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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted  
 to registration. The Signature sheet/s and  
 the endorsement sheet attached in this  
 documents are part of this document.

Addl. Dist. Sub-Registrar  
 Alipore, South 24 Parganas

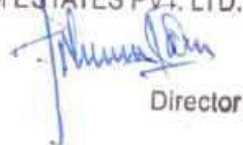
12 JUL 2022

**DEVELOPMENT AGREEMENT**

THIS AGREEMENT FOR DEVELOPMENT is made  
 on...<sup>12<sup>th</sup></sup> day of July, Two thousand and twenty two  
 (2022).

**BETWEEN**


KALIM ESTATES PVT. LTD.

  
 Director

**YSA CONSTRUCTION**, a Partnership Firm having Income Tax Permanent Account No. **(PAN- AACEY8410G)** and having its registered office at premises No. 4/M, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700023, represented by its Partners namely **(1) SK. AMINUL HAQUE, (PAN- ABPPH5658F), (Aadhar No. 9989 5594 8723)**, son of Late Sheikh Rabiul Haque, **(2) SAVARA KHATOON, (PAN- DYEPK0980C), (Aadhar No. 6573 6763 2039)**, wife of Late Sheikh Rabiul Haque and **(3) RESHMA HAQUE, (PAN- AERPH1937C), (Aadhar No. 5816 4227 2703)**, wife of Sk. Aminul Haque, all are by faith- Islam, all by occupation- Business, all are by nationality- Indian, all are residing at premises No. 5/1, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata 700 023, hereinafter called and referred to as the "**OWNERS**" (which expression shall unless otherwise repugnant to the context be deemed to mean and include the said firm its Partners, their respective legal heirs, executors, successors-in-office, legal representatives, administrator and assigns) of the **FIRST PART**;

**AND**

**M/S KALIM ESTATES PRIVATE LIMITED (PAN AAECV5145N)** a company incorporated under the companies Act, 1956, having its registered office at 63, Rafi Ahmed Kidwai Road, Post Office - Park Street, Kolkata - 700016, represented by its Director **FIRDOUS KALIM (PAN KALIM ESTATES PVT. LTD.**

  
Director



**ALKPK8786E) (Aadhaar No. 925455349513)** son of Late Md. Kalimuddin, by faith –Islam, by occupation – Business, by Nationality – Indian, residing at 61, Ripon Street, Post Office – Park Street, Police Station –Park Street, Kolkata – 700016, hereinafter called and referred to as **DEVELOPER/SECOND PARTY** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-office, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

**WHEREAS**

A) Indrajit Singh Nahar, Anand Nahar and Bithindra Singh Nahar by several registered documents became owners of ALL THAT pieces or parcel of land together with old and dilapidated structure partly one storied and partly two storied standing thereon containing an area of 18 Cottah , 7 Chittacks and 25 Sq. Ft. more or less situate and lying at and being the premises number 21/A , Rajab Ali Lane , P.S. Ekbalpore , Kolkata - 7000 23 within the limits of the Kolkata Municipal Corporation Ward No. 78 .

B) By deed of conveyance dated 5th July, 1994 made between Indrajit Singh Nahar, Anand Nahar and Bithindra Singh Nahar , therein mentioned as the Vendors of the one Part and Dilbag Singh Brar therein described as the purchaser of the other at the consideration mentioned therein the said Indrajit Singh Nahar , Anand Nahar and

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Director

Bithindra Singh Nahar sold, transferred , conveyed assigned and assured unto in favour of Dilbag singh Brar ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq.Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78 more fully and particularly described. in the schedule written therein, the said deed of conveyance was registered with the additional district sub - Office registrar at Alipore and recorded in Book Number - I ,Vol - 60, Pages -386 to 404 , Being Number - 1891 for the year 1994.

C) By deed of conveyance dated 5th July,1994 made between Indrajit Singh Nahar, Anand Nahar and Bithindra Singh Nahar , therein mentioned as the Vendors of the one Part and Talwinder Kumar Manchanda therein described as the purchaser of the other at the consideration mentioned therein the said Indrajit Singh Nahar , Anand Nahar and Bithindra Singh Nahar sold, transferred , conveyed assigned and ensure assured unto in favour of Talwinder Kumar Manchanda ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq. Ft. more or less situate lying at and being the Premises No.

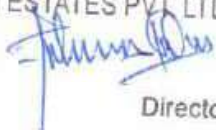
KALIM ESTATES PVT. LTD.

Director

21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78 more fully and particularly described. in the schedule written therein, the said deed of conveyance was registered with the additional district sub - Office registrar at Alipore and recorded in Book Number - I ,Vol - 60, Pages -386 to 404 , Being Number - 1894 for the year 1994.

D) By deed of conveyance dated 5th July,1994 made between Indrajit Singh Nahar, Anand Nahar and Bithindra Singh Nahar , therein mentioned as the Vendors of the one Part and Avtar Singh Brar therein described as the purchaser of the other at the consideration mentioned therein the said Indrajit Singh Nahar , Anand Nahar and Bithindra Singh Nahar sold, transferred , conveyed assigned and assured unto in favour of Avtar Singh Brar ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq.Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78 more fully and particularly described. in the schedule written therein, the said deed of conveyance was registered with the additional district sub - Office registrar

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Director

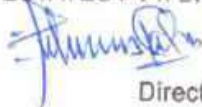


at Alipore and recorded in Book Number - I ,Vol - 62, Pages - 39 to 55 , Being Number - 1892 for the year 1994.

E) By deed of conveyance dated 5th July,1994 made between Indrajit Singh Nahar, Anand Nahar and Bithindra Singh Nahar , therein mentioned as the Vendors of the one Part and Jagdev Kaur Brar therein described as the purchaser of the other at the consideration mentioned therein the said Indrajit Singh Nahar , Anand Nahar and Bithindra Singh Nahar sold, transferred , conveyed assigned and assured unto in favour of Jagdev Kaur Brar ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq. Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78 more fully and particularly described.in the schedule written therein, the said deed of conveyance was registered with the additional district sub - Office registrar at Alipore and recorded in Book Number - I ,Vol - 60, Pages - 386 to 404 , Being Number - 1893 for the-year 1994.

F) Dilbag Singh Brar , Talwinder Kumar Manchanda, Avtar Singh Brar and Jagdev Kaur Brar jointly got their names mutated in records of Kolkata Municipal corporation .

