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पश्चिम बंगाल. पश्चिम बंगाल WEST BENGAL

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15 yrs. Tenancy

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that
was old
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and steel.
once NW-84131662/-
and type-C.

15 DEC 2020
16/12/2020

16/12/2020

16/12/2020

For Hatim & Company
Partner

For Hatim & Company

For Hatim & Company

For Hatim & Company

Wintay A. Mogul
Partner

10 JAN 2022

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made this 16th day of
December, Two Thousand Twenty (2020);

BETWEEN

Visit Case No. 875 15/12
J(1) 250
J(2) 350
Total
Realised on 26/12/20
10/01/22

KALIM INFRASTRUCTURE (P) LTD.

Director

NVENT REALTY PVT. LTD.

Director.

HATIM AND COMPANY (PAN- AABFH9887M), a registered partnership firm having its office at 90, Muzzaffar Ahmed Street (formerly known as 90, Ripon Street), Post Office and Police Station - Park Street, Kolkata-700016, represented by its partners (1) **MR. ABDULHUSEIN MOHSIN MOGUL** (PAN-AKEPM1810C) (Aadhaar No.596133669574), son of Late Mohsin Mogul , by occupation- Business, by Nationality-Indian, residing at Flat 12A1, 16/1/F, East Topsia Road, Al Anwar Towers, Post Office- Gobinda Khatick Road, P.S.- Topsia, Kolkata-700046 (2) **MR. HATIM ABDULHUSEIN MOGUL** (PAN-AKEPM1809K), (Aadhaar No.9855 7551 3299), son of Mr. Abdulhusein Mohsin Mogul, by occupation- Business, by Nationality-Indian, residing at 21A, Shakespeare Sarani, Post office-Circus Avenue, Police Station-Shakespeare Sarani, Kolkata-700017 and (3) **MURTAZA ABDULHUSEIN MOGUL** (PAN-AFMPPM1023N), (Aadhaar No. 4736 0723 3155), son of Mr. Abdulhusein Mohsin Mogul, by occupation-Business, by Nationality-Indian, residing at Flat 12B1, 16/1/F, East Topsia Road, Al Anwar Towers, Post Office- Gobinda Khatick Road, P.S.- Topsia, Kolkata-700046 and (1), (2) and (3) all by faith Dawoodi Bohra Muslim, followers of His Holiness Dr. Syedna Aali Qadr Mufaddal Saifuddin (T.U.S.) Saheb, hereinafter collectively called

KALIM INFRASTRUCTURE (P) LTD.

Director

NVENT REALTY PVT. LTD.

Director.

For Hatim & Company
M. Mogul
Partner
For Hatim & Company
H. A. Mogul
Partner
For Hatim & Company
Abdulhusein
Partner

and referred to as the **VENDORS** (which term or expression shall unless excluded by or repugnant to The subject or context be deemed to mean and include the partners and their respective heirs, heiresses, successors, executors, administrators, Legal representative and assigns) of the **ONE PART**.

AND

(1) **M/S. KALIM INFRASTRUCTURE PRIVATE LIMITED** (PAN-AAECK3582C), a Company incorporated under the Companies Act, 1956 represented by its one of the Director **FIRDOUS KALIM** (PAN-ALKPK8786E), son of Late Md. Kalimuddin, by religion -Islam, by Nationality-Indian, by occupation - Business, residing at 61, Muzzaffar Ahmed Street (formerly known as 61, Ripon Street), Post Office and Police Station - Park Street, Kolkata-700016 and having its registered Office at 63, Rafi Ahmed Kidwai Road, Second Floor, Police Station Park Street, Kolkata-700016, (2) **NVENT REALTY PVT. LTD.** (PAN-AADCN0923F) a Company incorporated under the Companies Act, 1956 represented by its one of the Director **FAIZ AHMED KHAN** (PAN-AIYPA1310P), son of Javed Ahmed Khan, by faith- Islam, by Nationality-Indian, by occupation - Business, residing at 2, Golam Zilani Khan Road, P.O. & P.S. Tiljala, Kolkata-700039, hereinafter collectively called and referred to as the

KALIM INFRASTRUCTURE (P) LTD.

Director

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Director.

PURCHASERS (which term 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 **OTHER PART**.

WHEREAS Gobindo Khatick was the karta of a Mitakshara Joint Family consisting of himself and his two sons namely Fakir Chand Khatick and Pulin Behari Khatick and their children.

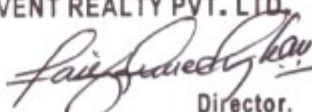
AND WHEREAS Pulin Behari Khatick for and on behalf of the said joint family but in his name purchased inter alia the premises No. 90, Ripon Street, Calcutta which has since come to be known as 90, Muzaffar Ahmed Street, Post Office and Police Station - Park Street, Kolkata - 700016 and is comprised of a two storied brick built dwelling house and several other -brick built buildings TOGETHER WITH the land thereunto belonging containing an area of about 17 (seventeen) cottahs more or less and described in the First Schedule thereto and delineated in the plan thereto annexed and is hereinafter referred to as "the said property".

AND WHEREAS the said Gobindo Khatick died intestate leaving behind him surviving his two sons namely Fakir Chand Khatick

KALIM INFRASTRUCTURE (P) LTD.


Director

NVENT REALTY PVT. LTD.


Director.

For Hatim & Company

Muhtaj A. Moqul.
Partner

For Hatim & Company

Halim A. Moqul.
Partner

For Hatim & Company

M. Moqul.
Partner

and Pulin Behari Khatick and their children and possessed, inter alia, of the aforesaid property being premises No.90, Muzaffar Ahmed Street (formerly known as Premises No.90, Ripon Street, Calcutta) Police Station- Park Street, Kolkata-700016.

AND WHEREAS the said Fakir Chand Khatick died in 1928 and the said Pulin Behari Khatick died in the year 1961 whereupon disputes and differences arose between the members of the family of the said Fakir Chand Khatick and of the family of the said Pulin Behari Khatick.

AND WHEREAS a suit being Title Suit No.98 of 1964 (Basanta Kumar Khatick Versus- Smt. Taramoni Khatick & Others) was filed in the Court of the 9th Sub-Judge at Alipore, inter alia, for partition of the said joint family properties.

AND WHEREAS the parties to the said suit came to settle their differences and on the 18th day of April, 1966, the parties to the said suit entered into a compromise and executed a solenama and filed the same in the said Court.

AND WHEREAS the said solenama not having been drawn up on a stamp paper of the requisite value to operate as an final decree for

KALIM INFRASTRUCTURE (P) LTD.

[Signature]
Director

✓ NVENT REALTY PVT. LTD.

[Signature]

Director.

For Hatim & Company

Munir A. Mughal
Partner

For Hatim & Company

Halima Mughal
Partner

For Hatim & Company

M. Mughal
Partner

Abdulhussein

partition, on the 26th day of February, 1988, a joint petition of compromise was drawn up and signed by all the parties for amendment and alteration of some of the provisions of the said final decree dated the 18th day of April, 1966.

AND WHEREAS the learned Ninth Sub-Ordinate Judge, Alipore, by an order dated the 29th day of November, 1988, amended the said final decree dated the 18th day of April, 1966, and directed various amendments to be incorporated in the said final decree dated the 18th day of April, 1966, and directed that the final decree dated the 18th day of April, 1966, be amended and altered to the extent provided in the order dated the 29th day of November, 1988, should form part of the final decree dated the 18th day of April, 1966, and the final decree as amended be written on requisite stamp paper.

