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Date: 30.07.2020

To,
The Owners
AJMIR SUNRISE
89C, K.G. Basu Sarani
Kolkata-700085.

Sub: Regarding Handover of AJMIR SUNRISE, the G + IV storied Building constructed at the premises no. 89C, K.G. Basu Sarani, Kolkata 700 085, Ward No. 35, Police Station Beliaghata

Sir/Madam,

- AJMIR TOWER PRIVATE LIMITED** became the absolute Owner, well seized and possessed of and well sufficiently entitled to lands measuring 8 cottah 1 chittack 0 sq.ft. (more or less) i.e. 539.298 sq.mt. out of total land 8 cottah 1 chittack 0 sq.ft. (more or less) i.e. 539.295 as per physical measurement which is more fully described in KMC Boundary declaration and the said **AJMIR TOWER PRIVATE LIMITED** mutated and amalgamated of the two premises No **89C, K.G. Basu also known as K.G. Bose Sarani, Kolkata-700085** and premises No **89B, K.G. Basu also known as K.G. Bose Sarani, Police Station-Beliaghata, Kolkata-700085** before The Kolkata Municipal Corporation presently known as being premises No **89C, K.G. Basu Sarani also known as K.G. Bose Sarani, Beliaghata, Kolkata-700085, Assessee No. 110351501352**. Accordingly, Ajmir Tower Private Limited **seized and possessed of and well sufficiently entitled to lands measuring 8 cottah 1 chittack 0 sq.ft. (more or less) i.e. 539.298 sq.mt. out of total land 8 cottah 1 chittack 0 sq.ft. (more or less) i.e. 539.295 as per physical measurement which is more fully described in KMC Boundary declaration.**
- AJMIR TOWER PRIVATE LIMITED** being Owner as Vendor/Promoter obtained sanction building plan being **Permit No. 2016030045 dated 01.09.2016** by payment of necessary fees and charges and started construction by demolishing the existing structure.
- Ajmir Tower Private Limited, being Owner /Vendor/Developer and/or Promoter constructed Ground Plus Four Storied Building over **lands**



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4. **admeasuring 8 cottah 1 chittack 0 sq.ft. (more or less) i.e. 539.298 sq.mt, as mournfully mentioned in the FIRST SCHEDULE, and the Project is known as "AJMIR SUNRISE"**
5. Ajmir Tower Private Limited obtained "No Objection Certificate" from Kolkata Improvement Trust (Engineering Department 8th Floor), P-16, India Exchange Place Extension, Kolkata-700 073, vide Memo No. 2E/OB/CE/148/II-16/3494, dated 21ST March, 2016.
6. Ajmir TOWER Private Limited obtained "No Objection Certificate" from Urban Land (Ceiling and Regulation) Act, Nagarayan, 4th Floor, DF-8, Bidhan Nagar, vide Memo No., 440 UL XVI- 3892/2016 dated 2ND March, 2016.
7. Ajmir Tower Private Limited got registered the Project, under the provisions of HIRA Act, vide Registration Number **HIRA/P/KOL/2018/000308**, dated 31.12.2018.
8. During the Course of period Ajmir Tower Private Limited has sold, transferred and conveyed respective flats unto and in favour of the respective buyers.
9. Reference to the above, we duly like to inform with great pleasure that the above noted project is complete following all the rules and regulations of the sanction plan and for which the Kolkata Municipal Corporation has also issued a **Completion Certificate dated 03/12/2019**, subject to the completion of Sale Procedure, in favour of two different buyers, who have been delaying their Sale Procedure due to this present unprecedented Pandemic Situation.
10. That under the above facts we are glad to inform you that we are handing over the complete and finished Ground Plus Four Storied Building, namely **AJMIR SUNRISE** over **lands admeasuring 8 cottah 1 chittack 0 sq.ft. situated at lying at Premises No. 89C, K.G. Basu Sarani, Kolkata 700 085, Police Station Beliaghata**, to the respective OWNERS.
11. Henceforth the aforesaid persons shall be absolutely responsible to form and/or to create Association and you shall be held responsible to abide by all rules and regulation as shall be framed by them for Maintenance of the Building, till Association is formed.
12. After formation of Association you shall be held responsible to maintain, abide by and follow all the By-laws of the Association as shall be declared in



