

(Original)

07.02.2022

Property :

Premises No. 79/6, A. J. C. Bose Road

Area : 29 Cottahs 14 Sq. ft.

DEVELOPMENT AGREEMENT

Between

**EDUCATION UNLIMITED TRUST
MR. VIKASH KAMANI**

.....First Owner

And

SRI ANSHUL AGARWAL

.....Second Owner

And

**ANSN ASSOCIATES DEVELOPERSLLP
MR. SRI SRIKANT JHUNJHUNWALA**

.....Developer

Registered with the A.R.A. -IV, Kolkata, in Book No. 1,
Volume No. 1904-2022, Pages 211938 to 211985 and Being
No. **190402337** for the year **2022**

2491/2022

2337/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AL 057703



I certify that the Document is admitted to Registration, and the endorsement on the part of the Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

- 9 FEB 2022

Additional Registrar of Assurances-IV, Kolkata

(1)

DEVELOPMENT AGREEMENT

THIS AGREEMENT made this 7th day of February 2022 **BETWEEN (1) EDUCATION UNLIMITED TRUST (PAN AAATE3793N)**, a Public Charitable Trust having its Office at Alcove Gloria Towers, Flat No. 1C, 403/1, Dakshindari Road, Kolkata - 700048, created and established by and under the Deed of Trust dated 16th June

Handwritten signature

Handwritten signature

Handwritten signature

Visit Case No. 837 07.02
 J (1) 200
 J (2) 150
 Total 400/-
 Received on _____

A.R.A-IV
Kolkata

26.9.25

K. P. MAJUMDAR
Advocate
Block R. Flat-9
C. N. Roy Road
Kolkata-39

24 NOV 2021

No.
Date:

Address:

Vendor:

I. CHAKRABORTY
68 Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Swikart Kalyan Kulkarni



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

2010 made between Srikant Jhunjhunwala as the Settlor and Bijay Agarwal and others as the Trustees and registered with the A.D.S.R., Sealdah, in Book IV, CD Volume No. 1, Pages 4143 to 4160, Being No. 00375, for the year 2010, as amended by a Deed of Amendment of Trust dated 3rd March 2016 and registered with the A.D.S.R., Sealdah, in Book IV, Volume No. 1606-2016, Pages 2145 to 2169, Being No. 160600107, for the year 2016, and further amended by a Deed of Amendment of Trust dated 23rd May 2018 and registered with the A.D.S.R., Sealdah, in Book IV, Volume No. 1606-2018, Pages 8744 to 8778, Being No. 160600407, for the year 2018, and further as amended by a Deed of Amendment of Trust dated 31st May 2018 and registered with the A.D.S.R., Rajarhat, in Book IV, Volume No. 1523-2018, Pages 8317 to 8345, Being No.152300420, for the year 2018, represented by one of its Trustee **MR. VIKASH KAMANI (PAN AFOPK4192A) (AADHAAR 2344 5941 3670)** son of Mr. Kanti Lal Kamani, residing at Alcove Gloria, Tower-1, Flat No. 1C, 403/1, Dakshindari Road, P.O. Shreebhumi, Police Station-Lake Town, Kolkata 700048, hereinafter referred to as "the **FIRST OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its Trustees for the time being and their respective successors-in-office); **AND (2) (SRI) ANSHUL AGARWALA (PAN AUKPA5425F) (AADHAAR 959124320084)** son of Mr. Anil Kumar Agarwala, by occupation- Business, residing in Flat No.7EA, Swarnamani, at No. 163B, Maniktala Main Road, Post Office-Kankurgachi, Police Station-Manicktala, Kolkata-700054, hereinafter referred to as "the **SECOND OWNER**" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs, legal representatives, executors and administrators) both the **First Owner and the Second Owner** are hereinafter collectively called "the **OWNERS**" of the **ONE PART AND ANSN ASSOCIATES DEVELOPERS LLP (PAN ABTFA8163G)**, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 and having its Registered Office at "MANI UDAY" Unit No. 1AB, 16, Mayfair Road, Kolkata - 700019, represented by its Designated Partner **SRI SRIKANT JHUNJHUNWALA (PAN AGRPJ9513C) (AADHAR 6358 1313 6520)**







(Handwritten mark)

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

son of Sri Sanjay Jhunjhunwala residing at 3/1, Queens Park, Kolkata - 700019 pursuant to the Board Resolution dated 15th December 2021, hereinafter called "the **DEVELOPER**" (which expression shall unless excluded by or repugnant to the subject or context mean and include its successors or successors-in-office and/or assigns) of the **OTHER PART**:

WHEREAS:

- A(i). The First Owner was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All That** the erstwhile municipal Premises No.79/6 Acharya Jagadish Chandra Bose Road, (formed upon amalgamation of the erstwhile, premises No.79/6 Acharya Jagadish Chandra Bose Road and premises Nos.1/3 and 1/4 Abdul Halim Lane), P.S.Taltala, Kolkata-700016, within the limits of Ward No. 53 of The Kolkata Municipal Corporation, containing an area of 1(One) Bigha 10 (Ten) Cottahs 09 (Nine) Chittacks be the same a little more or less, for the sake of brevity referred to as "the **First Property**", absolutely and forever.
- (ii). Devolution of title of the First Owner to the First Property is as follows:
- a) The First Owner purchased from (1) (Smt.) Rajrupa Roy (2) Buddhadeb Kundu, (3) Alok Nath Sett, (4) Archan Sett also known as Archan Set (5) Debashis Saha (6) (Smt.) Debala Ray also known as (Smt.) Debala Roy (7) (Smt.) Asoka Ray also known as (Smt.) Ashoka Roy, (8) Arup Ray also known as Arup Roy (9) (Smt.) Bratati Roy (10) (Smt.) Pampa Das also known as (Smt.) Pampa Das (11) Rajarshi Palchaudhuri (12) Debarshi Palchaudhuri (13) (Smt.) Atashi Dutta also known as Atasi Dutta (14) (Smt.) Annapurna Ray also known as Annapurna Roy (15) Shib Sekhar Ray also known as Shibsekhar Roy, (16) Tarunbikash Roy (17) Tapash Kumar Ray (18) (Smt.) Sunanda Ray also known as Sunanda Roy,



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
7 FEB 2022

(19) Swapan Kumar Ray also known as Swapan Roy, (20) Siddhartha Ray also known as Siddhartha Roy and (21) Shyamal Ray, by Deed of Conveyance dated 30th June 2010 and registered with Additional Registrar of Assurances II, Kolkata, in Book No.I CD.Volume No.23 Pages 5278 to 5316 Being No.07882 for the year 2010, **Firstly All That** the old and dilapidated brick built building messuages tenement or dwelling house together with the piece and parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing an area of 20 (Twenty) Cottahs 15 (Fifteen) Chittacks be the same a little more or less situate lying at and being municipal premises Nos.1/3 and 1/4, Abdul Halim Lane (formerly being premises Nos. 1/3 and 1/4, European Asylum Lane and prior thereto being a part or portion of premises No.79, Lower Circular Road) Police Station Taltala, Kolkata-700016 within the limits of The Kolkata Municipal Corporation, Ward No.053 **And Secondly All That** the old and dilapidated brick built building messuages tenement or dwelling house together with the piece and parcel of revenue redeemed land or ground thereunto belonging whereon or on parts whereof the same are erected or built containing upon survey and measurement an area of 9(Nine) Cottahs 10 (Ten) Chittacks be the same a little more or less situate lying at and being municipal premises No.79/6 Acharya Jagadish Chandra Bose Road (formerly being premises No.79/6 Lower Circular Road and prior thereto being a part or portion of premises No. 79, Lower Circular Road) Police Station Taltala, Kolkata-700016 within the limits of The Kolkata Municipal Corporation, Ward No.053.