AND WHEREAS the said final decree dated 18th day of April, 1966, with the order dated the 29th day of November, 1988, forming part thereof and amended as therein contained was written on stamp paper/registered according to the directions contained in the order dated the 29th day of November, 1988.

KALIM INFRASTRUCTURE (P) LTD.

[Signature]
Director

✓ NVENT REALTY PVT. LTD.
[Signature]
Director.

For Hatim & Company
[Signature]
Partner

For Hatim & Company
[Signature]
Partner

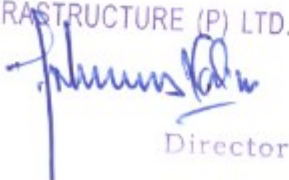
For Hatim & Company
[Signature]
Partner

AND WHERSAS under the final decree dated the 18th day of April, 1966, amongst other properties the premises No.90, Ripon Street, Calcutta since numbered as 90, Muzaffar Ahmed Street, Post Office and Police Station - Park Street, Kolkata - 700016 was allotted exclusively to Basanta Kumar Khatick for being held by him as Karta of the Hindu Undivided Family consisting of himself and his wife and sons.

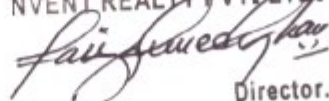
AND WHEREAS no change or alteration with regard to the allotment of the said premises No. 90, Ripon Street, since numbered as 90, Muzaffar Ahmed Street, Post Office and Police Station - Park Street, Kolkata - 700016, made by the final decree dated the 18th day of April, 1966, to Basanta Kumar Khatick has been made by the Joint Petition of Compromise filed on the 26th day of February, 1988, and on which an order was made on the 29th day of November, 1988 as aforesaid.

AND WHEREAS in the circumstances the said Basanta Kumar Khatick and other members of the said Hindu Undivided Family are absolutely entitled to sell free from encumbrances the premises No.90, Muzaffar Ahmed Street (formerly known as Premises No.90, Ripon Street), Post Office and Police Station - Park Street, Kolkata - 700016, fully described in the Schedule 'A' hereto.

KALIM INFRASTRUCTURE (P) LTD.


Director


NVENT REALTY PVT. LTD.


Director.

For Hatim & Company

For Hatim & Company

For Hatim & Company


Partner


Partner

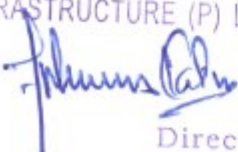

Partner

For Hatim & Company
 Partner
 Munir A. Hossain
 For Hatim & Company
 Partner
 Halim A. Hossain
 For Hatim & Company
 Partner
 M. M. Hossain
 For Hatim & Company
 Partner
 M. M. Hossain

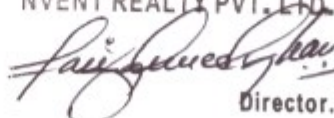
AND WHEREAS on the 22nd day of August, 1986, the then Purchasers being the Vendors herein upon the representations as therein contained entered into an agreement for sale of the said property being premises No. 90, Muzaffar Ahmed Street (Formerly Known as Premises No. 90, Ripon Street), Post Office and Police Station - Park Street, Kolkata - 700016, fully described in the Schedule 'A' hereto and hereinafter referred to as "the said premises" for purchase of the said premises at or for the consideration of Rs.4,52,000/- (Rupees Four lakhs and fifty-two thousand) only and paid to the Vendors the sum of Rs.85,000/- (Rupees Eighty-five thousand) only as earnest money, which Agreement for Sale was duly registered in the Office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 327 at Pages 497 to 518, Being No.15248 for the year 1986.

AND WHEREAS in view of the order dated the 29th day of November, 1988 on the joint petition of compromise filed on the 26th day of February, 1986 all the disputes and differences referred to in the suit amongst the co-owners were settled and the final decree dated the 18th day of April, 1966, amended to the extent

KALIM INFRASTRUCTURE (P) LTD.


 Director

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 Director.

contained in the order dated the 29th day of November, 1988, have been duly written on stamp paper and filed in the Court and registered as directed by the said order dated the 29th day of November, 1988.

AND WHEREAS the then vendors have undertaken that notwithstanding the execution and registration of the conveyance Deed pursuant to the said agreement, the vendors shall at all times (even after the execution and registration of the conveyance Deed) keep the then purchasers being the vendors herein indemnified against all loss, damages and costs which the purchasers may incur or be put to because of their being any encumbrances court order or pending suit.

AND WHEREAS by virtue of a registered Deed of conveyance made on 22nd day of June, in the year of Christ one thousand nine hundred and ninety (1990) between (1) Basanta Kumar Khatick, (2) Ranjit Khatick, (3) Gopal Krishna Khatick, (4) Biswanath Khatick, (5) Kashinath Khatick, (6) Srimati Sarda Khatick, (7) Kumari sunita Khatick, therein mentioned as the Vendors of the one part and (1) Srimati Reba Khatick, (2) Srimati Kamala Khatick, (3) Srimati Purnima Khatick, therein mentioned as the confirming parties of

KALIM INFRASTRUCTURE (P) LTD.

[Signature]
Director

INVENT REALTY PVT. LTD.

[Signature]
Director.

For Hatim & Company

[Signature]
Partner

For Hatim & Company

[Signature]
Partner

For Hatim & Company

[Signature]
Partner

For Hatim & Company
Mustafa A. Hoque
Partner

For Hatim & Company
Halima Hoque
Partner

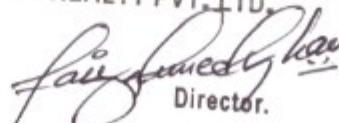
For Hatim & Company
M. Hoque
Partner

the second part and Hatim and Company, therein mentioned as the purchasers of the other part and herein mentioned as the Vendors for and at a valuable consideration mentioned therein the said (1) Basanta Kumar Khatick, (2) Ranjit Khatick, (3) Gopal Krisna Khatick, (4) Biswanath Khatick, (5) Kashinath Khatick, (6) Srimati Sarda Khatick, (7) Kumari sunita Khatick sold, conveyed , transferred, assigned and assured to and unto the said HATIM AND COMPANY ALL THAT fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building concerning 11(Eleven) Cottahs and asbestos and tin shed with privy and Garage ~~XXXXXXXXXX~~ covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No. 90, Muzaffar Ahmed Road (Formerly known as Premises No. 90, Ripon Street), Post Office and Police Station Park Street, Kolkata-700016 along with all easement rights thereto through over and underneath the Road/Common Passage thereto and the said 1) Srimati Reba Khatick, (2) Srimati Kamala Khatick, (3) Srimati Purnima Khatick confirmed the same and the said Deed of

KALIM INFRASTRUCTURE (P) LTD.


Director

NVENT REALTY PVT. LTD.


Director.

For Hatim & Company
Munir A. Ali
 Partner

For Hatim & Company
Waleed A. Ali
 Partner

For Hatim & Company
M. Majeed
 Partner

conveyance was duly registered at the office of the sub-Registrar of Assurances. Calcutta and duly recorded in the Book No.1, Volume No.444, Pages from 479 to 502. Being No.12674, for the year 1990, more fully particularly described in the schedule "A" hereunder written.

