

6689/2022

D-7271/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 600473

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



Additional Registrar of Assurances-IV, Kolkata

27 APR 2022

Additional Registrar of Assurances-IV, Kolkata

Handwritten notes and signatures in blue ink, including the number '12/4' and a signature that appears to be '129749339'.

THIS INDENTURE OF CONVEYANCE is made at Kolkata on this the 12th day of April 2022 (Two Thousand Twenty Two)

Visit Case No. 2110 12.04
 J (1)- 250
 J (2)- 100
 Total 350/-
 Received on _____
 ARA-IV
 Kolkata

Visit Case No. 2091 11.04
 J (1)- 250
 J (2)- 100
 Total 350/-
 Received on _____
 ARA-IV
 Kolkata

HEATLY & GRESHAM LIMITED a company incorporated under the Laws of United Kingdom having registration No.00037554 and registered office at 12, Angel Gate, 326 City Road, London EC1V2PT, England and represented by its Lawfully Constituted Attorney vide Power of Attorney duly executed on 9th July, 2019 pursuant to the resolution of its Board of Directors adopted on 09-07-2019 namely Heatly & Gresham (India) Pvt., Ltd., (CIN U99999MH1969PTC014196) (PAN-AAACH3791G) a company incorporated in accordance with the provisions of the Indian Companies Act 1956 as extended by the Companies Act 2013 having its registered office at B-002, Shaw Blossom C.H.S.LTD. S.T. Stand Road Nallasopara (West) Nallasopara, Thane, Maharashtra 401203 under P.O. Sopara & P.S. Nallasopara and head office at E-47/4, Okhla Industrial Area, Phase-2, New Delhi-110020 under P.O. Okhla Phase-I & P.S. Okhla Industrial Area through Attorney's authorized and empowered Chairman and Managing Director **MR. ARVIND KUMAR CHOWDHRY, (PAN-ACFPC4187K), (AADHAAR-9085-5118-8340)**, son of Late Pradyumna Kumar Chowdhry, by faith Hindu, by occupation Business, by Nationality Indian and residing at House No.A-184, New Friends Colony, South Delhi, New Delhi-110025 under P.O. & P.S. New Friends Colony in pursuance of a Resolution of the Board of Directors dated 21-11-2019 hereinafter referred to as the **VENDOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **FIRST PART**

AND

A T K REALTORS LLP (LLPIN-AAL-2626), (PAN-ABKFA4829J), a Limited Liability Partnership firm constituted under the provisions of the Limited Liability Partnership Act, 2008 having its registered office at 63, Rafi Ahmed Kidwai Road, Kolkata-700016 under P.O. & P.S. Park Street represented by its designated partner **SYED ABRAR IMAM (PAN-AAHPI8261L), (AADHAAR NO-6744-0235-7855)**, son of Late Syed Mohammad Nemet Imam, by faith Islam, by occupation Business, being Citizen of India and residing at Block 5, Flat 4A, 72, Tiljala Road, Kolkata- 700046, under P.O. Gobinda Khatick & P.S. Beniapurukur hereinafter referred to as the **PURCHASER** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **SECOND PART**

AND

HEATLY & GRESHAM (INDIA) PRIVATE LIMITED (CIN U99999MH1969PTC014196), (PAN-AAACH3791G), a company incorporated in accordance with the provisions of the Indian Companies Act 1956 as extended by the Companies Act 2013 having its registered office at B-002, Shaw Blossom C.H.S.LTD. S.T. Stand Road Nallasopara (West) Nallasopara, Thane, Maharashtra 401203 under P.O. Sopara & P.S. Nallasopara and head office at E-47/4, Okhla Industrial Area, Phase-2, New Delhi-110020 under P.O. Okhla Phase-I & P.S. Okhla Industrial Area represented by its authorized and empowered Chairman and Managing Director **MR. ARVIND KUMAR CHOWDHRY, (PAN-ACFPC4187K)**,

(AADHAAR-9085-5118-8340), son of Late Pradyumna Kumar Chowdhry, by faith Hindu, by occupation Business, by Nationality Indian and residing at House No.A-184, New Friends Colony, South Delhi, New Delhi-110025 under P.O. & P.S. New Friends Colony pursuant to the resolution of its Board of Directors dated 21-11-2019 hereinafter referred to as the **CONFIRMING PARTY** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **THIRD PART.**

- A) **WHEREAS** at a sale held by the Registrar of the High Court of Judicature at Fort William in Bengal in its Ordinary Original Civil Jurisdiction on the tenth day of March one thousand nine hundred and seventeen in pursuance of the Decree made in suit No. 204 of 1909 of the said Court in its said Jurisdiction (wherein one Ram Chandra Law was the plaintiff and Bon Behari Dutt and others were the defendants) the said Ram Chandra Laha was declared the highest bidder for and as such the purchaser of the premises No. 4 Banstolla Lane, Gobra;
- B) **AND WHEREAS** by an order made by the said High Court on the seventeenth day of April one thousand nine hundred and seventeen in the said suit No. 204 of 1909 the said sale by the Registrar to the said Ram Chandra Laha was confirmed by the said High Court and a sale certificate was directed to be issued to the said Ram Chandra Laha as purchaser of the said premises No. 4 Banstolla Lane, Gobra;
- C) **AND WHEREAS** in pursuance of the said order a Sale Certificate was issued by the said Registrar of the said High Court to the said Ram Chandra Laha on the twentieth day of April one thousand nine hundred and seventeen as such purchaser as aforesaid of the said premises No. 4 Banstolla Lane, Gobra and the said Sale Certificate was registered in Book No. I, Volume No. 15, Pages from 278 to 280, Being No. 2615 for the year 2017 at the office of the Sub Registrar at Sealdah;
- D) **AND WHEREAS** the said Ram Chandra Laha died on the seventeenth day of September one thousand nine hundred and twenty five after having executed his last Will and Testament on the eighteenth day of March one thousand nine hundred and twenty two and a Codicil thereto on the twenty fifth day of August one thousand nine hundred and twenty five;
- E) **AND WHEREAS** by the said Will the said Ram Chandra Laha appointed Abinash Chandra Sen, Indra Nath Laha and his wife Sreemutty Sulochana Dassi executors and executrix thereof;
- F) **AND WHEREAS** by the said Codicil the said Ram Chandra Laha revoked the said appointment of executors and executrix and appointed the said Abinash Chandra Sen and Indra Nath Laha executors of the said Will and Codicil;
- G) **AND WHEREAS** Probate of the said Will and Codicil was granted by the said High Court in its Testamentary and Intestate jurisdiction to the said Abinash Chandra Sen and Indra Nath Laha on the twenty fourth day of November one thousand nine hundred and twenty five;

- H) **AND WHEREAS** by the said will the said Ram Chandra Laha directed amongst other things that if the said Premises No. 4 Banstolla Lane, Gobra was not sold during his lifetime the same should be sold by his executors and executrix to the best advantages.
- I) **AND WHEREAS** the said premises No. 4 Banstolla Lane Gobra was not sold by the said Ram Chandra Laha in his life time and whereas pursuant to the directions of the said Will the said Abinash Chandra Sen and Indra Nath Laha had the said Premises No. 4 Banstolla Lane Gobra put up for sale by public auction through Messrs Mackenzie Lyall and Company, Public Auctioneers of the City of Calcutta on the twenty fourth day of January one thousand nine hundred and twenty seven and at such sale the said Jadu Moti Mookerjee was declared the highest bidder for and purchaser of the said premises No. 4 Banstolla Lane, Gobra;
- J) **AND WHEREAS** by a Deed of Conveyance dated 6th April 1927 and made between the said Abinash Chandra Sen and Indra Nath Laha therein described as the Vendors of the One Part and Lady Jadumati Mookerjee wife of Sir Rajendra Nath Mookerjee therein described as the Purchaser of the Other Part, and registered by the Sub-Registrar Sealdah in Book No. I, Volume No. 12, Pages 62 to 67, Being No. 519 for the year 1927, the said Vendors thereof sold conveyed and transferred the said property absolutely to the said Lady Jadumati Mookerjee thereof for the consideration therein mentioned; The Recitals D to I above are based on the recitals contained in the said deed of conveyance dated 06-04-1927 and under mentioned deed of conveyance dated 30-08-1950;
- K) **AND WHEREAS** the said Lady Jadumati Mookerjee died on the 22nd July 1938 leaving a Will but without making any testamentary disposition of her said Stridhan property and whereas on the 8th September 1938 Probate of the last Will and Testament and Codicil of the said Lady Jadumati Mookerjee was granted by the High Court at Calcutta in its Testamentary and Intestate Jurisdiction by the executors named in the said Will and whereas the said Lady Jadumati Mookerjee died leaving her only two sons Sir Birendra Nath Mookerjee and Jitendra Nath Mookerjee as her own heirs;
- L) **AND WHEREAS** the said Jitendra Nath Mookerjee died on the 3rd October 1939 leaving behind his only heirs namely Prova Mookerjee, Rabindra Nath Mookerjee and Smt. Shifali Chatterjee respectively the widow son and daughter of the said Jitendra Nath Mookerjee deceased and no other heirs;
- M) **AND WHEREAS** as such the aforesaid members of the Mookerjee family were absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land containing by estimation an area of 2 Bighas 10 Cottahs (more or less) together with various shades/structures standing thereon situate lying at and being then known 4 Gobra Goristhan Lane, (previously known as No. 4 Banstolla Lane), Gobra which has since been numbered and known as Municipal Premises No. 4, Mahendra Chatterjee Lane, Kolkata 700046 (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the said "**LAND & BUILDING**")/