- b) All the aforesaid Premises, being Premises Nos.1/3 and 1/4 Abdul Halim Lane, Premises No.79/6 Acharya Jagadish Chandra Bose Road Kolkata were amalgamated into one single premises and continued to be numbered as Premises

Handwritten signature

*Abdul Jaleel
Vikal Karam*



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

No.79/6 Acharya Jagadish Chandra Bose Road, Police Station Taltala, Kolkata-700016 and the name of the First Owner was recorded as the owner of the First Property in the records of The Kolkata Municipal Corporation.

- B(i). The Second Owner was seized and possessed of and/or otherwise well and sufficiently entitled as the sole and absolute owner to **All That** municipal Premises Nos.79/12A and 79/12B, Acharya Jagadish Chandra Bose Road (also known as Acharya Jagadish Bose Road and prior thereto being a part or portion of premises No. 79, Lower Circular Road) P.S. Taltala, Kolkata-700014, within the limits of The Kolkata Municipal Corporation, Ward No.053, containing an area of 2 (Two) Cottahs 13 (Thirteen) Chittacks and 11.5 (eleven and half) Square Feet be the same a little more or less, hereinafter for the sake of brevity referred to as "the **Second Property**", absolutely and forever:
- (ii). Devolution of Title of the Second Owner to the Second Property is as follows:

The Second Owner purchased from (1) Rabindra Nath Dhara, (2) Rathindra Nath Dhara, (3) Ranendra Nath Dhara, (4) Tapan Kumar Dhara (5) Swapan Kumar Dhara (6) Prasanta Kumar Dhara (7) (Smt.) Jyotsna Dhara (8) Sumit Kumar Dhara (9) (Smt.) Kalpana Dhara and (10) (Smt.) Tanusree Dhara Alias Tanusree Das by Deed of Conveyance dated 26th July, 2019 registered with Additional Registrar of Assurances-II, Kolkata in Book No. I Volume No. 1902-2019 Pages 153836 to 153905 as Being No.190204073 for the year 2019, **All That** the old and dilapidated brick built building together with the piece and parcel of revenue redeemed land or ground thereunto belonging containing an area of 2(Two) Cottahs 13 (Thirteen) Chittacks, 11.50 (Eleven and half) Square feet be the same a little more or less situate lying at and being municipal premises Nos.

[Handwritten signature]

[Handwritten signature]
Vikram Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

79/12A and 79/12B, Acharya Jagadish Chandra Bose Road, Police Station Taltala, Kolkata-700014, within the limits of The Kolkata Municipal Corporation, Ward No.053.

- C. By a Deed of Exchange dated 16.01.2020 and registered with the Additional Registrar of Assurances-II Kolkata in Book -I, Volume Number 1902-2020, in Pages from 36390 to 36424 as being No. 190200938 for the year 2020, the First Owner transferred and conveyed unto the Second Owner an undivided 1(one) Chittack of land in the First Property and the Second Owner transferred and conveyed unto the First Owner an undivided 1 (one) Chittack of land in the Second Property, as a result whereof both the First Owner and the Second Owner became joint owners of the said first property and second property.
- D. Both the First Property and the Second Property were adjacent parcels of land, and bounded within a single boundary as a single premises. On physical survey, the land area of the said premises was ascertained as 29 Cottahs and 14 sft. which fact of survey was duly declared by the owners by a Boundary Declaration made on 20th July 2020 and duly registered with the Office of the Additional Registrar of Assurances II Kolkata in Book No.I, Volume No. 1902-2020 Pages 78650 to 78669 as Deed No. 190201956 for the year 2020 full particulars of "the **said Premises**" is described in the **Schedule** hereunder written and; the Owners herein (i.e. both the First Owner and the Second Owner) are the joint owners of the said Premises.
- E. The Owners do and each of them doth hereby represent assure and warrant in favour of the Developer that the said Premises is free from all encumbrances and liabilities whatsoever and they have a good and marketable title to the same.



Pratik Kumar
Vikal Kana



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 7 FEB 2022

- (i) That there is no subsisting agreement for transfer by way of sale, lease or otherwise of the said Premises or any part thereof or any undivided share therein;
 - (ii) That there is no restraining order or legal bar or restriction or impediment or any other difficulty in the Owners selling conveying or transferring the said Premises or in entering into this agreement with the Developer;
- F. The Parties have mutually decided to take up the Project, i.e. the development of the said Premises by construction of a New Building thereon and commercial exploitation thereof in the manner contained in this Agreement, with the main crux being that development at and construction of a New Building at the said Premises shall be made by the Developer at its own costs and expenses and the Saleable Spaces therein and/or the revenues arising from sale and transfer thereof shall be shared by the parties as hereinafter mentioned.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO as follows:

1. **Appointment:** The Owners do and each of them doth hereby appoint the Developer as the developer of the said Premises and irrevocably permit and grant exclusive right to the Developer to develop the said Premises by constructing a New Building thereat for mutual benefit and for the consideration and on the terms and conditions herein contained. The Developer hereby accepts the said appointment by the Owners.
2. **Title not to be affected:** The Owners shall ensure that the right title and interest of the Owners to the said Premises is not affected during the currency of this agreement. If any encumbrance or



Amal Singh
Vikas Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 7 FEB 2022

liability is found in respect of the said Premises, the Owners shall clear the same at their own costs.

3. In this agreement, the term "**Saleable Spaces**" shall mean and include institutional space, offices, flats, units, Parking spaces / rights and all other areas rights and spaces capable of being sold or transferred or let out.

It is clarified that Saleable Spaces shall also include all commercial and other benefits accruing / derivable from the New Building and the Premises, such as hoardings, signages, bill-boards etc., and not specifically mentioned or dealt with herein.

4. **Possession** : Upon execution of this Agreement, the Developer shall be entitled to possession of and to enter upon the said Premises for purposes connected to this agreement including for development and construction and for taking steps for the purpose of the Project including for measurement, planning, soil testing, etc. and construction of the New Building as per the Building Plans for the purpose of execution of the Project.
5. **Undertake Development**: The Developer shall undertake the work of development at the said Premises after obtaining all necessary permissions and clearances.
6. **Land Related Permissions**: All land related permissions and clearances, including but not limited to the Urban Land Ceiling Clearance required for sanctioning of the plan for construction of the New Building at the said Premises, shall be applied for and obtained by the Owner at their own costs and expenses.
7. **Plan** : For the purpose of development, the Developer shall prepare and have sanctioned from the concerned authorities the building plan for construction of residential and/or institutional /



Handwritten signature
Vikram Kumar



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 7 FEB 2022

commercial and/or mixed use building at the said Premises, and endeavor to consume the maximum permissible FAR (Floor Area Ratio) / FSI (Floor Space Index) available.

