

13085/2023

12801/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A.R.A.
IV

AH 653450

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

Additional Registrar of
Assurances-IV, Kolkata

5 SEP 2023

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8/16/67389/2
8/16/67389/2
Additional Registrar of
Assurances-IV, Kolkata

THIS DEED OF CONVEYANCE made on this 5th day September, 2023

BETWEEN: (1) FARHAT EQBAL, (PAN : AAFPE5648B), (Aadhar
No. 6286 3174 5923), (Mobile No. 9748353957), son of late Gholam
Moinduddin, by faith - Muslim, by occupation - retired, and residing at 1,
Chandni Chowk Street, Kolkata - 700072, (2) MOHAMMED IQBAL, (PAN :
AAEPI5228A), (Aadhar No. 7505 7034 9308), (Mobile No. 8697043170), son of
late Gholam Moinduddin, by faith - Muslim, by occupation - Self Employed and
residing at 2/133, Vivek Khand, Gomti Nagar, Lucknow, Utter Pradesh -

226010, (3) **NOOR AFSHAN QUADER**, (PAN : ABJPQ1215F), (Aadhar No. 6661 8656 5305), (Mobile No. 6290293802), wife of Gholam Quader, daughter of late Gholam Moinduddin, by faith – Muslim, by occupation - Homemaker, and residing at 35/H/11, Gora Chand Road, Kolkata – 700014, (4) **NASIR EQBAL**, (US Passport No. 561258514, Overseas Citizen of India No. A895341) (Mobile No. +1-510-917-1956), son of late Gholam Moinduddin, by faith – Muslim, by occupation – Self Employed, and residing at 25894, Belhaven Street, Hayward, California – 94545, (5) **KHURRAM ALI**, (PAN : AFLPA3553J), (Aadhar No. 6414 8584 6775), (Mobile No. 8420776477), son of Late Shaheda Nasreen / Md. Haider Ali, by faith – Muslim, by occupation – Self Employed and residing at 9, Circus Row, Kolkata- 700017, (6) **NAHID PERVIN**, (PAN : AGKPP8806F), (Aadhar No. 6771 2910 6445), (Mobile No. 9331274561), wife of late Md. Zahid, daughter of late Gholam Qutubuddin, by faith – Muslim, by occupation - Homemaker and residing at 1, Chandni Chowk Street, Kolkata – 700072, (7) **RUKHSANA JABEEN**, (PAN : ACWPJ4348N), (Aadhar No. 4149 7385 5790), (Mobile No. 9830953201), wife of Khurshid Parvez, daughter of late Gholam Qutubuddin, by faith – Muslim, by occupation – Homemaker and residing at 1, Chandni Chowk Street, Kolkata – 700072, (8) **SABIHA DANISH**, (PAN : ACUPD7493A), (Aadhar No. 6477 4959 2911), (Mobile No. 9831339492), wife of Dr. Mumtaz Danish, daughter of late Gholam Sharfuddin, by faith – Muslim, by occupation – Homemaker and residing at 119/A, Ripon Street, Kolkata – 700017, (9) **NISHAT TEHSEEN**, (PAN : ANKPT5389C), (Aadhar No. 6847 6782

6147), (Mobile No. 9748930228), wife of Dr. Waheed Hasan, daughter of late Gholam Sharfuddin, by faith – Muslim, by occupation – Homemaker and residing at 40B, Beck Bagan Row, Kolkata – 700017, (10) **SADAF TAZEEN**, (PAN : AECPT1073Q), (Aadhar No. 6593 7032 8601), (Mobile No. 9748007053), wife of late Mehmood Imran, daughter of Md. Jamil, by faith – Muslim, by occupation - Homemaker and residing at 72A, Tiljala Road, Kolkata – 700046, (11) **NEHA IMRAN**, (PAN : ACXPI0994C), (Aadhar No. 4836 9512 1062), (Mobile No. 9007882075), daughter of late Mehmood Imran, by faith – Muslim, by occupation – Homemaker and residing at 72A, Tiljala Road, Kolkata – 700046, (12) **MOHAMMED MEHMOOD**, (PAN : DASPM5006H), (Aadhar No. 4096 0748 1548), (Mobile No. 9836260898), son of late Mehmood Imran, by faith – Muslim, by occupation – Service and residing at 72A, Tiljala Road, Kolkata – 700046, (13) **GULRUKH KHAN**, (PAN : AZJPK5713A), (Aadhar No. 9757 0184 7512), (Mobile No. 9903759905), wife of Akbar Khan, daughter of late Md. Ashfaque, by faith – Muslim, by occupation - Homemaker and residing at 30/2, Jhowtala Road, Kolkata – 700017, (14) **ZEBA AHMED**, (PAN : ALRPA0350P), (Aadhar No. 4500 1584 3567), (Mobile No. 9831516172), wife of Farukh Ahmed, daughter of late Md. Ashfaque, by faith – Muslim, by occupation - Homemaker and residing at 33/1, Bright Street, Kolkata – 700017, represented by their Constituted Attorney **Mansoor Danish** appointed under the General Power of Attorney dated 1st December, 2022 and registered before the Registrar of Assurances – II, Kolkata, in Book No. 1 Volume No. 1902 – 2022

Page from 492053 to 492072 Being No.190214570,for the year 2022,(15)**MOHAMMED KHATEEB KAMRAN**,(PAN : BLDPK0772L), 9Aadhaar no. 6026 5312 4632), (Mobile no.- 9903255450), son of late Kamran Mustaque, by faith- Muslim, by occupation – Service and residing at 1, Chandni Chowk Street, Kolkata – 700072, (16) **MEHFUZA BEGUM**, (PAN- BDWPB5376E), (Aadhaar No. 8495 0218 8493), (Mobile no. 9433588870), wife of Late Gholam Mustafa, by faith – Muslim, by occupation – Homemaker and residing at 87H, Elliot Road, Kolkata- 700016, (17) **RASID WALID** , (PAN- AAYPW8340F), (Aadhaar No. 4567 4286 8849), (Mobile no.9433588870), son of Late Gholam Mustafa, by faith – Muslim, by occupation- Retired and residing at 87H, Elliot Road, Kolkata- 700016, (18) **YUSUF ZIA**, (PAN- AAAPZ6036F), (Aadhaar No. 7223 5521 3648), (Mobile No. 9993544821), son of Late Gholam Mustafa, by faith – Muslim, by occupation- Service and residing at 87H, Elliot Road, Kolkata- 700016,(19) **MD. SHAHID**, (PAN- AKAPM1205D),(Aadhaar No.- 7868 7783 2718),(Mobile No. 9831144076), son of late Md. Yasin, by faith – Muslim, by occupation- Retired and residing at 1, Chandni Chowk Street, Kolkata – 700072, (20) **MOHAMMED KHALID**, (PAN - AFLPM1847B),(Aadhaar No. 2668 3178 5524), (Mobile No. 8335828679), son of late Md. Yasin, by faith – Muslim, by occupation- Retired and residing at 1, Chandni Chowk Street, Kolkata – 700072, the Vendor No.- 1 to 20 are all represented by their Constituted Attorney, **Mansoor Danish** (PAN : AHYPD3141N),(Aadhaar No. 8047 4897 6900), son of Dr Mumtaz Danish, by faith – Islam, by occupation – Business and at present

