

7001886/2015 // cancellation deed [01403/2015]



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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21.04.15

Q/2465/15

Certified that the document is admitted to registration. The signature sheet/s and the endorment sheets attached with this document are the part of this document

District Sub-Registrar-I  
Alipore South 24 Parganas

21 APR 2015

**DEED OF SURRENDER OF LEASE**

THIS DEED OF SURRENDER is made at Kolkata the 21st day of April, Two Thousand Fifteen (2015) A.D. BETWEEN SWAPAN BHOLLA, son of Late Sankar Bholla, by faith Hindu, by occupation Business, by faith Hindu, by Nationality Indian, residing at P-99, Liluachak Para, Udaygar Colony, Police Station - Lilua, Howrah - 711 203, hereinafter called as "the LESSEE" of the ONE PART

**KA**  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

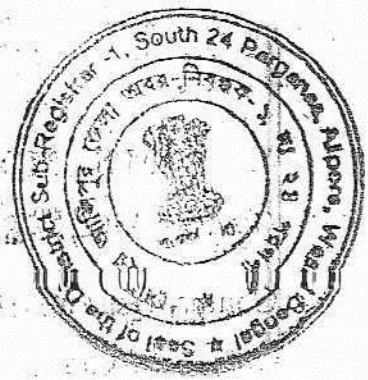
*Harshit Baheti*  
Swapan Bholla

VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

6267 Date 17/04/15  
 Sold to Rajesh M. Pandey & 25  
 of s. Ganesh Prasad Mukherjee Bd  
 Rupees 1.00 10125

*SD*  
 Samiran Das  
 Stamp Vendor  
 Alipore Police Court  
 South 24 Pgs., Kol-27

6267 - 100  
 20  
 6268 - 120



Sumit Seal  
 s/o Late Bholanath Seal  
 37/4 500ft Ghosh Garden  
 Road, Kol-31  
 P.S. Kasta  
 Burdwan

*[Signature]*  
 District Sub-Registrar-I  
 Alipore South 24 Parganas  
 21 APR 2015

भारतीय गैर न्यायिक

बीस रुपये

रु. 20

Rs. 20

TWENTY  
RUPEES

भारत  
सत्यमेव जयते  
INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

18AA 747860

2

A N D

M/S. MOONDUST TRACOM PRIVATE LIMITED  
(PAN AAJCM0395C), a Company incorporated under the Indian  
Companies Act, 1956, having its present Registered Office at 6,  
Ganga Prosad Mukherjee Road, Police Station Bhowanipore,  
Kolkata - 700 025 represented by its Directors (a) SRI RAJESH  
KUMAR PANDEY (PAN AHYPP3847R), (b) SRI RITESH  
PANDEY (PAN AILPP8855D) both sons of Sri Amar Nath  
Pandey, by faith Hindu, by occupation Business, by Nationality  
Indian, residing at 6, Ganga Prosad Mukherjee Road, Police Station  
Bhowanipore, Kolkata 700 025, hereinafter called as the  
"OWNERS/LESSOR" on the OTHER PART.

*Harshit Baheti*

KA  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Supoor Bhatt*

**WHEREAS**

1. By a Deed of Lease made at Kolkata on 10<sup>th</sup> day of April, Two Thousand and Thirteen between the Lessor of the One Part and the Lessee of the Other Part, which Lease Deed has been registered with the Additional District Sub Registrar at Alipore since recorded in Book No. I, C. D. Volume No. 12, Pages 3162 to 3176 to, being Deed No. 02922, for the year 2013 and is hereinafter called the Lease Deed, the Lessor demised unto the Lessee all that 1 Room, with bathroom and privy measuring 500 sq.ft. on the 1<sup>st</sup> floor, lying and situate at 41, Parasar Road, Police Station – Tollygyngge, Kolkata – 700 026, on such an condition mentioned therein hereinafter called and referred to as the said lease together with the fixture and fittings lying in the said portion described in the Schedule to the said Lease Deed, being the same as described in the Schedule hereunder written hereinafter called the "demised premises" for a period of 29 years w.e.f. 11.04.2013 at a monthly lease rental of Rs. 200/- (Rupees Two Hundred) only per month on the terms and conditions as set out in the said Lease Deed.

2. That by virtue of a Deed of Conveyance bearing date 30.03.2015, said M/S. MOONDUST TRACOM PRIVATE LIMITED purchased the entire Premises No. 41, Passasor Road, Police – Tollygunge, Kolkata 700 026 from Sri Subrata Seal son of Late Bholanath Seal of 41 Porasaor Road, Kolkata – 700026 the erstwhile Lessor.

