

10718/2022

10750/2022



पश्चिम बंगाल WEST BENGAL

73AB 401935

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar
of Assurances-IV, Kolkata

THIS DEED OF CONVEYANCE made on this 5th day July, 2022 B E

T W E E N : OMAR FAROOQUE, (PAN : AAEPF0222F), (Aadhar No. 8209 1586 7418), (Mobile No. 9920127562), son of late Md. Faroque and grandson of Md. Yasin, by faith - Muslim, by occupation - Self Employed and residing at 1, Chandni Chowk Street, Police Station - Bowbazar, Post Office - Princep Street, Kolkata - 700072, hereinafter referred to as the VENDOR (which expression shall unless excluded by or repugnant to the context shall be

For Draw No.

4117-00

507

Total

Rs. 500

ARA-IV
Kolkata

Divya Infrareality Pvt Ltd

Santosh Kumar
Director



Government of West Bengal
Office of the A.R.A. - IV KOLKATA, District: Kolkata
W.B. FORM NO. 1504

Query No / Year	19042001949362/2022	Serial No/Year	1904010718/2022
Transaction Id	0002203497	Date of Receipt	05/07/2022 1:57PM
Deed No / Year	I - 190410750 / 2022		
Presentant Name	Mr SANTOSH KUMAR PRASAD		
Seller	Mr OMAR FAROOQUE		
Buyer	DIVYA INFRAREALITY PRIVATE LIMITED		
Transaction	[0101] Sale, Sale Document		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Total Setforth Value	Rs. 1,51,00,000/-	Market Value	Rs. 1,68,78,912/-
Stamp Duty Paid	Rs. 10/-	Stamp Duty Articles	23
Registration Fees Paid	Rs. 4/-	Fees Articles	A(1), E, M(b)
Standard User Charge	372/-	Requisition Form Fee	50/-
Remarks			

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	A BHATTACHARYA	4401	20/06/2022	10/-

Registration Fees Paid (Break up as below)

By Cash		Amount in Rs.
Amount Paid		4/-

Other Fees Paid (Break up as below)

By Cash		Amount in Rs.
Standard User Charge		372/-
Requisition Form Fee		50/-

*Total Amount Received by Cash Rs. 426/-

(Mohul Mukhopadhyay)

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





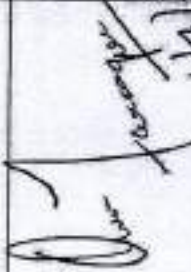


Government of West Bengal



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 19042001949362/2022

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 OMAR FAROOQUE 1, CHANDNI CHOWK STREET, City:- Kolkata, P.O:- ESPLANADE, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700072	Seller		7019 	 17/7/22
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr SANTOSH KUMAR PRASAD 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	Represent ative of Buyer [DIVYA INFRA ALITY PRIVATE LIMITED]		7019 	Santosh Kumar 01/07/2022

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASHOK KUMAR DASH Son of Mr NALINIKANTA DASH 6A, K.S. ROY ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001	Mr OMAR FAROOQUE, , Mr SANTOSH KUMAR PRASAD			1023 Ashok Kumar Dash a 18/7/22

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



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

GRN Details

GRN:	192022230062039721	Payment Mode:	Online Payment
GRN Date:	29/06/2022 14:38:03	Bank/Gateway:	State Bank of India
BRN :	IK0BTICCT0	BRN Date:	29/06/2022 14:38:54
Payment Status:	Successful	Payment Ref. No:	2001949362/2/2022
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Srijib Sundar Adhya
Address:	101/2 Sarat Chatterjee Road
Mobile:	9804182673
Depositor Status:	Others
Query No:	2001949362
Applicant's Name:	Mr H DOLKAR
Identification No:	2001949362/2/2022
Remarks:	Sale, Sale Document

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001949362/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	833965
2	2001949362/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	166803
Total				1000768

IN WORDS: TEN LAKH SEVEN HUNDRED SIXTY EIGHT ONLY.

deemed to include his respective heirs, executors, administrators, representatives and assigns) on the ONE PART;

AND

DIVYA INFRA REALITY 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 - Manicktalla, 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 Deed of Sale 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