residing at 19/A, Ripon Street, Flat No. 5B, Post Office and Police Station – Park Street, Calcutta – 700016 by virtue of Seven several Registered Power of Attorney all dated 12th May, 2022 and registered before Registrar of Assurances – II, Kolkata and One Power of Attorney dated 29th April, 2022 executed before the Notary Public of California, (21) **HUMA ALI**, (PAN : AEEPA3495D), (Aadhar No. 9106 2234 3735), (Mobile No. 9831100482), wife of Adil Aman Ali, daughter of late Md. Ariff Yasin, by faith – Muslim, by occupation - Service and residing at 36/1, Jhowtalla Road, Kolkata- 700019, the Vendor No. 22 represented by her Constituted Attorney, **Mrs. Shahla Ariff Yasin** (PAN : AAKPY0960H) (Aadhar No. 5011 3052 3227), wife of late Mohammed Yasin Ariff, by faith – Islam, by occupation – Business and residing at 1st floor, 8A, Sarojini Naidu Sarani, Police Station – Shakespeare Sarani, Post Office – Circus Avenue, Calcutta – 700017, appointed by a Power of Attorney dated 7th January, 2022 and registered before the registrar of Assurances – III, Kolkata, (22) **SHAHLA ARIFF YASIN**, (PAN : AAKPY0960H), (Aadhar No. 5011 3052 3227), (Mobile No. 9831005688), wife of late Md. Ariff Yasin, daughter of late Shaukat Riaz Kapoor, by faith – Muslim, by occupation – Homemaker and residing at 8A, Rawdon Street, Kolkata – 700017, (23) **ADNAN ARIFF**, (PAN : AFTPA5729G), (Aadhar No. 7816 5037 7837), (Mobile No. 9831008501), son of late Md. Ariff Yasin, by faith – Muslim, by occupation – Self Employed and residing at 8A,

Rawdon Street, Kolkata – 700017, hereinafter jointly referred to as the *and Vendors No. 13 & 14 have appointed Monsoon Baruah as their Attorney under Power of Attorney dated 05.12.2022 with Aadhar No. 145540/2022 registered with ARA - II, Kolkata*

VENDORS, (which expression shall unless excluded by or repugnant to the

Divya Infraarealty Pvt Ltd
Santosh Kumar
Director

Monsoon Baruah

context shall be deemed to include their respective heirs, executors, administrators, representatives and assigns) all are Nationality Indian except OCI Holder, on the **ONE PART**;

AND

DIVYA INFRAREALITY PRIVATE LIMITED, (PAN : AADCD9988L) (CIN No. U51909WB2009PTC131742, company incorporated under the Companies Act, 1956 and having its registered office at No. 167, Netaji Subhas Road, Raja Katra, Shop No. 120A, Ground Floor, Get No. 1, Police Station – Burra Bazar, Post Office – Burra Bazar, Kolkata – 700007, represented by its Director Mr. Santosh Kumar Prasad, (PAN : AJEPP4960B), (Aadhaar No. 4222 7379 0854), (Mobile No. 9903885144), son of Late Jagdish Prasad, by faith – Hindu, by occupation – Business and at present residing at 33A, B.L. – WB22BL, Canal Circular Road, Kankurgachi, Police Station - Maniktalla, Post Office - Kankurgachi, Kolkata – 700054, hereinafter referred to as the PURCHASER (which expression shall unless excluded by or repugnant to the context shall be deemed to include its successor-in-office and assign) on the OTHER PART.

WHEREAS a plot of land measuring more or less 17 Cottah 7 Chittack 41 Sq. ft. together with a brick built Cinema House standing thereon and comprised within Municipal Premises No. 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, Post Office - Taltala, Police Station - Taltala, Calcutta – 700013, is the subject matter of the present sale deed which is the amalgamated plot of land measuring 14 Cottah 2 Chittack 44 Sq. ft. which was partly a vacant land

and partly Basti land and previously comprised within Municipal Premises No. 82A and 83/1, Wellesley Street, Police Station - Taltala, Post Office - Taltala, Calcutta - 700013 and a divided demarcated plot of land measuring more or less 3 Cottah 3 Chittack 3 Sq. ft. being a portion of Municipal Premises No. 6, Blochman Street, Police Station - Taltala, Post Office - Taltala, Calcutta - 700014.

AND WHEREAS at all material times, Premises No. 82A and 83/1, Wellesley Street, which was partly vacant and partly Basti land having 14 Cottah 2 Chittack 44 Sq. ft. of land was originally owned Birendra Nath Basu, Ajit Nath Basu, Pratap Nath Basu and Ajay Nath Basu, the ownership was jointly acquired by them by virtue of the provisions as contained in the Deed of Partition dated 21st November, 1942.

AND WHEREAS the said Birendra Nath Basu and Ors. by and/or under a registered Deed of Sale dated 5th October, 1943 (Deed No. 3013) sold, transferred and alienated the said 14 Cottah 2 Chittack 44 Sq. ft. of land comprised within Municipal Premises No. 82A and 83/1, Wellesley Street, Calcutta, to one Md. Hashim and one Md. Yasin in equal shares therein at a valuable consideration and the present vendors are the descendants of the said Md. Hashim and Md. Yasin.

AND WHEREAS by virtue of the provisions as contained in the said Deed of Partition dated 21st November, 1942, one Smt. Chameli Basu was allotted

with a plot of land measuring more or less 3 Cottah 3 Chittack 3 Sq. ft. being divided and demarcated portions of Premises No. 6, Blochman Street, Police Station -Taltala, Post Office - Taltala, Calcutta - 700013, as her absolute property.

AND WHEREAS having had such ownership, the said Chameli Basu by and/or under a Deed of Sale dated 21st April, 1944 (Deed No. 1250) sold, transferred and alienated the said 3 Cottah 3 Chittack 3 Sq. ft. of divided and demarcated portions of land comprised within Premises No. 6, Blockman Street, Calcutta, to the said Md. Hashim and Md. Yasin in their equal half share at a valuable consideration.

AND WHEREAS having had ownership over the said two plots of land which were adjacent to each other, the said Md. Hashim and Md. Yasin amalgamated the said plot of land measuring 14 Cottah 2 Chittack 44 Sq. ft. and 3 Cottah 3 Chittack 3 Sq. ft. totalling 17 Cottah 7 Chittack 41 Sq. ft. comprised within Municipal Premises No. 82A and 83/1, Wellesley Street and divided and demarcated portions of Premises No. 6, Block Man Street, Calcutta, under order of Kolkata Municipal Corporation and upon such amalgamation the said plot of land now known and numbered as 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, Post Office - Taltala, Police Station - Taltala, Calcutta - 700013.

AND WHEREAS by and/or under a registered Deed of Release dated 11th April, 1955 registered before Registrar of Assurances, Calcutta in Book No.

I, Volume No. 54, Pages 48 to 58, being No. 1573 for the year 1955 the said Md. Hashim in consideration of his love and affection transferred and alienated his 50% undivided share of ownership in Premises No. 82A, Rafi Ahmed Kidwai Road, Calcutta, to his five sons namely Gholam Sharfuddin, Md. Mushtaque, Md. Ashfaque, Gholam Moinuddin and Gholam Qutbuddin by way of Hiba whereby the said five sons of Md. Hashim acquired their respective 1/5th (10%) undivided share of ownership in the said immovable property absolutely and forever.

AND WHEREAS similarly, Md. Yasin by and/or under an oral Gift/Hiba on 1.10.1961 transferred and alienated his balance 50% undivided share of ownership in favour of his five sons namely Gholam Mustafa, Md. Farooque, Md. Ariff, Md. Shahid and Mohammed Khalid in their equal 1/5th / 10% undivided share of ownership in the said immovable property and duly mutated their names in respect of the said immovable property in the records of Kolkata Municipal Corporation.

AND WHEREAS on the said plot of land measuring 17 Cottah 7 Chittack 41 Sq. ft. comprised within 82A, Rafi Ahmed Kidwai Road, Calcutta, a pucca Cinema House was constructed in the year 1945 as per the building plan as sanctioned by Kolkata Municipal Corporation in favour of the said Md. Hashim and Md. Yasin, at their costs and expenses and upon completion of such construction the said cinema hall building with the land was let out to one M/s.