8. **Sanction Fee etc.:** The sanction fee and sanction related expenses shall be borne and paid by the Developer.
- 8.1 **Architects and Consultants:** The Owners confirm that the Owners have authorized the Developer to appoint the Architect(s) and other consultants in connection with construction work of the Project. All costs, charges and expenses in this regard including professional fees and supervision charges shall be paid by the Developer.
9. **Commencement of Construction:** With regard to time of completion of the Project at the said Premises, it has been agreed between the Parties that the Developer shall commence the construction work of the New Building within one **month (commencement date)** of - (i) the Building Plans being sanctioned (ii) obtaining of all Approvals necessary for development, including those required under RERA or any other applicable law(s);
- 9.1 **Completion:** The Developer shall construct, erect and complete the New Building within a period of 27 months from the Commencement Date with an additional grace period of another 6 months from the Commencement Date (**Completion Time**). The aforesaid Commencement Date and Completion Time shall be subject to Force Majeure and other reasons beyond the control of the Developer.
- 9.2 **Powers And Authorities:** For obtaining sanction of the plan and undertaking development and construction at the said Premises and for sale transfer and disposal of the Developer's Allocation (as

[Handwritten signature]

[Handwritten signature]
Vikram Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

• 7 FEB 2022

hereinafter defined), the Developer shall have all rights powers and authorities.

- 9.3 With effect from the date hereof, the Developer shall be at liberty to and is duly authorised and empowered to pursue the matters with regard to sanction / revalidation / modification / alteration etc., of the Plan and construction, development and commercial exploitation of the said Premises in the manner herein agreed, including appointment of architects, engineers etc.
- 9.4 The Developer shall be authorized in the name of the Owners to apply for and obtain temporary connections of water, electricity, drainage and sewerage. It is however clarified that the Developer shall be entitled to use the existing electricity and water connection at the said Premises. The recurring charges for such temporary as also existing connections will be paid by the Developer till the building is ready to the extent necessary for handing over the possession.
- 9.5 The Developer shall be authorized in the name of the Owners to apply for and obtain quotas, entitlements and other allocations for cement, steel, bricks and other building materials and inputs and facilities allocable to the Owners and required for the construction of the New Building.
- 9.6 The Owners agree and covenant with the Developer not to cause any obstruction, interference or hindrance in the Developer carrying out the work of development herein envisaged and not to do any act deed matter or thing whereby the rights of the Developer hereunder may be affected or the Developer is prevented from carrying out the development herein envisaged or transferring the Saleable Spaces and shall indemnify the Developer for all losses damages costs claims demands consequences suffered or incurred as a result thereof.



Arvind Jadhav
Vikram Kamani



~
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
• 7 FEB 2022

10. **Power(s) of Attorney:** The Owners have simultaneously with the execution of this Agreement granted to the Developer and/or its nominee(s), a Power of Attorney interalia for the purpose of getting the Building Plans sanctioned / revalidated / modified / altered by the Authorities, and for the purpose of dealing with all regulatory issues relating to the Project and dealing with different authorities in connection with construction of the New Building and for the purpose of booking, sale and transfer of the New Building and all Saleable Spaces in the said Premises in terms of this agreement.

10.1 Notwithstanding grant of the aforesaid Powers of Attorney, the Owners hereby undertakes that they shall execute, as and when necessary execute all papers, documents, plans, etc. for enabling the Developer to perform all obligations under this Agreement pertaining to development of the said Premises.

11. Allocations:

11.1 Owners' Allocation:

a) The Owners shall be allocated/entitled to the following:

- i) The **First Owner** shall be allocated / entitled to **All Those** an exclusive entry in the ground floor together with the entirety of the First Floor the Second floor and the Third floor and a divided part of the Fourth floor of the New Building (which is equivalent to about 30% of the total estimated sanctioned area), **Together With** one Covered and twenty-two Mechanical Car Parking spaces **Together With** the exclusive right to use the passage on the North-eastern side of the premises and connecting the 12.05 mtrs. wide Acharya Jagadish Chandra Bose Road on the North-eastern side of the said Premises **Together**

Self

Arun Singh
Vikram Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

• 7 FEB 2022

With proportionate undivided share in the land comprised in the said Premises as also in the common areas installations and facilities; (**hereinafter called "First Owner's Allocation"**)

- ii) The Second Owner shall be allocated / entitled to a 15% (percentage) share in the revenue and/or sale proceeds realisable on sale of the remaining of the entire project viz., the remaining of the project after allocating the First owner's allocation.

11.2 Developer's Allocation:

- a) The Developer shall be allocated / entitled to a 85% (percentage) share in the revenue and/or sale proceeds realisable on sale of the remaining of the entire project viz., the remaining of the project after allocating the First owner's allocation.

12. Sharing of the sale proceeds between the second owner and the developer;

12.1 It has been agreed between the Second Owner and the Developer that the Second Owner's Share of the Gross Sale Proceeds shall be received by the Second Owner from the Sale Consideration Bank Account / RERA Escrow Account as mentioned in this Agreement.

12.2 In case of the portions of the Developer's Allocation and the Second Owner's Allocation remaining unsold for a period of 1 (one) year from the date of issue of completion certificate, then Second Owner shall be allocated proportionate of such unsold areas (being the proportion in which the Second Owner's Allocation may bear to the aggregate area of the Second Owner's Allocation and Developer's Allocation; for



Anshul Tyagi

Vikram Kumar



m

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

example assuming the total of the Second Owner's Allocation and Developer's Allocation is 20,000 Square Feet and the Second Owner's Allocation is 3,000 square feet and the remaining 17,000 square feet is allocated to the Developer.

12.3 Gross Sale Proceeds : For the purpose of this Clause 13 and its sub-clauses, the expression "Gross Sale Proceeds" shall mean all amounts receivable or received from the sale and/or transfer of the Second Owner's Allocation and the Developer's Allocation but following items are however excluded / deducted from the Gross Sale Proceeds and shall belong to the Developer:-

- a) Marketing and advertising costs, brokerages etc. subject to maximum of 4%,
- b) Statutory realisation, including but not limited to Goods and Services Tax (GST) etc.;
- c) Any amount received as deposit on account of electricity, maintenance charges, taxes etc., as also legal / documentation charges.

In case of any Unsold Area being allotted to the Second Owner, the Second Owner shall be liable to pay / deposit with the Developer the amounts mentioned in sub-clause (b) and (c) aforesaid.

12.4 Sales and Disbursement of Sale Proceeds: All policy decisions regarding the sale and transfer of the Second Owner's Allocation and the Developer's Allocation, including deciding the transfer price and revising the same from time to time, shall be taken by the Developer solely. The sale considerations shall be deposited in a separate bank account / RERA Escrow Account opened for such purpose (in short called "**Sale Consideration Bank Account**") which shall be operated by the Developer. No other bank account shall be

[Handwritten signature]

[Handwritten signature]

Vikram Kumar



~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

used for deposit of the sale considerations from the Project. Suitable standing instructions shall be given to the Bank for disbursement of the sale proceeds (excluding GST) collected in such Sale Consideration Bank Account to the respective accounts of the Second Owner and the Developer, with necessary adjustments with regards to GST (if deposited) etc. The account shall work in escrow mechanism and the Second Owner's Share of the Gross Sale Proceeds shall be automatically transferred to the Second Owner's account by the end of every week.

13. Developer's rights and entitlements to the Developer's Allocation, as also the Second Owner's Allocation:

- 13.1 In consideration of the Developer constructing the said New Building/s (which includes, inter alia, the Owners' Allocation) and agreeing to construct and deliver the Owners' Allocation to the Owners (or the revenue in case of the Second Owner's Allocation) as stated herein without claiming any cost of construction therefor, the Developer shall have the exclusive right to hold own use possess enjoy sell transfer deal with and dispose of the Developer's Allocation, as also the Second Owner's Allocation, together with proportionate undivided share in the common areas installations and facilities as also in the land comprised in the said Premises and realise the sale proceeds thereof and share the same with the Second Owner as aforesaid.
- 13.2 The Developer shall be at liberty to negotiate with the prospective buyers of the Developer's Allocation, as also the Second Owner's Allocation, and enter into agreements for sale or otherwise transfer of units, car parking spaces and other constructed areas constituting and comprised therein together with or independent of or independently the land comprised in the said Premises attributable thereto at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and

[Handwritten signature]

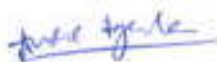
[Handwritten signature]
Vikram Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
7 FEB 2022

realise and appropriate the sale proceeds and other amounts receivable therefor and the Owners shall not raise any dispute or objection to the acts deeds and things done by the Developer to its benefit and interest with regard thereto and shall have no concern therewith.