AND WHEREAS by virtue of the aforesaid Deed of conveyance the said HATIM AND COMPANY, the vendors herein, have become the absolute, rightful sole owners and lawfully and fully seized and possessed of in the fee simple in possession of ALL THAT fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building concerning 11(Eleven) Cottahs and asbestos and tin shed with privy and Garage ~~XXXXXXXXXX~~ covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No. 90, Muzaffar Ahmed Road (Formerly known as Premises No. 90, Ripon Street), Post Office and Police Station Park Street, Kolkata-700016 along with all casement rights thereto through over and underneath the Road/common passage thereto.

KALIM INFRASTRUCTURE (P) LTD.

[Signature]
 Director

✓ NVENT REALTY PVT. LTD.

[Signature]
 Director.

For Hatim & Company
Muray A. Lloyd
 Partner

For Hatim & Company
Halina A. Dorge
 Partner

For Hatim & Company
M. Moge
 Partner

AND WHAREAS the Vendors upon purchasing the aforesaid property duly mutated their names in the Record of the assessment register of the Kolkata Municipal Corporation and paying the taxes regularly.

AND WHAREAS the vendors herein having decided and been desirous to sell ALL THAT fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building concerning 11(Eleven) Cottahs and asbestos and tin shed with privy and Garage ~~REDACTED~~ covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No. 90, Muzaffar Ahmed Road (Formerly known as Premises No. 90, Ripon Street), Post Office and Police Station Park Street, Kolkata-700016 along with all easement rights thereto through over and underneath the Road/common passage thereto, more fully and particularly described in the SCHEDULE "A" hereunder written, declared to sell the same absolutely and forever free from any sort of encumbrances, liens, liabilities, mortgages, charges,

KALIM INFRASTRUCTURE (P) LTD.
[Signature]
 Director

✓
 EVENT REALTY PVT. LTD.
[Signature]
 Director.

For Hatim & Company
Mustaf. A. Noor
Partner

For Hatim & Company
Nalin A. Noor
Partner

For Hatim & Company
M. Noor
Partner

attachments, demands, claims to the PURCHASERS, the said landed properties AND WHEREAS the VENDORS have agreed to sell and the Purchasers being fully satisfied with the title of the Vendors on the basis of independent legal enquiries, have agreed to purchase the said landed property misusage, hereditaments tenements free from any sort of encumbrances, liens, liabilities, mortgages, charges, attachments, demands, claims in as is where is basis and on the terms and conditions hereinafter written.

AND WHEREAS by an Agreement for Sale dated 23rd July, 2016 between Hatim & Company, therein referred to as the Vendors of the One Part and Kalim Infrastructure Private Limited and Anr., therein referred to as the Purchasers of the Other Part, the Vendors have agreed to sell and the Purchasers have agreed to purchase, the schedule mentioned property on "as is where is basis" together with the existing tenants present thereat, at and for the consideration mentioned therein and also on the terms and conditions mentioned therein.

THE VENDORS HAVE REPRESENTED TO THE PURCHASERS AS FOLLOWS:-

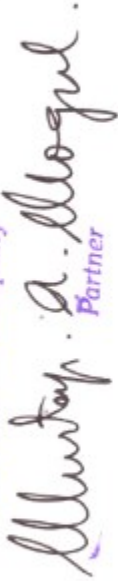
1. That the Vendors are the sole, absolute and lawful owner of the fully tenanted landed property, more fully and particularly described in the Schedule 'A'; hereunder written.

KALIM INFRASTRUCTURE (P) LTD.
Director

Signature

2. That the Vendors undertake and declare that the Vendors have neither entered into any Agreement for Sale with any other person or persons nor received/collected any earnest money/advance from any person or persons in respect of the said plot of land and the said plot is not under mortgage with any person/bank and the said land is free from all sort of encumbrances, loans, charges, claims, demands, mortgage but there are several tenants in the said landed property.
3. That the vendors had never made or done anything or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Vendors and the Vendors are lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the 'said property' hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and the Vendors have full and absolute and indefeasible right and authority to grant convey and transfer the 'said property' hereby granted unto and to the purchasers in the manner aforesaid and according to the time intent and measuring of these presents.
4. That the 'said property' is not affected by any attachment including attachments under any certificate case or any proceedings started as the instance of the income Tax Authorities or other Government Authorities under Public Demand and Recovery or any other Acts or otherwise whatsoever and that there is no certificate case or

For Hatim & Company



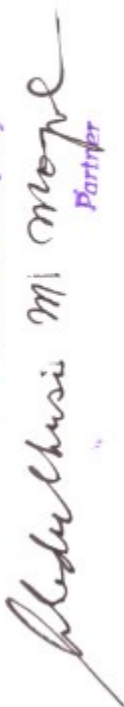
Partner

For Hatim & Company



Partner

For Hatim & Company



Partner

KAI IM INFRASTRUCTURE (P) LTD.



Director



proceedings against the vendor for realization of arrears of income Tax or other taxes or dues or otherwise under the Public Demand and Recovery Act and / or any other Acts for the time being in force and that the 'said property' is not otherwise charged, mortgaged or encumbered whatsoever.

5. That to the knowledge of the vendors herein the "said property" is not affected by any notice or scheme of acquisition and/or requisition of the Kolkata Municipal Corporation or any oilier Public Body or Authority and that no declaration has been made or published for acquisition of the "said property" or any part thereof under the Land Acquisition Act of any other Acts or enactment in force.
6. That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) ct, 1976 for the vendors to grant thereof, convey, assign and assure the 'said property' unto the purchasers in the manner aforesaid.

AND WHEREAS the Vendors during the discussion of sale of the property by a registered Power of Attorney dated 26th day of October, 2016 engaged Mr. Firdous Kalim to obtain sanctioned

KALIM INFRASTRUCTURE (P) LTD.

Firdous Kalim
Director

INVENT REALTY PVT. LTD.

Faiyaz Ahmad Khan
Director.

For Hatim & Company

Munir A. Hossain
Partner

For Hatim & Company

Halim A. Hossain
Partner

For Hatim & Company

Abdulhussein M. Moya
Partner

plan of the building and a plan was sanctioned for construction of a new building upon demolishing the old one.

AND WHEREAS the Vendors have undertaken that the Vendors shall keep the Purchasers saved and harmless against any loss or damage because of any court order or pending suit which the Purchasers may suffer with regard to any defect in title of the Vendors (which may be discovered within 5 (Five) years from the date of this Deed of Conveyance and which is beyond the knowledge of both the Vendors and Purchasers) to the Schedule mentioned property and will make the aforesaid defect good to the extent possible by executing relevant document/s in that regard to be made by the Advocates of the Purchaser at the cost of the Purchasers.

AND WHEREAS now the Vendors have agreed to sell and the purchasers have agreed to purchase **ALL THAT** fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building concerning 11(Eleven) Cottahs and asbestos and tin shed with privy and Garage [REDACTED] covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No. 90, Muzaffar Ahmed Road (Formerly known as Premises No.