Cinetone Private Limited an existing company under the Companies Act, 1956 and having its registered office at No. 1, Chandni Chowk Street, Police Station - Bowbazar, Calcutta – 700072, as lessee/tenant for carrying on the business of exhibition of cinematographic feature film there from under the name and style of "CROWN CINEMA". The said lease/tenancy in favour of the Cinetone Private Limited was subsisting although the said company is at present not having any business activities there from and the said business of exhibition of cinematographic film is now abandoned with effect from 8.12.2021 by surrendering the two trade licenses, for the reason thereof the said Cinetone Private Limited is ready and willing to surrender the said lease/tenancy in favour of the present owners being the vendors herein by handing over the peaceful possession of their tenanted premises comprised within Premises No. 82A, Rafiq Ahmed Kidwai Road, Calcutta, absolutely and forever by settling the outstanding statutory dues of its employees, secured and unsecured creditors absolutely in order to keep the said immovable property free from all encumbrances.

AND WHEREAS the monthly rates and taxes in respect of the said immovable property under Assessee No. 110531400380 was lying outstanding from first quarter 2004 till date for a total sum of Rs. 2,36,12,914/- as on 31.05.2022 inclusive of interest and penalty as per the particulars as contained in L.O.I. dated 31st day of May, 2022.

AND WHEREAS In view of such outstanding dues, the necessary application for mutation could not be filed by and/or on behalf of the present vendors with the Kolkata Municipal Corporation in respect of the said immovable property without first making payment of the aforesaid outstanding dues to KMC.

AND WHEREAS in the aforesaid facts and circumstances, the purchaser agreed to purchase and the vendors along with one Hashmat Ara, since deceased, having total 90% undivided share of ownership in the said Premises No. 82A, Rafi Ahmed Kidwai Road, Calcutta – 700013 entered into an Agreement for Sale dated 1st July, 2022 and registered before the Additional Registrar of Assurances – IV, Kolkata, in Book No. 1, Volume No. 1904 – 2022, Page 720509 to 720609 Being No. 190410749 for the year 2022 whereby the purchaser agreed to purchase and the said vendors along with the said Hashmat Ara agreed to sell the 90% undivided share of ownership in the said Premises No. 82A, Rafi Ahmed Kidwai Road, Calcutta, at a total consideration of Rs. 14,29,00,000/- subject the performing several obligations as contained in sub-paragraph (i) to (v) of paragraph 4 of the said Agreement for Sale before execution and registration of the Deed of Conveyance.

AND WHEREAS the balance 10% undivided share of ownership in the said immovable property was held and owned by one Omar Farooque, son of late Md. Farooque and the said Omar Farooque by and/or under a Deed of Conveyance dated 1st July, 2022 and registered before the Additional Registrar of Assurances – IV, Kolkata, in Book No. 1 Volume No. 1904 – 2022 Page

720317 to 720348, Being No. 190410750 for the year 2022 sold, transferred and alienated unto and in favour of the purchaser, the said 10% undivided share of ownership in the said immovable property at a valuable consideration of Rs. 1,51,00,000.

AND WHEREAS after entering into the said Agreement for Sale dated 1st July, 2022, the vendors duly complied with their obligations under paragraph 4 of the said Agreement for Sale by making payment of all arrear outstanding rates and taxes in respect of the said property to Kolkata Municipal Corporation and has produced the No Dues Clearance Certificate issued by Kolkata Municipal Corporation to the satisfaction of the purchaser and inter alia, mutated the said immovable property in the name of the present vendors.

AND WHEREAS the vendors also produced before the purchaser, the No Dues Clearance Certificate of the statutory authorities issued with regard to the affairs of the said Cinetone Private limited and inter alia, produced the Letter of Surrender of Tenancy caused by the said Cinetone Private Limited in favour of the vendors as landlord and thereby the tenancy in respect of the said immovable property stands extinguished forever with a declaration of Cinetone Private Limited that the said company is not having any secured and un-secured creditor having any claim, charge or lien over the said immovable property in any manner whatsoever.

AND WHEREAS in view of aforesaid, the vendors have been able to make out a good marketable title free from all encumbrances, lien, lis pendens, attachment, acquisition or requisition whatsoever and is having their right to transfer and alienate their 90% undivided share of ownership in the said Premises No. 82A, Rafi Ahmed Kidwai Road, Calcutta, as more fully and particularly mentioned and described in the Schedule hereunder written at a valuable consideration in terms of the said Agreement for Sale dated 1st July, 2022.

AND WHEREAS on or before execution and registration of this Deed of Conveyance, one of the co-sharers namely Hashmat Ara, wife of late Md. Ashfaque died intestate on 7th September, 2022 leaving her two daughters namely Gulruk Khan and Zeba Ahmed, being the Vendor No. 13 and 14 herein, who have jointly inherited the estate left by the said Hashmat Ara including her 5% undivided share of ownership in the said immovable property in their equal share and thereby the shareholding of Gulruk Khan and Zeba Ahmed is enhanced up to 5% each as mentioned hereinafter.

AND WHEREAS purchaser has adopted a resolution in the meeting of its Board of Directors held on 05.05.2022 that to complete the purchase of the aforesaid immovable property is beneficial to the interest of the business of the purchaser company and accordingly Mr. Santosh Kumar Prasad is authorised and empowered by the said company to sign and execute this Deed of Conveyance for and/or on behalf of the purchaser company.

NOW THIS INDENTURE WITNESSES that in consideration of a total sum of Rs. 14,29,00,000/- (Rupees fourteen crore twenty nine lakh only) as paid by the Purchaser to the Vendors on or before execution and registration of this Deed of Conveyance as per the Memo of Consideration as mentioned hereinafter (the receipt whereof the Vendors doth hereby and hereunder accept and acknowledge and discharge the purchaser from making payment any further consideration in this behalf) the Vendors doth hereby and hereunder sale, transfer, alienate and convey their total individual 90% (ninety percent) undivided share of ownership unto and in favour of the purchaser in a plot of land measuring more or less 17 Cuttah 7 Chittack 41 Sq. ft. together with a four storied ground plus upper three storied pucca cinema house thereon and comprised within Municipal Premises No. 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, Post Office - Taltala, Police Station - Taltala, Calcutta - 700013 as morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the 'said immovable property' on as it whereas basis subject to proving the marketable title of the vendors TOGETHER WITH compound, garden, garage, appurtenances belonging thereto and commonly called or known as Crown Cinema situate at Premises No. 82A, Rafi Ahmed Kidwai Road, together with the land or ground whereupon or on part whereof the same is erected and built as morefully and particularly mentioned and described in the Schedule hereunder written TOGETHER WITH all buildings, trees, fences, hedges, ditches, ways, waters, watercourses, lights,

liberties, privileges, easements and appurtenances whatsoever to the said immovable property and premises belonging or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and ALL THAT the estates, right, title, interest, claim and demand whatsoever of the Vendors to the extent of 90% therein into or upon the same and every part thereof in law and equity TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever TOGETHER WITH the title deeds, writings, monuments and other evidences of title and the Vendors doth hereby covenant with the Purchaser that notwithstanding any act, deed or things heretofore done, executed or knowingly suffered to the contrary the Vendors are now lawfully seized and possessed of the said immovable property to the extent of their 90% undivided share of ownership therein subject to proving the marketable title free from all encumbrances, attachment or defect in title whatsoever and the Vendors have full power and absolute authority to sell their 90% undivided share of ownership in the said immovable property in the manner aforesaid AND the Purchaser shall hereafter peaceably and quietly hold, possess and enjoy the same in khas or through tenant without any claim or demand whatsoever from the Vendors or any person claiming through or under him AND THAT the Vendors covenant with the Purchaser to save harmless indemnify and keep indemnified the Purchaser against all encumbrances, charges and equities whatsoever and the Vendors further covenant that they shall at the request and cost of the Purchaser do or execute

or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly conveying and assuring the said immovable property to the extent of their 90% undivided share of ownership therein in the manner aforesaid according to the true intent and meaning of this deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT 90% (ninety percent) undivided share of ownership in a plot of land measuring more or less 17 Cottah 7 Chittack 41 Sq. ft. together with three storied brick built Cinema House popularly known as "CROWN CINEMA" having 6480 sq. ft. of covered area on the ground floor, 3150 sq. ft. on the first floor and 3150 sq. ft. on the second floor totalling 12780 sq. ft. cemented floor, 70 years old and comprised within Municipal Premises No. 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, Assessee No. 110531400380 Post Office - Taltala, Police Station - Taltala, Calcutta - 700013, and butted and bounded by -

ON THE NORTH : By Premises No. 84, Rafi Ahmed Kidwai Road;

ON THE SOUTH : By Premises No. 83, Rafi Ahmed Kidwai Road;

ON THE EAST : By Blochman Street (Man Street);

ON THE WEST : By Rafi Ahmed Kidwai Road (Main Road).