- 13.2.1 The Owners confirm that the Owners shall join in as party to the agreements and other documents of transfer that may be entered into by the Developer for sale or otherwise transfer of units, car parking spaces and other areas comprised in the Developer's Allocation, as also the Second Owner's Allocation.
- 13.3 The Owners shall, as and when required by and at the request of the Developer, execute and register one or more sale deed or deeds or other documents of transfer for sale of such proportionate undivided share in the land comprised in the said Property as be attributable to the Developer's Allocation, as also the Second Owner's Allocation, in favour of the Developer and/or its nominee or nominees in such share or shares as the Developer may require or nominate from time to time without raising any objection whatsoever.
- 13.3.1 The costs of such sale deed or deeds including stamp duty and registration fees and all other legal fees and expenses shall be borne and paid by the Transferees of Saleable Spaces. The documents for transfer including Agreements for Sale of Units and Deeds of Conveyance for the Developer's Allocation shall be prepared by the Developer's Advocates.
- 13.4 All costs of construction including the costs of construction of the Owners' Allocation shall be borne and paid by the Developer exclusively and the same shall be and be deemed to be the price/cost of the undivided indivisible share in the land comprised in the said Property attributable to the Developer's Allocation and



Vikram Kumar

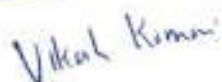


~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
7 FEB 2022

all benefits and rights agreed to be granted by the Owners to the Developer.

14. **Maintenance:** It is intended that upon completion of construction, the responsibility of maintenance management and upkeep of the New Building shall be handed over to a professional facility management company and till such time, the same shall be maintained managed and upkept by the Developer or the First Owner subject to the buyers / holders of units in the New Building making payment of maintenance charges / common expenses.
15. **Encumbrances and Liabilities :** In case at any time hereafter the said Premises or any part thereof be found to be affected by any encumbrance or any liability is found to be due in respect thereof, then and in such event the Owners shall be liable at their own costs to have the same cleared and in case the Owners fails to do so even after receiving notice to that effect from the Developer, the Developer shall be at liberty to have the same cleared at the costs and expenses of the Owners.
16. **Owners not to deal:** The Owners hereby agree and covenant not to sell, transfer, assign, let out, grant lease, mortgage, charge or otherwise deal with or dispose of the said Premises or any portions thereof nor agree to do so, save and except to the Developer and/or its nominee or nominees and/or assigns.
17. **No interference or hindrance by Owners:** The Owners hereby covenant not to cause any interference or hindrance in the construction of the New Building. The Owners hereby agree and covenant with the Developer not to do any act deed or thing whereby the Developer is prevented from enjoying, selling, assigning and/or disposing of any part or portion of the Saleable Spaces and other spaces areas rights or benefits at the said Premises.





~

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

- 7 FEB 2011

18. **Rates And Taxes** : All municipal and other rates and taxes and outgoings on the said Premises relating to the period prior to the date of sanction of Building Plan shall be borne, paid and discharged by the Owners and those accruing thereafter shall be paid by the Developer till the time Occupancy Certificate is obtained.
19. **Cooperation** : Each of the parties shall cooperate with the other to effectuate and implement this agreement and shall execute and register such further papers and documents as be required by the other party for giving full effect to the terms hereof. If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this agreement or to extend full cooperation agreed to be extended hereunder, then the party carrying out the obligations and responsibilities of the defaulting party shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder provided that the Other Party shall inform the Defaulting Party of the default within 30 days from the date of default failing which the Other Party shall not be entitled to claim any loss or damage from the Defaulting Party.
21. **No Assignment or Change in Constitution etc.:** The Parties hereby agree and covenant with each other not to transfer and/or assign the benefits of this Agreement or any portion thereof, without the prior consent in writing of the other party.

The constitution and the control and management of either party shall not undergo any change during the subsistence of this agreement nor shall any party mortgage, pledge, encumber their respective shares **save** that interse transfers between the existing share-holders will be excepted from this restriction.

22. **Indemnity:**



Handwritten signature

Ulcal Kanan



[Handwritten mark]

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
- 7 FEB 2020

- a) **By the Developer:** The Developer hereby agrees to keep the Owners saved harmless and indemnified from the date of commencement of construction till a period of **24** months after the date of completion of construction, against liability suffered by the Owners, as applicable, in relation to the construction work of the New Building/s.
- b) **By Owners :** The Owners hereby agree to keep the Developer saved harmless and indemnified of from and against any and all loss, damage or liability (whether criminal or civil) suffered by Developer in the course of implementing the Project, including those resulting from any defect or deficiency in title of the said Property or from any of the representations of the Owners being incorrect or from any breach or violation by the Owners.

23. Miscellaneous:

- a) **No Partnership:** The Owners on the one hand and the Developer on the other hand have entered into this Agreement purely as a contract and nothing contained herein shall be deemed to be or construed as a partnership between the Parties in any manner nor shall the Parties constitute an association of persons.
- b) **No Implied Waiver:** Failure or delay by either Party to enforce any rights under this Agreement shall not amount to an implied waiver of any such rights.
- d) **Further Acts:** The Parties shall do all further acts, deeds and things as may be necessary to give complete and meaningful effect to this Agreement.



Handwritten signature

Vikram K. K.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV KOLKATA

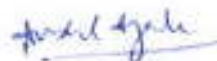
- 7 FEB 2023

- e) **Name of New Building:** The New Building shall be named as "**MANI CREST**" or as is decided by the Developer from time to time.
- f) **No Demise or Assignment:** Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said Premises or any part thereof to the Developer by the Owners or as creating any right, title or interest therein in favour of the Developer except to develop the said Premises in terms of this Agreement.
- g) A hoarding / sign containing name of Developer will be permitted to be installed on façade of the Building.

24. Force Majeure:

- a) **Meaning:** Force Majeure shall mean and include an event preventing either Party from performing any or all of its obligations under this Agreement, which arises from, or is attributable to unforeseen occurrences, acts, events, omissions or accidents which are beyond the reasonable control of the Party so prevented and does not arise out of a breach by such Party of any of its obligations under this Agreement, including, without limitation, any abnormally inclement weather, flood, lightening, storm, fire, explosion, earthquake, subsidence, structural damage, epidemic or other natural physical disaster, failure or shortage of power supply, war, military operations, riot, crowd disorder, strike, lock-outs, labor unrest or other industrial action, terrorist action, civil commotion, non-availability of construction material and any legislation, regulation, ruling or omissions (including failure to grant any necessary permissions or sanctions for reasons outside the control of either Party) or any relevant Government or Court orders. It is made clear that escalation in price and/or non-availability of steel,





Vikram Kumar



~
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

labour and other building material shall not be constructed as Force Majeure.