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Director

G) Dilbag Singh Brar , Talwinder Kumar Manchanda, Avtar Singh Brar and Jagdev Kaur Brar were seized and possessed of and or otherwise and well sufficiently entitled to ALL THAT piece or parcel land together with old and dilapidated structures standing thereon containing an area of 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated tile shed partly one storied and partly two storied brick built building and structures standing thereon situated at and being the Premises No.21/A, Rajab Ali lane, P.S. Ekbalpore Kolkata - 700 023, Sub Registry office at Alipore within the limits of the Kolkata Municipal Corporation under Ward No. 78, District South 24 Parganas.

H) By an agreement dated 29th september'2008 for sale made between Talwinder Kumar Manchanda, Avtar Singh Brarr, Jagdev Kaur Brar and Dilbag Singh Brar collectively mentioned as the vendors of the one part and **Mr. Samiuddin Ahmed , Mrs. Imroja Ahmed and Ms. Rabia Begum** collectively referred to as the purchasers of the other part at a consideration mentioned in the said sale agreement dated 29th September ,2008 for the sale of ALL THAT piece or parcel land together with old and dilapidated structures standing thereon containing an area of 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated tile shed partly one storied and partly two storied brick built building and structures standing thereon situated at and

being the Premises No.21/A, Rajab Ali lane, P.S. Ekbalpore Kolkata - 700 023, Sub Registry office at Alipore within the limits of the Kolkata Municipal Corporation under Ward No. 78 , District South 24 Parganas.

I) Dilbag Singh Brar represented by his constituted Attorney, Shrimati Jagdev Kaur Brar sold transferred, conveyed assigned and assured ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq. Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78. to Mr. Samiuddin Ahmed, Mrs. Imroja Ahmed and Ms. Rabia Begum mentioned therein as purchasers and the said sale deed of conveyance dated 13th day of February ,2009 was registered with the district sub - registrar - I Alipore and recorded in Book No.1, CD Vol. No.3 Pages from 2503 to 2528, being No. 00583 for the Year 2009.

J) Talwinder Kumar Manchanda also represented by his constituted Attorney Shrimati Jagdev Kaur Brar , wife of Ajaib Singh Brar sold, transferred , conveyed , assigned and assured ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing

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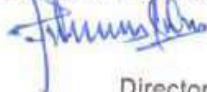
  
Director



an area of 4 Cottah, 9 Chittacks, 40 Sq .Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78, to Mr. Samiuddin Ahmed , Mrs. Imroja Ahmed and Ms. Rabia Begum mentioned therein as purchasers and the said deed of conveyance dated 13th day of February ,2009 was registered with the district sub - registrar - I Alipore and recorded in Book No.1, CD Vol. No.3 Pages from 2460 to 2485, being No. 00581 for the Year 2009.

K) Avtar Singh Brar by a deed of Conveyance dated 30th day of December 2009 sold transferred, conveyed, assigned and assured ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq.Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78, to Mr. Samiuddin Ahmed , Mrs. Imroja Ahmed and Ms. Rabia Begum mentioned therein as purchasers and the said deed of conveyance dated 30th day of December ,2009 was registered with the district sub - registrar - I Alipore and recorded in Book No.1, CD Vol. No.38 Pages from 3801 to 3443, being No. 08670 for the Year 2009.

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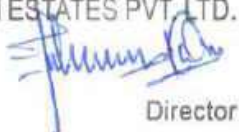
Director

L) Shrimati Jagdev Kaur Brar died intestate leaving behind her surviving husband Ajaib Singh ,Alias Ajaib Singh and daughter Shrimati Gurinder Kaur as her heirs and legal representatives.

M) Shri Ajaib Singh , Alias Ajaib Singh and Shrimati Gurinder Kaur by a deed of Conveyance dated 27th of February 2013 sold transferred conveyed , assigned and assured ALL THAT pieces or parcel of land together with old and dilapidated partly one storied and partly two storied brick built structures standing thereon containing an area of 4 Cottah, 9 Chittacks, 40 Sq.Ft. more or less situate lying at and being the Premises No. 21/A Rajab Ali Lane, P.S. Ekbalpore, Kolkata - 700 023, sub registry office at Alipore within the limits of Calcutta Municipal Corporation Ward No.78, to Mr. Samiuddin Ahmed , Mrs. Imroja Ahmed and Ms. Rabia Begum mentioned therein as purchasers and the said deed of conveyance dated 30th day of December ,2009 was registered with the district sub - registrar - I Alipore and recorded in Book No.1, CD Vol. No.7 Pages from 385 to 616, being No. 01457 for the Year 2013.

N) By way of aforesaid four separate registered deed of conveyance the said Mr. Samiuddin Ahmed, Mrs. Imroja Ahmed and Ms. Rabia Begum became absolute lawful joint owners and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece

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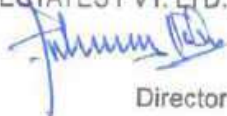
  
Director

or parcel land together with old and dilapidated structures standing thereon containing an area of 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated tile shed partly one storied and partly two storied brick built building and structures standing thereon situated at and being the Premises No.21/A, Rajab Ali lane, P.S. Ekbalpore Kolkata - 700 023, Sub Registry office at Alilpore within the limits of the Kolkata Municipal Corporation under Ward No . 78 , District South 24 Parganas .

O) Mr. Samiuddin and others after the aforesaid purchases of land got their names duly recorded in the records of Kolkata Municipal Corporation and also amalgamated the said four Plots into one Single premises and was renumbered as Municipal Premises number 21A/2, Rajab Ali Lane Ward No.78 having assesse No. 11-078-016-0095-7 having the total amalgamated plot measuring about 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated brick built partly one storied ,partly two storied structure standing thereon and had been possessing the same by paying all Municipal Taxes and other outgoings free from all encumbrances and charges.

P) Mrs. Imroja Ahmed and Miss Rabia Begum while had been in peace full possession and enjoyment of the same jointly and collectively executed a registered General Power

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Director



of Attorney on 28.12.2016 unto and in favour of Mr. Samiuddin Ahmed, which was duly registered and recorded in the office of Additional District Sub-Registrar at Alipore, District - South 24 Parganas and stands recorded in Book - IV , Volume No.1605-2016, Pages 21529 to 21549, Being No. 01347 for the year 2016.