SCHEDULE OF INDIVIDUAL SHARE OF VENDORS

<u>Name</u>	<u>Share Holding</u>
1. Farhat Eqbal	2.5%
2. Mohammed Iqbal	2.5%
3. Noor Afshan Quader	2.5%
4. Nasir Eqbal	2.5%
5. Khurram Ali	3.34%
6. Nahid Pervin	3.33%
7. Rukhsana Jabeen	3.33%
8. Sabiha Danish	2.5%
9. Nishat Tehseen	2.5%
10. Sadaf Tazeen	0.63%
11. Neha Imran	1.46%
12. Mohammed Mehmood	2.91%
13. Gulruk Khan	5%
14. Zeba Ahmed	5%
15. Mohammed Khateeb Kamran	10%

16. Mehfuz Begum	3.34%
17. Rashid Walid	3.33%
18. Yusuf Zia	3.33%
19. Shahla Ariff Yasin	3.34%
20. Huma Ali	3.33%
21. Adnan Ariff	3.33%
22. Md. Shahid	10%
23. Mohammed Khalid	10%
Total :	90%

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

SIGNED SEALED AND DELIVERED by
the VENDORS herein at Calcutta in the
presence of :

1. *A. K. S. Ray Ray*
6A K.S. Ray Ray
ceo-1

Mansoor Haresh
as a constituted attorney
of Vendor No. 1-20.

S. A. Yasin For Sale and
as constituted attorney
of Huma Ali.

Adnan Ariff
(ADNAN ARIFF)

2. *Abdul Raziz*
67/10, M.M.B. St
Kot-7

SIGNED SEALED AND DELIVERED BY
 DIVYA INFRAREALITY PRIVATE
 LIMITED, the PURCHASER herein
 though its Director Santosh Kumar
 Prasad at Calcutta in the presence of :

1. Santosh Kumar Prasad

Divya Infrareality Pvt Ltd
Santosh Kumar
 Director

2. Abdul Haiz

Drafted by: Sabyasachi Sen.
 SABYASACHI SEN,
 Solicitor & Advocate,
 6A, Kiran Shankar Roy Road,
 2nd Floor, Room No. 16A,
 Calcutta- 700001
 Enrolment No. F/997/998/76

MEMO OF CONSIDERATION

RECEIVED of and from the within named PURCHASER the within mentioned a sum of **Rs.1,75,00,000/- (Rupees One Lac Seventy five Lac only)** out of total consideration of **14,29,00,000 (Rupees Fourteen Crore and Twenty-Nine Lac only)**, as advance towards the purchase of the said property as stated in the Schedule being the entire consideration as per memo given below :

SL. No.	NAME	DD DETAILS	Amount Paid
1	FARHAT EQBAL	Pay Order bearing Nos. 021126 dated 16.06.2022 AND 021178 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
2	MD IQBAL	Pay Order bearing Nos. 021107 dated 16.06.2022 AND 021159 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
3	NOOR AFSHAN QUADER	Pay Order bearing Nos. 021106 dated 16.06.2022 AND 021160 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
4	NASIR EQBAL	Pay Order bearing Nos. 021109 dated 16.06.2022 AND 021161 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
5	KHURRAM ALI	Pay Order bearing Nos. 021110 dated 16.06.2022 AND 021162 dated 29.06.2022 drawn on AXIS Bank.	Rs. 5,84,500.00 Rs. 64,944.44
6	NAHID PERVIN	Pay Order bearing Nos. 021111 dated 16.06.2022 AND 021163 dated 29.06.2022 drawn on AXIS Bank.	Rs. 5,82,750.00 Rs. 64,750.00
7	RUKSHANA JABEEN	Pay Order bearing Nos. 021112 dated 16.06.2022 AND 021164 dated 29.06.2022 drawn on AXIS Bank.	Rs. 5,82,750.00 Rs. 64,750.00
8	SABIHA DANISH	Pay Order bearing Nos. 021113 dated 16.06.2022 AND 021165 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
9	NISHAT TEHSEEN	Pay Order bearing Nos. 021114 dated 16.06.2022 AND 021166 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
10	SADAF TAZEEN	Pay Order bearing Nos. 021115 dated 16.06.2022 AND 021167 dated 29.06.2022 drawn on AXIS Bank.	Rs. 1,10,250.00 Rs. 12,250.04
11	NEHA IMRAN	Pay Order bearing Nos. 021116 dated 16.06.2022 AND 021168 dated 29.06.2022 drawn on AXIS Bank.	Rs. 2,55,500.00 Rs. 28,388.89
12	MOHAMMED MEHMOOD	Pay Order bearing Nos. 021117 dated 16.06.2022 AND 021169 dated 29.06.2022 drawn on AXIS Bank.	Rs. 5,09,250.00 Rs. 58,583.33
13	HASMAT ARA	Pay Order bearing Nos. 021130 dated 17.06.2022 AND 021170 dated 29.06.2022 drawn on AXIS Bank.	Rs. 8,75,000.00 Rs. 97,222.22
14	GULRUKH KHAN	Pay Order bearing Nos. 021119 dated 16.06.2022 AND 021171 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11
15	ZEBA AHMED	Pay Order bearing Nos. 021120 dated 16.06.2022 AND 021172 dated 29.06.2022 drawn on AXIS Bank.	Rs. 4,37,500.00 Rs. 48,611.11

16	MOHAMMED KHATEEB KAMRAN	Pay Order bearing Nos. 021121 dated 16.06.2022 AND 021173 dated 29.06.2022 drawn on AXIS Bank.	Rs.17,50,000.00 Rs.1,94,444.44
17	MEHFUZA BEGUM	Pay Order bearing Nos. 021122 dated 16.06.2022 AND 021174 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,84,500.00 Rs.64,944.44
18	RASHID WALID	Pay Order bearing Nos. 021123 dated 16.06.2022 AND 021175 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,82,750.00 Rs.64,750.00
19	YUSUF ZIA	Pay Order bearing Nos. 021124 dated 16.06.2022 AND 021176 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,82,750.00 Rs.64,750.00
20	SHAHLA ARIFF YASIN	Pay Order bearing Nos. 021125 dated 16.06.2022 AND 021177 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,84,500.00 Rs.64,944.44
21	HUMA ALI	Pay Order bearing Nos. 021105 dated 16.06.2022 AND 021157 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,82,750.00 Rs.64,750.00
22	ADNAN ARIFF	Pay Order bearing Nos. 021106 dated 16.06.2022 AND 021158 dated 29.06.2022 drawn on AXIS Bank.	Rs.5,82,750.00 Rs.64,750.00
23	MD SHAHID	Pay Order bearing Nos. 021103 dated 16.06.2022 AND 021156 dated 29.06.2022 drawn on AXIS Bank.	Rs.17,50,000.00 Rs.1,94,444.44
24	MOHAMMED KHALID	Pay Order bearing Nos. 021104 dated 16.06.2022 AND 021155 dated 29.06.2022 drawn on AXIS Bank.	Rs.17,50,000.00 Rs.1,94,444.44
Total =			Rs.1,75,00,000/-