- b) **Saving Due to Force Majeure:** If either Party is delayed in or prevented from performing any of its obligations under this Agreement by any event of force majeure, that Party shall inform the other Party specifying the nature and extent of the circumstances giving rise to the event/s of force majeure and shall, subject to such information, have no liability in respect of the performance of such of its obligations as are prevented by the event/s of force majeure, during the continuance thereof, and for such time after the cessation, as is necessary for that Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. Neither the Owners nor the Developer shall be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of force majeure. Neither Party shall be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by force majeure and the time limits laid down in this Agreement for the performance of such obligations shall be extended accordingly upon occurrence and cessation of any event constituting force majeure.
- c) **Reasonable Endeavours:** The Party claiming to be prevented or delayed in the performance of any of its obligations under this Agreement by reason of an event of force majeure shall use all reasonable endeavors to bring the event of force majeure to a close or to find a solution by which this agreement may be performed despite the continuance of the event of Force Majeure.
- 25. Entire Agreement:** This Agreement constitutes the entire agreement between the Parties and revokes and supercedes all



Handwritten signature

Vikram Kumar



~
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

previous discussions/correspondence and agreements between the Parties, oral or implied.

- 26. Counterparts:** This Agreement is being executed simultaneously in three counterparts, each of which shall be deemed to be an original and all of which shall constitute one instrument and agreement between the Parties. The registered copy of the agreement will be retained by the Developer.
- 27. Amendment/Modification:** No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by all the Parties and expressly referring to the relevant provisions of this Agreement.
- 28. Notice:**
- 28.1 Mode of Service:** Any notice or other written communication given under or in connection with this Agreement may be delivered personally, or by facsimile transmission, or sent by prepaid recorded delivery, or registered post with acknowledgement due or through courier service to the proper address and for the attention of the relevant Party (or such other address as is otherwise notified in writing by each Party from time to time).
- 28.2 Time of Service:** Any such notice or other written communication shall be deemed to have been served:
- 28.2.1 Personal Delivery:** if delivered personally, at the time of delivery.
- 28.2.2 Registered Post:** if sent by prepaid recorded delivery or registered post or courier service, on the 4th day of handing over the same to the postal authorities/service provider.



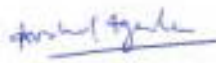
Vikash Kumar



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2020

- 28.3 **Proof of Service:** In proving such service it shall be sufficient to prove that personal delivery was made or in the case of prepaid recorded delivery, registered post or courier, that such notice or other written communication was properly addressed and delivered to the postal authorities/service provider.
- 28.4 **Electronic Mail:** Any notice sent by way of electronic mail (e-mail) shall be considered not to have been served, unless duly confirmed by the recipient by email or any other form of communication.
29. **Arbitration:** All disputes and differences between the parties hereto regarding the construction or interpretation of any of the terms and conditions herein contained or touching these presents and/or the said Premises or determination of any liability either during subsistence of this Agreement or after expiry thereof shall be referred for arbitration in terms of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment for the time being thereto in force. The Arbitrator will have summary powers and will be entitled to set up his own procedure and the Arbitrator shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English. The fees of the Arbitrators shall be shared by the parties hereto in equal shares but each party shall individually bear the fees and costs of their own legal counsel / advocates.
30. **Jurisdiction:** The Courts at Kolkata only shall have jurisdiction to receive, entertain, try and determine all actions and proceedings.



Vikal Kanoor



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

THE SCHEDULE ABOVE REFERRED TO:
(said Premises being the property subject matter of the
Development)

ALL THAT the piece or parcel of homestead Land area measuring about 29 (twenty-nine) Cottahs 14 Sq. ft. (equivalent to 1941.09 Sq.mt.) within the District of South 24 Parganas, Police Station Taltala being present Municipal Premises No. 79/6, A.J.C. Bose Road within the limits of The Kolkata Municipal Corporation, Ward No. 053, Borough No.VI, and shown verged within Red Borders on the plan hereto annexed and butted and bounded as follows:

- On the North :** Partly by Municipal Road known as A.J.C. Bose Road and thereafter partly each by Premises Nos. 79/11C, 79/9A, 79/8A and 79/7B, A.J.C. Bose Road, Kolkata;
- On the South:** Partly by municipal premises No. 79/12/1, A.J.C. Bose Road, Kolkata and partly each by municipal premises Nos. 2 and 5, Abdul Halim Lane, Kolkata and partly by the Municipal Road Abdul Halim Lane, Kolkata and partly by municipal premises No. 1/1F, Abdul Halim Lane, Kolkata;
- On the East:** Partly each by Premises No. 1/1F Abdul Halim Lane, and 79/5/A A.J.C. Bose Road, Kolkata;
- On the West:** Partly by each of Premises Nos. 1/5 and 2, Abdul Halim Lane, and 79/12/1, 79/9A and 79/7B, A.J.C. Bose Road, Kolkata.

~~Amal Kumar~~
 Nikhil Kumar.



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022



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

EXECUTED AND DELIVERED by the above named **OWNERS** at **Kolkata** in the presence of:

Mitran G Sain Mukherjee
(MITRAN G SAIN MUKHERJEE)
164/1 Mainkata Main Rd
Kolkata - 700054

EDUCATION UNLIMITED TRUST

Vikram Kanna
TRUSTEE

[Signature]

EXECUTED AND DELIVERED by the above named **DEVELOPER** at **Kolkata** in the presence of:

U Saraf
(UTANGI SARAF)
164/1 Mainkata Main Road
Kolkata - 700054

ANSN ASSOCIATES DEVELOPERS LLP

[Signature]
Designated Partner/Authorised Signatory

Drafted by me
[Signature]
Adv.

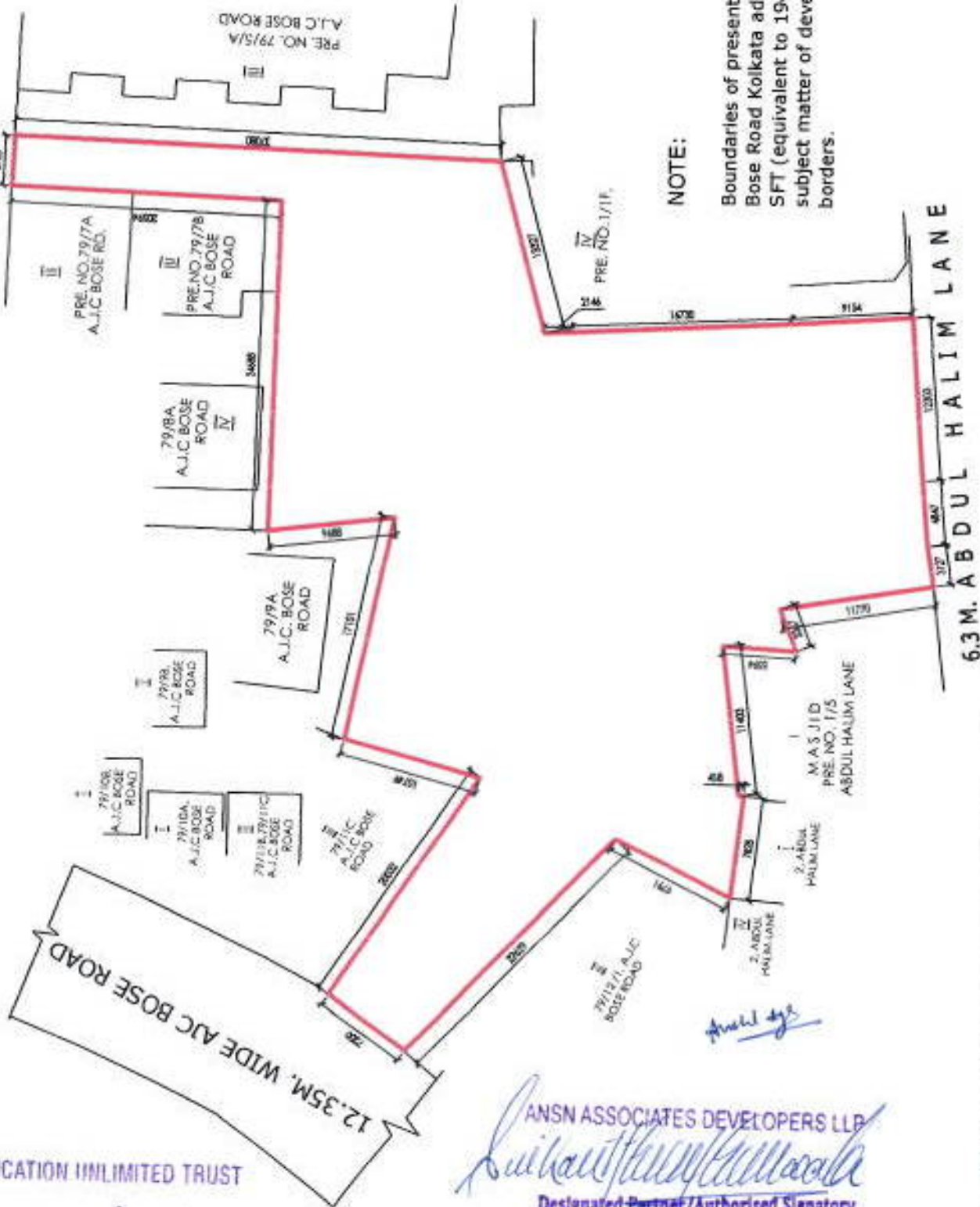
ARJUN KARMAKAR
Advocate
Enrollment No.- F/1618/2014
Citycivil Court at Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

