

8429/2022

8593/2022



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL



AG 740627

11-35

2/132945/22

21/5

Additional Registrar of  
Assurances-IV, Kolkata

Nr

53678825/-

Notified that the Document is admitted to  
Registration. The Stamp Sheet and the  
Endorsement sheets attached to this document  
are the part of this Document.

Additional Registrar  
of Assurances-IV, Kolkata

24 MAY 2022

DEED OF SUB LEASE

THIS DEED OF SUB LEASE is made at Kolkata on this the 1<sup>st</sup> day of May  
Two Thousand and Twenty -Two

BETWEEN:

20 APR 2022



No. 36597 Rs. 100/- Date.....

Name.....

Address.....

85A sarek Bose Road  
Kolar

Vendor.....

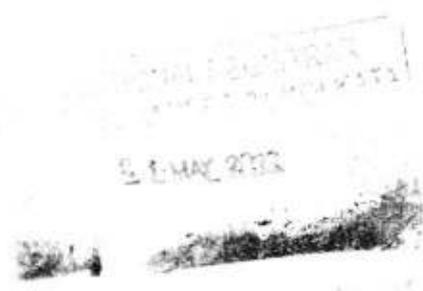
Allpur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Allpur Police Court, Kol-27

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**MACFARLANE & CO. LIMITED** (CIN : L51909WB1919PLC003356) (PAN **AABCM9446L**) a company incorporated in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at 9/1 R.N. Mukherjee Road, P.S. Hare Street, P.O.R.N Mukherjee Road, Kolkata - 700001 and represented by its Director, **GHANSHYAM DAS RATHI** (PAN:**ADBPR1417J**) son of Late Brij Ratan Rathi residing at 26 P.K. Tagore Street P.O. Beadon Street P.S. Jorabagan Kolkata 700006 in pursuance of a Resolution of the Board of Directors dated 12.10.2020 hereinafter referred to as the "**SUB LESSOR**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor and/or successors in office and/or interest and permitted assigns) of the **ONE PART**;

AND

**TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED** (formerly Texmaco Limited) (CIN : L70101WB1939PLC009800) (PAN : **AABCT0814B**) an existing company in accordance with the provisions of the Companies Act 1956 as extended by the Companies Act 2013 having its registered office situated at Belgharia, Post Office and Police Station Belgharia, Kolkata 700 056 and represented by its Chief Financial Officer, **K. K. RAJGARIA** (PAN:**ADHPR7377P**) son of Late M. P. Rajgaria residing at T-113A Tegharia Main Road, Kolkata - 700157 P.S. Baguihati P.O. Hatiara in pursuance of a Resolution of the Board of Directors dated 19.10.2020 hereinafter referred to as the "**SUB LESSEE**" (which term or expression shall unless excluded by or there be something repugnant to the subject or context be deemed to mean and include its successor and/or successors in office and/or interest and permitted assigns) of the **OTHER PART**;

**WHEREAS** by an Indenture of Lease dated 2<sup>nd</sup> January 2013 (Original Lease) registered at the office of the Additional Registrar of Assurances-1, Kolkata in Book No. 1 CD Volume No.1 Pages 589 to 618 Being No.00028 for the year 2013



REGISTRAR OF ASSURANCES  
KOLKATA

8.1.MAY.2022

and made between Smt. Pillabai Saphui and Smt. Mirabai Naskar therein jointly referred to as the Lessors of the One Part and the Sub Lessor herein therein referred to as the Lessee of the Other Part, the Lessors thereto granted and demised by way of Lease unto and in favour of the Sub Lessor herein ALL THAT piece and parcel of land containing by estimation an area of 4 bighas, 6 cottahs, 14 chittacks and 31 sq.ft. be the same a little more or less together with the structures standing thereon situate lying at and being Municipal Premises No.18, Radhanath Chowdhury Road, Kolkata - 700015 more fully and particularly mentioned and described in the **First Schedule hereunder written** and hereinafter referred to as the "**Leasehold Property**" for a term of 99 years with effect from 1<sup>st</sup> day of February, 2010 and expiring on 31<sup>st</sup> day of January, 2109 with an option of the Sub Lessor for renewal thereof for a further period of 99 years at the rent and subject to the terms and conditions contained and recorded in the said Deed of Lease.

