Edelweiss
Asset Reconstruction

EdelARC/2805/2024-25 **September 26, 2024**

APPENDIX-V
[Rule 9(6)]
Sale Certificate
(For Immovable Property)

Whereas,

The undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in capacity as Trustee of EARC Trust SC-19 (hereinafter referred to as **"EARC/Secured Creditor"**) having its registered office Edelweiss House, Off C.S.T. Road, Kalina, Mumbai – 400 098, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002, sold on behalf of EARC (hereinafter referred to as ***"Secured Creditor"***) represented by the Authorized Officer Akash Deep, aged 41 years, in favour of **Quick Advisory Services Private Limited** (***"Purchaser"***) (*which term shall mean and include its legal representatives, administrators and assigns, etc.*), the immovable property shown in the schedule below secured in favour of Secured Creditor towards the financial facility offered to Variety Museum (hereinafter referred to as **"Borrower"**) offered by Bank of India (hereinafter referred to as **"Assignor"**). The said financial facility along with the underlying securities were assigned to EARC vide assignment agreement dated March 26, 2014.

The undersigned acknowledges the receipt of **Rs.30,35,478/- (Rupees Thirty Lakhs Thirty-Five Thousand Four Hundred and Seventy-Eight Only)** the sale price in full. The sale of the scheduled immovable property listed below was made on deposit of the money demanded by the undersigned after disclosing all encumbrances known to the Secured Creditors.

Description of Immovable Property

Flat No. 1F on the 1st Floor, admeasuring super built up area of 1225 sq. ft, together with undivided proportionate share of land comprised in Lot B of Dag No. 236 (Building No. 11, Brijdham Housing Complex) situated at Holding No. 211/212, Canal Street, Ward No. 34, within the limits of South DumDum Municipality, P.S. lake Town, Calcutta – 700 048, comprising of Mouza – Kankari, J.L. No. 28, Khatian No. 561 & 562 (Formerly 85 & 86), Dag No. 236 .

Date: September 26, 2024
Place: Mumbai

Authorised Officer
Edelweiss Asset Reconstruction Company Limited
(Acting as Trustee of EARC Trust SC – 19)

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED MUMBAI

27 1862 I 2932

भारतीय गैर न्यायिक

INDIA NON JUDICIAL

RUPEES 25000 रुपये

पच्चीस हजार रुपये

Admissible under rule 21 and sub-s/s 5(1), of the W.B.L.R. Act 1955, duly stamped. Exempt from does not require stamp duty, under the Indian Stamp Act 1899 23+4
Shedule 1A No. A 5379/97
Fees paid ....
P. Fee ... paid in C.F.R. paid

@-2695 Realisation 16.7.97

Addl. District Sub-Registrar
Bidhannagar (Salt Lake)
22-4-97

GODD 269494

Addl. District Sub-Registrar
Bidhannagar (Salt Lake)
16.7.97

THIS INDENTURE made this 21st day of one thousand nine hundred ninety seven BETWEEN SRI SURENDRA KUMAR GOENKA, son ofLate Anganlal Goenka and Mr.AMISH GOENKA, son of Sri Nagarmal Goenka both residing at No.120, Bangur Avenue,Block-C,Calcutta-700 055,Hindu Landholder and merchant hereinafter referred to as the "VENDOR" (which expression shall unless excluded by context include their heirs, executors, administrators legal representatives and assigns) of the FIRST PART :

Serial No. 659
Sold to Ramesh Chandra Murarka & ors
of Bidhan Housing Complex
Cancel R 1-21-48

Calcutta Collectorate,
Treasury
Date 8-4-1997

Treasurer

Presented for registration at 12-40 on the 22nd day of April 1997 at Bidhan Nagore (Salt Lake City) Sub-Registry office Executants/claimants attorney for S.K. Goenka
authenticated on the
Registrar of

S. K. Goenka

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① S. Surendra Kr. Goenka
S/o Sri. Angan Lal Goenka
② Amish Goenka
S/o Jagarmal Goenka
Both of 120 Bangur Avenue Block-E Cal-55
③ A. Goenka Director for
Exeon Construction Co Pvt Ltd
S/o W/o of 120 Bangur Avenue
of Block-E Cal-55
P.S Dist
By Cast. Hindu/Muslim
By Profl. Service/H/Wife/Cultivator

S. K. Goenka

Amish Goe

EXEON CONSTRUCTION PVT. LTD.
Director

E. I. dispensed with
A. D. S. R.

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Bidhannagar (Salt Lake)
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Ramaluddin Ali
S/o W/o Abdul Bari
of Rajarhat
P.S Dist
By Cast. Hindu/Muslim
By Profl. Service/H/Wife/Cultivator

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22-4-97

SK. Ramaluddin Ali
S/o SK. Abdul Bari
of Rajarhat
Co Burn

AND MESSRS EXCON CONSTRUCTION CO. PVT. LTD., a Company incorporated under the Companies Act, 1956 having its registered Office at No.120, Block - C, Bangur Avenue, Calcutta - 700 055, hereinafter referred to as the "CONFIRMING PARTY" (which expression shall unless excluded by context include its successor and assigns) of the SECOND PART :

ANDMR.RAMESH KUMAR MURARKA son of Shambhu Dayal Murarka and MRS PREM MURARKA wife of Mr.Ramesh Kumar Murarka of 211, Canal Street, Brijdham Housing Complex,Building No.11, Shreebhumi, Calcutta - 700 048, hereinafter referred to as the "PURCHASER" (which expression shall unless excluded by context include his heirs,executors,administrators, legal representatives and permitted assignees) of the THIRD PART :

WHEREAS at all material times prior to 19th August 1949 Mugneeram Bangur & Company a partnership firm was the absolute owner amongst other properties of All That piece or parcel of land containing an area of 1.30 acres(equivalent to 3 bighas 18 cottahs and 10 chittacks) more or less within the jurisdiction of South Dum Dum Municipality, Police Station Dum Dum, Sub-Registration Office Cossipore Dum Dum, Being Dag No.236, Khatian No.561 & 562, J.L. No.28, R.S.No.2, Touzi No.1298/2833 in Mouza Kankuri 24 Parganas Panchannagram in the District of 24-Parganas paying therefore to the State of West Bengal the sum of Rs.18.82 as annual rent and delineated in the plan annexed hereto and therein bordered a green and hereinafter referred to as "the said plot of land";