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

To
Challan

GRN Details

GRN: 192022230006699761 Payment Mode: Online Payment
GRN Date: 12/04/2022 13:51:38 Bank/Gateway: HDFC Bank
BRN : 1763476208 BRN Date: 12/04/2022 13:04:52
Payment Status: Successful Payment Ref. No: 2001133003/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: ATK REALTORS LLP
Address: 63 RAFI AHMED KIDWAI ROAD KOLKATA 700016
Mobile: 9123370597
Depositor Status: Buyer/Claimants
Query No: 2001133003
Applicant's Name: Mr Bhupendra Gupta
Identification No: 2001133003/5/2022
Remarks: Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001133003/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	6482488
2	2001133003/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	1997507
			Total	8479995

IN WORDS: EIGHTY FOUR LAKH SEVENTY NINE THOUSAND NINE HUNDRED NINETY FIVE ONLY.









Government of West Bengal

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






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

Signature / LTI Sheet of Query No/Year 19042001133003/2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ARVIND KUMAR CHOWDHRY House No. A-184, New Friends Colony., City:- Not Specified, P.O:- New Friends Colony, P.S:- NEW FRIENDS COLONY, District:- South, Delhi, India, PIN:- 110025	Representative of Seller [HEATLY AND GRESHAM LIMITED]		4602 	 12/04/2022
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	SYED ABRAR IMAM Block/Sector: 5, Flat No: 4A, 72, Tiljala Road, City:- Not Specified, P.O:- Gobinda Khatick, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700046	Representative of Buyer [A T K REALTOR S LLP]		4601 	 12-04-2022

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr ARVIND KUMAR CHOWDHRY House No. A-184, New Friends Colony, City:- Not Specified, P.O:- New Friends Colony, P.S:- NEW FRIENDS COLONY, District:- South, Delhi, India, PIN:- 110025	Representative of Seller [HEATLY & GRESHA M INDIA PRIVATE LIMITED]		4602 	 12/4/22
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr WASIM RAJA Son of Late WAKIL KHAN H8, Ghulam Abbas Lane, G.R.Rd., City:- Not Specified, P.O:- Garden Reach, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN:- 700024	Mr ARVIND KUMAR CHOWDHRY, SYED ABRAR IMAM		4603 	 12/04/2022



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



THE KOLKATA MUNICIPAL CORPORATION
MUNICIPAL ASSESSMENT BOOK (Portal Copy)
LANDS AND BUILDINGS
ASSESSMENT DEPARTMENT

Borough No.	Ward No.	Street No.	Process No.	Street Name	Heritage	Pond	Assesse No.	Nata No.
7	050	15	4	MOHENDRA CHATTERJEE LANE	ND	ND	110551500296	0000

No. of Stories	Nature of Use	Plot (in Sq. Ft.)	Covered (in Sq. Ft.)	Floor (in Sq. Mt.)	Land Area	Article	Section	%	Residential	Non Res	Classified Ownership	Operative GR Quarter 2023	Operative GR Quarter	Operative GR Quarter
1	DR	34250			Dighe 2. Catch 7. Chetak 8. Sq Ft 5									

Name and address of owner and/or person liable to pay consolidated rate (1)	Initial and date of the H.A./West making correction (2)
Owner: M/S HEATLY & GRESHAM LTD. Address: 31 CHITTARANJAN AVENUE CALCUTTA 12	

Annual Valuation (3)	Assmt. u/s (4)	% of Consolidated Rate (5)	Date of Alteration of Annual Valuation Column 3(6)	Date of Effect of Alteration (7)	Quarterly payable Consolidated Rate (8)	Amount of Rebate if Any u/s 17A(5) @25% of Consolidated Rate(9)	Amount After Allowing Rebate (Col. 8 minus Col. 9)(10)
45380		40	22/04/1999	1990-10-01 00:00:00.0	4536	0	4536
54430		40	22/04/1999	1996-10-01 00:00:00.0	5443	0	5443
70990		40	21/07/2003	2002-10-01 00:00:00.0	7585	0	7585
309900		40	25/06/2021	2003-01-01 00:00:00.0	30990	0	30990
554850		40	25/09/2021	2015-04-01 00:00:00.0	55485	0	55485
742400		20	25/09/2021	2017-04-01 00:00:00.0	67137	0	67137
247470		20	25/09/2021	2021-01-01 00:00:00.0	12683	0	12683

Quarterly House/Shop/Bridge Tax at available on the AV (11)	Proportional AV when applicable (12)	Proportionated Quarterly Rate (13)	% of Surcharge(14)	Amount of Surcharge(15)	Gross Amount Payable per Quarter Columns 8 or 10, 11 and 15, if any (rounded off to the nearest rupee) (16)	Amount of General Rebate @2% u/s 215(2)(17)	Net Amount Payable per Quarter (rounded off to the nearest rupee) (18)	Initial of Assessment Clerk/Head Assistant(19)	Initial of Authenticating Officer u/s 161A(20)	Date of issuing of Fresh or Supplementary BAs as per Alterations(21)	Remarks (22)
96.7			00	0	4593	229.65	4363				ARV
48.04			50	0	5511	275.55	5235				ARV
94.04			50	3797.5	14486	574.4	13914				ARV
402.38			90	18495	58847	2787.35	53150				ARV
803.56			90	27742.5	89521	4196.05	79725				ARV
938			0	0	67137	3356.85	63780.15				UAA
309.34			0	0	12683	634.15	12048.85				UAA

Annual Valuation and Tax Capping in Unit Area Assessment System are subject to Verification and final determination by KMC, as applicable.