Q) Mr. Samiuddin Ahmed for self and also being constituted Attorney of Miss. Rabia Begum and Mrs. Imroja Ahmed described therein as vendors of the one part and YSA Construction , a partnership firm represented by its respective partners, namely (1) **SK. Aminul Haque** (2) **Savara Khatoon** (3) **Reshma Haque** , described therein as purchaser of the Other Part at a consideration mentioned therein, the said Mr. Samiuddin Ahmed, Mrs. Imroja Ahmed and Miss. Rabia Begum sold transferred, conveyed, assigned and assured into in favour of YSA Construction a partnership Firm, represented by its Partners namely, (1) SK. Aminul Haque (2) Savara Khatoon (3) Reshma Haque, ALL THAT piece and parcel of bastu land measuring an area about 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated structure total measuring an area more less 2600 Sq. Ft. i.e. (Partly tile shed structure measuring more or less 1100 Sq. Ft. and partly two storied brick built pucca structure measuring more or less 750 Sq. Ft. on ground floor and more or less 750 Sq. Ft. on the First Floor Standing thereon, lying and situated at and being

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Director

Municipal Premises bearing No. 21A/2, Rajab Ali Lane , within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office - Kidderpore , Police Station - Ekbalpore, Kolkata - 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas , ALONG WITH the right of benefit of the building sanction plan duly sanctioned by the competent authority of the Kolkata Municipal Corporation unto and in favour of the Vendors herein TOGETHER WITH all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto, hereinafter called and referred to as the Said Property, the said Deed of Conveyance dated 7th day of January , 2022 was registered , additional District Sub-Registrar , Alipore Book No. I, Volume No. 1605-2022, Pages 11590 to 11637 Being No. 160500158 for the year 2022.

R) **YSA Construction** , a partnership firm by way of deed of conveyance dated 7th day of January ,2022 became absolute lawful Owners and lawfully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of bastu land measuring an area about 18 (Eighteen) Cottahs 7(Seven) Chittacks 25 (Twenty Five) Sq. Ft. more or less together with old dilapidated structure total measuring an area more less 2600 Sq. Ft. i.e. (Partly tile shed structure measuring more or less 1100 Sq. Ft. and partly two storied brick built pucca structure

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measuring more or less 750 Sq. Ft. on ground floor and more or less 750 Sq. Ft. on the First Floor Standing thereon, lying and situated at and being Municipal Premises bearing No. 21A/2, Rajab Ali Lane , within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7 , Post office - Kidderpore , Police Station - Ekbalpore , Kolkata - 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas , ALONG WITH the right of benefit of the building sanction plan duly sanctioned by the competent authority of the Kolkata Municipal Corporation unto and in favour of the Vendors herein TOGETHER WITH all sorts of easement rights over the common passage and other benefits facilities and advantages attached therein or thereto, hereinafter called and referred to as the Said Property.

S) **YSA Construction (PAN NO.AACEY8410G)**, a partnership firm, represented by its partners being the First party herein due to inexperience in the field of construction approached **M/S KALIM ESTATES PVT. LTD. (PAN- AAECV5145N)**, a Company incorporated under the Companies Act, 1956, having its registered office at 63, Rafi Ahmed Kidwai Road, P.S.- Park Street, Kolkata-700016, represented by one of its Director Mr. Firdous Kalim, son of late Md. Kalimuddin, residing at 61, Ripon Street, P.S.- Park Street, Kolkata-700016. to do the development of the Premises being No. 21A/2, Rajab Ali

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Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office - Kidderpore, Police Station - Ekbalpore , Kolkata - 700 023, Sub-Registry office at Alipore in the District of South 24 Parganas by constructing , multi storied building.

T) **M/S KALIM ESTATES PVT. LTD. (PAN-AAECV5145N)**, a Company incorporated under the Companies Act, 1956, having its registered office at 63, Rafi Ahmed Kidwai Road, P.S.- Park Street, Kolkata-700016 represented by one of its Director Mr. Firdous Kalim, son of late Md. Kalimuddin, residing at 61, Ripon Street, P.S.- Park Street, Kolkata-700016 a renowned construction company with huge experience in the field accepted the proposal on the term and condition mentioned herein after.

U) It is mutually decided between the parties herein that on or before the execution of this covenant the Second Party herein shall pay a sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only)** as a refundable security deposit.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

KALIM ESTATES PVT. LTD.

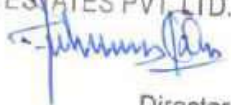
  
Director

**ARTICLE - I DEFINITION**

Unless in these presents it is repugnant to or inconsistent with.

1. **OWNERS** : shall mean **YSA CONSTRUCTION**, a Partnership Firm having Income Tax Permanent Account No. **(PAN- AACEY8410G)** and having its registered office at premises No. 4/M, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700023, represented by its Partners namely **(1) SK. AMINUL HAQUE**, **(PAN- ABPPH5658F)**, **(Aadhar No. 9989 5594 8723)**, son of Late Sheikh Rabiul Haque, **(2) SAVARA KHATOON**, **(PAN- DYEPK0980C)**, **(Aadhar No. 6573 6763 2039)**, wife of Late Sheikh Rabiul Haque and **(3) RESHMA HAQUE**, **(PAN- AERPH1937C)**, **(Aadhar No. 5816 4227 2703)**, wife of Sk. Aminul Haque, all are by faith- Islam, all by occupation- Business, all are by nationality- Indian, all are residing at premises No. 5/1, Rajab Ali Lane, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata 700 023.
- 1.2. **DEVELOPER**: shall mean **M/S KALIM ESTATES PRIVATE LIMITED (PAN AAECV5145N)** a company incorporated under the companies Act, 1956, having its registered office at 63, Rafi Ahmed Kidwai Road, Post Office - Park Street, Kolkata - 700016, represented by its Director **FIRDOUS KALIM (PAN ALKPK8786E) (Aadhaar No.**

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Director

**925455349513)** son of Late Md. Kalimuddin, by faith –Islam, by occupation – Business, by Nationality – Indian, residing at 84/9, Ripon Street, Post Office – Park Street, Police Station – Park Street, Kolkata – 700016.

1.3. **ADVOCATE** : Shall mean any Advocate appointed by the developers.

1.4. **ARCHITECT** : Shall mean any Architect appointed by the developers.

1.5. **SAID PREMISES** : ALL THAT piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less 2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas, morefully described in the schedule 'A' hereunder written.

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Director



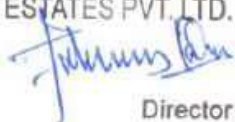
✓ 1.6. **OWNERS SHARE /ALLOCATION** : shall mean and include 55% sanction on the new building to be constructed (excluding Developer's share).