- 7 FEB 2006

12.05 M. A.J.C BOSE RD.



NOTE:

Boundaries of present premises no. 79/6 A.J.C Bose Road Kolkata admeasuring 29 Cottahs-14 SFT (equivalent to 1941.09 sqm.) being the subject matter of development shown in Red borders.



SCALE - NTS

MAP OR PLAN FORMING PART OF THE FOREGOING DOCUMENT CONCERNING PRESENT PREMISES NO.79/6, ACHARYA JAGADISH CHANDRA BOSE ROAD, KOLKATA 700014, P.S TALTALA, WITHIN DIST. SOUTH 24 PARAGANAS WITHIN WARD NO. 053, BOROUGH - VI OF THE KOLKATA MUNICIPAL CORPORATION.

EDUCATION UNLIMITED TRUST

Vikash Kumar
TRUSTEE

ANSN ASSOCIATES DEVELOPERS LLP

Sudhakar Chatterjee
Designated Partner/Authorised Signatory



[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

[Small vertical text]



SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Vikas K. Karmar</i>	Left Finger					
	Right Finger					



<i>Anshul Agade</i>	Left Finger					
	Right Finger					



<i>Subhash Chandra</i>	Left Finger					
	Right Finger					



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042000405839/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.







Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Anshul Agarwala Swarnamani, 163B, Block/Sector: Aldina, Flat No: 7EA, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054	Land Lord		1907 	 7/2/2022
2	Mr Vikash Kamani Alcove Gloria, 403/1, Dakshindari Road, Block/Sector: 1C, City:- Not Specified, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700048	Represent ative of Land Lord [Education Unlimited Trust]		1908 	 7/2/2022



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Srikant Jhunjhunwala 3/1, Queens Park, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019	Representative of Developer [ANSN ASSOCIA TES DEVELOP ERS LLP]		1906 	 09/02/2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Arjun Karmakar Son of Late Ramesh Chandra Karmakar City Civil Court, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mr Anshul Agarwala, Mr Vikash Kamani, Mr Srikant Jhunjhunwala		1909 	 7/2/2022

(Mohul Mukhopadhyay)

ADDITIONAL REGISTRAR
OF ASSURANCE

OFFICE OF THE A.R.A. -
IV KOLKATA

Kolkata, West Bengal





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

7 FEB 2022



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

GRN Details

GRN: 192021220178191701
GRN Date: 07/02/2022 11:34:58
BRN : 74754709
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: ICICI Bank
BRN Date: 07/02/2022 11:02:14
Payment Ref. No: 2000405839/1/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ANSN ASSOCIATES DEVELOPERS LLP
Address: MANI UDAY, UNIT NO 1AB 16, MAYFAIR ROAD, KOLKATA-700019
Mobile: 8420033346
Depositor Status: Buyer/Claimants
Query No: 2000405839
Applicant's Name: Mr Arjun Karmakar
Identification No: 2000405839/1/2022
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000405839/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	75020
2	2000405839/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	75041

IN WORDS: SEVENTY FIVE THOUSAND FORTY ONE ONLY.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDUCATION UNLIMITED TRUST



15/06/2010

Passbook Account Number

AAATE3793H

21/07/2010

यदि कार्ड खोले / एने लोकायत कार्ड को खोजें
आयकर विभाग / एने लोकायत विभाग
को सौंप दें, एने लोकायत
को एने लोकायत कार्ड को खोजें,
बनारस - 411045

If this card is lost / someone has used to found,
Please to turn / return to :-
Income Tax PAN Services Unit, NSDL,
11th Floor, Sapphire Chambers,
Near Diner Telephone Exchange,
Banar, Pinno - 411 045

Tel: 91 02 272 10000 / 272 10001
e-mail: info@pan.irda.com

EDUCATION UNLIMITED TRUST

Vikram Kumar

TRUSTEE

EDUCATION UNLIMITED TRUST

ALCOVE GLORIA TOWER-1, FLAT-1C, 403/1, DAKSHINDARI ROAD, SOUTH DUMDUM (M), NORTH
24 PARGANAS, WEST BENGAL-700048
CONTACT: 9831590144

MINUTES OF THE MEETING OF THE TRUSTEES OF EDUCATION UNLIMITED TRUST (TRUST)
HELD ON JANUARY 28, 2022 AT ITS REGISTERED OFFICE AT ALCOVE GLORIA TOWER-1, FLAT-
1C, 403/1, DAKSHINDARI ROAD, SOUTH DUMDUM (M), NORTH 24 PARGANAS, W.B-700048,
AT 01.00 P.M

The Chairman informed the Board that the Trust is required to execute a Registered Development Agreement with ANSN Associates Developers LLP for the land owned by the trust at 79/6, Acharya Jagadish Chandra Bose Road, Kolkata – 700016.

The Chairman placed before the board the draft of the Development Agreement for their approval and apprised the Board about the details of the same. The matter was discussed at length and it was unanimously:

"RESOLVED THAT approval of the Board be accorded to execute a Registered Development Agreement with ANSN Associates Developers LLP for the land owned by the trust situated at 79/6, Acharya Jagadish Chandra Bose Road, Kolkata – 700016

FURTHER RESOLVED THAT Mr. Vikash Kamani, Trustee be and hereby is authorized to sign and execute the Development Agreement and / or any other document in relation to execution of the Development Agreement.

FURTHER RESOLVED THAT a certified true copy of this minutes be furnished wherever necessary.