- PREMISES/PROPERTY**); The Recitals in K & L are based on the recitals contained in deed of conveyance dated 30-08-1950;
- N) **AND WHEREAS** by a registered Indenture dated 30th August 1950 and made between (1) Sir Birendra Nath Mookerjee (2) Smt. Prova Mookerjee (3) Rabindra Nath Mookerjee and (4) Shefali Chatterjee therein collectively referred to as 'the Vendors' of the One Part and Raghu Nandan Lal therein referred to as 'the Purchaser' of the Other Part and registered at the office of the Registrar of Calcutta in Book No. I, Volume No. 94, Pages 209 to 217, Being No. 4004 for the year 1950, the said Vendor for the consideration therein mentioned sold transferred and conveyed the entirety of the land and building unto and in favour of the said Raghu Nandan Lal;
- O) **AND WHEREAS** by an Indenture of Release dated 31st January 1951 and made between Raghu Nandan Lal therein referred to as the Releasor of the One Part and Asoka Adhikary therein referred to as the Releasee of the Other Part and registered at the office of the District Registrar, 24 Parganas in Book No. I, Volume No. 16, Pages 188 to 192, Being No. 800 for the year 1951 the said Raghu Nandan Lal lawfully released relinquished disclaimed and transferred all his right title interest into or upon the said land and building in its entirety unto and in favour of the said Asoka Adhikary;
- P) **AND WHEREAS** in the premises the said Asoka Adhikary thus became absolute owner and entitled to the entirety of the said property;
- Q) **AND WHEREAS** by an Indenture dated 21st January 1955 and made between Asoka Adhikary therein referred to as the Vendor of the One Part and Gresham & Craven of India Limited a company with limited liability incorporated under the Indian Companies Act, therein referred to as the Purchaser of the Other Part and registered at the Office of the Registrar of Calcutta in Book No. I, Volume No. 15, Pages 171 to 179, Being No. 236 for the year 1955 the said Asoka Adhikary being lawful owner of and being seized and possessed of and otherwise well and sufficiently entitled to the said property lawfully for the consideration therein mentioned sold transferred and conveyed the land and building unto and in favour of the said Gresham & Craven of India Limited;
- R) **AND WHEREAS** by a registered indenture dated 7th January 1965 and made between Gresham and Craven of India Limited therein referred to as the Vendor of the One Part and Heatly and Gresham Limited a company incorporated under the English Companies Act having its registered office in England and then carrying on business in India at 31, Chittaranjan Avenue in the town of Calcutta (Kolkata), the Vendor herein therein referred to as the Purchaser of the Other Part and registered at the office of the Sub Registrar, Sealdah in Book No. I Volume No. 2, Pages 201 to 205, Being No. 64 for the year 1965 the said Gresham and Craven of India Limited for the consideration therein mentioned sold transferred and conveyed the land and building unto and in favour of the Vendor herein;
- S) **AND WHEREAS** in the premises the Vendor thus became the absolute Owner of all piece and parcel of land together with building and structures erected on portion thereof the same being comprised in the said property;

- T) **AND WHEREAS** on 06-02-1968 the Vendor got approval from Ministry of Finance (Department of Economic Affairs) vide letter dated 6th February, 1968 to float Confirming Party company under the Indian Companies Act, 1956 under the name and style of "Heatly & Gresham India Ltd., to be a Manufacturing-cum-Trading Unit with a minority foreign capital of 49% and majority Indian holding of 51% for the purpose of transfer of its business operations and its activities of the Sterling Company as a going concern together with all assets and liabilities of its Indian Branch pertaining to its said business and activities in India;
- U) **AND WHEREAS** pursuant to the above approval the Heatly & Gresham (India) Private Ltd, the Confirming Party herein, was incorporated under the provisions of the Companies Act, 1956 (Act-I of 1956) vide Certificate of Incorporation issued by the Registrar of Companies, Maharashtra with the main object "to acquire and take over as a going concern the trading and certain business then carried on in India by the Vendor and all or any of the assets and liabilities of that business used in connection therewith or belonging thereto";
- V) **AND WHEREAS** on 30-06-1970 a "Business Purchase Agreement" was executed by and between the Vendor and the Confirming Party whereby the Vendor agreed to sell and the Confirming Party agreed to purchase all that the business of the Vendor then carried out in India as a going concern as at 21-10-1969 (Date of Transfer) together with its goodwill and stock-in-trade and the assets both movable and immovable and tangible and intangible and the liabilities of that business mentioned therein and as incidental to the sale of the business upon the terms mentioned therein and for the agreed lawful consideration price thereof payable partly in the form of issuance of the fully paid-up or partly paid-up equity shares of the Confirming Party and partly in the form of discharge of the prescribed liabilities of the Confirming Party as on the date of transfer and residual by crediting in books of account as interest bearing loan lent by the Vendor to the Confirming Party refundable to the Vendor;
- W) **AND WHEREAS** under the terms of the said business agreement dated 30-06-1970 the amount of the agreed consideration price was to be determined as per book-value of the assets relating to the business as of the 'Date of Transfer' i.e., 30-06-1969 as mentioned in clause-4 thereof and the said assets includes said land and building fully described in the First Schedule written hereunder;
- X) **AND WHEREAS** on 26-06-1970 while acting in terms of the said Business Purchase Agreement, a Deed of Assignment was executed by and between the Vendor therein referred to as 'the Assignor' and the Confirming Party therein referred to as 'the Assignee' and registered in the office of the Sub-Registrar Bombay (Mumbai) whereby and whereunder the business of the Vendor as a going concern with all assets, stocks, tools, equipment, furniture and fixture and other assets lying and situate at the said land and building together with goodwill and the benefits of Tenancy Rights in respect of business premises in various places in India and all other tangible and intangible rights connected with the said business was transferred absolutely and forever to the Confirming Party for the lawful consideration price of Rs.7.35 lacs agreed to be paid in the form of issuance of the fully paid-

up equity shares of the Confirming Party in favour of the Vendor with the prior approval of the Reserve Bank of India after discharge of statutory and third party liabilities accrued during usual course of its business in India

- Y) **AND WHEREAS** the Vendor in terms of the said Business Purchase Agreement immediately after execution and registration of deed of assignment handed over to the Confirming Party all title deeds, documents and licenses/permissions concerning the assigned business and its said land and building and other business places in India and also put the Confirming Party in actual physical and khas possession of the said land and building in its entirety;
- Z) **AND WHEREAS** further in compliance of the RBI Press Release Directives dated 03-01-1974 declaration under the provisions of the Foreign Exchange Regulation Act, 1973 then brought into force was submitted by the Vendor in a prescribed form while seeking permission to transfer its right, title and interest in respect of the said land and building to the Confirming Party in terms of the said Business Purchase Agreement and the RBI while directing to make fresh application for transfer granted license to the Vendor vide License No. EC.CO.FCS(III)380/H-25-74 dated 2nd July, 1974 authorizing to continue to hold its freehold immovable Premises being the said land and building which was existed and acquired by the Vendor long prior to coming into force of the said Act of 1973;
- AA) **AND WHEREAS** in 1983, the RBI vide its letter No. EC.CO.FID(iii)/800/H-25/83-84 dated 06-10-1983 cancelled and retained the License No. EC.CO.FCS (III)380/H-25-74 dated 2nd July, 1974 granted to the Vendor to continue to hold the said land and building on the ground that since the non-resident interest in the Vendor did not exceed the prescribed limit of 40%, the FERA was not applicable to the Vendor;
- BB) **AND WHEREAS** the RBI accorded approval to the Vendor for acquiring equity shares in the Indian Company, the Confirming Party herein, vide its letter No. E.C.BY.CI/5289-76 dated 05-10-1976 and accordingly the equity shares of the Confirming Party were issued in favour of the Vendor. Apart from above issuance the Confirming Party further issued 2678 equity shares of Rs.100 each in its company in favour of the Vendor pursuant to the further approval of the RBI accorded vide its letter dated E.C.BY.CI.1243/803(HIJ)/91-92 dated 12-02-1992 and such issuance was as and by way of payment of agreed consideration money in terms of the said Business Purchase Agreement for transfer inter alia of the said land and building;
- CC) **AND WHEREAS** in the premises above, in terms of the Business Purchase Agreement agreed consideration price as assessed on the basis of book value as on the date of transfer i.e. 21-10-1969 of the properties including said land and building was fully paid to the Vendor by the Confirming Party and part of such payment was issuance of 39.99% fully paid-up Equity Shares of the Confirming Party and thus the transfer of the business of the Vendor in India as a going concern together with all its assets and properties including the said land and building was concluded for all purpose and intent pending execution and registration of a conveyance in respect of the said land and building;