✓ 1.7. **DEVELOPERS SHARE/ALLOCATION** : shall mean and include 45% sanction area on the said building (excluding owners' share).

1.8. **COMMON FACILITIES/PORCTIONS** : shall mean and include path, corridors, roof, underground septic tank, staircase, passage, lift well, drive ways, toilets and other space landings, motor, lifts, pumps, electrical installations, drainage, pipelines, entry and exist including all facilities whatsoever required for the enjoyment maintenance and/or management of the building or buildings in common by all the flat owner/occupiers in the said premises together with the proportionate right, title and interest in the land including common facilities and amenities in the said schedule 'A' property.

1.9 **SALEABLE SPACE** : Shall mean all the space in the building to be constructed on the said plot excluding owners allocation as referred to above and available for independent use and occupation at the owners in title allocation and including all open and covered spaces and the proportionate share of the land and common space and

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facilities and the spaces required therefore in the said building.

1.10. **BUILDING** : Shall mean and include a building to be constructed on the plot of land as per sanction plan at premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office-Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023.

1.11. **BUILDING PLAN** : Shall mean such building plan to be sanctioned by the Kolkata Municipal Corporation for construction of the building on the said plot morefully described in the FIRST SCHEDULE hereunder written, together with all its amendments and modification as may from time to time made by the Developer on the basis of sanction plan.

1.12. **BUILT UP AREA** : Shall mean and include the inner measurement of the residential unit at the floor level including the projection and balconies if any, as increased by thickness of the walls.

1.13. **SUPER BUILT UP AREA** : For the purpose of determination of the saleable/super built up area the total constructed space in a particular flat/unit together with the proportionate share in the common part/portion of

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Director

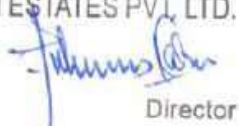
building and the premises shall be taken into account and the same will be determined in construction with the Architect for the time being of the said building and the decision of the said Architect will be final.

1.14. **PROPORTIOANTE OR PROPORTIOANTELY** : Shall mean the proportion which the super built up area or any Unit be to the super built up area of all the Units in the said building provided that where it refers to share of any rates and/or taxes amongst the common expenses, then such share of the whole shall be determined on the basis of any levy be area rental income or user, then the same shall be shared on the basis of area rental include or user of the respective units by the Co-owner respectively.

1.15. **TITLE DOCUMENTS** : Shall mean all the documents referred to hereinabove and all documents of the title in respect of the said Schedule 'A' property.

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

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Director



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

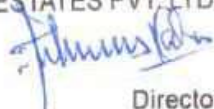
1.18. **SINGULAR NUMBER** : shall include plural number and Vice-Versa. Female Gender in this Memorandum of the Agreement shall apply both female and male as the case may be.

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

1.20. **ROOF**: Shall mean and include the roof of the entire building belongs to the respective parties herein, as per and according to their respective allocations, and shall accommodated the space required for installation of overhead water tank, staircase, covered spaces at the top of the building required.

1.21. **COST OF COMMON FACILITIES** : Shall mean and include the cost of operating, up keeping and, maintaining the common services and facilities of the said building and all include all taxes, charges, salaries premium and other expenses payable in respect thereof or incidental thereto as

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fully described in the THIRD SCHEDULE hereunder written.

1.22 The developer agrees to pay the owners a total sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs)** only as refundable security deposit on or before the execution of this development agreement.

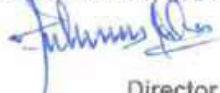
#### **ARTICLE -II OWNERS OBLIGATION**

2.1. The Owners /First Party herein, hereby declare that they are the exclusive owners and now seized and possessed of or otherwise well and sufficiently entitled to the said Schedule 'A' property thereto without any disturbance hindrance in any manner whatsoever.

2.2. The Owners/First Party herein do hereby declare that the said schedule 'A' property is free from all encumbrances, charges, liens, lispendens, attachments, acquisition or requisition whatsoever and/or howsoever and the Owners/First Party herein has good title over the said Schedule 'A' property and is not impediment under the Urban Land (ceiling and Regulation) Act, 1976.

2.3 That the Owners /First Party herein, do hereby declare and agreed that the Owners/First Party herein has not encumbered the said schedule 'A' property by any

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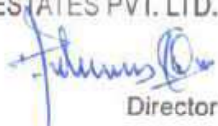
grant, lease, mortgage, charge or encumber in any manner whatsoever nature may be or shall not encumber the said schedule 'A' property during the said period of this agreement.

2.4 That the owners/First Party herein do hereby agrees to deliver peaceful and vacant possession of the aforesaid land and existing structures at the time of execution of these agreement to the Developers herein for the purpose of construction of building as described in the schedule 'A' property.

2.5. That the owners/First Party herein, do hereby already handover all the photo copies of Deeds and documents to the Developers and also agreed to execute Registered General Power of Attorney in favour of the Developers for the purpose of registration of flats pertaining to the Developers' Allocation and in connection with this agreement.

2.6. That the owners/First Party herein, is hereby giving exclusive right to the Developers commercially exploit the constructed area of the Developers' Allocation as per terms and conditions contained in this Agreement and hereby authorised the Developers to enter into Agreement for Sale, lease, transfer, mortgage and to dispose of the Developer's

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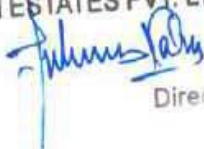


Allocation with proportionate share of land of newly constructed a building.

2.7. That the Owners/First Party herein undertakes **not to** revoke the Development Agreement upto the said period and which will be executed in favour of the Developers/Second Party herein in respect of all proceedings and work in connection with new construction at the said property for the proposed building and also agree not to revoke the Development Agreement.

2.8. That the Owners/First Party herein, do hereby and hereto without being influenced or provoked by anybody do hereby categorically declared that the Developers/Second Party herein shall construct the building exclusively at its own cost, arrangement and expenses and the Developers shall have liberty to receive any amount from the purchaser/ purchasers on the basis of this Agreement and on the strength of the Development Power of Attorney stated herein above conferred to including the sale proceed of Flats/ Units/Garages within the Developers' Allocation which shall being to the Developers in which the Owners/First Party herein shall have no claim in all material time in future.

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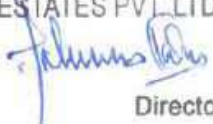
2.9 That the Owners/First Party herein shall be refund said security deposit of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs)** only to the Developer/Second Party on the completion of construction of the building at premises No. 21A/2, Rajab Ali Lane, under Ward No. 78, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023.