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AND WHEREAS by and under the Deed of Conveyance dated 19th August, 1949 registered in the office of the Sub-Registrar Cossipore Dum Dum in Book No.1, Vol. No.54 at pages 1 to 52, Being No.3423 for the year 1949 the said Mugneeram Bangur & Company for the consideration therein mentioned sold and conveyed inter alia, the said plot of land free from all encumbrances to Amalgamated Development Ltd. of No.5, Deshpran Sashmal Road, Calcutta;

AND WHEREAS by and under the Deed of Conveyance dated 28th June,1972 registered in the office of the Sub-Registrar Cossipore Dum Dum in Book No.1 Vol. No.37 at pages 1 to 6, Being No.2487 for the year 1972 the said Amalgamated Development Limited for the consideration therein mentioned sold and conveyed to Madhav Trading Corporation Limited hereinafter alis the sold plot of land free from all encumbrances ;

AND WHEREAS a twenty feet wide passage running from the northern end of approach road from Kazi Islam Avenue, upto the depth of 315 ft. formed with 6 ft.wide land carved out and running along the East of each of the Holding Nos.253,254,255 forming part of Dag Nos.279 & 280 which are continuous to the said Dag No.278 and 14 feet wide land running along the East of the said 6 ft. wide land upto the depth of 315 feet curved out of the western part of the said land comprised in the said Dag No.278 belonging to Madhav Trading Corporation Limited was laid out for being used as a common passage for passing and repassing and for laying thereon or their under drainage water mains and other pipes and

cables by the owners and occupiers of the land and buildings comprised in the said Dag Nos.278 , 279, 280 and 236;

AND WHEREAS by an agreement dated 2nd day of July 1986 Sri Dinesh Ch. Bhowmick & Others the owner of the land comprised in Dag No.237 Khatian No.407/1 & 341, Holding No.447 & 448 J.L. No.28 in Mouza Kankuri which is immediately on the east of 12 ft. wide common passage mentioned above agreed to throw 4 ft. on the eastern limit of the 12 ft.wide common passage mentioned above with intent that the said 4 ft. wide space running along the entire 12 ft. wide common passage shall take as constituing 16 ft. wide space to be used in common by the owners and occupiers of the land and building comprised in the said Dag Nos.279, 280, 278,236,237 and also Dag Nos.305 & 305/1, Khatian No.561, 562 in Mouza as aforesaid ;

AND WHEREAS the said 20 ft. wide common passage and the said 16 ft. wide common passage shall be used and enjoyed for all purposes for which they were laid out by the owners and occupiers of the land and building comprised in and built upon the plots of land in Dag No.236 and also the plots of land contiguous to the said Dag which may be required by and built upon by the owners hereof and/or their nominees.

AND WHEREAS in continuation of the said 16 ft.wide common passage a 12' ft wide land carved out and running along the southern edges of plots of land in each of Lot A,B,C,D,E of the said Dag No.236 is meant for

exclusive use as common passage for passing & repassing thereon or laying drainage water mains and other pipes and cables by the owners & occupiers of land and buildings comprised in Dag No.236 and Dag No.237 (part);

AND WHEREAS for expeditious sale of the said plot of the land in Dag No.236 Messrs Madhav Trading Corporation Limited, divided the same in 5 separate and distinct parts showing in the plan and marked as Lots A, B, C, D and E .

AND WHEREAS by a Deed of Conveyance 7th July, 1987 registered of the office of the Additional District Sub-Registrar at Bidhan Nagar, North 24-parganas in Book No.1, Volume No.75 at Pages 79 to 90 being No.3680 for the year 1987 the said Messrs Madhav Trading Corporation Limited, for the consideration therein mentioned, sold and conveyed to the vendors herein all that the piece or parcel of land containing an area of 11 cottahs 15 chittacks and 06 sq. ft. (equivalent to 799.052 sq.metres) more or less being the demarcated Lot B of the said land in Dag No.236, Khatian No.561 and 562 (formerly No.85 and 86) J.L. No.28, R.S. No.2 (G.D.I.) Division II, Sub-division 2, Touzi No.1298/2833, in Mouza Kankuri, Holding No.211/212 Canal Street Road within the jurisdiction of the South Dum Dum Municipality together with right to pass and repass with right pass and repass with or without carriage and to lay cables wires sewers water mains through along and under the 12 ft. wide common passage running along the south of the said land in Dag No.236 delineated in the said plan annexed hereto and coloured

blue in common with owners and occupiers of the lands and building comprised in Dag No.278, 279, 280, 236 and 237 (part) (hereinafter referred to as "the said premises").

AND WHEREAS on the 10th day of December, 1987 the vendor herein entered into an agreement with the confirming party (hereinafter referred to as "Promoter") whereby the vendors entrusted the works of construction of the building on the said Lot B of Dag No.236 according to the building construction plan duly sanctioned to Messrs Excon Construction Company Private Limited, the confirming party herein on certain terms and conditions contained in the said agreement.

AND WHEREAS it has been stipulated in the said agreement dated 10th day of December 1987 that the confirming party/promoter shall be entitled to negotiate the sale of the flats buildings so to be constructed by the confirming party, in whole or by parts, including the proportionate share of land Lot B of Dag No.236 togetherwith the benefits of common user of the common areas and facilities at the said Lot B of Dag No.236 and the building thereon subject to the obligations for payment of maintenances charges by the intending purchasers.

AND WHEREAS it has been further stipulated in the said agreement that the vendor and the confirming party/promoter jointly sell the flats of the said building car parking spaces and proportionate share of land and both the vendor and the promoter will gain

profit interms of the agreement .