For Education Unlimited Trust

Vikash Kamani

Vikash Kamani
(Trustee)

For Education Unlimited Trust

Rahul Jain

Rahul Jain
(Trustee)



स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AFOPK4192A



नाम /NAME

VIKASH KAMANI

पिता का नाम /FATHER'S NAME

KANTI LAL KAMANI

जन्म तिथि /DATE OF BIRTH

18-11-1980

हस्ताक्षर /SIGNATURE

Vikash Kamani

K. H. Rao

अससयन आयुक्त, प. नं. XI

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

Vikash Kamani



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

Enrolment No.: 1040/94404/10773

To
Vikash Kamani
S/O Kanti Lal Kamani
Above Gloria Tower-1 Flat-1C
403/1 Dakshindari Road
South Dumdum (m)
Sreebhumi
North 24 Parganas West Bengal - 700048
9831590144

Download Date: 10/02/2019

Generation Date: 03/02/2018



आपका आधार क्रमांक / Your Aadhaar No. :

2344 5941 3670

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Vikash Kamani
Date of Birth/DOB: 18/11/1980
Male/ MALE



2344 5941 3670

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
S/O Kanti Lal Kamani, Above Gloria
Tower-1 Flat-1C, 403/1 Dakshindari
Road, South Dumdum (m), North 24
Parganas,
West Bengal - 700048

2344 5941 3670

Vikash Kamani

6

1

2

3

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUKPA5425F



पिता / Name
ANSHUL AGARWALA

पिता का नाम / Father's Name
ANIL KUMAR AGARWALA

जन्म की तारीख / Date of Birth
23/08/1992


स्थायी लेखा संख्या

15087018

Anshul Agarwal

यह कार्ड के खोने/पाने का इस्तेमाल सुनिश्चित करें/कीटिंग:
जोबदार इन सेवा इकाई, 941 एच 20 एच
5 वीं फ्लोर, मेट्रो स्टारिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मिडल कॉलोनी, नज़द इन्डियन बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to:

Income Tax PAN Services Unit, NSDL
5th Floor, Metro Starling,
Plot No. 341, Survey No. 997/8,
Midcol Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8090, Fax: 91-20-2721 8081
e-mail: nsdl@pan.2.co.in

Anshul Agarwal



ಭಾರತೀಯ ವಿಶಿಷ್ಟ ಗುರುತು ಪ್ರಾಧಿಕಾರ

ಭಾರತ ಸರ್ಕಾರ

Unique Identification Authority of India
Government of India

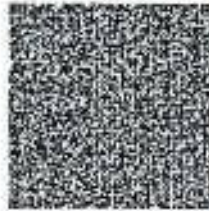
ಸೋದರ ಸಂಖ್ಯೆ Enrolment No.: 0628/13170/05000

Government Date: 11/09/2018

To
ಇಶುಲ್ ಆಗರ್ವಾಲಾ
Anshul Agarwala
S/O Anil Kumar Agarwala
Swarnamani Complex Flat No 7EA 7th Floor
33A Canal Circular Road
Kankurgachi
Kankurgachi
Kolkata West Bengal - 700054
9830572289

Generation Date: 08/08/2018

Signature Not Verified
ಇದರ ಸಹಿಗಳನ್ನು
ವಿಶ್ವಾಸಾರ್ಹವಾಗಿ
ಪರಿಶೀಲಿಸಲು
www.uidai.gov.in
ಮೇಲೆ ಕ್ಲಿಕ್ ಮಾಡಿ



QR Code with 300x300px

ನಿಮ್ಮ ಆಧಾರ್ ಸಂಖ್ಯೆ / Your Aadhaar No. :

9591 2432 0084

VID : 9137 1071 0955 6016

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



ಭಾರತ ಸರ್ಕಾರ
Government of India



ಇಶುಲ್ ಆಗರ್ವಾಲಾ
Anshul Agarwala
ಜನನ ದಿನಾಂಕ/DOB: 22/08/ 992
ಪ್ರಕಾರ/MALE



9591 2432 0084

VID : 9137 1071 0955 6016

ನನ್ನ ಆಧಾರ್, ನನ್ನ ಗುರುತು



Government of India



ಮಹಿತಿ

- ಆಧಾರ್ ಗುರುತಿನ ಪುರಾವೆಯೇ ಹೊರತು ಪೌರತ್ವದ್ದಲ್ಲ
- ನಿಮ್ಮ ಗುರುತನ್ನು ಸಾಬೀತುಪಡಿಸಲು ಆನ್ ಲೈನ್ ಮೂಲಕ ದೃಢೀಕರಿಸಿ
- ಎಲೆಕ್ಟ್ರಾನಿಕ್ ಪ್ರಕ್ರಿಯೆ ಮೂಲಕ ಮುದ್ರಿತವಾದ ವಿದ್ಯುತ್ಕೃತ ದಾಖಲೆ ಇದಾಗಿದೆ

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- ಆಧಾರ್ ದೇಶದಾದ್ಯಂತ ಮಾನ್ಯತೆಯನ್ನು ಪಡೆದಿದೆ.
- ಭವಿಷ್ಯದಲ್ಲಿ, ಸರ್ಕಾರಿ ಹಾಗೂ ಸರ್ಕಾರೇತರ ಸೇವೆಗಳನ್ನು ಪಡೆಯಲು ಆಧಾರ್ ನಿಮಗೆ ಸಹಾಯಕವಾಗಿದೆ.
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ವಿಶಿಷ್ಟಗುರುತು ಪ್ರಾಧಿಕಾರ
Unique Identification Authority of India

ನಿಮ್ಮ:
S/O ಅನಿಲ್ ಕುಮಾರ್ ಆಗರ್ವಾಲಾ, ಸ್ವರ್ನಮಣಿ ಕಾಂಪ್ಲೆಕ್ಸ್
ಫ್ಲಾಟ್ ನಂ 7EA 7ನೇ ಮಹಡಿ, 33ಎ ಕೆನಲ್ ಸರ್ಕುಲರ್ ರೋಡ್
ಕಾಂಕುರ್ಗಚಿ, ಕೊಲ್ಕತಾ, ಪಶ್ಚಿಮ ಬಂಗಾಳ - 700054

Address:
S/O Anil Kumar Agarwala, Swarnamani
Complex Flat No 7EA 7th Floor, 33A Canal
Circular Road, Kankurgachi, Kolkata,
West Bengal - 700054



QR Code with 300x300px

9591 2432 0084

VID : 9137 1071 0955 6016

Anshul Agarwala

INCOME TAX PAN SERVICES UNIT

(Managed by NSDI, e-Governance Infrastructure Limited)
4th Floor, Mantri Sterling, Plot No. 341, Survey No. 99/15, Model Colony,
Near Deep Bunglow Chowk, Pune - 411 016

F. No. DT(S&PAN)TMJ_REG



The Income Tax Department takes pleasure in informing that the Permanent Account Number (PAN) allotted to you is:

ABTFA8163G

and the PAN card is enclosed herewith. For filing the return of income, please contact:

WARD 30(1), KOLKATA/

We wish to inform you that quoting of PAN on return of income and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. Please quote PAN in all communications with department as it helps to improve taxpayer services.

We may inform that it is **mandatory to quote PAN** in several transactions specified under the Income Tax Act, 1961. For details of such transactions, reference is invited to rule 114B of the Income Tax Rules, 1962 read with section 139 A of the Income Tax Act, 1961.

In the unlikely event of **more than one PAN being allotted**, this fact should be brought to the notice of your Assessing Officer, as **possessing or using more than one PAN is against the law and may attract penalty of upto Rs. 10,000/-**.

Any error in the data printed on your PAN Card may be brought to the notice of IT PAN Services Unit at the address given above or on the reverse of the PAN Card.

Income Tax Department maintains a website - www.incometaxindia.gov.in and Aayakar Sampark Kendra (Phone - 1800 - 180 - 1961) for providing information and services to citizens. This site contains detailed information on PAN also.

The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".