1. Ashok Kumar Das

Manuwar Jani
as a constituted attorney
of Vendor No. 1-20
S.A.Yasir

For Sale and Constituted
Attorney of Huma Ali

(Adnan ARIFF)
(ADNAN ARIFF)

Signature of the Vendors

2. Abdul Aziz

MEMO OF CONSIDERATION

RECEIVED of and from the within named **PURCHASER** the within mentioned sum of **12,54,00,000.00/-** (Rupees Twelve Crore and Fifty Four Lac only) being the entirety of the consideration money payable under these presents as per memo below-

Sl. No	Name	DD date	TDS (RS.)	DEMAND DRAFT PAID (RS.)	Total Amount (RS.)
1	FARHAT EQBAL	Pay Order bearing Nos. 022660 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 39,694.44	34,43,638.89	34,83,333.33
2	MOHAMMED IQBAL	Pay Order bearing Nos. 022649 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 39,694.44	34,43,638.89	34,83,333.33
3	NOOR AFSHAN QUADER	Pay Order bearing Nos. 022652 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 39,694.44	34,43,638.89	34,83,333.33
4	NASIR EQBAL	Pay Order bearing Nos. 022664 dated 02.09.2023 drawn on AXIS Bank.	(30% TDS) 11,90,833.33	22,92,500.00	34,83,333.33
5	KHURRAM ALI	Pay Order bearing Nos. 022653 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 53,031.78	46,00,701.56	46,53,733.33
6	NAHID PERVIN	Pay Order bearing Nos. 022655 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
7	RUKSHANA JABEEN	Pay Order bearing Nos. 022657 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
8	SABIHA DANISH	Pay Order bearing Nos. 022659 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 39,694.44	34,43,638.89	34,83,333.33
9	NISHAT TEHSEEN	Pay Order bearing Nos. 022650 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 39,694.44	34,43,638.89	34,83,333.33
10	SADAF TAZEEN	Pay Order bearing Nos. 022654 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 10,003.00	8,67,797.00	8,77,800.00
11	NEHA IMRAN	Pay Order bearing Nos. 022658 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 23,181.56	20,11,085.11	20,34,266.67
12	MOHAMMED MEHMOOD	Pay Order bearing Nos. 022651 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 46,204.33	40,08,395.67	40,54,600.00
13	GULRUKH KHAN	Pay Order bearing Nos. 022656 dated 01.09.2023 drawn on AXIS Bank.	(1% TDS) 79,388.89	68,87,277.78	69,66,666.67
14	ZEBA AHMED	Pay Order bearing Nos. 017060 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 79,388.89	68,87,277.78	69,66,666.67

15	MOHAMMED KHATEEB KAMRAN	Pay Order bearing Nos. 017061 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 1,58,777.78	1,37,74,555.56	1,39,33,333.34
16	MEHFUZA BEGUM	Pay Order bearing Nos. 017064 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 53,031.78	46,00,701.56	46,53,733.34
17	RASHID WALID	Pay Order bearing Nos. 017062 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
18	YUSUF ZIA	Pay Order bearing Nos. 017063 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
19	SHAHLA ARIFF YASIN	Pay Order bearing Nos. 017066 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 53,031.78	46,00,701.56	46,53,733.33
20	HUMA ALI	Pay Order bearing Nos. 017065 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
21	ADNAN ARIFF	Pay Order bearing Nos. 017068 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 52,873.00	45,86,927.00	46,39,800.00
22	MD SHAHID	Pay Order bearing Nos. 017067 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 1,58,777.78	1,37,74,555.56	1,39,33,333.33
23	MOHAMMED KHALID	Pay Order bearing Nos. 017059 dated 30.08.2023 drawn on HDFC Bank.	(1% TDS) 1,58,777.78	1,37,74,555.56	1,39,33,333.34
		TOTAL =	25,80,138.89	12,28,19,861.11	12,54,00,000.00

RECEIVED of and from the within
named **PURCHASER**
the within mentioned sum of
Rs.14,29,00,000/- (Rupees Fourteen
Crore and Twenty Nine Lac only)
as the **Total Consideration.**

1. *Ashok Kumar*

2. *Abdul Razik*

Mansoor Jamil
as a constituted
attorney of Vender No. 1-20
S. A. Yar

For Sale and constituted
Attorney of Huma Ali

(Adnan ARIFF)

Signature of the Vendors

SPECIMEN FORM FOR TEN FINGER PRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



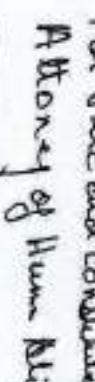
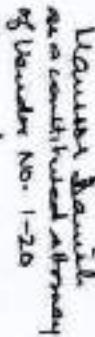
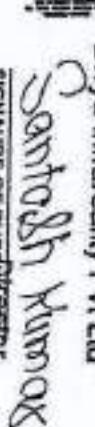
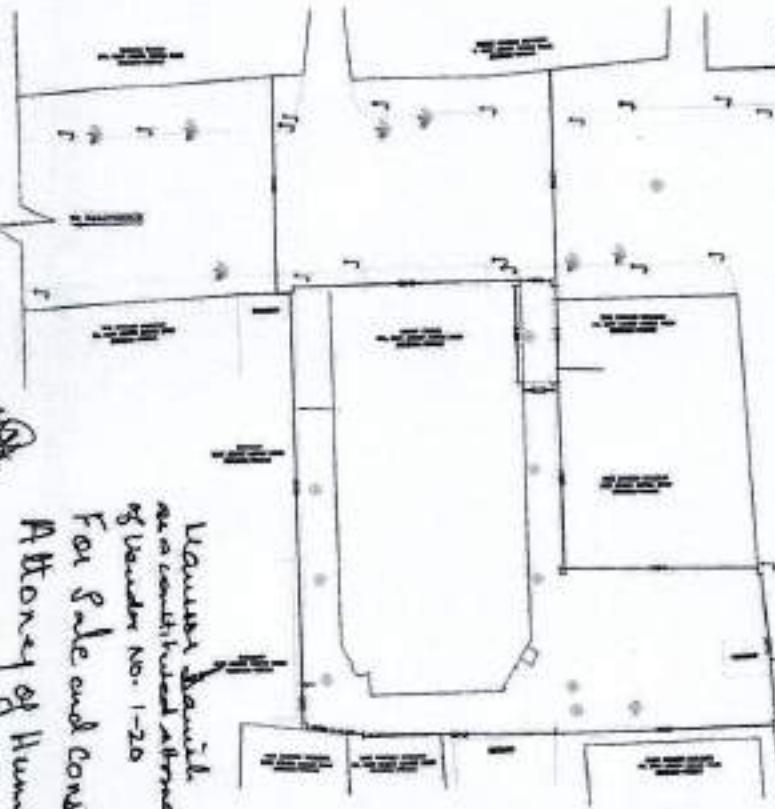
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