- DD) **AND WHEREAS** since 1969 till date i.e., for half a century the Confirming Party is in uninterrupted actual physical possession, occupation and enjoyment of the said land and building and during the course of long period inducted tenants into structures and covered areas thereof and has been exercising its absolute ownership right, authority and entitlement over the said land and building without any interruption, disturbance, obstruction, objection and claim whatsoever and howsoever and consequent upon legal implication the Vendor is lawfully seized and possessed of and otherwise well and sufficiently entitled to the said freehold land and building as absolute owner thereof;
- EE) **AND WHEREAS** in further performance of contractual obligation under the Business Purchase Agreement the Vendor handed over to the Confirming Party all original documents, deeds and papers concerning its business activities and place of business in India including original title deeds of the said land and building including conveyance dated 7th January, 1965 being Deed No. 64 for the Year 1965 and the Confirming Party for about half a century is in the custody and control of the said documents, title deeds etc;
- FF) **AND WHEREAS** original deed of conveyance dated 7th January, 1965 being Deed No. 64 for the Year 1965 in respect of the land and building was misplaced and ultimately become untraceable despite all diligent effort to trace out the same. However the Confirming Party is in custody and control of original of certified copy of the said deed of conveyance issued on 02-06-1977 and in recent year a G.D. Entry bearing No.1727 dated 26-06-2019 recording lost of the original of the said deed of conveyance was made in Topsia Police Station and a public notice was also published about the said lost deed in leading News Papers in Bengali, English, Hindi and Urdu languages and invited thereby any claim or objection against proposed transfer of the said land and building by the Vendor/Confirming Party and none has till date raise any claim or has made demand whatsoever against the said property;
- GG) **AND WHEREAS** pursuant to its resolution dated 09-07-2019 the Vendor executed on 9th January, 2019 a Special Power of Attorney and thereby appointed and constituted and put in its place and stead the Confirming Party and authorized and empowered the Confirming Party inter alia to sell and transfer the said land and building for and on behalf of the Vendor to its nominee (s) on "as is where is and what is basis" and to sign, execute conveyance, application(s), declaration, undertaking, affidavit, indemnity etc., and to do all necessary act deed and thing for and on behalf of the Vendor to transfer the said land and building in accordance with law of land;
- HH) **AND WHEREAS** in the back drop, on the application of Vendor through the Confirming Party bearing HGIPL/RBI/01 dated 21-01-2019 followed by HGIPL/RBI/03 dated 16-04-2019, the Reserve Bank of India (RBI) vide its letter bearing FED.CO.ND(IP)/879/10.51.000/2017-18 dated 20th May 2019 accorded 'No Objection' from FEMA angle for the transfer of the said land and building to a person resident in India who is not otherwise prohibited from such acquisition under the FEMA provisions, on non-repatriation basis of the sale proceeds;

- II) **AND WHEREAS** under the facts and circumstances recited above, the Confirming Party is entitled to have deed of conveyance executed in their favour or in favour of their nominee being Purchaser herein pursuant to the Business Purchase Agreement dated 30-06-1970 to receive and retain the sale proceeds of the said land and building receivable from the Purchaser since the Confirming Party had fully paid agreed consideration money to the Vendor in terms of the above recited Business Purchase Agreement in respect of the Vendor's business places and its assets in India including the said land and building pending execution and registration of the deed of conveyance in respect of the said land and building;
- J.J) **AND WHEREAS** the Vendor at the request and with the consent and concurrence of the Confirming Party and the Purchaser being nominated by the Confirming Party as its nominee for transfer of the said land and building on "as is where is and what is basis" has resolved to execute long pending deed of conveyance and to cause registration thereof for effecting transfer by way of absolute sale of the said land and building to the Confirming Party's nominee, the Purchaser herein for lawful consideration payable to the Confirming Party in accordance with the law of land in view of the fact that nothing was and is due and payable by the Confirming Party on account of consideration money in terms of the above recited Business Purchase Agreement under the facts and circumstances recited hereinabove;
- KK) **AND WHEREAS** the Board of Directors of the Vendor and the Confirming Party was time to time reconstituted consequent upon retirement and/or appointment of directors vide various resolutions of the Board of Directors and such reconstitution was duly recorded with the Registrar of Companies in compliance with the provisions of the Companies Act. Presently Mr. Arvind Kumar Chowdhry, his wife Mrs. Ritu Chowdhury and Mr. Sanjay Chandra Bhusan Saran all Indian nationals are only directors of the Confirming Party and Mr. G.T. Verghese and Mrs. Meghana Choudhury are only directors of the Vendor;
- LL) **AND WHEREAS** by an agreement for sale date 1st day of March 2021 the Vendor with the consent and concurrence of the Confirming Party has agreed to sell and transfer and the Purchaser has agreed to purchase and acquire ALL THAT the piece and parcel of land containing by estimation an area of 2 bighas 10 cottahs (more or less) together with structures standing thereon situate lying at and being Premises No. 4 Mahendra Chatterjee Lane, Kolkata 700046 (more fully and particularly mentioned and described in the SCHEDULE hereunder written and hereinafter referred to as the said PREMISES) free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever for the consideration and subject to the terms and conditions hereinafter appearing;
- MM) At or before the execution of this Indenture the Vendor has assured and covenanted with the Purchaser as follows:
- i) That the said Premises is free from all encumbrances charges liens lispens attachments trusts whatsoever or howsoever

subject however to encumbrances in the form of tenancies described in the Second Schedule hereunder.

- ii) That the possession of the said Property has been delivered to the Vendor in terms of the said Business Transfer Agreement and the Confirming Party continues to remain in possession of the said Premises.
 - iii) That the Vendor has not created any other interest of any third party into or upon the said Premises or any part or portion thereof except the right and interest of the Confirming Party as to possess, occupy and enjoy the said premises created as recited hereinabove which has resulted in creation of tenancies described in schedule written hereunder .
 - iv) That the original title deed being the Deed of Conveyance dated 7th January 1965 has been lost and/or misplaced and cannot be traced out and the same has not been deposited with any person.
 - v) The said property is occupied by several tenants/occupiers paying monthly rents, the details whereof is given in the SECOND SCHEDULE hereunder written;
- NN) At or before the execution of this Agreement the Confirming Party has assured and covenanted with the Purchaser as follows:
- i) That the said Premises is free from all encumbrances, charges, liens, lispendens, attachments trusts whatsoever or howsoever subject however to existing tenancies described in second schedule below.
 - ii) That the Vendor has good and marketable right title and interest in respect of the said Premises and the Confirming Party has lawful entitlement to receive, acknowledge and retain sale proceeds herein in lieu of handing over peaceful possession of the said premises with existing tenancies on as is where is and what is basis.
 - iii) That neither the Vendor nor the Confirming Party has created any interest of any third party into or upon the said Premises or any part or portion thereof subject however to existing tenancies described in second schedule below.
 - iv) That the structures at the said Premises have been existent for the last more than fifty years.
 - v) That all municipal rates taxes and other outgoings payable in respect of the said Premises has been paid and/or shall be paid by the Vendor upto the date of execution of this Indenture.
 - vi) That the said Premises is not subject to any notice of Acquisition and/or Requisition.
 - vii) That the Vendor has not entered into any agreement for sale transfer lease and/or development nor has created any interest of any third party into or upon the said Premises or any part or portion thereof subject however to existing tenancies described in second schedule below.
- OO) Relying on the representations made by the Vendor and the Confirming Party the Purchaser has agreed to acquire the said

Premises on as is where is and whatever there is basis, free from all encumbrances and charges for the consideration and subject to the terms and conditions hereinafter appearing.

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

- I. **THAT** in pursuance of the said Agreement and in further consideration of a sum of **Rs.7,00,00,000/- (Rupees Seven Crore)** only of the lawful money of the Union of India well and truly paid by the Purchaser to the Vendor through Confirming Party on or before execution of these presents (the receipt whereof the Vendor through Confirming Party and each one of them doth hereby and also by the receipt hereunder written admit and acknowledge to have been received) and of and from the same and every part thereof the Vendor with the consent and in concurrence of the Confirming Party doth hereby sell transfer convey assure and assign unto and in favour of the Purchaser **ALL THAT** the piece and parcel of land containing by estimation an area of 2 bighas 10 cottahs (more or less) (but on actual measurement and survey and also stated in the records of the Alipore Collectorate as containing 2 Bighas 7 Cottahs, 9 Chittacks and 5 sq. ft.) (3181.9 Sq.mtr) together with structures standing thereon situate lying at and being Premises No. 4 Mahendra Chatterjee Lane, Kolkata 700046 on **"AS IS WHERE IS AND WHAT IS BASIS"** (more fully and particularly mentioned and described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as the said PREMISES) free from all other encumbrances charges liens lispendens attachments trusts whatsoever or howsoever subject however to existing encumbrances in the form of tenancies described in Second Schedule below **OR HOWSOEVER OTHERWISE** the said **PREMISES** 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** the free and full right of ingress and egress through all common parts pathways passageways serving the said Premises and together with all benefits and advantages of ancient and other lights all yards courtyards areas sewers drain ways water courses ditches fences paths parks and all manner of former and other rights liberties easements privileges walls fences advantages appendages and appurtenances whatsoever to the said **PREMISES** or any part or portion thereto belonging to or in anyways appertaining to or with the same or any part thereof now are or is or at any time or times heretofore were or was held used occupied or appertaining or enjoyed therewith or reputed to belong or appertain thereto **AND** the reversion or reversions remainder or remainders and all the rents issues and profits of the said **PREMISES** or any of any and every part thereof **AND** all the legal incidences thereof **AND** all the estate right title interest inheritance possession use trust Premises claims and demands whatsoever both at law and in equity of the Vendor into