Income Tax Department

PAN ID (RC) / 10012021, 14, TRC, 300168



Web / 12913920341716223676101 / 10012137117

ANAN ASSOCIATES DEVELOPERS LLP

ANAN ASSOCIATES DEVELOPERS LLP

Unit - 4A

4th Floor

18, SAHAYAN ROAD

BALLBOURNE

KOLKATA

WEST BENGAL, INDIA

TEL No. 23-076624330



In the instructions from Income Tax Department on Assessment Letter, under the heading 'For your records, and address correspondence use the documents submitted by you with the ARS application form'. For the reference of all such documents, please use the agreed letter verification. Your acknowledgement is invited in this regard.

(This being a computer-generated letter, no signature is required)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SRIKANT JHUNJHUNWALA
SANJAY JHUNJHUNWALA

30/09/1987
Permanent Account Number
AGRPJ9513C

Srikant Jhunjunwala
Signature

भारत सरकार

07052013



Srikant Jhunjunwala



ভারত সরকার
Government of India



শ্রীকান্ত জুন্জুনওয়াল
Srkant Jhunjhunwala
পিতা : সর্জয় জুন্জুনওয়াল
Father : Sarjay Jhunjhunwala
জন্মতারিখ / DOB : 30/09/1967
সুত্র / Male



6358 1313 6520

আধার - সাধারণ মানুষের অধিকার

Srkant Jhunjhunwala



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India™

ঠিকানা:
3/1, কুইন্স পার্ক, বালিগঞ্জ,
কোলকাতা, বালিগঞ্জ, পশ্চিম বঙ্গ,
700019

Address:
3/1, QUEENS PARK, Ballygunge,
Kolkata, Ballygunge, West Bengal,
700019

6358 1313 6520

1947
1800 300 1947

help @ uidai.gov.in

www.uidai.gov.in





BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocates Act, 1961)
1 & 3, Kuan Samkar Ray Road, City Civil Court Building, 7th Fl., Cal. 700 001
Phone : 2248 8866, 2248 7253, 2230 5771, Tele Fax : 2748 7151
E-mail : westbengalbarcouncil@gmail.com
Website : www.westbengalbarcouncil.org

IDENTITY CARD

NAME ARJUN KARMAKAR, Advocate

Father's/Husband's Name Late Ramesh Ch.
Karmakar




ARUN KUMAR SARKAR
Chairman, Executive Committee


(ASIT BASU)
Chairman

*Arjun Karmakar
Adv.*

Card No. D-5926

Address Recorded on the Roll Paschim Mathurapur,

Prantik Pally, Kolkata- 700 150

Present Address Do

Enrolment No. Fr. 1618 / 2014

Dated 30.01.2015 Date of Birth 05.10.1978

Date 12.02.2015


Secretary / Assistant Secretary

NB : Valid till WB No. is not assigned

Major Information of the Deed

Deed No :	I-1904-02337/2022	Date of Registration	09/02/2022
Query No / Year	1904-2000405839/2022	Office where deed is registered	
Query Date	04/02/2022 5:25:53 PM	1904-2000405839/2022	
Applicant Name, Address & Other Details	Arjun Karmakar 164/1 , Manicktala Main Road,Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, PIN - 700054, Mobile No. : 8420033610, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 27,49,23,242/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,120/- (Article:48(g))	Rs. 25/- (Article:E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Taltola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: A. J. C. Bose Road, Road Zone : (Sealdah Station -- Moulali More On Road) , , Premises No: 79/6, , Ward No: 053 Pin Code : 700014

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	29 Katha 14 Sq Ft	1/-	27,49,23,242/-	Property is on Road
Grand Total :				47.8821Dec	1/-	2749,23,242 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Education Unlimited Trust Alcove Gloria Towers, 403/1, Dakshindari Road, Flat No: 1C, City:- Not Specified, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048 , PAN No.:: AAxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	Mr Anshul Agarwala Son of Mr Anil Kumar Agarwala Swarnamani, 163B, Block/Sector: Aldina, Flat No: 7EA, Maniktala Main Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx5F, Aadhaar No: 95xxxxxxxx0084, Status :Individual, Executed by: Self, Date of Execution: 07/02/2022 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/02/2022 , Admitted by: Self, Date of Admission: 07/02/2022 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANSN ASSOCIATES DEVELOPERS LLP Mani Uday, Unit No. 1AB, 16, Mayfair Road, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: ABxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Vikash Kamani Son of Mr Kanti Lal Kamani Alcove Gloria, 403/1, Dakshindari Road, Block/Sector: 1C, City:- Not Specified, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2A, Aadhaar No: 23xxxxxxxx3670 Status : Representative, Representative of : Education Unlimited Trust (as Trustee)
2	Mr Srikant Jhunjhunwala (Presentant) Son of Mr Sanjay Jhunjhunwala 3/1, Queens Park, City:- Not Specified, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3C, Aadhaar No: 63xxxxxxxx6520 Status : Representative, Representative of : ANSN ASSOCIATES DEVELOPERS LLP (as Designated Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Arjun Karmakar Son of Late Ramesh Chandra Karmakar City Civil Court, City:- Not Specified, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

Identifier Of Mr Anshul Agarwala, Mr Vikash Kamani, Mr Srikant Jhunjhunwala

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Education Unlimited Trust	ANSN ASSOCIATES DEVELOPERS LLP-23.941 Dec
2	Mr Anshul Agarwala	ANSN ASSOCIATES DEVELOPERS LLP-23.941 Dec

On 07-02-2022

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

Presented for registration at 16:41 hrs on 07-02-2022, at the Private residence by Mr Srikant Jhunjhunwala ..

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 27,49,23,242/-

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

Execution is admitted on 07/02/2022 by Mr Anshul Agarwala, Son of Mr Anil Kumar Agarwala, Swarnamani, 163B, Sector: Aldina, Flat No: 7EA, Road: Maniktala Main Road, , P.O: Kankurgachi, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr Arjun Karmakar, , , Son of Late Ramesh Chandra Karmakar, City Civil Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

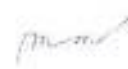
Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 07-02-2022 by Mr Vikash Kamani, Trustee, Education Unlimited Trust (Trust), Alcove Gloria Towers, 403/1, Dakshindari Road, Flat No: 1C, City:- Not Specified, P.O:- Shreebhumi, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700048

Identified by Mr Arjun Karmakar, , , Son of Late Ramesh Chandra Karmakar, City Civil Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 07-02-2022 by Mr Srikant Jhunjhunwala, Designated Partner, ANSN ASSOCIATES DEVELOPERS LLP (LLP), Mani Uday, Unit No. 1AB, 16, Mayfair Road, City:- Not Specified, P.O:- Ballygunge, P.S:- Ballygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Identified by Mr Arjun Karmakar, , , Son of Late Ramesh Chandra Karmakar, City Civil Court, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 08-02-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25/- (E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 11:53AM with Govt. Ref. No: 192021220178191701 on 07-02-2022, Amount Rs: 21/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74754709 on 07-02-2022, Head of Account 0030-03-104-001-16

4

•
•
•

3

2

Payment of Stamp Duty

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

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 07/02/2022 11:53AM with Govt. Ref. No: 192021220178191701 on 07-02-2022, Amount Rs: 75,020/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 74754709 on 07-02-2022, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 09-02-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 25/- (E = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-

Payment of Stamp Duty

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 269225, Amount: Rs.100/-, Date of Purchase: 24/11/2021, Vendor name: I CHAKRABORTY

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 211938 to 211985
being No 190402337 for the year 2022.



Mohul
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.02.14 16:48:56 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/02/14 04:48:56 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

10

11
12
13

14

15