Divya Infreality Pvt Ltd

Santosh Kumar
Director

[Signature]

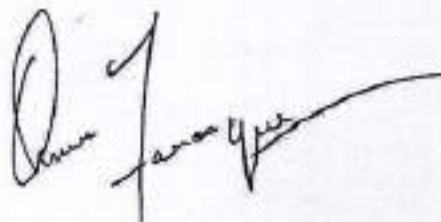
No. 82A and 83/1, Wellesley Street, Police Station - Taltala, Post Office - Taltala, Calcutta - 700013 and a divided demarcated plot of land measuring more or less 3 Cottah 3 Chittack 3 Sq. ft. being a portion of Municipal Premises No. 6, Blochman Street, Police Station - Taltala, Post Office - Taltala,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

AND WHEREAS the vendor herein are ready and willing to sell his individual share of ownership in the said Premises No. 82A, Rafi Ahmed Kidwai Road, Calcutta, at a valuable consideration as mentioned hereinafter and, inter alia, represented to the purchaser as follows:-

- a) 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.
- b) 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.

Divya Infrareality Pvt Ltd

Santosh Kumar
Director

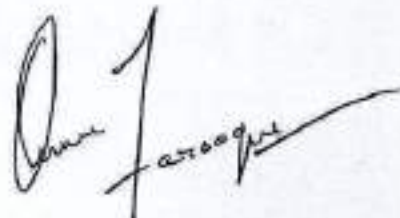


Yasin in equal shares therein at a valuable consideration and the present vendors are the descendants of the said Md. Hashim and Md. Yasin.

- c) 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.
- d) 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.
- e) 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

Divya Infreality Pvt Ltd

Santosh Kumar
Director

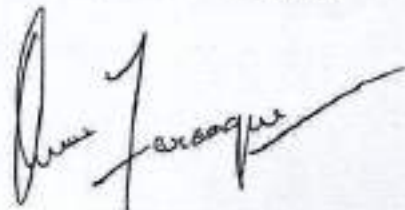


and 83/1, Wellesley Street and divided and demarcated portions of Premises No. 6, Block Man Street, Calcutta, under order of Kolkata Municipal Corporation and upon such amalgamation the said plot of land now known and numbered as 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, Post Office - Taltala, Police Station - Taltala, Calcutta - 700013.

- f) 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. Ashfaq, Gholam Moinuddin and Gholam Qutbuddin by way of Hiba whereby the said five sons of Md. Hashim acquired their respective $1/5^{\text{th}}$ (10%) undivided share of ownership in the said immovable property absolutely and forever.
- g) 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 $1/5^{\text{th}}$ / 10% undivided share of ownership in

Divya Infrareality Pvt Ltd

Santosh Kumar
Director

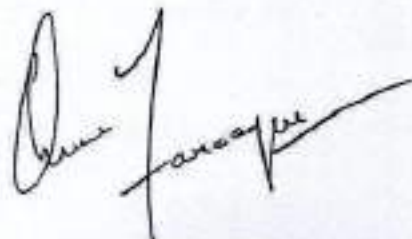


the said immovable property and duly mutated their names in respect of the said immovable property in the records of Kolkata Municipal Corporation.

- h) 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 is still 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

Divya Infreareality Pvt Ltd

Santosh Kumar
Director

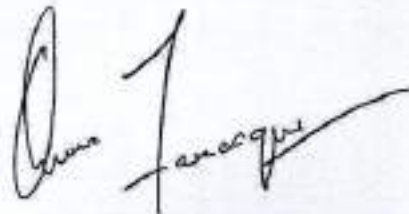


lease/tenancy in favour of the present owners being the vendors herein by handing over the peaceful possession of their tenanted premises comprised within Premises No. 82A, Rafiq Ahmed Kidwai Road, Kolkata, absolutely and forever by settling the outstanding statutory dues of its employees, secured and unsecured creditors absolutely in order to keep the said immovable property free from all encumbrances.