or upon and in respect of the said **PREMISES** or any and every part thereof herein comprised and hereby sold granted and transferred **TOGETHER WITH** all deeds pattahs muniments and evidences of title which are anyways exclusively relates to or concerns the said **PREMISES** or any part or parcel thereof which now are or hereafter shall or may be in the custody power possession or control of the Vendor or any person or persons from whom the Vendor can or may procure the same without any action or suit both at law or in equity **TO HAVE AND TO HOLD** the said **PREMISES** hereby granted sold conveyed transferred assigned assured or expressed or intended so to be with all rights and appurtenances belonging thereto unto and to the use of the Purchaser absolutely and forever free from all encumbrances charges liens claims demands mortgages leases licenses liabilities trust attachments acquisitions requisitions prohibitions restrictions easements and whatsoever.

- II. **AND THIS DEED FURTHER WITNESSETH THAT** the Confirming Party doth hereby release relinquish and disclaim all its right title interest claim or demand, if any, into or upon the said **PREMISES TO HOLD** the same unto and to the Purchaser absolutely and forever.
- III. **AND** the Vendor doth hereby further covenant with the Purchaser that the Vendor is the legal owner of the said **PREMISES** and every part thereof and entitled to the said lands comprised therein and forming part thereof free from all encumbrances charges and liabilities of whatsoever nature **AND** the Vendor and the Confirming Party doth further covenant with the Purchaser that they have 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 **PREMISES** 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 the reason whereof the Vendor may or can be prevented from granting selling conveying assigning and assuring the said **PREMISES** or any part thereof in the manner as aforesaid.
- IV. **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 all the absolute and lawful owner of and/or otherwise well and sufficiently entitled to and absolutely seized and possessed of and/or entitled to the said **PREMISES** 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 use trust or other thing whatsoever to alter defeat encumber or make void the same.
- V. **AND THAT NOTWITHSTANDING** any such act deed or thing whatsoever as aforesaid the Vendor now has in itself good right full and absolute power and authority to grant sell convey transfer assure and assign the said **PREMISES** hereby granted sold conveyed transferred and assured or expressed so to be unto and to the use of the Purchaser in the manner as aforesaid and on the terms and conditions as aforesaid **AND THAT** has lawful right,

entitlement and authority to be in khas possession and occupation of the said premises and to receive and retain sale proceeds thereof for having already paid agreed consideration in terms of Business Transfer Agreement **AND THAT** the Purchaser shall and may at all times hereafter at its own costs, charges and expenses peaceably and quietly enter into hold possess and enjoy the same and receive and take all the rents issues and profits thereof without any lawful eviction interruption claims or demands whatsoever from or by the Vendor and/or the Confirming Party or any person or persons lawfully or equitably claiming from under or in trust for the Vendor and/or the Confirming Party or any of their predecessors in title or any one of them.

- VI. AND THAT** the Purchaser shall be freed and cleared and freely and clearly and absolutely acquitted exonerated released and discharged or otherwise by and at the costs and expenses of the Vendor well and sufficiently saved defended and kept harmless and indemnified of from and against all and all manner of former or other estates encumbrances charges liens claims demands mortgages leases licenses liabilities trusts attachments executions prohibitions restrictions easements whatsoever suffered or made or liabilities created subject however to existing tenancies described in second schedule below in respect of the said **PREMISES** held by the Vendor and Confirming Party or by any person or persons lawfully and equitably claiming from under or in trust for the Vendor or any of their predecessors in title or any of them as aforesaid or otherwise **AND THAT** all municipal rates taxes and other impositions and/or outgoings payable in respect of the said **PREMISES** upto the date of execution of these presents as and when assessed by the authorities concerned shall be payable by the Vendor and/or Confirming Party and those relating to the period subsequent to the date of execution of these presents in respect of the said **PREMISES** shall be payable by the Purchaser.
- VII. AND THAT** the Vendor doth hereby further covenant with the Purchaser that unless prevented by fire or some other irresistible force shall from time to time and at all times hereafter upon every reasonable request and at the costs of the Purchaser to produce or cause to be produced to the Purchaser or to its attorneys or agents at or before any trial examination or commission for inspection or otherwise as occasion shall require the title deeds in connection with the Said Premises and shall at the like request and costs of the Purchaser deliver to the Purchaser such attested or other true copies or extracts therefrom as the Purchaser may require and will in the meantime unless prevented as aforesaid keep the same unobliterated and uncanceled.
- VIII. AND THAT** no certificate proceedings and/or notice of attachment is subsisting under the Income Tax Act 1961 **AND THAT** no notice, which is or may be subsisting has been served on the Vendor for the acquisition of the said **PREMISES** and/or land comprised therein or any part thereof under the Land Acquisition Act, 1894 or under any other law or Acts and/or rules made or framed thereunder and the Vendor has no knowledge of issue of any such notice or notices for the time being subsisting under the above Acts

and/or Rules for the time being in force affecting the said **PREMISES** or any part thereof **AND FURTHER THAT** the Vendor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the said **PREMISES** or any part thereof from through under or in trust for the Vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchaser make do acknowledge and execute all such acts deeds matters and things whatsoever for further better and more perfectly and effectually granting and assuring the said **PREMISES** and every part thereof unto and to the use the Purchaser as shall or may be reasonably required.

- IX. AND THIS DEED FURTHER WITNESSETH** that the Vendor and the Confirming Party have made known to the Purchaser that the Original title deed being the Deed of Conveyance dated 7th January 1965 has been lost and/or misplaced and/or cannot be traced out **IT BEING EXPRESSLY MADE CLEAR** that in the event of the Purchaser being saddled with or exposed to any liability consequent to non production of the title deeds the Vendor and the Confirming Party shall be jointly and severally liable and shall keep the Purchaser and its partners saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings.

**THE FIRST SCHEDULE ABOVE REFERRED TO
(PREMISES)**

ALL THAT the piece and parcel of land admeasuring 2 Bigha 10 Cottahs, (but on actual measurement and survey and also stated in the records of the Alipore Collectorate as containing 2 Bighas 7 Cottahs, 9 Chittacks and 5 sq. ft. (3181.9 Sq.mtr) be the same little more or less together with 50 years old tin shed residential structure with cement flooring covering an area of 36000 square feet little more or less standing thereon, situate lying and being Municipal Premises No. 4, Mahendra Chatterjee Lane (also known as Premises No. 4, Mohendra Chatterjee Lane) (Formerly 4, Gobra Goristhan Lane and previously No. 4, Banstolla Lane), Kolkata-700046 under P.S. previously Beniapur now Topsia, presently under Kolkata Municipal Corporation Ward No. 059 and Additional District Sub-Registry Sealdah and District Registry Alipore, District 24 Parganas (South) and butted and bounded as follows:

ON THE NORTH BY : Partly by 12 feet wide Mohendra Chatterjee Lane,
Partly by Premises No. 3B Mohendra Chatterjee
Lane & Partly by Premises No. 3D Mohendra
Chatterjee Lane;

ON THE SOUTH BY : Partly by Premises No. 2, Gobra Muslim Kabrastan
& Partly by Mohendra Roy Lane;

ON THE EAST BY : Partly by Premises No.18A, Mohendra Roy Lane &
Partly by Premises No. 18B/1, Mohendra Roy Lane;
and

ON THE WEST BY : Partly by Mohendra Chatterjee Lane & Partly by
Premises No.5, Mohendra Chatterjee Lane.