AND WHEREAS it has been further stipulated that the vendors would execute a General Power of Attorney in favour of the Confirming Party/Promoter so that the sale could be completed on the strength of General Power of Attorney otherwise the Vendors and confirming party/party jointly complete the sale.

AND WHEREAS pursuant to the said agreement dated 4th May, 1994 the vendor and the Confirming Party/Promoter have agreed to sell and the purchaser being fully satisfied with title of the property, specification, particulars and construction by the flat in question has agreed to purchase the Flat No.1F measuring 1225 sq.ft. including the measurement of the common areas and common spaces, consisting of three bed rooms, one dinning cum drawing room, two bath room cum water closets, one kitchen - balconies togetherwith common user of common spaces together with undivided proportionate share of land subject to the obligation for payment of maintenance charges at Holding No.211/212, Canal Street, Police Station Lake Town, Calcutta - 700 048 in the District of North 24-Parganas at and for the total consideration of Rs.4,90,000.00 (Rupees Four Lakh Ninty thousand) only absolutely free from all encumbrances whatsoever and the vendors, Confirming party/Promoter and the purchaser have entered into an agreement on 4th May, 1974 and the vendors and the Confirming Party/Promoter have received from the purchaser the sum of Rs.50,000.00 (Rupees Fifty thousand) only on diverse dates as earnest money

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and part payment of the total consideration aforesaid before the execution of the agreement for sale and purchase of the said Flat No.1F on the first floor of the building No.11, at Holding No.211/212, Canal Street, Calcutta - 700 048.

AND WHEREAS the vendors and the Confirming Party/Promoter received from the purchaser the balance sum of Rs.4,40,000/- (Rupees Four lakh Fourty thousand) only on or before execution of these presents.

NOW THIS INDENTURE WITNESSETH that in pursuant of the said agreement and in consideration of the said sum of Rs.4,90,000.00 (Rupees Four Lakh Ninty thousand) only paid by the purchaser to the owners/vendors and Confirming Party/Promoter/Vendors on or before the execution of these presents (the receipt whereof the Owners/vendors and promoter/vendor doth hereby as well as by the receipt hereunder written admit acknowledge) and of and from the same and every part thereof for ever acquit, discharge, release and exonerate the purchaser of the said Flat No.1F on the first floor togetherwith proportionate share of land hereby intended to be conveyed and transferred unto the purchaser and every part thereof the owners/vendors and promoter/vendor doth hereby grant convey transfer sell assure and assign unto the purchaser and every part thereof the owners/vendors and promoter/vendor doth hereby grant convey transfer sell assure and assign unto the purchaser ALL THAT the self contained flat No.1F on the first floor covering an area of 1225 sq. ft. approximately inclusive of the measurement of

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common areas togetherwith undivided proportionate share of land, common user of the common spaces situate lying at and being premises at Lot B, Building No, Holding No.211/212, Canal Street, Police Station Lake Town, Calcutta - 700 048 in the District of North 24-Parganas fully and particularly described in the Schedule 'A', 'B', 'C', 'D' and 'E' hereunder written and delineated in the map or plan hereto annexed or HOWSOEVER OTHERWISE the said flat messuage, hereditaments and premises is, are or was or were situated butted, bounded, called, known, numbered described or distinguished TOGETHERWITH all areas, sewers, drains, ways, paths, passages, shrubs, trees, waters, water courses, lights rights liberties easements, priviliges and appurtenances whatsoever to the said property hereditaments and premises belonging or anywise appurtaining or usually or enjoyed there to and all the easement thereon and the reversions, remainder and remainders yearly, monthly and other rights, issues and profits therof AND all estate right title interest inheritance trust use possession properly claim demand whatsoever of the both in law and equity into and upon the said property and premises hereby conveyed and transferred and intended so to be unto the purchaser and every part thereof TO HAVE AND TO HOLD the said property comprised and hereby granted conveyed sold transferred assured or intended so to be with their and every part or their rights members and appurtenances and legal incidents thereof unto the purchaser. The owners/vendors and promoter/vendor doth hereby convent with the purchaser that the interest which the owners/vendors and promoter/vendor profess to transfer subsisted and they have

full power and absolute authority and indefeasibly title to grant convey sell transfer assign and assure the said flat with proportionate share of land and every part thereof hereby sold and transferred or expressed or intended so to be unto the purchaser in manner aforesaid AND it shall be lawful for the purchaser from time to time and at all times hereafter quietly and peaceably ever into and upon the said flat with proportionate share of land hereby conveyed and transferred unto the purchaser and every part thereof and to hold posses occupy and enjoy the same and collect realise and receive rents issues and profits thereof without any disturbances interruption claim or demand whatsoever by the owners/vendors and promoter/vendor or any person or persons claiming through under or in trust for the owners/vendors and promoter/vendors and the said property which is hereby conveyed and transferred unto the purchaser is freed exonerated and discharged from all encumbrances, charges, attachments, lines lispendents, claims, demands, whatsoever created occasioned or made by the vendor AND FURTHER that the owners/vendors and promoter/vendor and every person or persons having or lawful claiming any right title or interest through under in trust for the vendor into out of and upon the said property hereby conveyed and transferred unto the purchaser or any part thereof shall and will from time to time and all times hereafter upon every reasonable request and at the cost of purchaser do acknowledge, execute and perform all such further and lawful deeds assurances, matter and things whatsoever for further and more perfectly assuring the said property unto the purchaser

in manner aforesaid as shall or may be reasonably required AND the owners/vendors and promoter hereby declare that the said messuage land and premises property is freed and unencumbered AND the purchaser will further be entitled to enjoy and use the said messuage land property and premises in any manner she likes without any hindrance by the owners/vendors and Confirming Party/Promoter/Vendor or by any person claiming through or under the owners/vendors and Confirming Party/Promoter/Vendor.

THE SCHEDULE 'A' ABOVE REFERRED TO

All that the piece or parcel of said land containing an area of 1.30 acres (equivalent to 3 Bighas 18 cottahs and 10 chittacks) more or less situated lying at the end being Dag No.236 Khatian No.561 & 562, J.L. No.28, R.S. No.2, Touzi No.1298/2833, Mouza Kankuri Additional Disrtict Sub-Registration Office Bidhan Nagar, Police Station Lake Town, Parganas Panchannagram in the District of 24-Parganas .