**AND WHEREAS** the Sub Lessee is also the Owner of All That piece and parcel of land containing by admeasurement in aggregate a total area of 6 Bighas, 17 Cottahs, 6 Chittacks and 3 Sq.ft. (be the same a little more or less), together with structures, messuages and tenements standing thereon renumbered as Municipal Premises No.17, Radhanath Chowdhury Road, Kolkata - 700015;

**AND WHEREAS** the said premises No.17, Radhanath Chowdhury Road, Kolkata - 700015 and the said Premises No.18, Radhanath Chowdhury Road, Kolkata - 700015 are contiguous to each other;

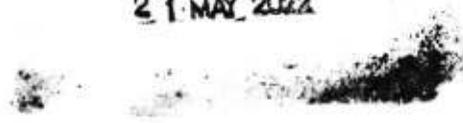
**AND WHEREAS** In terms of Clause V (h) of the Indenture of Lease dated 2<sup>nd</sup> January 2013, the Lessee therein and Sub lessor i.e., Macfarlane & Co Limited is entitled to sub-let, transfer, assign, sub-lease or sub-demise the demised property and/or otherwise transfer and/or part with possession and/or alienate the demised property or any portion thereof on such terms and conditions as the Lessee therein may deem fit subject to the terms and conditions contained and recorded in the said Indenture of Lease.



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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA

21 MAY 2022



**AND WHEREAS** since the premises are contiguous to each other, the Sub Lessee and the Sub Lessor had entered into a Deed of Sub lease on 18<sup>th</sup> day of February 2021 whereby the Sub Lessor had demised in favour of the Sub Lessee the divided and demarcated portion of the said Leasehold Property being ALL THAT piece and parcel of land containing by estimation an area of 13.34 Cottahs (more or less) situate lying at and being Municipal Premises No.18, Radhanath Chowdhury Road, Kolkata - 700015, hereinafter referred to as the "**DEMISED PREMISES**" more fully described in **Second Schedule** hereunder written for a period of 29 (twenty-nine) years commencing from 3<sup>rd</sup> day of December 2020 and the same has been registered in the Office of the Additional Registrar of Assurance-IV, Kolkata in Book No.1, Volume No. 1904-2021, Pages from 65103 to 65130 being No. 190401039 for the year 2021 (hereinafter to be referred as the "**Lease Deed**").

**AND WHEREAS** in supersession of the Lease Deed, subsequently the Sub Lessee is now desirous to obtain demise of the Demised Premises for the entire unexpired period of the Original Lease, and the Sub Lessee has approached the Sub Lessor to demise the **DEMISED PREMISES**, for the unexpired period of the Original Lease commencing from 1<sup>st</sup> May 2022 ("**Commencement Date**") togetherwith right of renewal of another period of 99 years at the rent and subject to the terms and conditions contained and recorded in the said Original Lease;

**AND WHEREAS** in view of the said approachment the Sub Lessor has agreed to demise the said Demised Premises to the Sub Lessee for the unexpired period of the Original Lease beginning from the Commencement Date, at a premium of Rs.1,35,00,000/- (Rupees One Crore Thirty five lakhs) only, out of which a sum of Rs. 3,00,000/- (Rupees Three lakhs) only has been paid before signing of these presents and a balance sum of Rs. 1,32,00,000/- (Rupees One Crore thirty two lakh) only shall be paid within 12 months from the date of signing of these presents and an annual rent of Rs.33,00,000/- (Rupees Thirty Three lakhs) only, commencing from the Commencement Date, subject to the covenants, stipulations and terms and conditions stated hereunder;



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REGISTRAR OF COMPANIES  
INDIA

**NOW IT IS HEREBY AGREED covenanted and stipulated by and between the parties hereto as stated hereunder: -**

1. In consideration of the said agreement and in consideration of the said premium of Rs.1,35,00,000/- (Rupees One Crore Thirty five lakhs) only, and annual rent of Rs.33,00,000/- (Rupees Thirty Three lakhs) only, hereby reserved and the covenants, stipulations and the terms and conditions herein contained and on the part of the Sub Lessee to be observed and performed, the Sub Lessor doth hereby demise unto the Sub Lessee piece and parcel of land containing by estimation an area of 13.34 Cottahs (more or less) situate lying at and being Municipal Premises No.18, Radhanath Chowdhury Road, Kolkata - 700015 morefully and particularly described in the Second Schedule hereunder written and delineated in the map or Plan hereto annexed and bordered in red colour hereinafter called the 'Demised Premises' and together with all rights, liberties, privileges, easements benefits, advantages, appurtenances to be enjoyed therewith and also the right to demolish the existing buildings and structures or any of them free from all encumbrances charges, liens, claims, demands, liabilities, attachments and trusts of whatsoever nature TO HAVE AND TO HOLD the demised premises unto the Sub Lessee for the unexpired period of the Original Lease commencing from the Commencement Date, yielding and paying therefore unto the Sub Lessor (subject to what is hereafter contained).