13. ~~Ref~~ detail for sake of maintenance, security and others with regard to the ~~Data~~ aforesaid building.
14. However, this Hanover is subject to maintenance A/c due from the following flat-owners who have not paid their monthly maintenance charges as per list attached herewith.
15. For the purpose of the Registration of Flat, the buyers who have not yet got their respective Flat registered under Registration Act, as per list attached are requested to complete the Registration procedure within July, 2020.
16. We do hereby handover the following documents as follows:
- KMC Sanctioned Plan **Permit No. 2016030045 dated 01.09.2016**
 - Lift License **No. 201902071175 dated 26/08/2019**
 - Completion Plan
 - Completion Certificate

Thanking You

Yours faithfully

Ajmir Tower Private Limited


Director



Consent is hereby given to appoint the following persons accepting hand over, as authority to take decision and to frame Rules and Regulation as shall be framed for the sake of maintenance of the Building and to take all necessary steps to frame and form Association for the benefit of the Flat Owners under West Bengal Apartment Ownership Act, 1972

Signature

- 1) Jaybhavkush Singh
- 2) Ashok Singh
- 3) Biswanath Prasad Singh.
- 4) Subhendu Singh
- 5) Goutam Das
- 6) N/B/24 3024
- 7) Sobhash Ranjan Saha
- 8) Niharjan Kumar
- 9) Bishnu Anand
- 10) Kailash yashin
- 11) Prasanta Ray
- 12) Amit Ghosh.



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LIST OF ITEMS INSTALLED IN AJMIR SUNRISE BEING PREMISES NO. 89C, K.G. Basu Sarani, Kolkata 700085

GROUND FLOOR

ROUND SURFACE LIGHT (over the Lobby & Drive way)	12Pcs
Lights over main gate	2Pcs

FIRST FLOOR

ROUND SURFACE LIGHT (over the Lobby & Stairs)	5Pcs
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SECOND FLOOR

ROUND SURFACE LIGHT (over the Lobby & Stairs)	5Pcs
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THIRD FLOOR

ROUND SURFACE LIGHT (over the Lobby & Stairs)	4Pcs
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FOURTH FLOOR

ROUND SURFACE LIGHT (over the Lobby & Stairs)	4Pcs
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ROOF

2' LED over stairs	2Pcs
Strip Light at roof top	3Pcs

Machine and Equipment gadgets installed in the Building:

KONE make AUTOMATIC ELEVATOR	1Pc
KIRLOSKAR 1.5HP 220V KDS - 1.540 MODEL PUMP	1Pc



<i>Ref</i>		
CANVIJ HD DOME CAMERA (2.4 MP)		6Pcs
CANVIJ BULLET CAMERA (2.4 MP)		1Pc
HD DVR (8 CH.)		1Pc
1TB HARD DISC for DVR		1Pc
CANVIJ EPABX SYSTEM (24 EXTENSIONS)		1Pc
BEETEL PUSH BUTTON SINGLE LINE PHONE		19Pcs
Monitor for surveillance		1Pc
ALLUMINIUM CHANNEL LED SIGNAGE "AJMIR SUNRISE"		1Pc

Date.....

Contact details for any repair work of equipment:

KONE

Pradipta Roy (Sales) 9163356476

Dibyendu Ghosh (Service) 9831011612

PUMP SERVICING 18001034443

CCTV & INTERCOM SERVICING

A K Roy 9831016460

Electrical contractor

R K Electric 9339735719 / 7980268871

Plumbing Contractor

Hossain 9433776596 / 9874658096

Sliding Window

Bapi Mazumder 9830051682

Sliding - Balcony & Meter Room

Engineering Enterprise 9903970476