in the said Premises and to take necessary steps which our said Attorney at his own discretion shall think fit and proper.

9. To sign, execute and deliver all or any Agreement and all instruments pertaining to the Developer's allocation (save and except Owner's allocation as mentioned in the said Development Agreement) in terms of the said Development Agreement dated 7th day of October, 2021 and to execute and registrar any Gift Deed in favour of the Kolkata Municipal Corporation, Boundary Declaration or any other Deed/s in favour of the Kolkata Municipal Corporation,

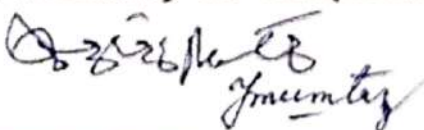
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Sultan Ahmed
Sharba Sultan

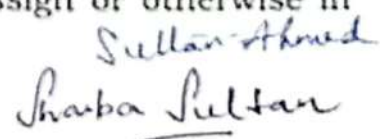
that may be required for obtaining sanction Building Plan, Sale Deed /Transfer Deed in favour of intending Purchaser or before Notary Public or before any Oath Commissioner for similar purposes and development and portions of the building or apportionment to be construction at the said Premises.

10. To enter into Agreement/ Instrument for negotiations or to finalize all sale pertaining to the Developer's allocation (save and except Owners' Allocation) of the building to be constructed at the said premises with proportionate share of land on such terms and condition, consideration, stipulations, provisions as our said Attorney shall think fit and proper with any prospective Purchaser /Buyer(s) and to accept therefrom any amount in advance /earnest money and agree to payment in instalments and the manner of full and final payment and to give valid receipt(s) and discharge in respect thereof and to put the Purchaser/ Buyer(s) in possession of the Flat or portion agreed to be sold and/ or transferred save and except, the Owners' allocation.

11. To deliver possession and/ or make over the constructed Flats/ Car Parking Space pertaining to the Developer's allocation in terms of the said Development Agreement and to issue letter of possession in respect thereof and to do all and everything that shall be necessary for completing the sale, lease, assign or otherwise in



Jumanta



Sultan Ahmed
Shaba Sultan

compromise of the deal finalized, but such, delivery of possession in favour of the intending Purchasers shall not be made until the Developer hand over the Flat to the Owners in terms of the Agreement for Development.

12. To file complaint with the Magistrate or any other concerned authority for protecting the said Property /Premises and/ or the buildings to be constructed thereon against, all unlawful acts, if done by anybody and prosecute the same.

13. To commence, prosecute, enforce, defend, answer and oppose allocations and other legal proceedings and demands, writ applications and any and all other proceedings touching any of the matters concerning the said property or any part; thereof and to compromise, settle refer to arbitration mid to settle and compromise all such actions and suits as shall be decided by our said Attorney.

14. To engage Architect, L.B.S., Solicitors, Advocates, and other legal agents and sign all Vokatnama, Powers, authorizations and to revoke such appointments and to appoint others in his place and to make payment of their fees.

15. To pay and deposit all rates, taxes, sanction, fees and all other charges, expenses and outgoings whatsoever payable for and on

G. S. M. S.
Secretary

Sultan Ahmad
Shaba Sultan

account of the said Premises or any part thereof and similarly to receive all incomings receivable for and on account of the said Premises or any part thereof and grant receipts confirmations, and acknowledgements.

16. To pay all such moneys and incur all costs, charges and expenses from time to time as shall be required for the purpose of development of the said Premises and construction of the building and completion thereof.

17. To receive all moneys and grant receipts and discharges in respect of the amount to be received on sale and dispose of Rats/ Car Parking Space save and except Owners' allocation.

18. To obtain Drainage Connection, Water Connection from the Kolkata Municipal Corporation, and Electricity Connection from the CESC Limited and to bring utility services on our behalf.