- i) The monthly rates and taxes in respect of the said immovable property under Assessee No. 110531400380 is 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.
- j) In view of such outstanding dues, the necessary application for mutation would 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.
- k) Save as aforesaid, the said immovable property is free from all encumbrances, lien, ~~liabilities~~ attachment, acquisition or requisition whatsoever and the vendors are possessing copies of all the title deed, papers and documents in respect of the said

Divya InfraReality Pvt Ltd

Santosh Kumar
Director



immovable property in their custody and are ready and willing to give inspection of the said documents to the purchaser for its satisfaction and thus the vendors are having marketable title on the said immovable property to alienate and dispose of the same to the purchaser at a valuable consideration.

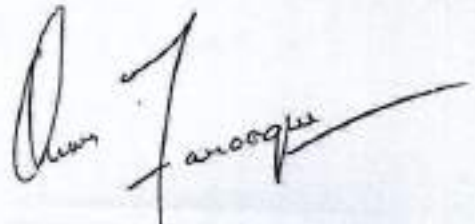
AND WHEREAS believing the aforesaid representation of the vendor as true and correct and wholly relying thereon the purchaser is purchasing and the vendor is selling, subject to proving his marketable title free from encumbrances on the said immovable property at a valuable consideration for Rs. 1,58,00,000/-.

AND WHEREAS the purchaser has adopted a resolution in the meeting of its Board of Directors held on 5th May, 2022 that to purchase the aforesaid immovable property from the vendor at the valuable consideration will be beneficial to the interest of the purchaser and accordingly, duly authorised and empowered one of its Director namely Mr. Santosh Kumar Prasad to sign and execute this Deed of Conveyance on behalf of the purchaser.

NOW THIS INDENTURE WITNESSES that in consideration of a total sum of Rs. 1,51,00,000/- (Rupees One Crore Fifty One Lakh Only) as paid by the Purchaser to the Vendor on or before execution and registration of this Deed of Conveyance as per the Memo of Consideration as mentioned

Divya Infreality Pvt Ltd

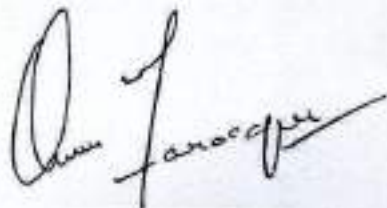
Santosh Kumar
Director



hereinafter (the receipt whereof the Vendor doth hereby and hereunder accepts and acknowledge and discharge the purchaser from making payment any further consideration in this behalf) the Vendor doth hereby and hereunder sale, transfer, alienate and convey his individual 10% (ten 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 vendor 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 Vendor to the extent of 10% therein into or upon the same and every part

Divya Infreality Pvt Ltd

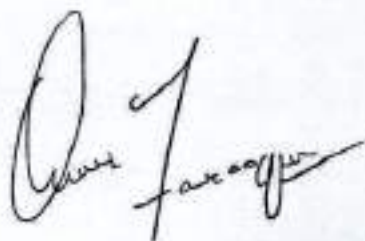
Santosh Kumar
Director



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 Vendor doth hereby covenant with the Purchaser that notwithstanding any act, deed or things heretofore done, executed or knowingly suffered to the contrary the Vendor is now lawfully seized and possessed of the said immovable property to the extent of his individual 10% undivided share of ownership therein subject to proving the marketable title free from all encumbrances, attachment or defect in title whatsoever and the Vendor has full power and absolute authority to sell his individual 10% 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 Vendor or any person claiming through or under him AND THAT the Vendor covenant with the Purchaser to save harmless indemnify and keep indemnified the Purchaser against all encumbrances, charges and equities whatsoever and the Vendor further covenant that he 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 his individual 10% undivided share of ownership therein in the manner aforesaid according to the true intent and meaning of this deed.

Divya Infrareality Pvt Ltd

Santosh Kumar
Director



SCHEDULE ABOVE REFERRED TO

ALL THAT 10% (ten 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 720 sq. ft. of covered area on the ground floor, 350 sq. ft. on the first ^{ceemented floor, 70 years old} floor and 350 sq. ft. on the second floor totalling 1420 sq. ft. and comprised within Municipal Premises No. 82A, Rafi Ahmed Kidwai Road, KMC Ward No. 53, 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).

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.