 SIGNATURE OF VENDORS		 SIGNATURE OF PURCHASER																												
 Lawyer Name: Mr. <i>[Handwritten Name]</i> Bar No.: 1-20 For Sale and Conveyed		 Divya Infraeality Pvt Ltd Santosh Kumar																												
 SIGNATURE OF SURVEYOR		 NOTES: 1. ALL DIMENSIONS ARE IN METER.																												
PREPARED BY SURVEY & GROUP  SURVEYOR FIRM LTD, 1ST FLOOR, KALYAN ROAD, KOLKATA-700012 DATE: 08/08/2012 SURVEYOR: <i>[Handwritten Name]</i> SURVEYOR: <i>[Handwritten Name]</i>		LEGEND <table border="1"> <tr> <th>SL. NO.</th> <th>DESCRIPTION</th> <th>SYMBOL</th> </tr> <tr> <td>1.</td> <td>PROPERTY LINE</td> <td>—</td> </tr> <tr> <td>2.</td> <td>OTHER PROPERTY LINE</td> <td>—</td> </tr> <tr> <td>3.</td> <td>BUILDING</td> <td>—</td> </tr> <tr> <td>4.</td> <td>LEVEST</td> <td>—</td> </tr> <tr> <td>5.</td> <td>TRUE</td> <td>—</td> </tr> <tr> <td>6.</td> <td>DRAIN</td> <td>—</td> </tr> <tr> <td>7.</td> <td>CHAMFER</td> <td>—</td> </tr> <tr> <td>8.</td> <td>MATERIAL</td> <td>—</td> </tr> </table>		SL. NO.	DESCRIPTION	SYMBOL	1.	PROPERTY LINE	—	2.	OTHER PROPERTY LINE	—	3.	BUILDING	—	4.	LEVEST	—	5.	TRUE	—	6.	DRAIN	—	7.	CHAMFER	—	8.	MATERIAL	—
SL. NO.	DESCRIPTION	SYMBOL																												
1.	PROPERTY LINE	—																												
2.	OTHER PROPERTY LINE	—																												
3.	BUILDING	—																												
4.	LEVEST	—																												
5.	TRUE	—																												
6.	DRAIN	—																												
7.	CHAMFER	—																												
8.	MATERIAL	—																												
																														



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



040920232020322531

GRIPS Payment Detail

GRIPS Payment ID:	040920232020322531	Payment Init. Date:	04/09/2023 15:44:20
Total Amount:	1429048	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CKXMKQ8	BRN Date:	04/09/2023 15:45:15
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name: Santosh kumar Prasad
Mobile: 9674174110

Payment(GRN) Details

SL No.	GRN	Department	Amount (₹)
1	192023240203225321	Directorate of Registration & Stamp Revenue	1429048
Total			1429048

IN WORDS: **FOURTEEN LAKH TWENTY NINE THOUSAND FORTY EIGHT ONLY.**

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240203225321

GRN Details

GRN:	192023240203225321	Payment Mode:	Online Payment
GRN Date:	04/09/2023 15:44:20	Bank/Gateway:	State Bank of India
BRN :	IK0CKXMKQ8	BRN Date:	04/09/2023 15:45:15
GRIPS Payment ID:	040920232020322531	Payment Init. Date:	04/09/2023 15:44:20
Payment Status:	Successful	Payment Ref. No:	8002067389/5/2023

[Query No/*Query Year]

Depositor Details

Depositor's Name:	Santosh kumar Prasad
Address:	Maniktala
Mobile:	9674174110
Depositor Status:	Buyer/Claimants
Query No:	8002067389
Applicant's Name:	Mr Ashok Kumar Dash
Address:	A.R.A. - IV KOLKATA
Office Name:	A.R.A. - IV KOLKATA
Identification No:	8002067389/5/2023
Remarks:	Sale, Sale after registered sale agreement without possession Payment No 5
Period From (dd/mm/yyyy):	04/09/2023
Period To (dd/mm/yyyy):	04/09/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002067389/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	30
2	8002067389/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	1429018
			Total	1429048

IN WORDS: **FOURTEEN LAKH TWENTY NINE THOUSAND FORTY EIGHT ONLY.**

160 10

भारतीय और न्यायिक

दस
रुपये

₹.10

TEN
RUPEES

Rs.10



INDIA NON JUDICIAL

जन्मस्थान पश्चिम बंगाल WEST BENGAL



BEFORE THE LEARNED METROPOLITAN MAGISTRATE AT KOLKATA
AFFIDAVIT

We, 1) GULRUKH KHAN, daughter of Late Md. Ashfaque, aged about 55 years, by faith Islam, residing at 30/2, Jhawtala Road, Circus Avenue, Kolkata - 700 017; and 2) ZEBA AHMED, daughter of Late Md. Ashfaque, aged about 53 years, by faith Islam, residing at 33/1, Bright Street, Circus Avenue, Kolkata - 700017, do hereby solemnly affirm and declare as follows :-

- That we are bona fide citizens of India and have been residing at the above noted addresses permanently.



See 210

2. That our mother LATE HASHMAT AKA died on 07/09/2022 at LIFE LINE DIAGNOSTIC CENTRE CUM NURSING HOME, BOROUGH 07, KOLKATA, WEST BENGAL.
3. That our mother died intestate leaving behind only us, the abovenamed deponents, as her only legal heirs.
4. That there are no other legal heirs except ones mentioned above.
5. That the deceased has left behind no Will.

That the above statements all are true to the best of our knowledge and belief.

Identified by me -



Yul Rukh Khan
(YUL RUKH KHAN)
Zeba Ahmed
(ZEEBA AHMED)
DEPONENT

Solemnly affirmed and declared
 before me at Calcutta No. 3025
 This the 29th Day of September
 2022

Metropolitan Magistrate Calcutta
 Incharge of Affidavit Section

Star 970
GOVERNMENT OF WEST BENGAL
DEPARTMENT OF HEALTH AND FAMILY WELFARE
KOLKATA MUNICIPAL CORPORATION

১৪৮-৬
Form-6

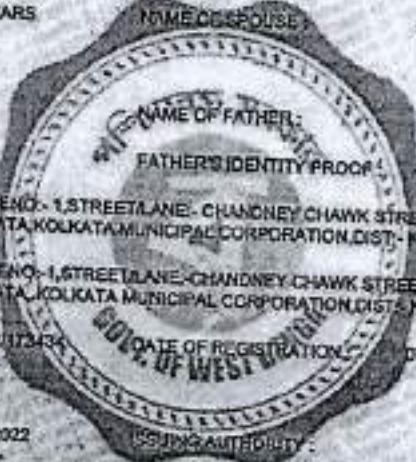


DEATH CERTIFICATE

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE WEST BENGAL REGISTRATION OF BIRTHS & DEATHS RULES, 2003.)

THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR KOLKATA MUNICIPAL CORPORATION OF BLOCK MUNICIPALITY KOLKATA MUNICIPAL CORPORATION OF DISTRICT KOLKATA OF STATE WEST BENGAL, INDIA.

NAME OF DECEASED :	HASHMAT ARA	SEX :	FEMALE
DATE OF DEATH :	07/09/2022	PLACE OF DEATH :	LIFE LINE DIAGNOSTIC CENTRE CUM NURSING HOME, BOROUGH 07, KOLKATA, WEST BENGAL
AGE OF DECEASED :	76 YEARS	NAME OF SPOUSE :	LT MD ASHFAQ
SPOUSE IDENTITY PROOF :		NAME OF FATHER :	
NAME OF MOTHER :		FATHER'S IDENTITY PROOF :	
MOTHER'S IDENTITY PROOF :			
ADDRESS OF THE DECEASED AT THE TIME OF DEATH :	HOUSE NO-1, STREET/LANE- CHANDNEY CHAWK STREET, P.S-BOW BAZAR, VILLAGE/TOWN- KOLKATA, KOLKATA MUNICIPAL CORPORATION, DIST- KOLKATA, WEST BENGAL-700072		
PERMANENT ADDRESS OF DECEASED :	HOUSE NO-1, STREET/LANE- CHANDNEY CHAWK STREET, P.S-BOW BAZAR, VILLAGE/TOWN- KOLKATA, KOLKATA MUNICIPAL CORPORATION, DIST- KOLKATA, WEST BENGAL-700072		
CERTIFICATE NO :	D20221172434	DATE OF REGISTRATION :	07/09/2022
REMARKS (IF ANY) :			
DATE OF ISSUE :	07/09/2022	ISSUING AUTHORITY :	
UPDATED ON :	2022-09-07 13:59:30		



Signature valid
Digitally Signed
Name: Md. ZAFAR ALAM
Date: 01-Sep-2022 14:00:18

SUB-REGISTRAR (BIRTH & DEATH)
KOLKATA MUNICIPAL CORPORATION

"THIS IS A COMPUTER GENERATED CERTIFICATE."
THE GOVERNMENT OF INDIA VIDE CIRCULAR NO. F.1/17/2014-LAW/RS DATED 27-JULY-2015
HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES
"ENSURE REGISTRATION OF EVERY BIRTH AND DEATH"