For Hatim & Company

 Partner

For Hatim & Company

 Partner

For Hatim & Company

 Partner

For Hatim & Company
 Munir A. Memon
 Partner

For Hatim & Company
 Halim G. Memon
 Partner

For Hatim & Company
 Abdulhussein M. Memon
 Partner

90, Ripon Street), Post Office and Police Station Park Street, Kolkata-700016, morefully and particularly described in the **SCHEDULE 'A'** hereunder together with all amenities and easement rights and all facilities, to the Purchasers herein for an absolute estate of inheritance in fee simple in possession of an estate equivalent thereto absolutely free from all encumbrances whatsoever for a consideration of **Rs.7,75,00,000/- (Rupees Seven Crore and Seventy Five Lacs) only** subject of the terms and conditions hereinafter appearing.

AND WHEREAS at or before execution of this indenture the purchasers have fully satisfied itself as to the title of the vendor , the condition of the said property, and has agreed to acquire the said property as is where is basis together with existing tenants.

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of **Rs.7,75,00,000/- (Rupees Seven Crore and Seventy Five Lacs) only** the Purchasers have paid to the Vendor (the receipt whereof the Vendor do hereby admit and acknowledge) and of and from the same and every part thereof to acquit, release and discharge the Purchasers their successors and representatives and

KALIM INFRASTRUCTURE (P) LTD.

 Director



For Hatim & Company
Munir A. Mogul
 Partner

For Hatim & Company
Malin A. Mogul
 Partner

For Hatim & Company
Abdulkader M. Mogul
 Partner

discharge the Purchasers their successors and representatives and the Vendor as co-owners do hereby these presents indefeasibly grant, sale, convey and transfer, assign and assure unto the Purchasers, their successors and representatives free from all encumbrances, attachment and other defects in title ALL THAT fully tenanted two storied brick built dwelling house and several other structures TOGETHER WITH the piece or parcel of land thereunto belonging or parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs more or less having building concerning 11(Eleven) Cottahs and asbestos and tin shed with privy and Garage [REDACTED] covering 6 (Six) Cottahs lying and situated at and being the Kolkata Municipal Corporation Premises No. 90, Muzaffar Ahmed Road (Formerly known as Premises No. 90, Ripon Street), Post Office and Police Station Park Street, Kolkata-700016, more fully and particularly described in the **SCHEDULE 'A'** hereunder written and hereinafter referred to as the said property and/or the entirety of the right title interest of the Vendor into or upon the said Property, free from all encumbrances charges liens lispendens claims, demands, mortgages, leases, licenses, liabilities, trusts, attachments, acquisitions, requisitions, executions, prohibitions, restrictions,

KALIM INFRASTRUCTURE (P) LTD.

Abdulkader M. Mogul
 Director

INVENT REALTY PVT. LTD.
Faris Ahmed Khan
 Director.

For Hatim & Company

For Hatim & Company

For Hatim & Company

Mustafa A. Alaghl
Partner

Waleed A. Alaghl
Partner

Abdulhussein M. Maysal
Partner

easements and lispendens whatsoever save and except the tenants **OR HOWSOEVER OTHERWISE** the said **PROPERTY** or any part or portion thereof now is or are or at any time or times heretofore was or were situated butted and bounded called known numbered described or distinguished **TOGETHER WITH** all benefits and advantages of ancient and other lights all yards courtyards areas sewers drains ways water courses ditches fences paths and all manner of former and other rights liberties easements privileges advantages appendages and appurtenances whatsoever to the said **PROPERTY** or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were held used occupied appertaining or enjoyed therewith or reputed to belong or to appertaining thereto **AND** the reversion or reversions remainder or remainders and the rents issues and profits and of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession of the property claim and demand whatsoever both at law and in equity of the Vendor into or upon and in respect of the said property **TO HAVE AND TO HOLD** the said **PROPERTY** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights

Abdulhussein M. Maysal
Director

Signature of Kay

For Hatim & Company

Munir A. Mopel
Partner

For Hatim & Company

Halina A. Mopel
Partner

For Hatim & Company

Abdulhussein M. Mopel
Partner

and appurtenances belonging thereto unto and to the use of the Purchasers absolutely and forever **SUBJECT HOWEVER** to the rights of the various Occupants/tenants but otherwise free from all encumbrances charges.

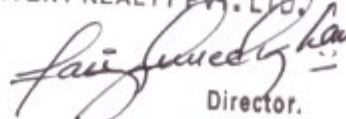
AND the Vendors do hereby covenant with the Purchasers that the Vendor are the lawful of and well and sufficiently seized and possessed of and entitled to the said **PROPERTY** and every part thereof, **AND** the Vendor do hereby covenant with the Purchasers that it has not at any time heretofore done or executed or knowingly suffered or been party or privy to any act deed matter or thing whereby or by reason whereof the said **PROPERTY** hereby granted sold conveyed transferred assigned and assured or expressed or so intended to be was or is encumbered in title estate or otherwise or by reason whereof the Vendors may or can be prevented from granting selling conveying assigning and assuring the said **PROPERTY** or any part thereof in the manner as aforesaid.

AND the Purchasers shall be liable to pay municipal taxes, charges and other miscellaneous outgoing in respect of the schedule

KALIM INFRASTRUCTURE (P) LTD.



Director

NVENT REALTY PVT. LTD.


Director.

AND THAT NOTWITHSTANDING any act deed or thing by the Vendor done executed or knowingly suffered to the contrary the Vendor at the time of execution of these presents is the absolute and lawful owner of and/or otherwise well and sufficiently seized and possessed of and entitled to the said Property hereby granted sold conveyed transferred assigned assured or expressed so to be and every part thereof for a perfect and indefeasible estate or inheritance without any manner or condition or other thing whatsoever to alter defeat encumber or make void the same;

AND THAT NOTWITHSTANDING any such act deed or thing whatsoever as aforesaid the Vendors now have good right and undivided share and have power to grant sell convey transfer assure and assign the said **PROPERTY** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchasers in the manner and on the

KALIM INFRASTRUCTURE (P) LTD.

 Director

INVENT REALTY PVT. LTD.
Siraj Raza Khan
Director.

For Hatim & Company
Wintay A. Lloyd
Partner

M. Nozid For Hatim & Company
Halim A. Nozid Partner

For Hatim & Company
Hatim
Partner

STRUCTURE BUILD LTD.

Fairbairn, Cal.

For Hatim & Company

Abulhasan A. Ali
Partner

restrictions easements and lispendens whatsoever suffered or made or liabilities created in respect of the said **PROPERTY** by the Vendor or by any person or persons lawfully and equitably claiming from under for the Vendor or their predecessors in title as aforesaid or otherwise **AND THAT** all rates taxes and other impositions and/or outgoings payable in respect of the said **PROPERTY** upto the date of execution of this Deed shall be paid borne and discharged by the Vendor.

For Hatim & Company

Hatim A. Ali
Partner

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT fully tenanted two storied brick built dwelling house Cemented Floor having total area 4000 sq.ft. more or less and another asbestos and tin shed with privy and Garage ~~_____~~ having 1000 sq.ft. more or less TOGETHER WITH the piece or parcel of land thereunto belonging or on parts whereof the same are erected and built containing an area of about 17 (Seventeen) Cottahs cottahs more or less having building covering 11 Cottahs and Asbestos and tin shed with Privy and Garages ~~_____~~ covering 6 Cottahs, situate, lying at and being the premises No.90, Muzaffar Ahmed Street (formerly known as Premises No.90, Ripon Street), Post Office and Police Station - Park Street, Kolkata -

For Hatim & Company

Abulhasan M. Ali
Partner

KATIM INFRASTRUCTURE (P) LTD.