THE SECOND SCHEDULE ABOVE REFERRED TO

**LIST OF TENANTS OCCUPYING THE AFORESAID PREMISES
CONTINUOUSLY FOR MORE THAN 15 YEARS**

Name of Tenant	Monthly Rent (Rs)
Abdul Samad Azad	150/-
Firoz Mohammed	450/-
Saif Ali	880/-
Faiyaz Alam	290/-
Shariqul Hassan	690/-
Wasim Raja	150/-
Nissar Rabbani	450/-
Zakir Hossain	450/-
Md. Shiran Alam	880/-
Omer Siddique	690/-
Shaikh Muradullah	690/-
Misbahuddin Rasool	150/-
Osama Bin Hassan	650/-
Md. Akbar	850/-
Maqbool Alam	980/-

IN WITNESS WHEREOF the Vendor has executed these presents on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the **VENDOR** at Kolkata
in the presence of:

Pravin Grewal
7-A Pocket B, Sakinaka Extn.
New Delhi - 110014

Hamidul Haque
1, Subramany Ave, Park Palace
Kolkata - 71

SIGNED SEALED AND DELIVERED

by the **PURCHASER** at Kolkata
in the presence of:

Pravin Grewal
Hamidul Haque

For HEATLY AND GRESHAM LIMITED
through its Constituted Attorney
HEATLY & GRESHAM (INDIA) PVT. LTD.

[Signature]
Chairman & Managing Director

VENDOR

ATK Realtors LLP

Syed Akbar Inam
Designated Partner

PURCHASER

SIGNED SEALED AND DELIVERED

by the **CONFIRMING PARTY** at Kolkata
in the presence of:

Pravin Grewal
Hamidul Haque

For Heatly & Gresham (I) Pvt. Ltd.

[Signature]
Chairman & Managing Director

CONFIRMING PARTY

Drafted by me:

[Signature]
(AKBAR ALI)

Advocate

HIGH COURT AT CALCUTTA

Enrolment No: 274/1987
WB)

RECEIVED of and from the within named Purchaser the within mentioned sum of Rs.7,00,00,000/- (Rupees Seven Crores) only as per the memo below:-

MEMO OF CONSIDERATION

Mode	Bank & Branch	Date	Amount (Rs.)
By D.D. No.			
000488	HDFC Bank New Market	26.02.2021	1,98,50,000.00
T.D.S			1,50,000.00
By Cheque No.			
000074	HDFC Bank New Market	17.08.2021	1,48,50,000.00
RTGS-HDFCR52021081759268070			
T.D.S			1,50,000.00
By Cheque No.			
000095	HDFC Bank New Market	27.12.2021	99,00,000.00
RTGS-HDFCR52021122786178079			
T.D.S			1,00,000.00
By D.D. No.			
003769	HDFC Bank New Market (Payment made to K.M.C on account of Arrear dues)	21.09.2021	36,00,000.00
By Pay Order			
No.002245	HDFC Bank Park Street Mallick Bazar	11.04.2022	99,00,000.00
No.002246	HDFC Bank Park Street Mallick Bazar	11.04.2022	99,00,000.00
No.002247	HDFC Bank Park Street Mallick Bazar	11.04.2022	13,50,000.00
T.D.S			<u>2,50,000.00</u>

Total

Rs.7,00,00,000.00

(Rupees Seven Crores Only)

Witnesses:

Frances Johnson

Hamidul Haque

For *...* PVT. LTD.
[Signature]
Chairman & Managing Director

CONFIRMING PARTY

SPECIMEN FORM FOR TEN FINGERPRINTS



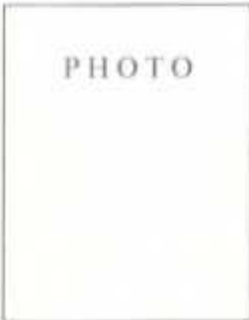
Syed Absar Jumeir

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



J. K. Kasray

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



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



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

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3,
ITR-4(SUGAM), ITR-5, ITR-6, ITR-7 filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2020-21

PAN	AAACH3791G		
Name	HEATLY AND GRESHAM (INDIA) PRIVATE LIMITED		
Address	B-002,SHAW BLOSSOM CHS LTD, , ST STAND ROAD,MAHARASTRA, NALASOPARA WEST, MUMBAI, MAHARASHTRA, 401203		
Status	Pvt Company	Form Number	ITR-6
Filed u/s	139(1)-On or before due date	e-Filing Acknowledgement Number	242440231050221

Taxable Income and Tax details	Current Year business loss, if any	1	0
	Total Income		0
	Book Profit under MAT, where applicable	2	2202295
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	343558
	Interest and Fee Payable	5	0
	Total tax, interest and Fee payable	6	343558
	Taxes Paid	7	393998
	(+)Tax Payable /(-)Refundable (6-7)	8	-50440
Dividend Distribution Tax details	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accreted Income & Tax Detail	Accreted Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0

Income Tax Return submitted electronically on 05-02-2021 18:08:45 from IP address 112.196.143.249 and verified by

ARVIND KUMAR CHOWDHRY

having PAN ACFPC4187K on 05-02-2021 18:08:45 from IP address 112.196.143.249 using

Digital Signature Certificate (DSC).

DSC details: 20541158CN=e-Mudhra Sub CA for Class 3 Individual 2014,OU=e-Certifying Authority,O=eMudhra Consumer Services Limited,C=IN

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4(SUGAM), ITR-5, ITR-6, ITR-7
filed and verified]
(Please see Rule 12 of the Income-tax Rules, 1962)

Assessment Year
2021-22

PAN	AAACH3791G		
Name	HEATLY AND GRESHAM (INDIA) PRIVATE LIMITED		
Address	B-002,SHAW BLOSSOM CHS LTD , ST STAND ROAD,MAHARASTRA , NALASOPARA WEST , MUMBAI , 19-Maharashtra , 91-India , 401203		
Status	Private Company	Form Number	ITR-6
Filed u/s	139(1) Return filed on or before due date	e-Filing Acknowledgement Number	262152920181221

	Current Year business loss, if any	1	1,07,55,379
	Total Income		0
Taxable Income and Tax details	Book Profit under MAT, where applicable	2	0
	Adjusted Total Income under AMT, where applicable	3	0
	Net tax payable	4	0
	Interest and Fee Payable	5	0
	Total tax, interest and fee payable	6	0
	Taxes Paid	7	2,49,415
	(+)Tax Payable /(-)Refundable (6-7)	8	(-) 2,49,420
Distribution Tax details	Dividend Tax Payable	9	0
	Interest Payable	10	0
	Total Dividend tax and interest payable	11	0
	Taxes Paid	12	0
	(+)Tax Payable /(-)Refundable (11-12)	13	0
Accrued Income & Tax Detail	Accrued Income as per section 115TD	14	0
	Additional Tax payable u/s 115TD	15	0
	Interest payable u/s 115TE	16	0
	Additional Tax and interest payable	17	0
	Tax and interest paid	18	0
	(+)Tax Payable /(-)Refundable (17-18)	19	0



Income Tax Return submitted electronically on 18-12-2021 19:07:33 from IP address 10.1.36.222 and verified by having PAN on 18-12-2021 19:07:31 using paper ITR-Verification Form /Electronic Verification Code generated through Digital mode

System Generated

Barcode/QR Code



AAACH3791G0626215292018122115C14DA0CEC2F0945B51C3F2832EC9655EA1EA972

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

RENT RECEIPT

Bill No.
52

Dated: 07.01.2022

Healty & Gresham (INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from *Magbool Alam*

the sum of Rupees *Nine hundred & Eighty Only.*

as rent for the month of *January 22*

Room No..... Area-sq-Ft.....

Rs. 980/-

[Signature]
Collector's Signature

RENT RECEIPT

Bill No.

51

Dated. 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from... Md Akbar

the sum of Rupees.

Eight hundred & fifty Only

as rent for the month of

January, 22

Room No.

Area-sq-Fit

Rs.

850/-

Collector Signature

RENT RECEIPT

Bill No.

50

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Olama Bin Hussan

the sum of Rupees Six hundred & fifty only

as rent for the month of January 22

Room No. Area-sq-Fit

Rs.

650/-

Collector Signature

RENT RECEIPT

Bill No.

49

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from *Misbahuddin Rasool*

the sum of Rupees *One hundred & Fifty only*

as rent for the month of *January 22*

Room No. Area-sq-Fit

Rs.

150/-

[Signature]
Collector Signature

RENT RECEIPT

Bill No.

48

Dated 07.01.2022.

Healty & Gresham (INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Shaikh Muradullah

the sum of Rupees Six hundred & Ninety Only.

as rent for the month of January, 22.