**ARTICLE- III**  
**DEVELOPERS' RIGHTS, OBLIGATIONS AND**  
**DECLARATION**

3.1. The Developers/Second Party herein hereby agreed to complete the multi storied building over the said Schedule 'A' property lawfully, as per and according the Architectural plan as made or caused to be made by the Architect appointed by the Developers/Second Party herein.

3.2. The Developers/Second Party herein shall be entitled to obtain loans and/or finance from any bank and the financial instituted by virtue of this Agreement as its own individual loan or otherwise, but in the manner, neither the Owners/first party herein nor the said Schedule 'A' property, shall be affected or made responsible or liable for the said loan.

3.3. The Developers/Second Party herein, do hereby agreed to deliver possession of Owners Allocation, in  
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complete habitable conditions, with all amenities and facilities, in the proposed new building/buildings at the said schedule 'A' property, without any fail or delay within a period of three years from the date of execution of this Agreement.

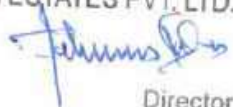
3.4. The Developers/Second Party herein shall be solely and absolutely liable and responsible for any incident and/or accident or any matter, complain, objection or litigation, which if arise, during and regarding the said construction of the propose new between at the said Schedule 'A' property, by any private individual, body of persons, concerned state authority. Police authority, Municipal Authority, Court or Tribunal, as the case may be and the developers shall be solved the above stated matter at its own costs and expenses and the Owners /first party shall not be responsible and liable in any manner whatsoever.

#### **ARTICLE - IV**

#### **CONSIDERATION PROCEDURE**

4.1. That in consideration of the Owners Allocation stated in this agreement and/or consideration of any mentioned in the Owners Allocation, the Developer are entitled to get the remaining constructed area of the building and proportionate share of the land as Developer Allocation

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together with right to transfer the same to the including purchaser or purchasers.

4.2. That the Developer/Second Party herein will demolish the existing structures at its own cost and will take the debris in its own account for which the Owners/First Party herein shall not raise any claim.

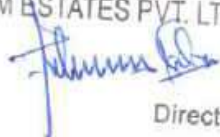
4.3. That the Developer will pay the all taxes and charges for the said Schedule 'A' property from the date of execution of this agreement and till the date of handing over Owners' Allocation to the Owners/First Party herein, while thereafter the parties herein or their respective transferees shall pay their respective proportionate amount of the said property tax.

#### **ARTICLE - V**

#### **DEALINGS OF SPACE IN THE BUILDING**

5.1. The Developer shall at its own costs, construct and complete the building at the said Schedule 'A' property in accordance with the Architectural Plan and due modification, if any, with such materials and with such specification as may be recommended by the Architect / Engineer, from time to time, appointed by the Developer/ Second Party herein.

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5.2 That the Developer/Second Party herein shall install erect and shall provide underground reservoirs and overhead reservoirs, electric wiring, sanitary fittings and other facilities as are required to be provided in respect of each self contained flats or rooms of the said proposed building at the said schedule 'A' property.

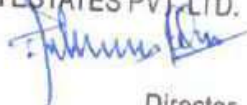
5.3 The Developer /Second Party herein will be entitled to sell the Flats/Car parking space on ownership basis in respect of his share of allocation together with undivided impartible share in the said schedule 'A' property.

**ARTICLE - VI**  
**COMMON FACILITIES**

6.1 The Developer/Second Party herein shall pay and bear all property taxes and other dues and outgoings including any penalty or fine, in respect of the proposed new building, arise and accruing due on and from the date of execution of this agreement for the said new building and all the respective occupiers will pay the dues proportionately according to their respective allotted and/or transferred area in the said new building.

6.2 The Owners/First Party herein and the Developer/Second Party herein or intending purchasers (transferees) as nominated, shall punctually and regularly pay for their

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respective allocations, the said rates and taxes to the concerned authorities or otherwise as may be mutually agreed upon between the owners/first party herein and the Developer/Second Party herein.

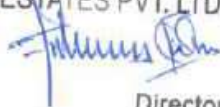
6.3 The Owners/First Party herein, do hereby further declare that they shall not do any act, deed or thing or cause any obstruction and/or create any third party interest in the said schedule 'A' property whereby the Developer/ Second Party herein shall be prevented from construction and completion of the said proposed new building at the said Schedule 'A'.

**ARTICLE - VII**  
**COMMON RESTRICTION**

7.1 The Owners/First Party allocation after possession in the proposed building shall be subject to the same restriction and use as it is applicable to the Developer' Allocation respective possession in the building which are as follows.

7.2 Neither party shall use or permit to the use of the respective allocation in the building or any part thereto for carrying on any obnoxious illegal and immoral trade or activities not use thereto for any purpose which may cause

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any nuisance or hazard to the other occupiers of the building.

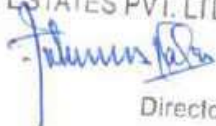
7.3 The Neither party shall demolish any wall or other structural addition or alteration therein without the previous written consent from the Municipal Authority concern in this behalf.

7.4 Neither party shall transfer or permit to transfer their respective allocation unless the proposed transferred shall have given a written undertake to the effect that such transfer shall remain bound by the terms and conditions hereto and of these presents and further that such transferee shall pay all and also shall be payable in relation to the area in each of their respective possession.

7.5 Party of the other part shall abide by all laws, bye laws rules and regulations of the Government statutory bodies and/or local bodies as the case may and shall be responsible for any deviation and/or breach or any of the said laws and regulations.

7.6 The respective allottee or their transferee shall keep the interior walls, sewers, drains, pipes and other fittings and fixtures and appurtenances and floor and ceiling etc. in each of their respect allocation in the building in good working conditions and repair and in particulars so as not

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to cause any damage to the building or building indemnified from the against the consequences of any breach.

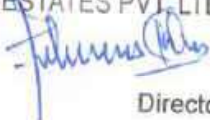
7.7 No goods or other items shall be kept by either party or their transferees for display or otherwise in the corridors or other place of common use in the building and no hindrance shall be cause in any manner in the free movement of use in the corridors and other places of common use in the building.

7.8 Neither party nor their transferee shall do or cause or permit to be done any act or things which may render void any insurance of the building or any part thereof and shall keep the other occupiers of the said armless and indemnified from and against the consequences of any breach.

7.9 Neither party nor their transferees shall throw or accumulate any dirt, rubbish waste or refuse or permit the same to be thrown or accumulated in or about be building or in the compounds corridors or any other portion or portions of the building.