THE SCHEDULE 'B' ABOVE REFERRED TO :

All that the piece or parcel of land containing an area of 11 Cottahs 15 Chittacks and 6 sq. ft. (i.e. 799 .052 sq. mts.) more or less with structures thereon situated lying at and being the demarcated portion of the Dag No.236, Khatian No.561 and 562 (formerly No.85 and 86) J.L. No.28 R.S. No.2 (G.D.I.) Division - II, Sub-division 2, Touzi No.1298/2833, Mouza Kankuri, Collectorate Holding No.105 lying with the jurisdiction of South Dum Dum Municipality Police Station Lake Town, Sub-Registration Office Cossipore Dum Dum now A.D.S.R.

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Bidhan Nagar Salt Lake City, Parganas Panchannagram at present Bidhan Nagar in the District of 24-Parganas.

THE SCHEDULE 'C' ABOVE REFERRED TO :

All that the self contained flat No.1F on the first floor measuring a area of 1225 square feet inclusive of the measurement of the common areas and common spaces consisting of three bed rooms, one drawing cum dining room, one kitchen, bath room cum water closets balconies togetherwith common user of the common areas and common spaces without any right to the terrace of the building togetherwith undivided proportionate share of land comprised in Lot 'B' of Dag No.236, (building No.11) subject to the obligation for payment of maintenance charges at Holding No.211/212, Canal Street, Police Station - Lake Town, Calcutta-48 in the District of North 24-Parganas.

THE SCHEDULE 'D' ABOVE REFERRED TO :

P a r t - I

Areas and facilities to be held enjoyed and used in common with all the owners and occupiers of different flats etc. in Lot B of Dag No.236 described in the second schedule hereto : :

a) Land described in the second schedule hereto and all rights easements and appurtenances hereto except the portion of the open land which shall be retained by the vendors nor being dealt with by them as open car parking space ;

b) The foundation columns girders beams supports main wall corridors lobbies stairs staircases landing and entrances to and exists from the building ;

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22-8-88

c) Installation of common services such as drainage-sewerage common limits ;

d) Pumps and motor for lifting water from the tube-well to the reservoir on the top of thereof, pipes ducts and all appartus and installations existing for common use.

e) Such other common facilities excluding any right to the terrace of the building which is the property of the vendors and the Confirming Party as may be provided;

f) All other parts of the land and building at Holding No.211/212, Canal Street, necessary or convenient to and for the existance and safety or normaly in common use ;

PART 2

Areas and facilities to be held and enjoyed in common with owners and occupiers of land and building comprised in and buiit upon the Dag no. 279,280,278,236,237 (part) and land contiguous thereto as specified.

a) The 20 ft. wide common passage from the northern end of the approach road over the culvert mention in the agreement and 12 ft. wide common passage in extension of the said 20 ft. wide common passage ;

b) The sewerage and drain running under the said common passages.

c) The lighting arrangements along the said two common passages for lighting the same and gates leading to the said common passages.

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22 4 97

THE SCHEDULE 'E' ABOVE REFERRED TO:

Part - I

Liabilities to be borne and paid in common by all the owners and occupiers of different flats etc. in Lot B of Dag No.236 described in the fourth schedule hereto

a) All rates taxes surcharge and levies which may from time to time be payable in respect of land comprised in second schedule hold and/or the building constructed thereon ;

b) The expenses of maintaining repairing redecorating the main building and in particular thereof girder main water pipes and also electric wires drainage system within the building entrances into the building ;

c) The cost and expenses of clearing and lighting the passages, landings staircases and other common parts of the building .

d) The cost of repairing and painting and decorating the exteriors of the said building including the windows and fittings fixed on the outer walls ;

e) The salaries of clerks, assitants, sweepers, watchmen, electricals and also lawyers, accountants and engineers engaged by the owners and occupiers of different flats in the buildings;

f) The cost of arranging for electric supply water supply and drainage within the building ;

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g) All other service charges for the building ;

h) Premium payable on insurance of the building if thereby any ;

i) Such other expenses as the necessary or incidental for the maintenance and upkeep of the common areas and facilities appurtaining thereto ;

Part - II

Common liabilities to be borne and paid by the owners and occupiers of land and building comprised in and built upon the Dag No.278,279, 280, 236, and 237 (part) and land contiguous thereto or as specified.

i) Repairing and keeping in perfect condition the 20 ft. wide common passages and also the 12 ft. wide common passage and keep the same from all encumbrances;

ii) Repairing and maintaining the drainage and the sewerage in along or under the said common passages ;

iii) Maintaining requisite staff or management and supervision of affairs of the project including employment of clerks watchmen sweepers electrician and plumbers ;

iv) Maintenance of lighting arrangement for proper lighting of the common passage and other common areas of the complex.

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IN WITNESS WHEREOF the owner/vendor the Confirming Party/Promoter/Vendor and the purchaser hereto have signed these presents on the day month and year first above written.

SIGNED AND DELIVERED
by the parties at Calcutta
in presence of:-

1. Sankar Roy
120 Block C.
Bangur Avenue. Cal-55

S. K. Goenka
Amish Goenka

Owner/Vendor

EXCON CONSTRUCTION CO. PVT. LTD.
Director

2. Arind Gupta
Rabindra, Rajpur Lot

Confirming Party

Drawn By:
Advocate

Calcutta.