Room No. Area-sq-Ft

Rs.

690/-


Collector Signature

RENT RECEIPT

Bill No.

47

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from

Omer Siddique

the sum of Rupees

Six hundred & Ninety Only

as rent for the month of

January 22

Room No.

Area-sq - Ft

Rs.

690/-

Collector Signature

RENT RECEIPT

Bill No.

46

Healty & Gresham

Dated. 07.01.2022

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from. Md Shiran Alam

the sum of Rupees. Eight hundred & Eighty Only

as rent for the month of January, 22

Room No. Area-sq-Ft

Rs.

880/-


Collector Signature

RENT RECEIPT

Bill No.

45

Healty & Gresham

Dated 07.01.2022

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Zakir Hossain

the sum of Rupees Four hundred & fifty only

as rent for the month of January, 22

Room No. Area-sq. Ft.

Rs.

450/-

Collector Signature

RENT RECEIPT

Bill No.

44

Healty & Gresham

Dated. 07.01.2022

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from. Nisar Kabbari

the sum of Rupees. Four hundred & fifty only

as rent for the month of January 22

Room No.

Area-sq-ft

Rs.

450/-


Collector Signature

RENT RECEIPT

Bill No.

43

Healty & Gresham

Dated 07.01.2022

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Wasim Raza

the sum of Rupees One hundred & fifty only.

as rent for the month of January, 22

Room No. Area-sq. Ft

Rs.

150/-

Collector Signature

RENT RECEIPT

Bill No.

Dated 07.01.2022

42

Healty & Gresham (INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Shariqueul Hassan

the sum of Rupees Six hundred & Ninety only.

as rent for the month of January 22

Room No. Area-sq-Fit

Rs.

690/-

Collector Signature

RENT RECEIPT

Bill No.

41

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Fayyaz Khan

the sum of Rupees Two hundred & Ninety Only

as rent for the month of January, 22

Room No. Area-sq-Fit

Rs.

290/-

Collector Signature

RENT RECEIPT

Bill No.

40

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from Saif Ali

the sum of Rupees Eight hundred & Eighty only

as rent for the month of January, 22

Room No. Area-sq-ft

Rs.

880/-

Collector Signature

RENT RECEIPT

Dated. 07.01.2022

Bill No. 39

Healty & Gresham (INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from *Feroz Mohammed*

the sum of Rupees. *Four hundred & fifty Only*

as rent for the month of *January, 22*

Room No. _____ Area-sq -ft _____

Rs. 450/-

[Signature]
Collector Signature

RENT RECEIPT

Bill No.

38

Dated 07.01.2022

Healty & Gresham

(INDIA) PVT. LTD.

Premises No: 4 Mahendra Chatterjee Lane Kolkata-46

Received with thanks from *Abdul Samad Azad*

the sum of Rupees *One hundred & Fifty Only*

as rent for the month of *January, 22*

Room No. Area-sq.-Ft.

Rs.

150/-


Collector Signature

RENT RECEIPT

Bill No

Dated, 07.12.2004

112 *Healty & Gresham* (INDIA) PVT. LTD.

H.O. E-474, OKHLA INDUSTRIAL AREA, PHASE-B, NEW DELHI-110 028, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from *Magbool Alam*

the sum of Rupees *Nine hundred and Eighty Only*

as rent for the month of *December*, of *04*

Room No..... Area-Sq-Fit.....

Rs 980/-

Aali
Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

111

Healty & Gresham (INDIA) PVT. LTD.

K.O. E-4TH, OKHLA INDUSTRIAL AREA, PHASE I, NEW DELHI-110 028, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LAKE, KOLKATA-700046

Received with thanks from Md Akbar

the sum of Rupees Eight hundred and Fifty Only

as rent for the month of December, 04

Room No _____ Area-Sq-Fit _____



Aai
Collector Signature

FOR POSTAL USE ONLY

RENT RECEIPT

Bill No

Dated 07.12.2004

110 Heatly & Gresham (INDIA) PVT. LTD.

H.O. E-4TH, OKLA INDUSTRIAL AREA, PHASE-2, NEW DELHI-110 028, INDIA
BRANCHES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Osama Bin Hussain

the sum of Rupees

Six hundred and Fifty Only

as rent for the month of

December, 04

Room No

Area-Sq-Fit



A. S. I.
Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

109 Healty & Gresham (INDIA) PVT. LTD.

H.O. E-4TH, OKHLA INDUSTRIAL AREA, PHASE-II, NEW DELHI-110 025, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Misbahuddin Rasool

the sum of Rupees

One hundred and Fifty Only

as rent for the month of

December, 04

Room No

Area-Sq-Fit




Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

108 Healty & Gresham (INDIA) PVT. LTD.

H.O. E-4TH, OKHA INDUSTRIAL AREA, PHASE-1, NEW DELHI-110 028, INDIA
PROCESSES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from Shaikh Muradullah

the sum of Rupees Six hundred and Ninety Only

as rent for the month of December, 04

Room No..... Area-Sq-Fit.....

Rs 690/-

Aali
Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

107 Heatly & Gresham (INDIA) PVT. LTD.

H.O. E-4th, OKHA INDUSTRIAL AREA, PHASE-I, NEW DELHI-110 028, INDIA
REGISTERED NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from Omer Siddique

the sum of Rupees Six hundred and Ninety Only

as rent for the month of December of

Room No. Area-Sq-Fit

Rs 690/-

Aai
Collector Signature

RENT RECEIPT

Bill No

106

Healty & Gresham

(INDIA) PVT. LTD.

Dated 07.01.2004

H.O. E-47A, OKHLA INDUSTRIAL AREA, PHASE-8, NEW DELHI-110 028, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Md Shiran Alam

the sum of Rupees

Eight hundred and Eighty Only.

as rent for the month of

December, 04

Room No

Area-Sq-Fit

Rs 880/-

Ali
Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

105 *Healty & Gresham* (INDIA) PVT. LTD.

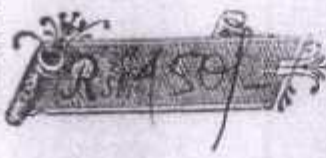
H.O. E-4TH, DIGHA INDUSTRIAL AREA, PHASE I, NEW DELHI-110 028, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from Zahir Hossain

the sum of Rupees Four hundred and Fifty Only

as rent for the month of December, 04

Room No..... Area-Sq-Fit.....



Zahir
Collector Signature

RENT RECEIPT

Bill No

Dated. 07.12.2004

Healty & Gresham (INDIA) PVT. LTD.

K.O. 24TH OKHLA INDUSTRIAL AREA, PHASE 2, NEW DELHI-110 025 INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from *Nissar Robbani*

the sum of Rupees *Four hundred and Fifty Only*

as rent for the month of *December, 04*

Room No Area-Sq-Fit

R 450

Ali
Collector Signature

RENT RECEIPT

Dated 07.12.2004

Bill No

103

Healty & Gresham

(INDIA) PVT. LTD.

H.O. 4/4, OKLA INDUSTRIAL AREA, PHASE-2, NEW DELHI-110 002, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Wasim Rajin

the sum of Rupees

One hundred and Fifty only.

as rent for the month of

December, 04

Room No

Area-Sq-Fit



Auli

Collector Signature

RENT RECEIPT

Bill No

102

Healty & Gresham (INDIA) PVT. LTD.

Dated 07.12.2004

H.O. E-4/11, OKHA INDUSTRIAL AREA, PHASE-I, NEW DELHI-110 028, INDIA
PERMITS NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Sharique Hassan

the sum of Rupees

Six hundred and Ninety Only

as rent for the month of

December, 04

Room No

Area-Sq-Ft



Aai
Collector Signature

RENT RECEIPT

Bill No

Dated... 07.12.2004

101 Healty & Gresham (INDIA) PVT. LTD.

H.O.: E-47A, OKHA INDUSTRIAL AREA, PHASE-I, NEW DELHI-110 028, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Faiyaz Alam

the sum of Rupees

Two hundred and Ninety Only.

as rent for the month of

December, 04

Room No

Area-Sq-Fit



Fai
Collector Signature

RENT RECEIPT

Bill No

Dated 07.12.2004

100 *Healty & Gresham* (INDIA) PVT. LTD.