7.10 Neither party nor their transferee/s shall permit other agent with or without workman and other at all reasonable times to enter into and upon each party's

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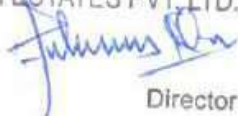
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allocation and each part thereof for the purpose of maintenance or repairing any part of the building and/or for the purpose of repairing maintaining rebuilding and/or for the purpose of repairing maintaining rebuilding cleaning lighting and keeping in order and good condition any common facilities and/or for the purpose of pulling down, maintaining repairing and testing drains as and water pipes and electric wires and for any similar purpose.

**ARTICLE - VIII**  
**OWNERS' DUTY AND INDEMNITY**

8.1 The Owners/First Party herein do hereby agree and covenant with the Developer/Second Party herein not to use cause any interference or hindrance in any manner during the lawful construction and throughout the existence of this agreement of the said new building at the said Schedule 'A' property and if any such interference or hindrance is caused by the Owners/First Party herein or their heirs, agents, servants, representatives causing hindrance or impediments to such construction the Owners/First Party herein will be liable to repay entire amount invested by the Developer/Second Party herein alongwith damages over the amount invested by the Developer/Second Party herein and the rates of interest will be settled by the parties amicable. In that case the decision of Developer/Second Party herein for calculating

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the total invested amount shall be final subject to production of valid lawful vouchers and bills, it is also further agreed that if the Developer/Second Party herein is prevented for making construction due to any litigation cropped up regarding the title of the owners/first party herein in the said Schedule 'A' property then the Owners/First Party herein will be liable to pay damages to the Developer/Second Party herein.

8.2 The Owners/First Party herein or their legal representatives will have no right/authority power to terminate and/or determinate this agreement within the stipulated period for construction of the proposed building as well as till the date of disposal of all the flats/units of the Developers' Allocation.

#### **ARTICLE IX**

#### **DEVELOPER DUTY AND INDEMNITY**

9.1 That the Developer/ Second Party herein, do hereby indemnify the Owners/first party herein against any Third Party claim in respect of the said development work.

9.2 If any untoward incident happens during construction of the proposed new building or during demolition of the old building the owners/first party herein shall have no liability of responsibility for such incidents

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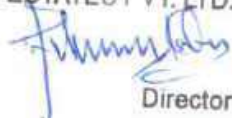
and the Developers/Second Party herein will meet all such consequences and the Developers/Second Party herein shall keep the owners/first party herein indemnified against any or all actions, suits, claims or Court Cases of whatsoever nature may be.

9.3 That the owners/first party herein shall have no responsibility for monetary transaction or monetary activity of the Developers/Second Party herein with intending purchaser, supplier, etc. to be made by the Developers in connection with the Developers' Allocation in the said project.

9.4 If the owners/first party herein, suffer any loss, damage, injury or liability arising out of or caused due to any act or omission done or caused to be done on the part of the Developers/Second Party herein, with regard to the said construction of multi storied building at the said Schedule 'A' Property, in that event the Developers herein shall be liable to pay damages and compensation to the Owners/first party herein.

9.5 If the owners/first party herein or the said schedule 'A' property, suffers any loss, damage, injury or liability, arising out of or caused due to any act or omission done or caused to be done on the part of the Developers/Second Party herein, with regard to the said construction of the

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said proposed multi storied building at the said Schedule 'A' property then in that even the Developers/Second Party herein shall be liable in any all, fines, penalties, damages and compensations to the Owners/first party herein.

9.6 This Agreement is a contract between this owners and the Developer and it is not a partnership.

9.7 That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right, title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his firm and also for these project.

#### **ARTICLE - X**

##### **FORCE MAJEURE**

10. The parties hereto shall not be considered to be liable for any obligation herein under to the extent that the FORCE MAJEURE and shall be suspended from the obligation during the FORCE MAJEURE i.e. any act beyond the control of the Parties herein.

#### **ARTICLE XI**

##### **JURISDICTION**

13. The High Court at Calcutta and its appropriate subordinate Court shall have the jurisdiction to entertain and determine all actions and proceedings including specific performance arising out of these presents between the parties hereto.

#### **SCHEDULE 'A' ABOVE REFERRED TO (DESCRIPTION OF LAND)**

**ALL THAT** piece and parcel of bastu land measuring an area about 18 (eighteen) Cottahs, 7 (seven) Chittacks

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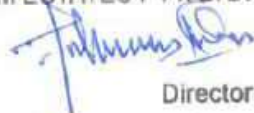


and 25 (twenty five) square feet, be the same a little more or less, together with old dilapidated structure total measuring an area more or less 2600 square feet i.e (partly tile shed structure measuring more or less 1100 square feet and partly two storied brick built pucca structure measuring more or less 750 square feet on ground floor and more or less 750 square feet on the First Floor) standing thereon, lying and situated at and being municipal premises bearing No. 21A/2, Rajab Ali Lane, within the limits of the Kolkata Municipal Corporation under Ward No. 78, having Assessee No. 11-078-16-0095-7, Post office- Kidderpore, Police Station- Ekbalpore, Kolkata- 700 023, Sub-Regisrty office at Alipore in the District of South 24 Parganas.

**ON THE NORTH** : Common passage and 21B, Rajab Ali Lane, Kolkata- 700 023;

**ON THE SOUTH** : Wide Rajab Ali Lane and thereafter 12A, 12B and 12C, Rajab Ali Lane, Kolkata- 700 023;

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- ON THE EAST** : Premises No. 23A, Rajab Ali Lane, Kolkata- 700 023;
- ON THE WEST** : Private Passage thereafter Rajab Ali Lane, Premises No. 10A, 8/A, and 21A/1, Rajab Ali Lane, Kolkata- 700 023;

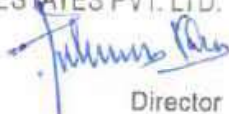
**THE SCHEDULE 'B' ABOVE REFERRED TO  
(OWNER'S ALLOCATION )**

ALL THAT saleable 55% built up area and/or constructed space of the newly construed building allocated to the Owners as referred to hereinafter in the building to be constructed together with undivided share in the common parts and facilities together with undivided proportionate share in the common parts and facilities and in the roof after providing for the developers allocation share.