Divya Infareality Pvt Ltd

Santosh Kumar
Director

[Signature]

Santosh Kumar

SIGNED SEALED AND DELIVERED by
OMAR FAROOQUE the VENDOR
herein at Calcutta in the presence of:



1. Ashok Kr. Das
6A K.S. Roy Road
Cal. - 1

2. Hame Dandekar
34/35, N.C. Sen
Lane, Salt Lake House-6

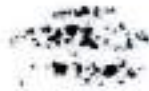
SIGNED SEALED AND DELIVERED BY
DIVYA INFRAREALITY PRIVATE
LIMITED, the PURCHASER herein
through its Director Santosh Kumar
Prasad at Calcutta in the presence of:

Divya Infreality Pvt Ltd
Santosh Kumar
Director

1. Ashok Kr. Das

2. Hame Dandekar

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 from the within mentioned
 Purchaser the within mentioned consideration
 sum of Rs. 1,51,00,000/- (Rupees One Crore
 Fifty One Lakh Only) in full and final settlement
 by crediting the said consideration sum in the
 bank account of the Vendor through RTGS
 No. ~~UTGR~~ 520220 dated 01/07/2022
 from the bank account of the Purchaser.

Rs. 1,49,49,000.00

The amount deposited by the Purchaser with the
 income tax department towards 1% TDS on the
 aforesaid consideration in PAN No.
 AAEPF0222F.

Rs. 1,51,000.00

Total : Rs. 1,51,00,000

(Rupees One Crore Fifty One Lakh Only)

Witness :

1. *[Signature]*2. *[Signature]*

[Signature]
 Signature of the Vendors

SPECIMEN FORM FOR TEN FINGER PRINTS



Dev Jangra

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



Santosh Kumar

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



PHOTO

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



PHOTO

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

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAEPF0222F



नाम /NAME

OMAR FAROOQUE

पिता का नाम /FATHER'S NAME

MOHAMMAD FAROOQUE

जन्म तिथि /DATE OF BIRTH

17-11-1980

हस्ताक्षर /SIGNATURE

1 *Om Farooque*

Stalin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Om Farooque

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.



Enrollment No. : 1325/13543/05398

To:
Omar Farooque
S/O: Mohamed Farooque
Bimboum Court Block A Top Floor
1 Chandni Chowk Street
Prinsep Street
Prinsep Street, Circus Avenue, Kolkata,
West Bengal - 700072
9920127502

11/05/2017



KA250091362FH

26059138



आपका आधार क्रमांक / Your Aadhaar No. :

8209 1586 7418

मेरा आधार, मेरी पहचान



मेरा आधार, मेरी पहचान

Omar Farooque

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DIVYA INFRA REALTY PRIVATE
LIMITED



06/01/2009

Permanent Account Number

AADCDGGNH

1400000000

आयकर विभाग / Income Tax Department / भारत सरकार / Govt. of India
आयकर विभाग, पुराना बंगला
पुणे-411 005
फोन-411 005

If this card is lost / If someone's name card is found,
Please inform / Return to:
Income Tax, PAN Services Unit, NORTH,
3rd Floor, Signature Chambers,
Near Datta Telephone Exchange,
Pune-411 005

Tel: 91-20-2721 8141, Fax: 91-20-3221 8081
e-mail: pan@itd.gov.in

भारत सरकार
Government of India

संतोष कुमार प्रसाद
DOB: 01/09/1977
Male

4222 7379 0854

मेरा आधार, मेरी पहचान

भारत सरकार
Government of India

Address: 30A BL-WB 233, CANAL,
CIRCULAR RD, Kankurgachi, Kolkata,
West Bengal, 700054

4222 7379 0854

1807 help@uidai.gov.in www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANTOSH KUMAR PRASAD

JAGDISH PRASAD

01/09/1977



Recharge/Cell Account Manager
AJERP4960B

Santosh Kumar

Signature



1107201


आधार
Aadhaar

Ashok Kumar Dash
 Date of Birth/Dob: 18/02/1974
 Males MALE

Download Date: 08/12/2024

7128 8240 4786
 VID: 9182 6548 8789 0128

मेरा आधार, मेरी पहचान

आधार
Aadhaar

Address:
 C/O. Nabin Kanta Dash, 23/37/10/4,
 Ramkanapur, Udaychal, Haldibari, South
 24 Parganas,
 West Bengal - 700104