H.O. E-47H, OKHA INDUSTRIAL AREA, PHASE-4, NEW DELHI-110 028, INDIA
PROMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from

Saif Ali

the sum of Rupees

Eight hundred and Eighty Only

as rent for the month of

December, 04

Room No

Area-Sq-Fit

Rs 880/-

Ali
Collector Signature

RENT RECEIPT

Bill No
99

Dated. 07.12.2004

Healty & Gresham (INDIA) PVT. LTD.

H.Q. E-4TH, OXIRA INDUSTRIAL AREA, PHASE-II, NEW DELHI-110 025, INDIA
PREMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from *Firoz Mohammed*

the sum of Rupees *Four hundred and Fifty Only*

as rent for the month of *December, 04*

Room No. _____ Area-Sq-Fit _____



Asli
Collector Signature

RENT RECEIPT

Bill No

98

Dated 07.12.2004

Heatly & Gresham (INDIA) PVT. LTD.

H.O. E-47A, OKHA INDUSTRIAL AREA, PHASE-I, NEW DELHI-110 028, INDIA
PROMISES NO: 4 MAHENDRA CHATTERJEE LANE, KOLKATA-700046

Received with thanks from Abdul Samad Azad

the sum of Rupees One hundred and Fifty Only.

as rent for the month of December, 04

Room No. Area-Sq-Fit

Rs 150/-

Asli
Collector Signature

Major Information of the Deed

Deed No :	I-1904-07271/2022	Date of Registration	27/04/2022
Query No / Year	1904-2001133003/2022	Office where deed is registered	
Query Date	12/04/2022 1:11:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Bhupendra Gupta 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8336832283, Status : Advocate		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,00,00,000/-]		
Set Forth value	Market Value		
Rs. 7,00,00,000/-	Rs. 12,97,49,339/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 64,87,488/- (Article:23)	Rs. 19,97,591/- (Article:A(1), E, B, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahendra Chatterjee Lane, , Premises No: 4, , Ward No: 059 Pin Code : 700046

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	50 Katha	6,75,00,000/-	12,41,72,489/-	Width of Approach Road: 12 Ft., Encumbered by Tenant,
Grand Total :				82.5Dec	675,00,000 /-	1241,72,489 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	36000 Sq Ft.	25,00,000/-	55,76,850/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 36000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		36000 sq ft	25,00,000 /-	55,76,850 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HEATLY AND GRESHAM LIMITED B-002, Shaw Blossom, C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203 , PAN No.:: aaxxxxxx1g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	HEATLY & GRESHAM INDIA PRIVATE LIMITED B-002, Shaw Blossom C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203 , PAN No.:: AAxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	A T K REALTORS LLP 63, Rafi Ahamed Kidwai Road, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: ABxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ARVIND KUMAR CHOWDHRY Son of Late PRADYUMNA KUMAR CHOWDHRY House No. A-184, New Friends Colony., City:- Not Specified, P.O:- New Friends Colony, P.S:-NEW FRIENDS COLONY, District:-South, Delhi, India, PIN:- 110025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7K, Aadhaar No: 90xxxxxxxx8340 Status : Representative, Representative of : HEATLY AND GRESHAM LIMITED (as Managing Director)
2	SYED ABRAR IMAM (Presentant) Son of Late SYED MOHAMMAD NEMET IMAM Block/Sector: 5, Flat No: 4A, 72, Tiljala Road, City:- Not Specified, P.O:- Gobinda Khatick, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx1L, Aadhaar No: 67xxxxxxxx7855 Status : Representative, Representative of : A T K REALTORS LLP (as Designated Partner)
3	Mr ARVIND KUMAR CHOWDHRY Son of Late PRADYUMNA KUMAR CHOWDHRY House No. A-184, New Friends Colony, City:- Not Specified, P.O:- New Friends Colony, P.S:-NEW FRIENDS COLONY, District:-South, Delhi, India, PIN:- 110025, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx7K, Aadhaar No: 90xxxxxxxx8340 Status : Representative, Representative of : HEATLY & GRESHAM INDIA PRIVATE LIMITED (as Managing Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr WASIM RAJA Son of Late WAKIL KHAN H8, Ghulam Abbas Lane, G.R.Rd., City:- Not Specified, P.O:- Garden Reach, P.S:- Garden Reach, District:-South 24-Parganas, West Bengal, India, PIN:- 700024			

Identifier Of Mr ARVIND KUMAR CHOWDHRY, SYED ABRAR IMAM, Mr ARVIND KUMAR CHOWDHRY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	HEATLY AND GRESHAM LIMITED	A T K REALTORS LLP-82.5 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	HEATLY AND GRESHAM LIMITED	A T K REALTORS LLP-36000.00000000 Sq Ft

Endorsement For Deed Number : I - 190407271 / 2022

On 12-04-2022

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

Presented for registration at 09:00 hrs on 12-04-2022, at the Private residence by SYED ABRAR IMAM .

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 12,97,49,339/-

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

Execution is admitted on 12-04-2022 by Mr ARVIND KUMAR CHOWDHRY, Managing Director, HEATLY AND GRESHAM LIMITED (Public Limited Company), B-002, Shaw Blossom, C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203


Identified by Mr WASIM RAJA, . . Son of Late WAKIL KHAN, H8, Ghulam Abbas Lane, Road: G.R.Rd., . P.O: Garden Reach, Thana: Garden Reach, . South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-04-2022 by SYED ABRAR IMAM, Designated Partner, A T K REALTORS LLP (LLP), 63, Rafi Ahamed Kidwai Road, City:- Kolkata, P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Identified by Mr WASIM RAJA, . . Son of Late WAKIL KHAN, H8, Ghulam Abbas Lane, Road: G.R.Rd., . P.O: Garden Reach, Thana: Garden Reach, . South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk

Execution is admitted on 12-04-2022 by Mr ARVIND KUMAR CHOWDHRY, Managing Director, HEATLY & GRESHAM INDIA PRIVATE LIMITED (Private Limited Company), B-002, Shaw Blossom C.H.S. LTD. S.T. Stand Road, City:- Not Specified, P.O:- Sopara, P.S:-NALASOPARA, District:-Thane, Maharashtra, India, PIN:- 401203

Identified by Mr WASIM RAJA, . . Son of Late WAKIL KHAN, H8, Ghulam Abbas Lane, Road: G.R.Rd., . P.O: Garden Reach, Thana: Garden Reach, . South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Muslim, by profession Law Clerk.


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

On 13-04-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,97,591/- (A(1) = Rs 12,97,493/- ,B = Rs 7,00,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 19,97,507/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 1:53PM with Govt. Ref. No: 192022230006699761 on 12-04-2022, Amount Rs: 19,97,507/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1763476208 on 12-04-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,87,488/- and Stamp Duty paid by by online = Rs 64,82,488/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 12/04/2022 1:53PM with Govt. Ref. No: 192022230006699761 on 12-04-2022, Amount Rs: 64,82,488/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1763476208 on 12-04-2022, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

On 27-04-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,97,591/- (A(1) = Rs 12,97,493/- .B = Rs 7,00,000/- .E = Rs 14/- .I = Rs 55/- .M(a) = Rs 25/- .M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 64,87,488/- and Stamp Duty paid by Stamp Rs 5,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1839, Amount: Rs.5,000/-, Date of Purchase: 09/04/2022, Vendor name: S Chanda

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 563244 to 563290

being No 190407271 for the year 2022.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2022.05.14 15:28:51 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/05/14 03:28:51 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)

001839

Sl. No.....Date.....
Name.....
Add.....
AMT.....

09 APR 2022

09 APR 2022

BHUPENDRA GUPTA
ADVOCATE
CALCUTTA HIGH COURT



Syed Abrar Imam



4601

le

ATK Realtors LLP

Syed Abrar Imam
Designated Partner

SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1



4602

For Heatly & Gresham (I) Pvt. Ltd.

[Signature]
Chairman & Managing Director



For HEATLY AND GRESHAM LIMITED
through its Constituted Attorney
HEATLY & GRESHAM (INDIA) PVT. LTD.

[Signature]
Chairman & Managing Director



4603

**ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA**
1. 2 APR 2022

Identified by me -
Wasilaji
s/o. Lt. Wakil Khan.
#8, Ghulam Abbas Lane -
Kol-29.



• ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
12 APR 2022