**THE SCHEDULE 'C' ABOVE REFERRED TO  
(DEVELOPER ALLOCATION)**

ALL THAT remaining saleable 45% built up area and/or constructed space of the newly construed building allocated to the Developers as referred to hereinafter in the

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building to be constructed together with undivided share in the common parts and facilities together with undivided proportionate share in the common parts and facilities and in the roof after providing for the owner's allocation share.

### **THE 'D' SCHEDULE**

1. The expenses of maintaining and repairing the main structures and in particular thereof furtherance, other walls and rain water pipes waste pipe sewer line, water lines water tanks etc. of the building and electric line for common lights.
2. The cost of the cleaning and lighting the passage, staircase etc. and the other common part of the building.
3. The cost of maintenance and decoration of the exterior or the building including the boundary walls parapet walls including painting and colouring of the outer walls of the building.
4. The salary of chowkidars, sweepers, electricians, plumbers and other employees and expenses, which are common in nature.
5. The costs of maintaining and the working of the pump and common lights.

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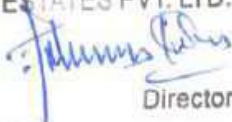


6. Local and other taxes and outgoings and also ground rents.
7. All expenses of common service and in connection with common areas and facilities including maintenance, up keeping repairing and replacement thereof.
8. Insurance premium of the building against earth quake fire etc.
9. Such further and other expenses as are necessary or incidental for the maintenance and upkeep to the building.

**THE 'E' SCHEDULE**  
**CONSTRUCTION, SPECIFICATION AND NATURE OF FITTING**  
**OF THE APARTMENT**

- i) Structure : R.C.C. Column Structure as per Structural Plan sanctioned by the Kolkata Municipal Corporation.
- ii) Wall : Brick Work of Outer Wall in all sides to be 10"/8" thickness and partition wall will be 5"/3" thickness.
- iii) Wall Finish : All interior walls and outer wall all phages will be plastered with cement

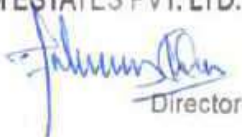
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mortar to be coated with plaster of parish and external wall will be cemented plaster and paint with good elevation.

- iv) Floors : Floor of the entire Flat will be finished with vitrified tiles.
- v) Stair/Lobbies : Marble Flooring.
- vi) Kitchen : Cooking table of granite, Tiles upto 3' from granite Top, one steel sink with hot & cold P.V.C. Pipe and suitable power point and floor will be of vitrified tiles (Antiskid).
- vii) Toilets : Flush type door, ceramic tiles on all sides of the internal wall up to door label concealed plumbing line of P.V.C pipes with 2(Two) tap points and sanitary of standard make . One Bath Room will be provided with hot water by installing and the other bath room will be provided with normal water.
- viii) Doors : All doors with wooden frame of sal wood of standard Size and the same will be flush type door having suitable handles of Aluminum made and hatch bolt for locking . The main door fitted with nigh latch.

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- ix) Windows : Window of Standard Quality with Aluminium siding window with Glass Panel.
- x) Water Supply : Municipal Supply - underground reservoir and overhead reservoir and a set of water submersible pumps and electric motor with censer.
- xi) Sewerage Line: P.V.C. and rain water pipes.
- xii) Sanitary Installation : P.V.C. Pipe.
- xiii) Electric Line : Full concealed wiring/surface wiring with copper wire and Semi Modular Switch as per design by Architect.
- xiv) T.V. & Telephone : 1. One T.V. Point.  
2. Telephone Point in drawing Room.

**SCHEDULE 'F' ABOVE REFERRED TO**  
**ABOVE COMMON PARTS OF THE SAID BUILDING.**

1. Stair case on all Floors.
2. Staircase landing and lift landings on all Floors and roof of the Top Floor.
3. Common Passage on the ground floor and lobby if there be any.

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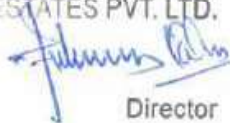
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4. Water Pump, Water tank ( Overhead and underground Water Pipes and other common plumbing installation.
5. Drainage and sewerage/Safety Tank.
6. Pump House.
7. Electrical wiring and common meter, including fitting.
8. Intercom Service.
9. Boundary walls and main gates.
10. Security room and Common toilets.
11. Well designed letter box.
12. Lift Machine Room.
13. Lift
14. Such other Common parts, areas, equipments installation, fixtures , fitting and spaces in or about the said building as are necessary for passage or for the use and occupancy of the Flats in Common.



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**MEMO OF CONSIDERATION**

**RECEIVED** from the within named Developer the within mentioned sum of **Rs. 25,00,000/- (Rupees Twenty Five Lakhs )** only in respect of execution of this Agreement for Development in favour of the within named Owner as per the Memo below :

<b>Cheque No.</b>	<b>Date</b>	<b>Bank/Branch</b>	<b>Amount</b>
000052	07-07-2022	HDFC BANK,	RS.25,00,000/-
		TOTAL	RS. 25,00,000/-

**(Rupees Twenty Five Lakhs only)**

*S. Khetook*

*S. Khetook*

*Reshma Haque.*

YSA CONSTRUCTION  
Partners

( Signature of the Owners)

Witness :

17 Mrd. Wagner  
*Wdr.*

27 A.R. Hafiz

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands on the day, month and year first above written.

**WITNESSES :**

1. *Md. Waqar*  
*Advocate*  
*Alipore Judges' Court*  
*Kol-27*

*S. Anwarul Haque*

*S. Khatoot*

2. *A.R. Hafiz*  
*Advocate*  
*Co, Old Post Office Street*  
*Kol-1*

*Reshma Haque*

(Signature of the Owners)

YSA CONSTRUCTION

Partners

*Drafted and prepared*  
*by me*

*Md. Waqar*  
*Advocate*  
*Alipore Judges' Court*  
*Kolkata-700027*  
*Reg No. E-1419/2001*
















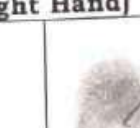




























KALIM ESTATES PVT. LTD.

*[Signature]*  
Director

(Signature of the Developer)



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl. No.	Signature of the executants/ presentants					
	 <i>S. Anand</i> <i>S. Anand</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>S. Khetoo</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>Reshma Haque</i> <i>Reshma Haque</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
	 <i>Abhinav</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						



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

GRN Details

GRN: 192022230070534181      Payment Mode: Online Payment  
GRN Date: 11/07/2022 15:44:47      Bank/Gateway: Punjab National Bank  
BRN : 5088720846      BRN Date: 11/07/2022 03:48:13  
Payment Status: Successful      Payment Ref. No: 2002091288/2/2022  
[Query No/\*\*/Query Year]

Depositor Details

Depositor's Name: Firdous Kalim  
Address: 61, Ripon Street  
Mobile: 9874717299  
Depositor Status: Buyer/Claimants  
Query No: 2002091288  
Applicant's Name: Mr MD WAQUAR  
Identification No: 2002091288/2/2022  
Remarks: Sale, Development Agreement or Construction agreement

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002091288/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	40021
2	2002091288/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	25021
			<b>Total</b>	<b>65042</b>

IN WORDS: SIXTY FIVE THOUSAND FORTY TWO ONLY.