3. That thus First Party herein become the Lessee under the Second Party herein.

*KA*  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**KARAN AGARWALA**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*Sri Subrata Seal*

*Harshit Baheti*  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**HARSHIT BAHETI**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

4. That the Lessee approached the Lessor to surrender the Lease taken by him due to his personal inconvenience and has requested the Lessor to take delivery of vacant possession of the Lease premises and to which the Lessor agreed.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement and as beneficial owner hereby surrender and assign and quit claim to the demised premises together with the fixtures and fittings lying in the said portion and all such unfettered rights and liberties which are directly and indirectly attached or demised by the said Lease Deed unto and to the use of the Lessor AND TO HOLD the demised premises unto the Lessor for all the unexpired lease term and interest created by the said Lease Deed to the intent that the same terms and interest may merge and be extinguished in the reversion which was immediately expectant thereof before the execution of this Deed. AND THE LESSEE hereby covenants and declares that she has not done any act deed or thing whereby or by means whereof she is in any way prevented from surrounding the demised premises from the said lease.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land, hereditament and premises known and numbered as Premises No. 41, Parasar Road, Police Station Tollygunge, Kolkata 700 026, within the Kolkata Municipal Corporation, Ward No. 87, Kolkata 700 026 in the District of 24 Parganas (South) butted and bounded as follows :-

*KA*  
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 Represented by  
 KARAN AGARWALA  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*Harshit Baheti*

*Harshit Baheti*  
 VERDANT CONSTRUCTIONS LLP  
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- ON THE NORTH : By 40 feet wide, Parasar Road.
- ON THE SOUTH : By Premises No.30B, Lake Place.
- ON THE EAST : By Premises No. 39, Parasar Road.
- ON THE WEST : By Premises No. 43, Parasar Road.

**THE SECOND SCHEDULE ABOVE REFERRED TO**

(The Demised Lease premises hereby surrendered)

ALL THAT piece and parcel of One room with Bathroom and privy measuring about 500 Square Feet on the 1<sup>st</sup> floor lying and situate at 41, Parasar Road, Police Station - Tollygunge, Kolkata - 700 026, together with the right, title and interest in respect of the common area common portion, common facilities and common amenities of the said building, together with proportionate share in the land and the common areas and facilities comprising the First Schedule hereinabove.

VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*Harshit Baheti* *Sudipon Bhattacharya*

VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

*KA*  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

IN WITNESS WHEREOF, the parties have hereunto set and subscribed their respective hands the day month and year first hereinabove written.

SIGNED AND DELIVERED by the LESSEE in the presence of:

1 Sunil Seal  
37/4 Saras Ghosh Garden  
Road KOL-31.

2 Mahoj Sinha  
37/4 Saras Ghosh Ghosh  
Garden Road KOL-31

SIGNED AND DELIVERED by the LESSOR in the presence of:

1 Sunil Seal.

2 Mahoj Sinha  
Drafted by:  
Sourabh Banerjee  
Advocate.

Alipore Judges Court,  
Kolkata- 700 027.

Typed by:

B. Mondal  
10, Old Post Office Street,  
Kolkata- 700 001.

Sourabh Banerjee

SIGNATURE OF THE LESSEE

FOR MOONDUST TRACOM PRIVATE LIMITED

Rajendra Kumar Pandey

Director

FOR MOONDUST TRACOM PRIVATE LIMITED

Rishabh Sinha

SIGNATURE OF THE LESSOR

KA

VERDANT CONSTRUCTIONS LLP  
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For Moondust Tracom Pvt. Ltd.

H Baheti

VERDANT CONSTRUCTIONS LLP  
Represented by  
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As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.



Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01403 of 2015  
(Serial No. 01886 of 2015 and Query No. 1601L000002465 of 2015)

On 21/04/2015

**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 : 5, 61 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 53.00/-, on 21/04/2015

( Under Article : ,E = 21/- ,H = 28/- ,M(b) = 4/- on 21/04/2015 )

**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.-38,19,450/-Lease Period 29 Years Average annual Rent Rs 2,400/-

Certified that the required stamp duty of this document is Rs.- 120 /- and the Stamp duty paid as:  
Impresive Rs.- 120/-

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

Presented for registration at 12.16 hrs .on :21/04/2015, at the Office of the D.S.R. - I SOUTH  
24-PARGANAS by Rajesh Kumar Pandey , one of the Claimants.