**THE ASSIGNOR AND THE ASSIGNEE HEREBY COVENANT as follows :-**

1. That the Assignee paying the said premium and yearly rent and Municipal taxes and observing and performing the terms, and conditions herein contained and on its part to be observed and performed, shall and will peacefully and quietly hold possesses and enjoy the Demised Premises together with the buildings and structures standing thereon and/or any part thereof and buildings and/or structures to be constructed thereon and every part thereof during the term hereby created without any eviction,



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interruption or disturbance by the Sub Lessor or any person or persons claiming from under or through the Sub Lessor.

2. The Sub Lessee and/or its nominees/transferees shall exclusively use the Demised Premises as a private pathway or passage for ingress and egress on and from Municipal Premises No. 17 Radhanath Choudhary Road, and shall cause no construction over the said Demised Premises.
3. The Sub Lessee shall be entitled to appear before the Municipal authorities and all other authorities concerning the use of the said Demised Premises for access to 17 Radhanath Choudhary Road and to apply for and obtain sewerage, drainage and water connection, electric connection, telephone connection and all other amenities and facilities of whatsoever nature which are required for construction and for the use of the buildings or any portion at 17 Radhanath Choudhary Road at the Sub Lessee's own cost and expenses and to sign all papers, letters and/or documents as may be required for the said purposes.
4. The Sub Lessee shall be entitled to submit and/or apply to the West Bengal State Electricity Board, Calcutta Electric Supply Corporation Ltd. Fire Brigade authorities, Police authorities, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust authorities and/or any other authorities and/or agencies in relation to securing any of such consent certificate, clearance for the purposes of providing access to 17 Radhanath Choudhary Road and carrying out construction roads, culverts etc of whatsoever nature on the Demised Premises at the cost and expenses of the Sub Lessee and the Sub Lessor shall give full cooperation and no objection in respect thereof
5. The Sub Lessee shall be entitled to apply and to appear before the Government, Semi-Government and/or any other concerned authorities and/or agencies for allotment and/or grant and/or supply of any amenities



REGISTRAR OF COMPANIES  
OF ASSURANCES-IV, KOLKATA

21 MAY 2022

and facilities required to be used by the Sub Lessee to give full effect to the project undertaken by the Sub Lessee in respect of 17 Radhanath Choudhary Road.

6. The Sub Lessee shall be entitled to sign such papers, plans, applications, letters and other documents in connection with the Demised premises and do such other acts, deeds and things as may be reasonable, proper or necessary for use of the said Demised Premises as access to 17 Radhanath Choudhary Road.
7. The Sub Lessee shall have right to assign, transfer, sublet, sublease, develop the Leasehold interest of the Demised Premises together with constructions made or to be made thereon in respect of Municipal Premises No. 17 Radhanath Choudhary Road on the terms and conditions covenants, restrictions in respect of use and occupation thereof in the manner as the Sub Lessee may deem fit and proper and the Sub Lessor shall not be entitled to claim any enhancement of rent on any account. The Sub Lessee and/or nominees / transferees shall be liable to pay the rent as per the terms of this lease deed and it being agreed that the Sub Lessee shall have the option to pay the lease Rent for the entirety of the lease term collectively if the Sub Lessor provides discount on the Lease Rent.
8. The Sub Lessee shall have the right to grant the Demised Premises for development with Municipal Premises No. 17 Radhanath Choudhary Road subject to the condition that the same shall be used as access way or pathway connecting to and from Municipal Premises No. 17 Radhanath Choudhary Road to the main public road.
9. The Sub Lessee shall comply with and carry out all requisitions, notices and requirements of the local Municipal authorities and/or any other authorized agencies of the Government or Semi-Government bodies and observe the



building rules and regulations, restrictions and directions of all lawful authorities as is applicable.