7128 8240 4786
 VID: 9182 6548 8789 0128

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Major Information of the Deed

Deed No :	I-1904-10750/2022	Date of Registration	05/07/2022
Query No / Year	1904-2001949362/2022	Office where deed is registered	
Query Date	27/06/2022 9:43:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	H DONDOLKAR Thana : Golabari, District : Howrah, WEST BENGAL, PIN - 711106, Mobile No. : 9330583228, Status : Solicitor firm		
Transaction	Additional Transaction		
[0101] Sale, Sale Document	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,51,00,000/-	Rs. 1,66,78,912/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 8,33,975/- (Article:23)	Rs. 1,66,807/- (Article:A(1), E)		
Remarks	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 Hal	1 Katha 11 Chatak 44.6 Sq Ft	1,45,00,000/-	1,52,41,162/-	Property is on Road
Grand Total :				2.8866Dec	145,00,000 /-	152,41,162 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1420 Sq Ft.	6,00,000/-	14,37,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 720 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 350 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 350 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1420 sq ft	6,00,000 /-	14,37,750 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr OMAR FAROOQUE Son of Late MD FAROOQUE 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: Others, Citizen of: India, PAN No.:: AAxxxxxx2F, Aadhaar No: 82xxxxxxxx7481, Status :Individual, Executed by: Self, Date of Execution: 01/07/2022 , Admitted by: Self, Date of Admission: 01/07/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 01/07/2022 , Admitted by: Self, Date of Admission: 01/07/2022 ,Place : Pvt. Residence

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:- BURRA BAZAR, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700007, PAN No.:: AAxxxxxx8L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SANTOSH KUMAR PRASAD (Presentant) Son of Late JAGDISH PRASAD 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: 42xxxxxxxx0854 Status : Representative, Representative of : DIVYA INFRAREALITY PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHOK KUMAR DASH Son of Mr NALINIKANTA DASH 6A, K.S. ROY ROAD, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr OMAR FAROOQUE, , Mr SANTOSH KUMAR PRASAD			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr OMAR FAROOQUE	DIVYA INFRAREALITY PRIVATE LIMITED-2.88658 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr OMAR FAROOQUE	DIVYA INFRAREALITY PRIVATE LIMITED-1420.00000000 Sq Ft

Endorsement For Deed Number : I - 190410750 / 2022

On 30-06-2022

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,66,78,912/-


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 01-07-2022

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

Presented for registration at 17:51 hrs on 01-07-2022, at the Private residence by Mr SANTOSH KUMAR PRASAD ,

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

Execution is admitted on 01/07/2022 by Mr OMAR FAROOQUE, Son of Late MD FAROOQUE, 1, CHANDNI CHOWK STREET, P.O: ESPLANADE, Thana: New Market, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, by caste Muslim, by Profession Others

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

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

Execution is admitted on 01-07-2022 by Mr SANTOSH KUMAR PRASAD, DIRECTOR, DIVYA INFRAREALITY PRIVATE LIMITED (Private Limited Company), 167, NETAJI SUBHAS ROAD, RAJA KATRA, SHOP NO 120A, GROUND FLOOR, City:- Kolkata, P.O:- BURRA BAZAR, P.S:-BurraBazar, District:-Kolkata, West Bengal, India, PIN:- 700007

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


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 04-07-2022

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,66,807/- (A(1) = Rs 1,66,789/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,66,803/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/06/2022 2:38PM with Govt. Ref. No: 192022230062039721 on 29-06-2022, Amount Rs: 1,66,803/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK08TICCT0 on 29-06-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,33,965/- and Stamp Duty paid by online = Rs. 8,33,965/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 29/06/2022 2:38PM with Govt. Ref. No: 192022230062039721 on 29-06-2022, Amount Rs: 8,33,965/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0BTICCT0 on 29-06-2022, 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 05-07-2022

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,66,807/- (A(1) = Rs 1,66,789/- ,E = Rs 14/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 4/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 8,33,965/- and Stamp Duty paid by Stamp Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4401, Amount: Rs.10/-, Date of Purchase: 20/06/2022, Vender name: A
BHATTACHARYA


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

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

Kolkata, West Bengal