Abulhasan M. Ali
Director

Abulhasan M. Ali

700016, the map or plan of the said property delineated with "RED" border is annexed herewith and which is butted and bounded as follows :-

ON THE SOUTH : Partly by Muzaffar Ahmed Street, (formerly known as Ripon Street), Post Office and Police Station - Park Street, Kolkata - 700016;

ON THE WEST : By a municipal passage;

ON THE NORTH : By Premises No.91, Muzaffar Ahmed Street, (formerly known as 91, Ripon Street), Post Office and Police Station - Park Street, Kolkata -- 700016

ON THE EAST : By Bejoy Mansion.

OR HOWSOEVER OTHERWISE the same are butted, bounded, called, numbered and distinguished.

KALIM INFRASTRUCTURE (P) LTD.

[Signature]
Director

[Signature]

For Hatim & Company
Munir A. D. D. D. D.
Partner

For Hatim & Company
Hafiz A. D. D. D.
Partner

For Hatim & Company
M. M. M. M.
Partner

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

SIGNED, SEALED AND DELIVERED

by the **PARTIES** in the presence of:

1. *Sohail Alam*
1, Meher Ali Road,
Kolkata - 700017.

For Hatim & Company

Abdelhussein M. Mogel
Partner

For Hatim & Company

Walid A. Mogel
Partner

For Hatim & Company

Muntazir A. Mogel
Partner

SIGNATURE OF THE VENDORS

2. *Apurva Sankar Samyale*
Apurva R.K. Samyale
8, Old Post Office Street
1st floor, Kolkata - 700001.

KALIM INFRASTRUCTURE (P) LTD.

Abdelhussein M. Mogel
Director

NVENT REALTY PVT. LTD.

Apurva Sankar Samyale
Director.

SIGNATURE OF THE PURCHASERS

Drafted by:

Shreyasi Samyale

SHREYASI SANYAL

Advocate

High Court, Calcutta

8, Old Post Office Street, Kolkata-700001

Enrolment No. F-1405/989/2016.

MEMO OF CONSIDERATION

RECEIVED on and from the within-named **Purchasers** the within-mentioned sum of **Rs.7,75,00,000/- (Rupees Seven Crore and Seventy Five Lacs) only** in respect of the Schedule property mentioned above, by the within-named Vendors as per memo below:-

<u>Date</u>	<u>Draft No.</u>	<u>Bank/Branch</u>	<u>Amount (Rs)</u>
11.09.2016	418163	State Bank of India	1,00,00,000.00
05.10.2016	418176	State Bank of India	50,00,000.00
11.01.2017	570666	IDBI Bank	50,00,000.00
15.03.2017	666627	IDBI Bank	50,00,000.00
07.09.2018	726481	State Bank of India	14,00,000.00
07.02.2019	884163	IDBI Bank	49,50,000.00
02.08.2019	949483	IDBI Bank	50,00,000.00
08.07.2020	025339	IDBI Bank	50,00,000.00
09.07.2020	025340	IDBI Bank	50,00,000.00
28.07.2020	025348	IDBI Bank	50,00,000.00
01.12.2020	044433	IDBI Bank	1,00,00,000.00
05.12.2020	198771	HDFC Bank	75,73,500.00
14.12.2020	044440	IDBI Bank	38,00,000.00
14.12.2020	044441	IDBI Bank	19,01,500.00
14.12.2020	309661	State Bank of India	21,00,000.00
		TDS deducted @ 1%	7,75,000.00
TOTAL :			7,75,00,000.00

(Rupees Seven Crore Seventy Five Lacs) only.

WITNESSES:

1. *Sohail Alam*
1, Meher Ali Road,
Kolkata-700017.

2. *Ajay Sankar Samyul.*
8, Old Post Office St
Kolkata-700017.

For Hatim & Company

Abdulhussein M. Mogul
Partner

For Hatim & Company

Halim A. Mogul
Partner

For Hatim & Company

Muntaz A. Mogul
Partner

SIGNATURE OF THE VENDORS

<p>नाम / PERMANENT ACCOUNT NUMBER</p> <p>AABFH9887M</p> <p>नाम / NAME</p> <p>HATIM & COMPANY</p> <p>पंजीकरण/संस्थापित तिथि / DATE OF INCORPORATION/FORMATION</p> <p>02-01-1930</p>	 <p>आयकर विभाग, पं. १४, ४१</p> <p>COMMISSIONER OF INCOME TAX, W.S. XI</p>
--	--

For Hatim & Company

Partner

M. M. M. M.

For Hatim & Company

Partner

M. A. S. S. S.

For Hatim & Company

Partner

M. A. S. S. S.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKPEM1810C

पति / Name
ABDULHUSEIN MOHSIN MOGUL

पति का नाम / Father's Name
MOHSIN MOGUL

जन्म की तारीख / Date of Birth
04/12/1941

हस्ताक्षर / Signature

81031000

Abdusai m. moge

 भारत सरकार
GOVERNMENT OF INDIA



আবদুলহুসেন মোলসিন মগল
Abdulhusein Molsin Mogul
জন্ম তারিখ/DOB: 04/12/1941
পুল/MALE
Mobile No: 9831352786



5961 3366 9574
VID : 9102 8238 9077 1156

আমার আধার, আমার পরিচয়

Abdulhusein M. Mogul

 भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
फ्लैट 12अनवर, 16/1/ए, ईस्ट तोपसिया रोड, ऑल
अनवर टोवर्स, गोबिन्दा खटिक रोड, कोलकाता,
वेस्ट बंगाल - 700046

Address :
Flat 12A1, 16/1/F, East Topsia Road, Al
Anwar Towers, Gobinda Khatick Road,
Kolkata,
West Bengal - 700046



5961 3366 9574
VID : 9102 8238 9077 1156



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www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 081

Abdulhusein M. Mogul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

HATIM ABDULHUSEIN MOGUL

ABDULHUSEIN MOHSIN MOGUL

20/10/1965
Permanent Account Number
AKEPM1809K

Signature

20/10/2012

Halim A. Mogul.



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

ভালিকাভুক্তির আই ডি / Enrollment No.: 1040/20493/33901

To
হাতিম মোগল
Halim Mogul
21 A SHAKESPEARE SARANI
Circus Avenue
Circus Avenue
Circus Avenue Kolkata
West Bengal 700017

01/12/2013
79299395



MN792993953FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9855 7551 3299

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



হাতিম মোগল
Halim Mogul
পিতা : আব্দুলহুসেন মোগল
Father : Abdulhusein Mogul
জন্মতারিখ / DOB : 20/10/1965
পুরুষ / Male



9855 7551 3299

আধার - সাধারণ মানুষের অধিকার

Halim A. Mogul.



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় অনন্য পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
21 এ, শেক্সপীয়ার সারানী, মার্কার্স
এভিনিউ, কোলকাতা, মার্কার্স
আভেনু, পশ্চিম বঙ্গ, 700017

Address:
21 A, SHAKESPEARE SARANI,
Circus Avenue, Kolkata, Circus
Avenue, West Bengal, 700017

9855 7551 3299

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Valu A. Ingle

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MURTAZA ABDULHUSEIN MOGUL
ABDULHUSEIN MOHSIN MOGUL

27/10/1975
Permanant Account Number
AFMPM1023N

06062013

Signature

Murtaza A. Mogul.