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

Execution is admitted on 21/04/2015 by

1. Swapan Bholla, son of Late Sankar Bholla , P-99, Liluachak Para , Udaygar Colony, Howrah,  
Thana:-Liluya, District:-Howrah, WEST BENGAL, India, Pin :-711203, By Caste Hindu, By Profession :  
Business
  2. Rajesh Kumar Pandey  
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prosad Mukherjee Road, Kolkata,  
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025,  
, By Profession : Business
  3. Ritesh Pandey  
Director, M/s Moondust Tracom Private Limited, 6 , Ganga Prosad Mukherjee Road, Kolkata,  
Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025,  
, By Profession : Business
- Identified By Sumit Seal, son of Late Bholanath Seal, 37/4 , Sarat Ghosh Garden Road, Kolkata,  
Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700031, By Caste: Hindu, By  
Profession: Business.

( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I

KA  
VERDANT CONSTRUCTIONS LLP  
Represented by  
KARAN AGARWALA  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.



H. Baheti  
VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I  
EndorsementPage 1 of 1









**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 01886 / 2015, Deed No. (Book - I , 01403/2015)**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Rajesh Kumar Pandey 6 , Ganga Prosad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	 21/04/2015	 LTI 21/04/2015	Rajesh Kumar Pandey 21/4/2015

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Swapan Bholla Address -P-99, Liluachak Para , Udaygar Colony, Howrah, Thana:-Liluya, District:-Howrah, WEST BENGAL, India, Pin :-711203	Self	 21/04/2015	 LTI 21/04/2015	Swapan Bholla
2	Rajesh Kumar Pandey Address -6 , Ganga Prosad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 21/04/2015	 LTI 21/04/2015	Rajesh Kumar Pandey
3	Ritesh Pandey Address -6 , Ganga Prosad Mukherjee Road, Kolkata, Thana:-Bhawanipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 21/04/2015	 LTI 21/04/2015	Ritesh Pandey

**Name of Identifier of above Person(s)**  
 Sumit Seal  
 37/4 , Sarat Ghosh Garden Road, Kolkata,  
 Thana:-Kasba, District:-South 24-Parganas, WEST  
 BENGAL, India, Pin :-700031

Signature of Identifier with Date

Sumit Seal  
 21.4.2015

*KA*  
**VERDANT CONSTRUCTIONS LLP**  
 Represented by  
**KARAN AGARWALA**  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*H Baheti*  
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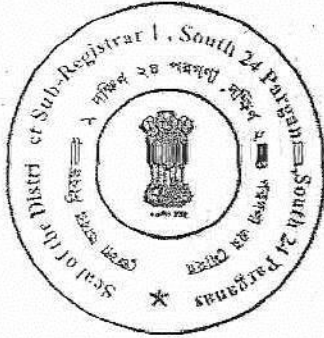
*Hany*  
**(KALIDAS MANDAL)**

District Sub-Registrar-I  
 Alipore South 24 Parganas

(No entry in Succession Register)  
**DISTRICT SUB-REGISTRAR-I**  
 Office of the D.S.R. - I SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.












Registered in Book - I  
CD Volume number 6  
Page from 3191 to 3202  
being No 01403 for the year 2015.



(Kalidas Mandal) 23-April-2015  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R. - I SOUTH 24-PARGANAS  
West Bengal












VERDANT CONSTRUCTIONS LLP  
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KARAN AGARWALA  
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VERDANT CONSTRUCTIONS LLP  
Represented by  
HARSHIT BAHETI  
As Constituted Attorney  
For Moondust Tracom Pvt. Ltd.

		Thumb	1st finger	middle finger	ring finger	small finger
 Swapan Bholia	left hand					
	right hand					







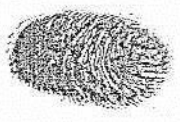




Name SWAPAN BHOLIA

Signature Swapan Bholia

		Thumb	1st finger	middle finger	ring finger	small finger
 Rajesh Kumar Pandey	left hand					
	right hand					

Name RAJESH KUMAR PANDAY

Signature Rajesh Kumar Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
 Ritesh Pandey	left hand					
	right hand					

Name RITESH PANDAY

Signature Ritesh Pandey

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name .....

*Attorney*

VERDANT CONSTRUCTIONS LLP  
 Represented by  
 HARSHIT BAHETI  
 As Constituted Attorney  
 For Moondust Tracom Pvt. Ltd.

*KA*

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