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22-6-8

RECEIVED of and from within mentioned purchaser the within mentioned sum of Rs.4,90,000.00 (Four lakh Ninty thousand)only being the total consideration of the within mentioned property as per memo:

MEMO OF CONSIDERATION

By Cheque	Rs. 50,000.00
By Cheque	Rs.1,00,000.00
By Cheque	Rs.1,00,000.00
By Cheque	Rs.1,00,000.00
By Cheque	Rs.1,00,000.00
By Cheque	Rs. 40,000.00
TOTAL	Rs.4,90,000.00

(Rupees Four Lakh Ninty Thousand)Only

WITNESSES

1. Sankar Roy

S. K. Ghosh
Anish Ghosh

OWNER / VENDOR

EXCON CONSTRUCTION CO. PVT. LTD.
Director

2. Arind Haya

CONFIRMING PARTY

Book No— I
Volume No— 81 58
Pages 47 to
Being No— 2932
for the year 19 97

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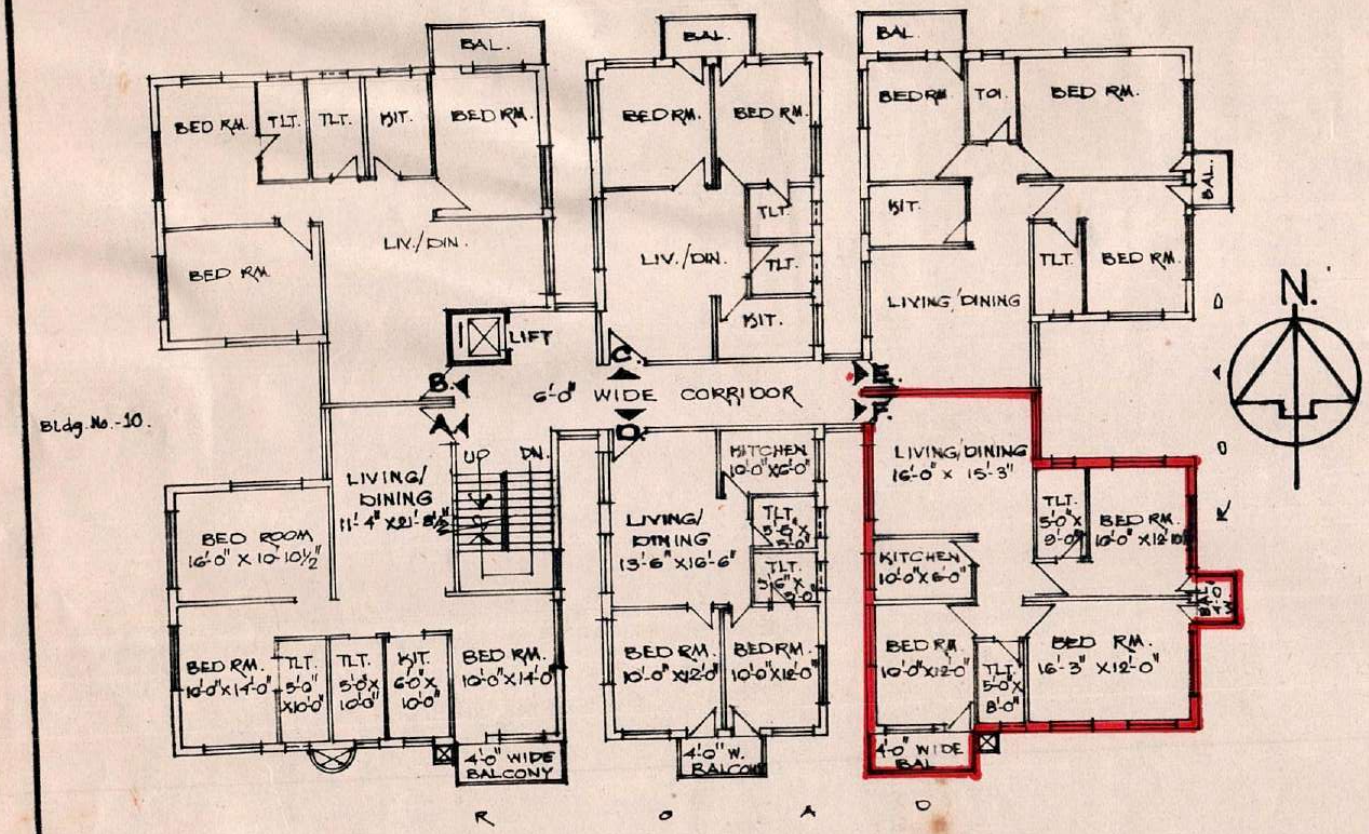
Bidhannagar (Salt Lake)
21.7.97

DEED PLAN FOR BUILDING NO. 11
AT BRIJDHUM HOUSING COMPLEX
IN DAG NO.-236; HOLDING NO.-211;
KHATIAN NO.-561 & 562 IN
MOUZA-KANKUTI; P.S.-LAKE TOWN
WITH IN THE JURISDICTION OF
SOUTH DUMDUM MUNICIPALITY
IN THE DISTRICT OF NORTH 24 PGS.

FLAT NO. 1F
FLOOR first
SUPER BUILT UP AREA 1225 ft²



TYPICAL FLOOR PLAN OF BUILDING NO. 11

AREA STATEMENT

TYPE	SUPER BUILT-UP AREA
A	1200·0 FT²
B	1300·0 FT²
C	825·0 FT²
D	~~831·0 FT²~~
E	~~1229·77 FT²~~
F	~~1234·10 FT²~~

EXCON CONSTRUCTION CO. PVT. LTD.

S. K. Goenka
Amish Goenka
SIGN. OF THE VENDOR

Director
CONFIRMING PARTY

Book No— I
Volume No— 81
Pages 57 to 4
being No— 2932
for the year 1997

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Bidhannagar (Salt Lake)

508/25

I-00441/25

भारतीय गैर न्यायिक

बीस रुपये

रु.20

Rs.20

TWENTY RUPEES

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

37AA 291072

15/01/25

2132846 17/24

ADDITIONAL REGISTRAR OF ASSURANCES-II, KOLKATA

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

Additional Registrar of Assurances II Kolkata

A.R.A. II

15 JAN 2025

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION CONFIRMS SALE by Edelweiss Asset Reconstruction Company Limited by a way of Sale Certificate under the provision of Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act, 2002 ("SARFAESI Act, 2002") AND The Security Interest (Enforcement) Rules, 2002 ("SARFAESI Rules, 2002") made at Kolkata on this 15th day of January, 2025.