### Major Information of the Deed

Deed No :	I-1605-01539/2022	Date of Registration	12/07/2022
Query No / Year	1605-2002091288/2022	Office where deed is registered	
Query Date	11/07/2022 2:38:41 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	MD WAQUAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9874717299, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 25,00,000/-]		
Set Forth value	Market Value		
Rs 2/-	Rs. 1,69,62,883/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 40,121/- (Article:48(g))	Rs. 25,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Ekbalpore, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajab Ali Lane, , Premises No: 21A/2, , Ward No: 078 Pin Code : 700023

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	18 Katha 7 Chatak 25 Sq Ft	1/-	1,55,11,633/-	Property is on Road
Grand Total :				30.4792Dec	1 /-	155,11,633 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	1/-	14,51,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2600 sq ft	1 /-	14,51,250 /-	



**Land Lord Details :**







SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Ysa Construction</b>                      4/m, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No :: aaxxxxxx0g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative</p>

**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Kalim Estates Private Limited</b>                      63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No :: aaxxxxxx5n,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p><b>SHEIKH AMINUL HAQUE</b>                      Son of Late Sheikh Rabiul Haque                      Date of Execution - 12/07/2022, , Admitted by: Self, Date of Admission: 12/07/2022, Place of Admission of Execution: Office</p>	 Jul 12 2022 12:58PM	 LTI 12/07/2022	 12/07/2022
<p>5/1, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Ysa Construction (as partners)</p>				
2	Name	Photo	Finger Print	Signature
	<p><b>Savara Khatoon</b>                      Wife of Late Sheikh Rabiul Haque                      Date of Execution - 12/07/2022, , Admitted by: Self, Date of Admission: 12/07/2022, Place of Admission of Execution: Office</p>	 Jul 12 2022 12:59PM	 LTI 12/07/2022	 12/07/2022
<p>5/1, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: dyxxxxxx0c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of Ysa Construction (as partners)</p>				

3	Name	Photo	Finger Print	Signature
	<b>Reshma Haque</b> Wife of Sk. Aminul Haque Date of Execution - 12/07/2022, , Admitted by: Self, Date of Admission: 12/07/2022, Place of Admission of Execution: Office			
		Jul 12 2022 1:02PM	LTI 12/07/2022	12/07/2022
5/1, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Female, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx7c,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Ysa Construction (as partners)				
4	Name	Photo	Finger Print	Signature
	<b>Firdous Kalim (Presentant)</b> Son of Late Md Kalimuddin Date of Execution - 12/07/2022, , Admitted by: Self, Date of Admission: 12/07/2022, Place of Admission of Execution: Office			
		Jul 12 2022 1:29PM	LTI 12/07/2022	12/07/2022
61, Ripon Street, 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 by UIDAI Status : Representative, Representative of : Kalim Estates Private Limited (as director)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Md Waqar</b> Son of Late Md Eliyas Alipore Judges Court, City:- , P.O:- Alipore, P.S.-Alipore. District:-South 24- Parganas, West Bengal, India. PIN:- 700027			
	12/07/2022	12/07/2022	12/07/2022
Identifier Of SHEIKH AMINUL HAQUE, Savara Khatoon, Reshma Haque, Firdous Kalim			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Ysa Construction	Kalim Estates Private Limited-30.4792 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Ysa Construction	Kalim Estates Private Limited-2600.00000000 Sq Ft



On 12-07-2022

**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.

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

Presented for registration at 11:45 hrs on 12-07-2022, at the Office of the A.D.S.R. ALIPORE by Firdous Kalim ,

**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 1,69,62,883/-

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

Execution is admitted on 12-07-2022 by SHEIKH AMINUL HAQUE, partners, Ysa Construction (Partnership Firm), 4/m, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr Md Waquar, , Son of Late Md Eliyas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 12-07-2022 by Savara Khatoun, partners, Ysa Construction (Partnership Firm), 4/m, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr Md Waquar, , Son of Late Md Eliyas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 12-07-2022 by Reshma Haque, partners, Ysa Construction (Partnership Firm), 4/m, Rajab Ali Lane, City:- , P.O:- Kidderpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Identified by Mr Md Waquar, , Son of Late Md Eliyas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

Execution is admitted on 12-07-2022 by Firdous Kalim, director, Kalim Estates Private Limited (Private Limited Company), 63, Rafi Ahmed Kidwai Road, City:- , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr Md Waquar, , Son of Late Md Eliyas, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 25,021/- ( B = Rs 25,000/- ,E = Rs 21/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 25,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 3:48AM with Govt. Ref. No: 192022230070534181 on 11-07-2022, Amount Rs: 25,021/-, Bank Punjab National Bank ( PUNB0010000), Ref. No. 5088720846 on 11-07-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 40,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 40,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1327, Amount: Rs.100/-, Date of Purchase: 13/05/2022, Vendor name: Manabub Hasan Paik

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/07/2022 3:48AM with Govt. Ref. No: 192022230070534181 on 11-07-2022, Amount Rs: 40,021/-, Bank Punjab National Bank ( PUNB0010000), Ref. No. 5088720846 on 11-07-2022, Head of Account 0030-02-103-003-02



Sukanya Talukdar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 56112 to 56164  
being No 160501539 for the year 2022.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2022.07.13 17:18:49 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/07/13 05:18:49 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)

13 MAY 2022

no. 1327  
 Plaintiff M/s - Kalim Estates (P) LTD.  
 53 Rabi Ahmed Kidwai Road Kolkata-16  
 100  
 Defendant  
 Maganob Hasam Paik



Alipore  
 12 JUL 2022  
 South 24 Parganas  
 Kolkata-700027

Identified By me  
 Md. Waqar  
 Advocate  
 Alipore Judge Court  
 Kolkata - 700027



Additional Dist. Sub-Registrar  
Alipore  
12 JUL 2022  
South 24 Parganas  
Kolkata-700027