10. The Sub Lessee shall be entitled to and are hereby authorized by the Sub Lessor to amalgamate the Demised Premises with any other property (in which the Sub Lessee has ownership / leasehold rights) which is adjacent and/or neighbouring and/or in any way connected to the Demised Premises and no consent of the Sub Lessor would be necessary and/or required in this regard and this deed by itself is and shall be treated as the consent of the Sub Lessor. The Sub Lessee shall be entitled to grant ingress and egress right to any of the adjacent premises. The Sub Lessee shall be entitled to sublease, under lease the leasehold interest in any sub-divided portion/portions thereof and transfer by way of Lease undivided proportionate impartible Leasehold share of the Demised Premises and/or with amalgamated premises appertaining to any constructed areas to any party/parties on such terms and conditions as may be agreed upon by the Sub Lessee.
11. That the Sub Lessee shall be entitled to institute, prosecute, defend any suits and/or any other legal proceedings pertaining to the Demised Premises against any third party in any Court of Law, Tribunal and/or any other Government, Semi-Government Authorities and shall be entitled to file plaints, written statements, affidavits, applications, petitions or any other paper or documents and to appoint any lawyer or advocates and to sign vakalatnama in connection with any matters relating to the said Demised Premises at its own costs and expenses.

THE SUB LESSOR HEREBY COVENANT WITH THE SUB LESSEE as follows:-

1. The Sub Lessor has in themselves good right, full power and absolute authority to demise unto the Sub Lessee the Demised Premises in the manner herein appearing.



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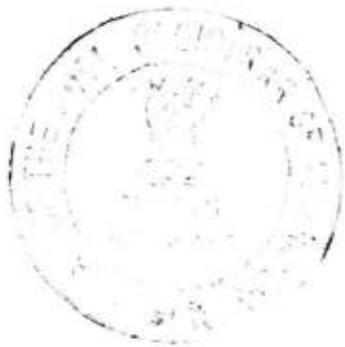
2. That the Sub Lessee upon observing and performing the terms, covenants and conditions herein contained and shall and will peacefully and quietly hold possess and enjoy the Demised Premises and every part thereof during the unexpired term of the Original Lease hereby created without any eviction, interruption or disturbance from or by the Sub Lessor or any person or persons claiming from under or through the Sub Lessor. The Sub Lessee may take all necessary action to remove or evict all trespassers and unauthorized occupants in the Demised Premises and /or take appropriate police actions against trespassers, encroachers and other unauthorized entrants in the Demised Premises (for an on behalf of the Assignor), to enable the Sub Lessee to enjoy peaceful and undisturbed possession of the Demised Premises.
3. This Sub Lease Deed supersedes the earlier Lease Deed registered on 18<sup>th</sup> day of February 2022.

THE FIRST SCHEDULE ABOVE REFERRED TO :

LEASEHOLD PROPERTY

**ALL THAT** piece and parcel of land structure measuring about 3229 sq.ft pucca in nature and that of tin shed measuring about 31710 sq.ft whereon or part thereof the said structure is standing and/or built containing an area 04 Bighas 06 Cottahs 14 Chittacks 31 square feet more or less situate lying at and being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation being Holding No. 139 in Grand Division No. 1 Sub Division -H, Dihi- Panchannagram within Thana Entally and Sub Registration Office-Sealdah, in the District of South 24-Parganas and butted ad bounded as follows :-

**ON THE NORTH** : Bibi Bagan Lane;  
**ON THE SOUTH** : Premises No.20A, Radhanath Choudhary Road;  
**ON THE EAST** : Premises No 17 Radhanath Choudhary Road;  
**ON THE WEST** : Radhanath Chowdhury Road ;



2

6 MAY 2022



THE SECOND SCHEDULE ABOVE REFERRED TO :DEMISED PREMISES

ALL THAT piece and parcel of land containing an area 13.34 Cottahs more or less situate lying at and being Premises No. 18 Radhanath Chowdhury Road, (formerly Tangra Road), Kolkata 700015, Police Station-Entally, within Ward No.56 of the Kolkata Municipal Corporation being Holding No. 139 in Grand Division No. 1 Sub Division -H, Dihi- Panchannagram within Thana Entally and Sub Registration Office-Sealdah, in the District of South 24-Parganas and butted ad bounded as follows:-