235061

Quick Advisory Services Pvt Ltd.
3 C.R. Ave
Kol 72

ADD.
NO.
27 DEC 2024
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C.C. Court
2 & 3, K. S. Roy Road, Kol-1

27 DEC 2024

27 DEC 2024

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ADDITIONAL REGISTRAR
OF ASSURANCE-IV, KOLKATA

15 JAN 2025

BETWEEN

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED (PAN No. AABCE9312K), a company incorporated and registered under Companies Act, 1956 (1 of 1956) and an Asset Reconstruction Company registered under Section 3 of the SARFAESI Act, 2002, having its Registered Office situated at Edelweiss House, Off CST Road, Kalina, Mumbai – 400098, acting in its capacity as Trustee of the **EARC Trust – SC 19,** represented through its Authorised Officer **Santosh Kumar Biswas, (AADHAR:5250 9402 3061)** son of Amrit Lal Biswas, by occupation Service residing at 378/1, APC Roy Road, P.S & P.O North Dum Dum, Kolkata-700051 with Edelweiss Asset Reconstruction Company Limited, having office at Edelweiss House, Off CST Road, Kalina, Mumbai – 400098, duly authorised vide Board Resolution dated 22.08.2024, hereinafter for the sake of brevity called the "**EARC/SELLER**" of the **FIRST PART**;

AND

QUICK ADVISORY SERVICES PRIVATA LIMITED (PAN-AACCK8207A) a company incorporated under the Companies Act, 1956 having its registered office at 3, Chittaranjan Avenue, 2nd Floor, Bharat Bhawan, P.O.-Chittaranjan Avenue, P.S.-Hare Street, Kolkata-700072 hereinafter called and referred to as the **BUYER/ PURCHASER** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its executors, administrators, legal representatives and assigns) of the **OTHER PART,** represented by its Director, **SANJAY AGARWAL** (

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PAN- AAMPA6968K) (AADHAR- 6004 1557 4999) son of Hariram Agarwal by faith Hindu, by occupation- business, by nationality- Indian, residing at 7, Hari Sava Street, P.O.-Mansatala, P.S- Watgunge, Kolkata-700023.

The expression "**EARC/SELLER**" and "**BUYER/PURCHASER**"shall unless repugnant to or expressly excluded by the subject or context below mean and include their respective heirs, executors, administrators, successor-in-interest, legal representatives and assigns. That EARC/SELLER and the BUYER/PURCHASER are individually referred as a "**Party**" and hereinafter collectively referred to as the **"Parties"**

WHEREAS:-

One residential flat being **Flat No. 1F,1st Floor, Building No. 11- Brijdham Housing Complex, measuring 1225 sq.ft super built up area more or less including the measurement of common areas and common spaces consisting of 3 bed rooms, 1 dining cum drawing room, 2 bath rooms, 1 kitchen and 1 balcony together with common user of common spaces together with undivided proportionate share of land at Holding No. 211/212, Canal Street, Police Station- Lake Town, Kolkata-700048, within the limits of South Dum Dum Municipality ward No. 34, morefully described in the Schedule below owned by Ramesh Kumar Murarka and Mrs. Prem Murarka** (hereinafter referred to as the said Owner/Mortgagor) by a registered deed of conveyance dated 21.04.1997 registered

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before the Additional District Sub-Registrar, Bidhannagar (SaltLake) recorded in Book No.1, Volume No.81, Pages being no.2932 for the year 1997.

AND WHEREAS the said **Ramesh Kumar Murarka and Mrs. Prem Murarka** (hereinafter collectively referred to as the **Borrowers**) availed financial assistance/credit limits from Bank of India, Kolkata (hereinafter referred to as the **Assignor Bank**).

AND WHEREAS the said Owner/Mortgagor i.e. **Ramesh Kumar Murarka and Mrs. Prem Murarka** created an mortgage by way of deposit of title deed of the said property in favour of the Assignor Bank to secure the financial assistances availed by the Borrowers from the Assignor Bank.

AND WHEREAS the said financial assistances along with the underlying securities were assigned by the Assignor Bank in favour of EARC vide registered Assignment Agreement dated 30.06.2014. Pursuant to the said assignment, EARC is a secured creditor of the Borrowers/Mortgagor.

AND WHEREAS, EARC has concluded the sale of the said property in favour of the Purchaser under the provisions of SARFAESI Act, 2002 read with Rule 8 and 9of the SARFAESI Rules through Private treaty for a purchase consideration of **Rs.30,35,478/- (Rupees Thirty Lakhs Thirty Five Thousand Four hundred Seventy Eight Only)**.

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AND WHEREAS the Purchaser has paid the total purchase consideration net of TDS to EARC vide RTGS Transfers on 15.04.2024 and 23.07.2024, which EARC herein accepts and acknowledges.

That EARC after receipt of the entire purchase consideration in compliance with the provisions of SARFAESI Act, 2002 and SARFAESI Rules, 2002 thereunder has issued a **Sale Certificate** dated **26.09.2024** under Rule 9(6) of the SARFAESI Rules, 2002 and handed over the peaceful physical possession of the said property to the Buyer/Purchaser.

All expenses of stamp duty and registration fees etc., for the transfer of title in respect of the said property in favour of Purchaser shall be borne and paid by the Purchaser.

AND WHEREAS for avoidance of all future complication as well to perfect the right, title, interest, ownership and possession of the PURCHASER in regard to the property mentioned in the Schedule below,EARC/SELLER do hereby executes this Deed of Confirmation confirming sale unto and in favour of the PURCHASER at end for the said price of Rs. 30,35,478/=(Rupees Thirty Lakhs Thirty Five Thousand Four Hundred Seventy Eight) only already paid by the PURCHASER to the EARC/SELLER net of TDS.