भारत सरकार
GOVERNMENT OF INDIA


मूर्ताजा आबुलहसेन मोगुल
Murtaza Abdulhusein Mogul
जन्म तिथि/DOB: 27/10/1975
पुरुष/ MALE
Mobile No: 9831032786


4736 0723 3155
VID : 9128 0922 9663 5522

आमार आधार, आमार परिचय

Murtaza A. Mogul.


आधार
भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:
फ्लैट 12बी1, 16/1/एफ, ऑल अनवर टोवर्स, गोबिन्दा
खट्टीवक रोड, कोलकाता,
वेस्ट बंगाल - 700046

Address :
Flat 12B1, 16/1/F, East Topsia Road, Al
Anwar Towers, Gobinda Khatick Road,
Kolkata,
West Bengal - 700046


4736 0723 3155
VID : 9128 0922 9663 5522

 1947
 help@uidai.gov.in
 www.uidai.gov.in
 P.O. Box No.1947,
Bengaluru-560 001



KALIM INFRASTRUCTURE (P) LTD.

A handwritten signature in blue ink, appearing to read 'Prerna Kalim', is written over the company name.

Director



भारत सरकार
Government of India



फिरदौस कलीम
Firdous Kalim
जन्म तिथि / DOB: 07/10/1973
पुरुष / Male



9254 5534 9513

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
आलमज मौहम्मद कलीमुद्दीन 61
रिपोन स्ट्रीट कोकता, पार्क स्ट्रीट,
कोलकाता, पार्क स्ट्रीट, वेस्ट बंगाल,
700016

Address
S/O. Mohammad Kalimuddin 61
Ripon Street Kokata, Park Street,
Kolkata, Park Street, West
Bengal, 700016

9254 5534 9513



1947



help@uidai.gov.in



www.uidai.gov.in

Firdous Kalim

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

FIRDOUS KALIM
MOHAMMAD KALIMUDDIN

07/10/1973
Permanent Account Number
ALKPK8786E


Signature








NVENT REALTY PVT. LTD.

Sanjay Chandra

Director.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19849/00074

18/10/2012 To
ফাইজ আহমেদ খান
Faiz Ahmed Khan
2 G J KHAN ROAD
TILJALA Tiljala S.O
Tiljala Kolkata
West Bengal 700039

15176855



MN151768554DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7139 2435 8772

আধার - সাধারণ মানুষের অধিকার

Faiz Ahmed Khan



ভারত সরকার
GOVERNMENT OF INDIA



ফাইজ আহমেদ খান
Faiz Ahmed Khan
পিতা : জাভেদ আহমেদ খান
Father : JAVED AHMED KHAN
জন্ম সাল / Year of Birth : 1983
পুরুষ / Male



7139 2435 8772

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিসেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

15176855



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
২, জি জে খান রোড, তিলজলা,
তিলজলা, কোলকাতা, পশ্চিমবঙ্গ,
700039

Address:
2, G J KHAN ROAD,
TILJALA, Tiljala S.O, Tiljala,
Kolkata, West Bengal,
700039

Signature



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in



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



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

WB / 22 / 157 / 174786

পরিচয় পত্র



Elector's Name

নির্বাচকের নাম

Sanyal Ajoy

সান্যাল অজয়

Father/Mother/

Husband's Name

পিতা/মাতা/স্বামীর নাম

Ramkamal

রামকমল

Sex

লিঙ্গ

M

পুং

Age as on 1.1.1995

১.১.১৯৯৫-এ বয়স

38

৩৮

Ajoy Sankar Sanyal

Address

6 Dr Kartick Bose Street, Calcutta.

ঠিকানা

৬ ডঃ কার্তিক বোস স্ট্রীট, কলিকাতা।



**Facsimile Signature
Electoral Registration Officer**

নির্বাচননিবন্ধন অধিকারিক

For 157,-VIDYASAGAR

Assembly Constituency

১৫৭,-বিদ্যাসাগর

বিধানসভা নির্বাচন ক্ষেত্র

Place

স্থান

CALCUTTA

কলিকাতা

Date

তারিখ

09.09.95

০৯.০৯.৯৫



Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-202021-016244868-2

Payment Mode

Counter Payment

GRN Date: 10/12/2020 12:25:48

Bank : IDBI Bank

BRN : 690520915

BRN Date: 10/12/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 2001655270/2/2020

[Query No./Query Year]

Name : KALIM INFRASTRUCTURE PVT LTD

Contact No. : Mobile No. : +91 9831676520

E-mail :

Address : 63 Rafi Ahmed Kidwai Road kol 16

Applicant Name : Mr Ajoy Sankar Sanyal

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Sale, Sale Document

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	2001655270/2/2020	Property Registration- Stamp duty	0030-02-103-003-02	5884237
2	2001655270/2/2020	Property Registration- Registration Fees	0030-03-104-001-16	841331

Total

6725568

In Words : Rupees Sixty Seven Lakh Twenty Five Thousand Five Hundred Sixty Eight only

Major Information of the Deed

Deed No :	I-1902-00169/2022	Date of Registration	10/01/2022
Query No / Year	1902-2001655270/2020	Office where deed is registered	
Query Date	10/12/2020 12:09:53 PM	1902-2001655270/2020	
Applicant Name, Address & Other Details	Ajoy Sankar Sanyal High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831676520, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 7,75,00,000/-	Rs. 8,41,31,662/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 58,89,237/- (Article:23)	Rs. 8,41,331/- (Article:A(1), E)		
Remarks			

Land Details :

District: Kolkata, P.S:- Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Muzaffar Ahmed Street, , Premises No: 90, , Ward No: 062 Pin Code : 700016