- ON THE NORTH** : By other Portion of Municipal Premises No. 18  
Radhanath Choudhary Road
- ON THE SOUTH** : Premises No.20A, Radhanath Choudhary Road;
- ON THE EAST** : Premises No 17 Radhanath Choudhary Road;
- ON THE WEST** : Radhanath Chowdhury Road;



*[Handwritten signature]*

31 MAY 2022



IN WITNESS WHEREOF the parties hereto have put their seals and signatures on the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the SUB LESSOR at Kolkata In the presence of:

1. Pravakar Das  
85 A Sarat Bose Road  
Calcutta - 22
2. Alone menela  
10, 1st Floor, off. 1st fl.  
Vol. 1/17-1

For Macfarlane & Company Ltd.

S. Dutta  
Director

SIGNED SEALED AND DELIVERED

by the SUB LESSEE at Kolkata In the presence of:

1. Pravakar Das

For Texmaco Infrastructure & Holdings Limited

[Signature]

CFO

2. Alone menela

Drafted by me:

Abhishek Roy  
Advocate

**Abhishek Roy**  
Advocate

Alipore Judges Court  
Enrollment No F/2047/1780/2019



21 MAY 2009

# SPECIMEN FORM FOR TEN FINGERPRINTS



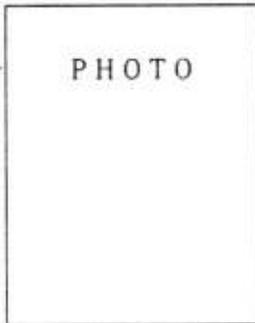
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*S. S.*

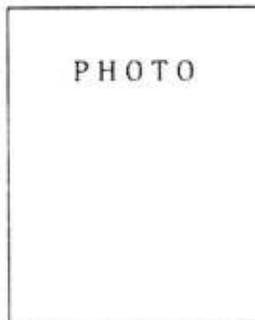


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

*S. D. K. S.*



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



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



✓  
REGISTRY OF ASSURANCES, KOLKATA

21 MAY 2022

PREM NO - 18 RACHANATH CHOWHURY ROAD, KOLKATA - 700015.  
WARD NO - 56, BOROUGH - V.  
LAND AREA = 13 K. 5 CH. 20 SFT. = 892.34 SQM. (213.34 COTTAH)  
SCALE = 1" = 3'



For Mactarlane & Company Ltd.

*G. D. K. S. S.* Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

*[Signature]* CFO



ADDL REGISTRAR OF ASSURANCES, KOLKATA  
21 MAY 2022



भारत सरकार  
GOVERNMENT OF INDIA



धनश्याम दास राठी

Ghanshyam Das Rathi

DOB: 25-11-1953

Gender: Male



2678 1782 9903

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

२६, पी.के.तागोर स्ट्रीट, बिदोन स्ट्रीट, बिरासायम  
स्ट्रीट, कोलकाता, पश्चिम बंग, ७००००६

Address:

26, P K Tagore Street, Beadon  
Street, Beadon Street, Kolkata,  
Kolkata, West Bengal, 700006



1947  
1800 300 1947

help@uidai.gov.in

www  
www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

GHANSHYAM DAS RATHI  
BRIJ RATAN RATHI  
25/11/1953



Permanent Account Number  
ADBPR1417J



*G. Rathi*

Signature


भारत सरकार  
 Government of India


आधार

Download Date: Z711 020000



किशोर कुमार राजगारिया  
 Kishor Kumar Rajgaria  
 जन्मतिथि/DOB: 18/01/1969  
 लिंग/ MALE

Issue Date: 16-06-2017

**9922 6652 8751**  
**VID : 9188 9496 4057 0465**

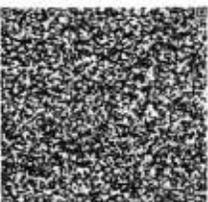
आभार आधार, आभार परिचय


भारतीय रिपब्लिक - परिचय - प्रधिकरण  
 Unique Identification Authority of India


आधार

ठिकाना:  
 T-113/4, तेघरिया मेईल रोड, तेघरिया,  
 राजारहाट गोपालपुर (एम), उत्तर २४ पारगना,  
 पश्चिम बंग - 700157