AND WHEREAS the PURCHASER have now requested the EARC/SELLER herein to execute Deed of Confirmation confirming sale in his favour in respect of the said property more particularly described in the Schedule hereunder written which the EARC/SELLER acting through

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CALCUTTA

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its Authorized Officer and in accordance with the Sale Certificate issued on 26.09.2024 has agreed to do in the manner hereinafter appearing.

SCHEDULE

(REFERRED ABOVE AS "THE SAID PROPERTY")

ALL THAT piece and parcel of one residential flat situated at "BRIJDHAM HOUSING COMPLEX" Building No. 11, **Flat No. 1F**,1st Floor, measuring **1225 sq.ft super built up area** (Carpet area 907 sq.ft.) more or less including the measurement of common areas and common spaces consisting of 3 bed rooms, 1 dining cum drawing room, 2 bath rooms, 1 kitchen and 1 balcony together with common user of common spaces together with undivided proportionate share of land, comprised in demarcated portion of Dag No.236, Khatian No. 561 & 562 (formerly No. 85 & 86), J.L. No. 28,, R.S. No. 2 Division-II, Sub-Division 2, Touzi No. 1298/2833 in Mouza- Kankuri, Holding No. 211/212, Canal Street, Police Station- Lake Town, Kolkata-700048 within the limits of South Dum Dum Municipality ward No. 34, A.D.S.R, Bidhannagar, North 24 Parganas. The building has no lift.

S. Mawar

S. Mawar

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CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 JAN 2025

ANNEXURE -I(A)

For Edelweiss Asset Reconstruction Company Limited
acting in its capacity as Trustee of the EARC Trust – SC19
through Authorised Officer Mr Santosh Kumar Biswas.

THE SELLER

For Edelweiss Asset Reconstruction Company Limited
Authorised Officer

For QUICK ADVISORY SERVICES PRIVATA LIMITED
through its Director Mr. **SANJAY AGARWAL**
THE PURCHASER

WITNESS:

1. AMIT MITRA
Late . A.M. MITRA
10, P.K. Guha Road
Kolkata - 700028
Amit Mitra.

S. Agarwal

2. Anup Srivastava
Late P.N. Srivastava
143/27 Picnic Garden Road
Kol-39
A Srivastava

Drafted by
Anam Khan
F/658/510/2021
Advocate
C.M.M. Court, Kolkata.

SPECIMEN FORM FOR TEN FINGERPRINTS

	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					

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					

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SEAL OF THE ADDL. REGISTRAR OF ASSURANCES-II
CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

15 JAN 2025

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary

301220242033668906

GRIPS Payment Detail

GRIPS Payment ID:	301220242033668906	**Payment Init. Date:**	30/12/2024 18:11:15
Total Amount:	212484	**No of GRN:**	1
Bank/Gateway:	SBI EPay	**Payment Mode:**	SBI Epay
BRN:	2364899857423	**BRN Date:**	30/12/2025 18:11:35
Payment Status:	Successful	**Payment Init. From:**	Department Portal

Depositor Details

Depositor's Name:	Mr SANJAY AGARWAL
Mobile:	9667527222

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250336689078	Directorate of Registration & Stamp Revenue	212484
		Total	**212484**

IN WORDS: **TWO LAKH TWLEVE THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.**

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

PAID

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

192024250336689078

GRN Details

GRN:	192024250336689078	**Payment Mode:**	SBI Epay
GRN Date:	30/12/2024 18:11:15	**Bank/Gateway:**	SBIePay Payment Gateway
BRN :	2364899857423	**BRN Date:**	30/12/2025 18:11:35
Gateway Ref ID:	2436571853413	**Method:**	HDFC Retail Bank NB
GRIPS Payment ID:	301220242033668906	**Payment Init. Date:**	30/12/2024 18:11:15
Payment Status:	Successful	**Payment Ref. No:**	2003284617/5/2024 [Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr SANJAY AGARWAL
Address:	3 CR AVENUE BHARAT BHAWAN
Mobile:	9667527222
Period From (dd/mm/yyyy):	30/12/2024
Period To (dd/mm/yyyy):	30/12/2024
Payment Ref ID:	2003284617/5/2024
Dept Ref ID/DRN:	2003284617/5/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003284617/5/2024	Property Registration- Stamp duty	0030-02-103-003-02	182129
2	2003284617/5/2024	Property Registration- Registration Fees	0030-03-104-001-16	30355
			Total	**212484**

IN WORDS: **TWO LAKH TWLEVE THOUSAND FOUR HUNDRED EIGHTY FOUR ONLY.**

PAID

Edelweiss
Asset Reconstruction

EdelARC/2805/2024-25 **September 26, 2024**

APPENDIX-V
[Rule 9(6)]
Sale Certificate
(For Immovable Property)

Whereas,

The undersigned being the Authorised Officer of Edelweiss Asset Reconstruction Company Limited, acting in capacity as Trustee of EARC Trust SC-19 (hereinafter referred to as **"EARC/Secured Creditor"**) having its registered office Edelweiss House, Off C.S.T. Road, Kalina, Mumbai – 400 098, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (54 of 2002) and in exercise of the powers conferred under Section 13 read with rule 8 and 9 of the Security Interest (Enforcement) Rules, 2002, sold on behalf of EARC (hereinafter referred to as ***"Secured Creditor"***) represented by the Authorized Officer Akash Deep, aged 41 years, in favour of **Quick Advisory Services Private Limited** (***"Purchaser"***) (*which term shall mean and include its legal representatives, administrators and assigns, etc.*), the immovable property shown in the schedule below secured in favour of Secured Creditor towards the financial facility offered to Variety Museum (hereinafter referred to as **"Borrower"**) offered by Bank of India (hereinafter referred to as **"Assignor"**). The said financial facility along with the underlying securities were assigned to EARC vide assignment agreement dated March 26, 2014.

The undersigned acknowledges the receipt of **Rs.30,35,478/- (Rupees Thirty Lakhs Thirty-Five Thousand Four Hundred and Seventy-Eight Only)** the sale price in full. The sale of the scheduled immovable property listed below was made on deposit of the money demanded by the undersigned after disclosing all encumbrances known to the Secured Creditors.