19. To do all such other acts, deeds and things as shall be necessary from time to time for and in relation to and/or in connection with the aforesaid matters of development of the said Property/Premises; and construction of the multistoried building and completion of projects in connection with intended building and constructions thereof AND we the Owners hereto do confirm accept

Sultan Ahmed

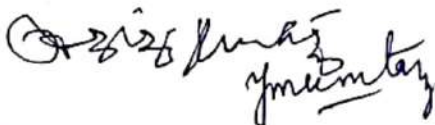
Sultan Ahmed
Sharba Sultan

and agree that all such shall be always binding on us and we do hereby ratify and confirm and agree to confirm and ratify all such acts, deeds and things that shall be done by the said Attorney by virtue of the authorities and powers hereby confirmed as our own acts, deeds and things as if done by us.

20. To pay and discharge all or any debt or debts, sum or sums due or hereafter to become due or owing by any person(s), Office, Local Authority relating to our said Premises and to receive valid receipt in our names; and on our behalf.

21. To sell, transfer, convey and assign or otherwise dispose of the several Flats with proportionate share of land Car Parking Space from the Developer's allocation in the Schedule below property (save and except Owners' allocation as mentioned in the Development Agreement) or any part thereof to any person, firm etc., and to sign execute and register all deeds agreements, instruments and to do all acts and things as our said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

22. To receive the consideration money from the intending Buyer(s) in respect of the said Developer's allocation or any part thereof and to give proper receipt thereof and to admit the receipt before the registering authority in our names and on our behalf.



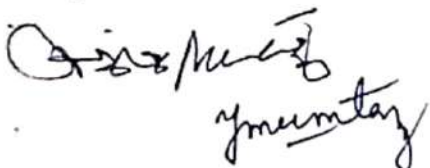
Sultan Ahmed
 Sharba Sultan

23. For all or any purposes hereinbefore stated or otherwise to appear and represent us before all authorities and to sign and execute and submit all deeds, papers and documents relating to our said Premises which any said Attorney at his own discretion shall think, fit and proper.

24. To do all acts and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid from the Developer's allocation.

AND IT IS HEREBY declared and confirmed that Powers and authorities hereby granted and conferred shall remain in force during the continuance of the said Development Agreement. **PROVIDED HOWEVER** that the Attorney shall not relate any financial liability on the Owners herein and shall always keep the Owners fully indemnified against all actions, suits, proceedings, costs, demands and expenses in respect thereof.

AND GENERALLY to do all acts, deeds, matters and things concerning the said premises or in relation, to the said Premises in which we may be interested and on our behalf to execute and do all acts, deeds, matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.



Sultan Ahmad
 Sharda Sultan

AND we hereby for ourselves, 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 said Premises notwithstanding no express power in that behalf is herein, provided. ✓

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

Osiz Munez
gumentay

Sultan-Ahmed
Sharba Sultan

IN WITNESS WHEREOF We (1) AZIZUDDIN MUMTAZ (2) MRS. YASMEEN MUMTAZ (3) SULTAN AHMED (4) MRS. SHARBA SULTAN have signed and put our signature on this Power of Attorney on this ^{March} 23rd day of ~~January~~, 2022 at Kolkata.

WITNESSES :

1. Syed. A/Asghar
 A/Asghar
 26 D/1 B.L. Saha Road
 120153

1) Aziz Mumtaz
 2) Yasmeen Mumtaz
 3) Sultan Ahmed
 4) Sharba Sultan

PRINCIPAL

2. Ajay Sankar Sanyal.
 Adv.
 High Court, Calcutta

KALIM ESTATES PVT. LTD.

Director

ATTORNEY

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

ANANDAM HOUSING (P) LTD.