Address:  
 T-113/A, TEGHARIA MAIN ROAD,  
 TEGHARIA, Rajarhat Gopalpur(M), North 24  
 Parganas,  
 West Bengal - 700157



**9922 6652 8751**  
**VID : 9188 9496 4057 0465**

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आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KISHOR KUMAR RAJGARIA

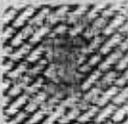
MAHABIR PRASAD RAJGARIA

18/01/1969  
Permanent Account Number

ADHPR7377P

  
Signature



09/12/2011



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YTZ1096429



নির্বাচকের নাম : প্রভাকর দাস  
Elector's Name : Prabhakar Das  
পিতার নাম : শংকর দাস  
Father's Name : Sankar Das  
লিঙ্গ/Sex : পুং/ M  
জন্ম তারিখ  
Date of Birth : 01/05/1991

YTZ1096429

ঠিকানা:  
নবগ্রাম পূর্ব, নবগ্রাম, শ্যামপুর, হাওড়া, 711315

Address:  
NABAGRAM PURBA, NABAGRAM,  
SHYAMPUR, HOWRAH, 711315

Date: 26/09/2010

178-উলুবেড়িয়া দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ  
অফিসারের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
178-Uluberia Dakshin Constituency

কোন পরিবর্তন হলে লগ্ন উল্লেখ্য যেটি নির্দিষ্ট নম্বর ও এমআই  
সংখ্যার লগ্ন সঠিক পরিবর্তন সাধন করে নির্বাচন হলে এই  
পরিচয়পত্র পুনরায় উত্তোলন করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

080001



PERMANENT ACCOUNT NUMBER  
AABCM0448L

MACFARLANE & CO LTD

DATE OF INCORPORATION  
09-09-1979

*Handwritten signature*

COMMISSIONER OF REVENUE TAX, N.Y.S.





Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	2001329445/2022	Office where deed will be registered
Query Date	05/05/2022 8:41:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status : Solicitor firm	
Transaction	[0403] Lease, Lease	Additional Transaction
Set Forth value	13500000	[4308] Agreement [No of Agreement : 2]
Total Stamp Duty Payable(SD)	Rs. 26,83,961/- (Article:35)	Market Value
Mutation Fee Payable	Expected date of Presentation of Deed	Rs. 5,36,78,825/-
Remarks	Lease Period 86 Years 9 Months Advance/Premium Rs 1,35,00,000/- Average annual Rent Rs 33,00,000/-	Total Registration Fee Payable
		Rs. 2,01,014/- (Article:A(1), E)
		Amount of Stamp Duty to be Paid by Non Judicial Stamp

**Land Details :**

District: South 24-Parganas, Thana: Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 18, , Ward No: 056, Holding No:139, Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13.34 Katha		5,36,78,825/-	Property is on Road
Grand Total :				22.011Dec	0/-	536,78,825/-	

**Lessor Details :**

SI No	Name & address	Status	Execution Admission Details :
1	MACFARLANE & CO. LIMITED ,9/1, R. N. Mukherjee Road, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 PAN No. AAxxxxxx6L, ,Aadhaar No Not Provided by UIDAI :Organization, Executed by: Representative	Organization	Executed by: Representative



**Lessee Details :**

SI No	Name & address	Status	Execution Admission Details :
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED ,BELGHARIA, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 PAN No. AAxxxxx4B, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

SI No	Name & Address	Representative of
1	Mr GHANSHYAM DAS RATHI Son of Late BRIJ RATAN RATHI 26 P.K. TAGORE ROAD, City:- , P.O:- BEADON STREET, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxx7J ,Aadhaar No Not Provided by UIDAI	MACFARLANE & CO. LIMITED (as Director)
2	Mr K K RAJGARIA Son of Late M P RAJGARIAT-113A, TEGHARIA MAIN ROAD, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxx7P ,Aadhaar No Not Provided by UIDAI	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED (as CHIEF FINANCIAL OFFICER)

**Identifier Details :**

Name & address
Mr Pravakar Das Son of Mr S Das Nabagram, Shyampur, City:- , P.O:- Nabagram, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr GHANSHYAM DAS RATHI, Mr K K RAJGARIA