Description of Immovable Property

Flat No. 1F on the 1st Floor, admeasuring super built up area of 1225 sq. ft, together with undivided proportionate share of land comprised in Lot B of Dag No. 236 (Building No. 11, Brijdham Housing Complex) situated at Holding No. 211/212, Canal Street, Ward No. 34, within the limits of South DumDum Municipality, P.S. lake Town, Calcutta – 700 048, comprising of Mouza – Kankari, J.L. No. 28, Khatian No. 561 & 562 (Formerly 85 & 86), Dag No. 236 .

EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED MUMBAI

Date: September 26, 2024
Place: Mumbai

Authorised Officer
Edelweiss Asset Reconstruction Company Limited
(Acting as Trustee of EARC Trust SC – 19)

Major Information of the Deed

Deed No :	**I-1902-00441/2025**	**Date of Registration**	**15/01/2025**
Query No / Year	**1902-2003284617/2024**	**Office where deed is registered**	
Query Date	**26/12/2024 7:21:28 PM**	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ASIM KUMAR Samanta 13 Markus Lane,Thana : Bowbazar, District : Kolkata, WEST BENGAL, PIN - 700007, Mobile No. : 9903206755, Status :Advocate		
Transaction		Additional Transaction	
[0132] Sale, Sale certificate executed by certifying authority		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 30,35,478/-		Rs. 48,97,800/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,82,149/- (Article:18)		Rs. 30,453/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Premises No: 211/212, Ward No: 034, Road: Canal Street, Pin Code : 700048

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1	Mouza: Kankuri	LR - 236, 236	LR - 561, 562	Super Build Area: 1225, Carpet Area: 907	30,35,478/-	48,97,800/-	Flat No: IF, Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed

Judgment-debtor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED** EDELWEISS HOUSE OFF CST ROAD KALINA, City:- Not Specified, P.O:- KALINA, P.S:-KURLA RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400098 Date of Incorporation:XX-XX-2XX7 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Auction-purchaser Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**QUICK ADVISORY SERVICES PRIVATE LIMITED** , 3 CHITTARANJAN AVENUE 2ND FLOOR BHARAT BHAWAN, City:- Not Specified, P.O:- CHITTARANJAN AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072 Date of Incorporation:XX-XX-2XX5 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANTOSH KUMAR BISWAS Son of Late AMRIT LAL BISWAS Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 2:23PM	Captured LTI 15/01/2025	15/01/2025
	, 378/1 APC ROY ROY, City:- Not Specified, P.O:- NORTH DU MDUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700051, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: AGxxxxxx3A, Aadhaar No: 52xxxxxxxx3061 Status : Representative, Representative of : EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED (as AUTHORISED OFFICER)			
2	**Name**	**Photo**	**Finger Print**	**Signature**
	Mr SANJAY AGARWAL (Presentant) Son of Mr HARIRAM AAGARWAL Date of Execution - 15/01/2025, , Admitted by: Self, Date of Admission: 15/01/2025, Place of Admission of Execution: Office	 Jan 15 2025 2:23PM	Captured LTI 15/01/2025	15/01/2025
	7 HARI SAVA STREET, City:- Not Specified, P.O:- MANSATALA, P.S:-Wattgunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.:: AAxxxxxx8K, Aadhaar No: 60xxxxxxxx4999 Status : Representative, Representative of : QUICK ADVISORY SERVICES PRIVATE LIMITED (as DIRECTOR)			

Identifier Details :

Name	Photo	Finger Print	Signature
Anam Khan Daughter of Rashid Khan C M M COURT, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		Captured	
	15/01/2025	15/01/2025	15/01/2025
Identifier Of Mr SANTOSH KUMAR BISWAS, Mr SANJAY AGARWAL			

Transfer of property for A1		
Sl.No	**From**	**To. with area (Name-Area)**
1	EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED	QUICK ADVISORY SERVICES PRIVATE LIMITED-907.000000 Sq Ft

Endorsement For Deed Number : I - 190200441 / 2025

On 15-01-2025

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 : 18 of Indian Stamp Act 1899.

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

Presented for registration at 14:20 hrs on 15-01-2025, at the Office of the A.R.A. - II KOLKATA by Mr SANJAY AGARWAL ,.

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

Execution is admitted on 15-01-2025 by Mr SANTOSH KUMAR BISWAS, AUTHORISED OFFICER, EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED (Private Limited Company), EDELWEISS HOUSE OFF CST ROAD KALINA, City:- Not Specified, P.O:- KALINA, P.S:-KURLA RAILWAY, District:-Mumbai, Maharashtra, India, PIN:- 400098

Indetified by Anam Khan, , , Daughter of Rashid Khan, C M M COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Execution is admitted on 15-01-2025 by Mr SANJAY AGARWAL, DIRECTOR, QUICK ADVISORY SERVICES PRIVATE LIMITED (Private Limited Company), , 3 CHITTARANJAN AVENUE 2ND FLOOR BHARAT BHAWAN, City:- Not Specified, P.O:- CHITTARANJAN AVENUE, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by Anam Khan, , , Daughter of Rashid Khan, C M M COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,453.00/- (A(1) = Rs 30,355.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 98.00/-, by online = Rs 30,355/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2025 6:11PM with Govt. Ref. No: 192024250336689078 on 30-12-2024, Amount Rs: 30,355/-, Bank: SBI EPay (SBIePay), Ref. No. 2364899857423 on 30-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,82,149/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 1,82,129/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 295064, Amount: Rs.20.00/-, Date of Purchase: 27/12/2024, Vendor name: S Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2025 6:11PM with Govt. Ref. No: 192024250336689078 on 30-12-2024, Amount Rs: 1,82,129/-, Bank: SBI EPay (SBIePay), Ref. No. 2364899857423 on 30-12-2025, Head of Account 0030-02-103-003-02

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2025, Page from 23530 to 23548

being No 190200441 for the year 2025.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by SATYAJIT BISWAS
Date: 2025.01.18 12:30:06 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 18/01/2025

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.