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		11 Katha	4,95,00,000/-	5,31,56,958/-	Width of Approach Road: 30 Ft.,
L2	(RS :-)		Bastu		6 Katha	2,70,00,000/-	2,89,94,704/-	Width of Approach Road: 30 Ft.,
		TOTAL :			28.05Dec	765,00,000 /-	821,51,662 /-	
	Grand Total :				28.05Dec	765,00,000 /-	821,51,662 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4000 Sq Ft.	9,00,000/-	18,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	1000 Sq Ft.	1,00,000/-	1,80,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	5000 sq ft	10,00,000 /-	19,80,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	HATIM & COMPANY 90, Muzzaffar Ahmed Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KALIM INFRASTRUCTURE PRIVATE LIMITED 63, Rafi Ahmed Kidwai Road,, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	NVENT REALTY PRIVATE LIMITED 2, Golam Zilani Khan Road,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038 , PAN No.:: AAxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr ABDULHUSEIN MOHSIN MOGUL Son of Mr Mohsin Mogul Flat 12A1, 16/1/F, East Topsia Road,, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0C, Aadhaar No: 59xxxxxxxx9574 Status : Representative, Representative of : HATIM & COMPANY (as Partners)
2	Mr HATIM ABDULHUSEIN MOGUL Son of Mr Abdulhusein Mohsin Mogul 21A, Shakespeare Sarani,, City:- Not Specified, P.O:- Circus Avenue P.S:-Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9K, Aadhaar No: 98xxxxxxxx3299 Status : Representative, Representative of : HATIM & COMPANY (as Partners)
3	Mr MURTAZA ABDULHUSEIN MOGUL Son of Abdulhusein Mohsin Mogul Flat 12B1, 16/1/F, East Topsia Road,, City:- Not Specified, P.O:- Gobinda Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3N, Aadhaar No: 47xxxxxxxx3155 Status : Representative, Representative of : HATIM & COMPANY (as Partners)
4	Mr FIRDOUS KALIM (Presentant) Son of Late Md Kalimuddin 61, Muzzaffar Ahmed Street Formerly Known As 61, Ripon Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KALIM INFRASTRUCTURE PRIVATE LIMITED (as Director)
5	Mr FAIZ AHMED KHAN Son of Javed Ahmed Khan 2, Golam Zilani Khan Road,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx0P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : NVENT REALTY PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AJOY SANKAR SANYAL Son of Late Ram Kamal Sanyal High Court, Calcutta,, City:- Not Specified, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr ABDULHUSEIN MOHSIN MOGUL, Mr HATIM ABDULHUSEIN MOGUL, Mr MURTAZA ABDULHUSEIN MOGUL, Mr FIRDOUS KALIM, Mr FAIZ AHMED KHAN			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	HATIM & COMPANY	KALIM INFRASTRUCTURE PRIVATE LIMITED-9.075 Dec,NVENT REALTY PRIVATE LIMITED-9.075 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	HATIM & COMPANY	KALIM INFRASTRUCTURE PRIVATE LIMITED-4.95 Dec,NVENT REALTY PRIVATE LIMITED-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	HATIM & COMPANY	KALIM INFRASTRUCTURE PRIVATE LIMITED-2000.00000000 Sq Ft,NVENT REALTY PRIVATE LIMITED-2000.00000000 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	HATIM & COMPANY	KALIM INFRASTRUCTURE PRIVATE LIMITED-500.00000000 Sq Ft,NVENT REALTY PRIVATE LIMITED-500.00000000 Sq Ft

On 15-12-2020

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

Presented for registration at 18:30 hrs on 15-12-2020, at the Private residence by Mr 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 8,41,31,662/-

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

Execution is admitted on 15-12-2020 by Mr ABDULHUSEIN MOHSIN MOGUL, Partners, HATIM & COMPANY, 90, Muzzaffar Ahmed Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr AJOY SANKAR SANYAL, , Son of Late Ram Kamal Sanyal, High Court, Calcutta,, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Mr HATIM ABDULHUSEIN MOGUL, Partners, HATIM & COMPANY, 90, Muzzaffar Ahmed Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr AJOY SANKAR SANYAL, , Son of Late Ram Kamal Sanyal, High Court, Calcutta,, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Mr MURTAZA ABDULHUSEIN MOGUL, Partners, HATIM & COMPANY, 90, Muzzaffar Ahmed Street, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr AJOY SANKAR SANYAL, , Son of Late Ram Kamal Sanyal, High Court, Calcutta,, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Mr FIRDOUS KALIM, Director, KALIM INFRASTRUCTURE PRIVATE LIMITED, 63, Rafi Ahmed Kidwai Road,, City:- Not Specified, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr AJOY SANKAR SANYAL, , Son of Late Ram Kamal Sanyal, High Court, Calcutta,, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 15-12-2020 by Mr FAIZ AHMED KHAN, Director, NVENT REALTY PRIVATE LIMITED, 2, Golam Zilani Khan Road,, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700038

Identified by Mr AJOY SANKAR SANYAL, , Son of Late Ram Kamal Sanyal, High Court, Calcutta,, P.O: Hare Street, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Abhijit Basu

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 17-12-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,41,331/- (A(1) = Rs 8,41,317/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 8,41,331/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/12/2020 12:00AM with Govt. Ref. No: 192020210162448682 on 10-12-2020, Amount Rs: 8,41,331/-, Bank: IDBI Bank (IBKL0000012), Ref. No. 690520915 on 10-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,89,237/- and Stamp Duty paid by online = Rs 58,84,237/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/12/2020 12:00AM with Govt. Ref. No: 192020210162448682 on 10-12-2020, Amount Rs: 58,84,237/-,
Bank: IDBI Bank (IBKL0000012), Ref. No. 690520915 on 10-12-2020, Head of Account 0030-02-103-003-02



Abhijit Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 26-12-2020

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,89,237/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 22435, Amount: Rs.5,000/-, Date of Purchase: 10/12/2020, Vendor name: M GHOSH



Abhijit Basu
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 10-01-2022

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 : 23 of Indian Stamp Act 1899.



Md Shadman
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal



Directorate of Registration and Stamp Revenue Finance(Revenue) Department, Government of West Bengal

e-নথীকরণ

Receiving of Stamp Duty and Fees

Query Details

Query No / Year	19022001655270/2020	Query Date	10-12-2020
Serial No / Year	1902006086/2020	Deed No / Year	Not Generated
Transaction	[0101] Sale, Sale Document		
Name of Presentant	Mr FIROOUS KALIM	Presentation At	Private Residence
Date of Execution	15-12-2020	Date of Presentation	15-12-2020
Remarks	Cannot Generate Deed No as Enclosures is not submitted.		

Transaction Id: 0000022992

Details	Payable(Rs.)	Paid(Rs.)	Payment by GRIPS (Rs.)	Remission(Rs.)	Due(Rs.)	Articles
Stamp Duty	58,89,237	5,000	58,84,237	0	0	23
Registration Fees	8,41,331	0	8,41,331	0	0	A(1), E
Other Fees	493	493	0	0	0	SUC, RFF
Total	67,30,061	5,493	67,24,568	0	8,41,31,662 /-	