**Owner and Land or Building Details as received from KMC :**

Sc. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110561200592 Premises No. : 18 Ward No. : 056 Street Name : RADHANATH CHOWDHURY ROAD	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : LESSOR: SMT. PILLABAI SAPHUI , SMT MIRABAI NASKAR AS EXECUTRIX TO THE ESTATE OF , LT.SWARNAMOYI DASI , LESSEE- MACFARLANE & CO LIMITED Owner Address : C/O MACFARLANE & CO LIMITED , 9/1,R.N.MUKHERJEE ROAD,KOLKATA-1 Pin No. : 700001	Character of Premises: Total Area of Land:



**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 04-06-2022) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 04-06-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - I I SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA





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

**GRN Details**

<b>GRN:</b>	192022230031715091	<b>Payment Mode:</b>	Online Payment
<b>GRN Date:</b>	21/05/2022 15:01:36	<b>Bank/Gateway:</b>	State Bank of India
<b>BRN :</b>	CKT7349902	<b>BRN Date:</b>	21/05/2022 15:30:20
<b>Payment Status:</b>	Successful	<b>Payment Ref. No:</b>	2001329445/11/2022 [Query No*/Query Year]

**Depositor Details**

<b>Depositor's Name:</b>	TEXMACO INFRASTRUCTURE AND HOLDINGS LIMITED
<b>Address:</b>	BELGHARIA KOLKATA - 700056
<b>Mobile:</b>	9830201177
<b>Depositor Status:</b>	Buyer/Claimants
<b>Query No:</b>	2001329445
<b>Applicant's Name:</b>	Mr PRAVAKAR DAS
<b>Address:</b>	A.R.A. - IV KOLKATA
<b>Office Name:</b>	A.R.A. - IV KOLKATA
<b>Identification No:</b>	2001329445/11/2022
<b>Remarks:</b>	Transfer of lease, Transfer of Lease/Deed of Assignment Payment No 11

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001329445/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	335872
<b>Total</b>				<b>335872</b>

**IN WORDS: THREE LAKH THIRTY FIVE THOUSAND EIGHT HUNDRED SEVENTY TWO ONLY.**



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

**GRN Details**

GRN: 192022230028753751 Payment Mode: Online Payment  
GRN Date: 18/05/2022 10:39:35 Bank/Gateway: State Bank of India  
BRN : CKT7003458 BRN Date: 18/05/2022 18:14:41  
Payment Status: Successful Payment Ref. No: 2001329445/5/2022  
[Query No\*/Query Year]

**Depositor Details**

Depositor's Name: TEXMACO INFRASTRUCTURE AND HOLDINGS LIMITED  
Address: BELGHARIA KOLKATA - 700056  
Mobile: 9830201177  
Depositor Status: Buyer/Claimants  
Query No: 2001329445  
Applicant's Name: Mr PRAVAKAR DAS  
Identification No: 2001329445/5/2022  
Remarks: Lease, Lease

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001329445/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	2683961
2	2001329445/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	201014
			<b>Total</b>	<b>2884975</b>

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

### Major Information of the Deed

Deed No :	I-1904-08533/2022	Date of Registration	24/05/2022
Query No / Year	1904-2001329445/2022	Office where deed is registered	
Query Date	05/05/2022 8:41:07 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status : Solicitor firm		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4308] Other than Immovable Property. Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,35,00,000/-	Rs. 5,36,78,825/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 26,84,061/- (Article:63)	Rs. 5,36,886/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Entaly, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (R. N. Chowdhury -- Rest Portion) , , Premises No: 18, , Ward No: 056, Holding No:139 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	13.34 Katha	1,35,00,000/-	5,36,78,825/-	Property is on Road
<b>Grand Total :</b>				<b>22.011Dec</b>	<b>135,00,000 /-</b>	<b>536,78,825 /-</b>	

#### Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>MACFARLANE &amp; CO LTD</b> 9/1, R. N. Mukherjee Road, City:- , P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