Hanu

Government of West Bengal

Office of the A.R.A. - IV KOLKATA, District: Kolkata

W.B. FORM NO. 1504

Query No / Year	19048002067389/2023	Serial No/Year	1904013085/2023
Transaction id	0002416111	Date of Receipt	05/09/2023 4:58PM
Deed No / Year	I - 190412801 / 2023		
Presentant Name	Mr SANTOSH KUMAR PRASAD		
Seller	Mr FARHAT EQBAL, Mr MOHAMMED IQBAL, Mrs NOOR AFSHAN QUADER, Mr NASIR EQBAL, Mr KHURRAM ALI, Mrs NAHID PERVIN, Mrs RUKHSANA JABEEN, Mrs SABIHA DANISH, Mrs NISHAT TEHSEEN, Mrs SADAF TAZEEN, Ms NEHA IMRAN, Mr MOHAMMED MEHMOOD, Mrs GULRUKH KHAN, Mrs ZEBA AHMED, Mr MOHAMMED KHATEEB KAMRAN, Mrs MEHFUZA BEGUM, Mr RASHID WALID, Mr YUSUF ZIA, Mr SHAHID MOHAMMAD, Mr MOHAMMED KHALID, Mrs HUMA ALI, Mrs SHAHLA ARIFF YASIN, Mr ADNAN ARIFF		
Buyer	DIVYA INFRAREALITY PRIVATE LIMITED		
Transaction	[0105] Sale, Sale after registered sale agreement without possession		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 14,29,00,000/-	Market Value	Rs. 16,45,53,009/-
Stamp Duty Paid	Rs. 50/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 0/-	Fees Articles	
Standard User Charge	435/-	Requisition Form Fee	50/-
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190410749/2022		

Stamp Duty Paid (Break up as below)

By Stamp

Stamp Type	Treasury or Vendor	Treasury or Vendor Name	Stamp Serial No	Purchase Date	Amount in Rs.
Impressed	Vendor	S CHATTERJEE	359439	04/09/2023	50/-

Other Fees Paid (Break up as below)

By Cash	Amount in Rs
Standard User Charge	435/-
Requisition Form Fee	50/-

*Total Amount Received by Cash Rs. 485/-

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

Major Information of the Deed

Deed No :	I-1904-12801/2023	Date of Registration	05/09/2023
Query No / Year	1904-8002067389/2023	Office where deed is registered	
Query Date	12/08/2023 11:08:19 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Ashok Kumar Dash 6, K S Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8013559180, Status : Advocate		
Transaction	Additional Transaction		
[0105] Sale, Sale after registered sale agreement without possession	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 14,29,00,000/-	Rs. 16,45,53,009/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 80/- (Article:23)	Rs. 14,29,018/- (Article:A(1), E, M(b))		
Remarks	Sale after Registered Sale agreement of [Deed No/Year]:- 190410749/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S.: Park Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rafi Ahamed Kidwai Road, Road Zone : (On Road -- On Road) , Premises No: 82A, , Ward No: 053 Pin Code : 700013

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 :-)		Cinema Hall	15 Katha 11 Chatak 41.4 Sq Ft	12,89,60,000/-	15,16,13,009/-	Property is on Road
	Grand Total :			25.9793Dec	1299,60,000/-	1516,13,009/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	12780 Sq Ft.	1,29,40,000/-	1,29,40,000/-	Structure Type: Structure
	Gr, Floor, Area of floor : 6480 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 3150 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 2, Area of floor : 3150 Sq Ft, Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	12780 sq ft	129,40,000/-	129,40,000/-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr FARHAT EQBAL Son of Late GHOLAM MOINDUDDIN 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr MOHAMMED IQBAL Son of Late GHOLAM MOINDUDDIN 2/133,VIVEK KHAND,GOMTI NAGAR, City:- Not Specified, P.O:- GOMTI NAGAR, P.S:-LUCKNOW CHARBAGH, District:-Lucknow, Uttar Pradesh, India, PIN:- 226010 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AVxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs NOOR AFSHAN QUADER Wife of Mr GHOLAM QUADER 35/H/11,GORA CHAND ROAD, City:- Not Specified, P.O:- ENTALLY, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ABxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
4	Mr NASIR EQBAL Son of Late GHOLAM MOINDUDDIN OCI NO A895341,25894,BELHAVEN STREET,HAYWARD,CALIFORNIA, City:- , P.O:- CALIFORNIA, California, United States, PIN:- 000000 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: United States, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
5	Mr KHURRAM ALI Son of Late SHAHEDA NSREEN 9, CIRCUS ROW, City:- Not Specified, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
6	Mrs NAHID PERVIN Wife of Late MD ZAHID 1, CHANDNO CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AGxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
7	Mrs RUKHSANA JABEEN Wife of Mr KHURSHID PARVEZ 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700072 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx8N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
8	Mrs SABIHA DANISH Wife of Dr MUJTAZ DANISH 119/1,RIPON STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
9	Mrs NISHAT TEHSEEN Wife of Dr WAHEED HASAN 40B, BECK BAGAN ROW, City:- , P.O:- CIRCUS AVENUE, P.S:-Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ANxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
10	Mrs SADAF TAZEEN Wife of Late MEHMOOD IMRAN 72A,TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AExxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

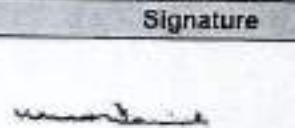
11	Ms NEHA IMRAN Daughter of Late MEHMOOD IMRAN 72A, TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: ACxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
12	Mr MOHAMMED MEHMOOD Son of Late MEHMOOD IMRAN 72A, TILJALA ROAD, City:- Not Specified, P.O:- TILJALA, P.S:-Tiljala, District-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: DAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
13	Mrs GULRUKH KHAN Wife of Mr AKBAR KHAN 30/2, JHOWTALA ROAD, City:- Not Specified, P.O:- CIRCUS AVNUE, P.S:- Beniapukur, District-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AZxxxxxx3A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
14	Mrs ZEBA AHMED Wife of Mr FARUKH AHMED 33/1, BRIGHT STREET, City:- Not Specified, P.O:- CIRCUS AVNUE, P.S:- Beniapukur, District-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: ALxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
15	Mr MOHAMMED KHATEEB KAMRAN Son of Late KAMRAN MUSHTAQUE 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:- New Market, District-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: BLxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
16	Mrs MEHFUZA BEGUM Wife of Late GHOLAM MUSTAFA 87H, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN:- 700016 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: BDxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
17	Mr RASHID WALID Son of Late GHOLAM MUSTAFA 87H, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: AAxxxxxx0F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
18	Mr YUSUF ZIA Son of Late GHOLAM MUSTAFA 87H, ELLIOT ROAD, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District-Kolkata, West Bengal, India, PIN:- 700016 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AAxxxxxx6F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
19	Mr SHAHID MOHAMMAD Son of Late MD YASIN 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: AKxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
20	Mr MOHAMMED KHALID Son of Late MD YASIN 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District-Kolkata, West Bengal, India, PIN:- 700072 Sex: Male, By Caste: Muslim, Occupation: Retired Person, Citizen of: India, PAN No.: AFxxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney
21	Mrs HUMA ALI Wife of Mr ADIL AMAN ALI 36/1,JHOWTALLA ROAD, City:- Not Specified, P.O:- ENTALLY, P.S:-Beniapukur, District-South 24-Parganas, West Bengal, India, PIN:- 700019 Sex: Female, By Caste: Muslim, Occupation: Law Clerk, Citizen of: India, PAN No.: AExxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