Director

CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGER PRINTS



Asyiqul Murtaza

(Left Hand)				
(Right Hand)				



Yamen Murtaza

(Left Hand)				
(Right Hand)				



Sultan Ahmad

(Left Hand)				
(Right Hand)				



Sharba Sultan

(Left Hand)				
(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

KALI



Director

Signature

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				



Syed Jafar Sher

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

PHOTO

	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				

Major Information of the Deed




Deed No :	I-1901-03483/2022	Date of Registration	20/04/2022
Query No / Year	1901-8000931599/2022	Office where deed is registered	
Query Date	23/03/2022 2:56:40 PM	A.R.A. - I KOLKATA, District: Kolkata	
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		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 3,90,55,902/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190110118/2021 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			Bastu	13 Katha 14 Chatak	1/-	3,90,55,902/-	Property is on Road , Project Name :
Grand Total :				22.8938Dec	1 /-	390,55,902 /-	


Principal 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: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office	 <small>23/03/2022</small>	 <small>LTI 23/03/2022</small>	 <small>23/03/2022</small>

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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022
 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Yasmeen Mumtaz Wife of Mr Azizuddin Mumtaz Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office			
	23/03/2022	LTI 23/03/2022	23/03/2022	

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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022
 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Sultan Ahmed Son of Late Zainul Abedin Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office			
	23/03/2022	LTI 23/03/2022	23/03/2022	

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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022
 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Sharba Sultan Wife of Mr Sultan Ahmed Executed by: Self, Date of Execution: 23/03/2022 , Admitted by: Self, Date of Admission: 23/03/2022 ,Place : Office			
	23/03/2022	LTI 23/03/2022	23/03/2022	



















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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/03/2022
 , Admitted by: Self, Date of Admission: 23/03/2022 ,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, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative			
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Attorney Details :

SI 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.:: AAxxxxx5N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI 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 - 23/03/2022, , Admitted by: Self, Date of Admission: 23/03/2022, Place of Admission of Execution: Office </td> <td>  <small>Mar 23 2022 5:36PM</small> </td> <td>  <small>LTI 23/03/2022</small> </td> <td>  <small>23/03/2022</small> </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Firdous Kalim Son of Late Kalimuddin Date of Execution - 23/03/2022, , Admitted by: Self, Date of Admission: 23/03/2022, Place of Admission of Execution: Office	 <small>Mar 23 2022 5:36PM</small>	 <small>LTI 23/03/2022</small>	 <small>23/03/2022</small>	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.:: ALxxxxx6E,Aadhaar No Not Provided Status : Representative, Representative of : MS. KALIM ESTATES PRIVATE LIMITED (as Authorized Representative)		
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Name	Photo	Finger Print	Signature									
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Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJAY SANKAR SANYAL Son of Late R K SANYAL HIGH COURT, CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 <small>23/03/2022</small>	 <small>23/03/2022</small>	 <small>23/03/2022</small>
Identifier Of Azizuddin Mumtaz, Yasmeen Mumtaz, Sultan Ahmed, Sharba Sultan, Firdous Kalim			

Mr 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



20/04/2022

20/04/2022

20/04/2022

Identifier Of Syed Irfan Sher

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 23-03-2022

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

Presented for registration at 17:14 hrs on 23-03-2022, 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 23/03/2022 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

Identified by Mr AJAY SANKAR SANYAL, , Son of Late R K SANYAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 23-03-2022 by Firdous Kalim, Authorized Representative, 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

Identified by Mr AJAY SANKAR SANYAL, , Son of Late R K SANYAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, 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 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 154665, Amount: Rs.100/-, Date of Purchase: 10/01/2022, Vendor name: S Mukherjee

Pradipta Kishore Guha

Pradipta Kishore Guha
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 20-04-2022

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.

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

Execution is admitted on 20-04-2022 by Syed Irfan Sher, Director, Anandam Housing Pvt. Ltd., 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, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Pradipta Kishore Guha
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 186196 to 186223
being No 190103483 for the year 2022.



Digitally signed by pradipta kishore guha
Date: 2022.04.28 15:46:46 +05:30
Reason: Digital Signing of Deed.

Pradipta

(Pradipta Kishore Guha) 2022/04/28 03:46:46 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)