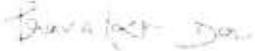
**Transferee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TEXMACO INFRASTRUCTURE &amp; HOLDINGS LIMITED</b> BELGHARIA, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.:: AAxxxxxx4B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr GHANSHYAM DAS RATHI</b>                      Son of Late BRIJ RATAN RATHI                      Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office                 </td> <td>                       May 21 2022 12:33PM                 </td> <td>                       LTI                      21/05/2022                 </td> <td>                       21/05/2022                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr GHANSHYAM DAS RATHI</b> Son of Late BRIJ RATAN RATHI Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 May 21 2022 12:33PM	 LTI 21/05/2022	 21/05/2022	26 P.K. TAGORE ROAD, City:- , P.O:- BEADON STREET, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MACFARLANE & CO LTD (as Director)		
Name	Photo	Finger Print	Signature									
<b>Mr GHANSHYAM DAS RATHI</b> Son of Late BRIJ RATAN RATHI Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 May 21 2022 12:33PM	 LTI 21/05/2022	 21/05/2022									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr KISHOR KUMAR RAJGARIA (Presentant )</b>                      Son of Late M P RAJGARIA                      Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office                 </td> <td>                       May 21 2022 12:34PM                 </td> <td>                       LTI                      21/05/2022                 </td> <td>                       21/05/2022                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr KISHOR KUMAR RAJGARIA (Presentant )</b> Son of Late M P RAJGARIA Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 May 21 2022 12:34PM	 LTI 21/05/2022	 21/05/2022	T-113A, TEGHARIA MAIN ROAD, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED (as CHIEF FINANCIAL OFFICER)		
Name	Photo	Finger Print	Signature									
<b>Mr KISHOR KUMAR RAJGARIA (Presentant )</b> Son of Late M P RAJGARIA Date of Execution - 01/05/2022, , Admitted by: Self, Date of Admission: 21/05/2022, Place of Admission of Execution: Office	 May 21 2022 12:34PM	 LTI 21/05/2022	 21/05/2022									

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pravakar Das</b> Son of Mr S Das Nabagram, Shyampur, City:- , P.O:- Nabagram, P.S:-Shyampur, District:-Howrah, West Bengal, India, PIN:- 711315	 21/05/2022	 21/05/2022	 21/05/2022

Identifier Of Mr GHANSHYAM DAS RATHI, Mr KISHOR KUMAR RAJGARIA



**Endorsement For Deed Number : I - 190408533 / 2022**

**On 21-05-2022**

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

Presented for registration at 11:35 hrs on 21-05-2022, at the Office of the A.R.A. - IV KOLKATA by Mr KISHOR KUMAR RAJGARIA .

**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 5,36,78,825/-

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

Execution is admitted on 21-05-2022 by Mr GHANSHYAM DAS RATHI, Director, MACFARLANE & CO LTD, 9/1, R. N. Mukherjee Road, City:- , P.O:- R N Mukherjee Road, P.S -Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Pravakar Das, . , Son of Mr S Das, Nabagram, Shyampur, P.O: Nabagram, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

Execution is admitted on 21-05-2022 by Mr KISHOR KUMAR RAJGARIA, CHIEF FINANCIAL OFFICER, TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED, BELGHARIA, City:- , P.O:- BELGHARIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Identified by Mr Pravakar Das, . , Son of Mr S Das, Nabagram, Shyampur, P.O: Nabagram, Thana: Shyampur, . Howrah, WEST BENGAL, India, PIN - 711315, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,36,886/- ( A(1) = Rs 5,36,788/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 2,01,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 6:14PM with Govt. Ref. No: 192022230028753751 on 18-05-2022, Amount Rs: 2,01,014/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT7003458 on 18-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,83,961/- and Stamp Duty paid by by online = Rs 26,83,961/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/05/2022 6:14PM with Govt. Ref. No: 192022230028753751 on 18-05-2022, Amount Rs: 26,83,961/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT7003458 on 18-05-2022, 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 24-05-2022**

**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 : 63 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 5,36,886/- ( A(1) = Rs 5,36,788/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,35,872/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 3:30PM with Govt. Ref. No: 192022230031715091 on 21-05-2022, Amount Rs: 3,35,872/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT7349902 on 21-05-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 26,83,961/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 0/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 36597, Amount: Rs. 100/-, Date of Purchase: 20/04/2022, Vendor name: S Das  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 21/05/2022 3:30PM with Govt. Ref. No: 192022230031715091 on 21-05-2022, Amount Rs: 0/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKT7349902 on 21-05-2022, Head of Account

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 591753 to 591784

being No 190408533 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.05.25 17:12:03 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/05/25 05:12:03 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

PS GROUP REALTY PVT. LTD.  
*[Handwritten Signature]*  
Director / Authorised Signatory

(This document is digitally signed.)