22	Name	Photo	Finger Print	Signature
	Mrs SHAHLA ARIFF YASIN Wife of Late MD ARIFF YASIN Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023
8A, RAWDON STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				
23	Name	Photo	Finger Print	Signature
	Mr ADNAN ARIFF Son of Late MD ARIFF YASIN Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office			
		05/09/2023	LTI 05/09/2023	05/09/2023
8A, RAWDON STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx9G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 05/09/2023 , Admitted by: Self, Date of Admission: 05/09/2023 ,Place : Office				

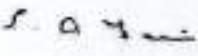
Buyer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DIVYA INFRAREALITY PRIVATE LIMITED 167, NETAJI SUBHAS ROAD,RAJA KATRA,SHOP NO 120A, GROUND FLOOR, City:- Kolkata, P.O:- EURRA BAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.: AAxxxxx8L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Attorney Details:

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr MANSOOR DANISH Son of Dr MUMTAZ DANISH Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Sep 5 2023 4:59PM 05/09/2023	LTI 05/09/2023		05/09/2023

19/A, RIPPON STREET, FLAT NO 5B, City:- Kolkata, 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.: AHxxxxxx1N, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mr FARHAT EQBAL, Mr MOHAMMED IQBAL, Mrs NOOR AFSHAN QUADER, Mr NASIR EQBAL, Mr KHURRAM ALI, Mrs NAHID PERVIN, Mrs RUKHSANA JABEEN, Mrs SABIHA DANISH, Mrs NISHAT TEHSEEN, Mrs SADAF TAZEEN, Ms NEHA IMRAN, Mr MOHAMMED MEHMOOD, Mrs GULRUKH KHAN, Mrs ZEBA AHMED, Mr MOHAMMED KHATEEB KAMRAN, Mrs MEHFUZA BEGUM, Mr RASHID WALID, Mr YUSUF ZIA, Mr SHAHID MOHAMMAD, Mr MOHAMMED KHALID

2	Name	Photo	Finger Print	Signature
	Mrs SHAHLA ARIFF YASIN Wife of Late MD ARIFF YASIN Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office			

8A, RAWDON STREET, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700017, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, , PAN No.: AAxxxxxx0H, Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Mrs HUMA ALI

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr SANTOSH KUMAR PRASAD (Presentant) Son of Late JAGDISH PRASAD Date of Execution - 05/09/2023, , Admitted by: Self, Date of Admission: 05/09/2023, Place of Admission of Execution: Office			

33A, B.L.-WB22BL,CANAL CIRCULAR ROAD,KANKURGACHI, City:- Not Specified, P.O:- KANKURGACHI, P.S:-Maniktala, District:-South 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AJxxxxxx0B, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIVYA INFRAREALITY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHOK KUMAR DASH Son of Mr NALINI KANTA DASH 6, K S ROY ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			

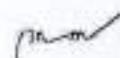
Identifier Of Mrs SHAHLA ARIFF YASIN, Mr ADNAN ARIFF, Mr MANSOOR DANISH, Mrs SHAHLA ARIFF YASIN, Mr SANTOSH KUMAR PRASAD

Endorsement For Deed Number : I - 190412801 / 2023

On 12-08-2023

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 16,45,53,009/-



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

On 05-09-2023

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.

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

Presented for registration at 15:15 hrs on 05-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr SANTOSH KUMAR PRASAD ,

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

Execution is admitted on 05/09/2023 by 1. Mrs SHAHLA ARIFF YASIN, Wife of Late MD ARIFF YASIN, 8A, RAWDON STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession House wife, 2. Mr ADNAN ARIFF, Son of Late MD ARIFF YASIN, 8A, RAWDON STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Others

Identified by Mr ASHOK KUMAR DASH, , Son of Mr NALINI KANTA DASH, , 6, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 05-09-2023 by Mr SANTOSH KUMAR PRASAD, DIRECTOR, DIVYA INFRAREALITY PRIVATE LIMITED, 187, NETAJI SUBHAS ROAD, RAJA KATRA, SHOP NO 120A, GROUND FLOOR, City:- Kolkata, P.O:- BURRA BAZAR, P.S:- Burrobazar, District-Kolkata, West Bengal, India, PIN:- 700007

Identified by Mr ASHOK KUMAR DASH, , Son of Mr NALINI KANTA DASH, , 6, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Executed by Attorney

1. Execution by Mr MANSOOR DANISH, , Son of Dr MUMTAZ DANISH, 19/A, RIPON STREET, FLAT NO 5B, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Muslim, by profession Business as constituted attorney for 1. Mr FARHAT EQBAL 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, 2. Mr MOHAMMED IQBAL 2/133, VIVEK KHAND, GOMTI NAGAR, P.O: GOMTI NAGAR, Thana: LUCKNOW CHARBAGH, Lucknow, UTTAR PRADESH, India, PIN - 226010, 3. Mrs NOOR AFSHAN QUADER 35/H/11, GORA CHAND ROAD, P.O: ENTALLY, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, 4. Mr NASIR EQBAL OCI NO A895341, 25894, BELHAVEN STREET, HAYWARD, CALIFORNIA, P.O: CALIFORNIA, California, United States, PIN - 000000, 5. Mr KHURRAM ALI 9, CIRCUS ROW, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, 6. Mrs NAHID PERVIN 1, CHANDNO CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, 7. Mrs RUKHSANA JABEEN 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, 8. Mrs SABIHA DANISH 119/1, RIPON STREET, P.O: PARK STREET, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, 9. Mrs NISHAT TEHSEEN 40B, BECK BAGAN ROW, P.O: CIRCUS AVENUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, 10. Mrs SADAF TAZEEN 72A, TILJALA ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, 11. Ms NEHA IMRAN 72A, TILJALA ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, 12. Mr MOHAMMED MEHMOOD 72A, TILJALA ROAD, P.O: TILJALA, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, 13. Mrs GULRUKH KHAN 30/2, JHOWTALA ROAD, P.O: CIRCUS AVNUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, 14. Mrs ZEBA AHMED 33/1, BRIGHT STREET, P.O: CIRCUS AVNUE, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, 15. Mr MOHAMMED KHATEEB KAMRAN 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, 16. Mrs MEHFUZA BEGUM 87H, ELLIOT ROAD, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, 17. Mr RASHID WALID 87H, ELLIOT ROAD, P.C: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, 18. Mr YUSUF ZIA 87H, ELLIOT ROAD, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700016, 19. Mr SHAHID MOHAMMAD 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, 20. Mr MOHAMMED KHALID 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072 is admitted by him

Identified by Mr ASHOK KUMAR DASH, , Son of Mr NALINI KANTA DASH, , 6, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

2. Execution by Mrs SHAHLA ARIFF YASIN, , Wife of Late MD ARIFF YASIN, 8A, RAWDON STREET, P.O: PARK STREET, Thana: Park Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Muslim, by profession House wife as constituted attorney for Mrs HUMA ALI 36/1, JHOWTALLA ROAD, P.O: ENTALLY, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700019 is admitted by him

Identified by Mr ASHOK KUMAR DASH, , Son of Mr NALINI KANTA DASH, , 6, K S ROY ROAD, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14,29,018.00/- (A(1) = Rs 14,29,000.00/- , E = Rs 14.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14,29,018/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2023 3:45PM with Govt. Ref. No: 192023240203225321 on 04-09-2023, Amount Rs: 14,29,018/-, Bank: State Bank of India (SBIN0000001), Ref. No. JK0CKXMKQ8 on 04-09-2023, Head of Account 0030-03-104-001-16

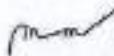
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 359439, Amount: Rs.50.00/-, Date of Purchase: 04/09/2023, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/09/2023 3:45PM with Govt. Ref. No: 192023240203225321 on 04-09-2023, Amount Rs: 30/- Bank: State Bank of India (SBIN0000001), Ref. No. IK0CKXMKQ8 on 04-09-2023, Head of Account 0030-02-103-C03-02



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