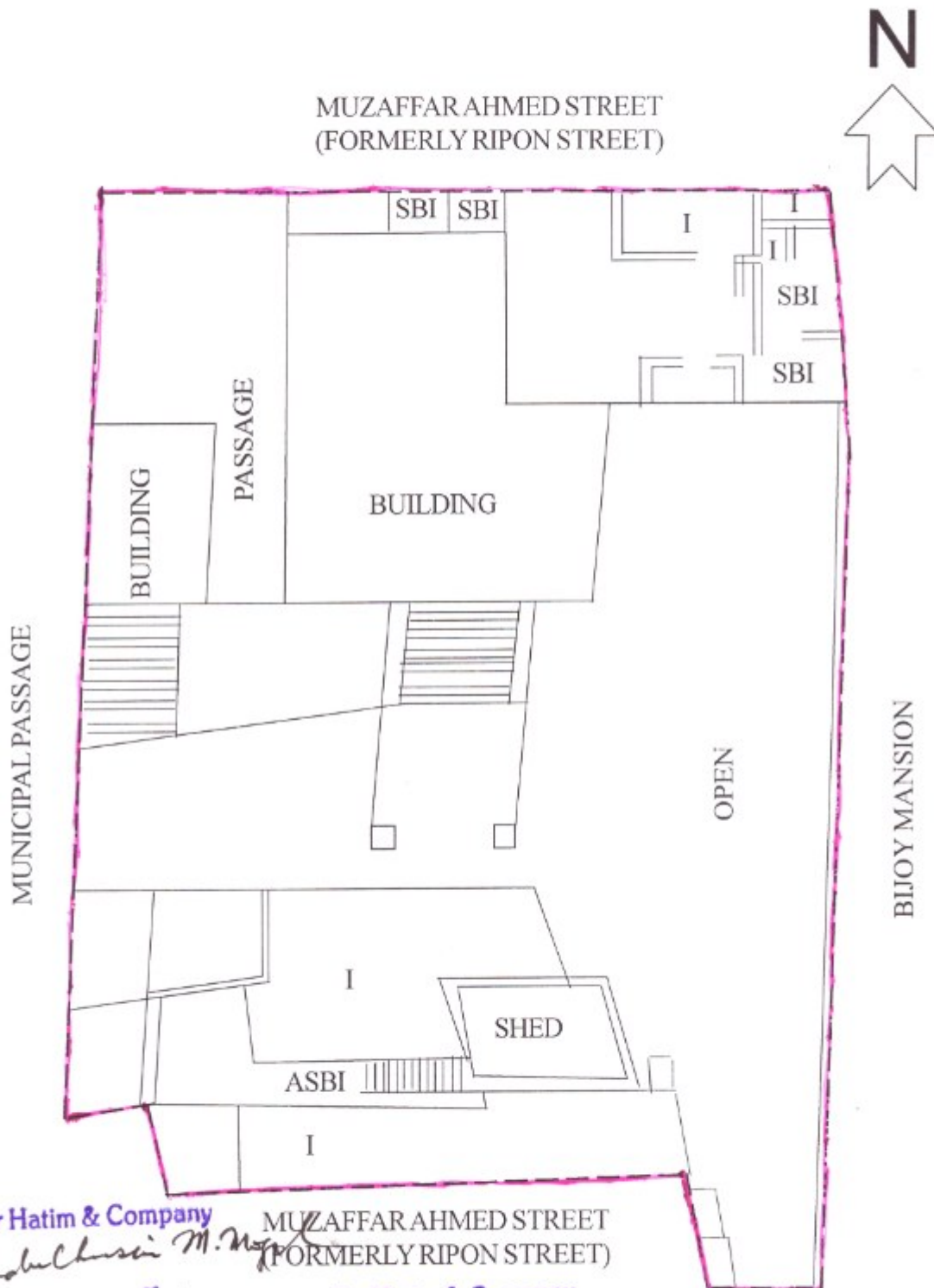
Total Stamp Duty Payable: 0/-
 Receiving of Stamp Duty By:

☐ Stamp ☐ Draft ☐ SABR ☐ Treasury Challan ☐ Cash ☐ SABR ☐ Treasury Challan



SITE PLAN OF PREMISES NO. 90, MUZAFFAR AHMED STREET, P.S. PARK STREET, KOLKATA – 700016.

**LAND AREA = 17 COTTAHS
SHOWN IN COLOUR : RED**



For Hatim & Company

Abulhasan M. Nagor
Partner

MUZAFFAR AHMED STREET
(FORMERLY RIPON STREET)

For Hatim & Company

For Hatim & Company

Hatim A. Nagor
Partner

Mustafa A. Nagor
Partner

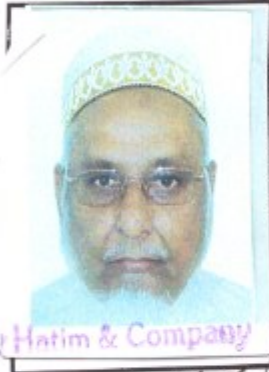
KALIM INFRASTRUCTURE (P) LTD.

Fahim Khan
Director

SIGNATURE OF THE VENDORS

SIGNATURE OF THE PURCHASERS

SPECIMEN FORM FOR TEN FINGERPRINTS



Fo: Hatim & Company

Abdulhussein M. Majeed
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Fo: Hatim & Company

Halim A. Snagel
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Fo: Hatim & Company

Mustafay A. Shagat
Partner

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Fo: Hatim & Company

Fahim Alim

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



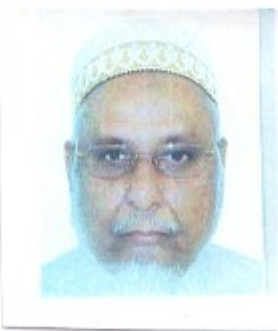

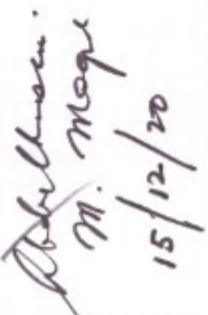


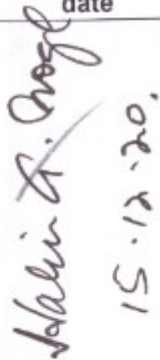
Government of West Bengal

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



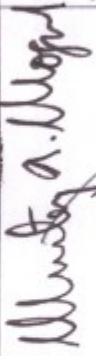






OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata


Signature / LTI Sheet of Query No/Year 19022001655270/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print 2658-	Signature with date
1	Mr ABDULHUSEIN MOHSIN MOGUL Flat 12A1, 16/1/F, East Topsia Road,, P.O:- Gobinda Khatick Road, P.S:- Topsia, District:- South 24-Parganas, West Bengal, India, PIN - 700046	Representative of Seller [HATIM & COMPANY]			 15/12/20
SI No.	Name of the Executant	Category	Photo	Finger Print 2656	Signature with date
2	Mr HATIM ABDULHUSEIN MOGUL 21A, Shakespeare Sarani,, P.O:- Circus Avenue, P.S:- Shakespeare Sarani, District:-Kolkata, West Bengal, India, PIN - 700017	Representative of Seller [HATIM & COMPANY]			 15.12.20.

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr MURTAZA ABDULHUSEIN MOGUL Flat 12B1, 16/1/F, East Topsia Road,, P.O:- Gobinda Khatick Road, P.S:- Topsia, District:- South 24-Parganas, West Bengal, India, PIN - 700046	Representative of Seller [HATIM & COMPANY]		2655 	 15-12-20
4	Mr FIRDOUS KALIM 61, Muzaffar Ahmed Street Formerly Known As 61, Ripon Street, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016	Representative of Buyer [KALIM INFRASTRUCTURE PRIVATE LIMITED]		2653 	 15/12/2020
5	Mr FAIZ AHMED KHAN 2, Golam Zilani Khan Road,, P.O:- Tiljala, P.S:- Tiljala, District:- South 24-Parganas, West Bengal, India, PIN - 700039	Representative of Buyer [NVENT REALTY PRIVATE LIMITED]		2654 	 15/12/20

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 2658	Signature with date
1	Mr AJOY SANKAR SANYAL Son of Late Ram Kamal Sanyal High Court, Calcutta,, P.O:- Hare Street, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr ABDULHUSEIN MOHSIN MOGUL, Mr HATIM ABDULHUSEIN MOGUL, Mr MURTAZA ABDULHUSEIN MOGUL, Mr FIRDOUS KALIM, Mr FAIZ AHMED KHAN			 15/12/2020

(Abhijit Basu)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 15 OFFICE OF THE A.R.A. -
 II KOLKATA
 Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 1723 to 1775
being No 190200169 for the year 2022.



Digitally signed by SRIJANI GHOSH
Date: 2022.01.10 16:24:45 +05:30
Reason: Digital Signing of Deed.

(Md Shadman) 2022/01/10 04:24:45 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
