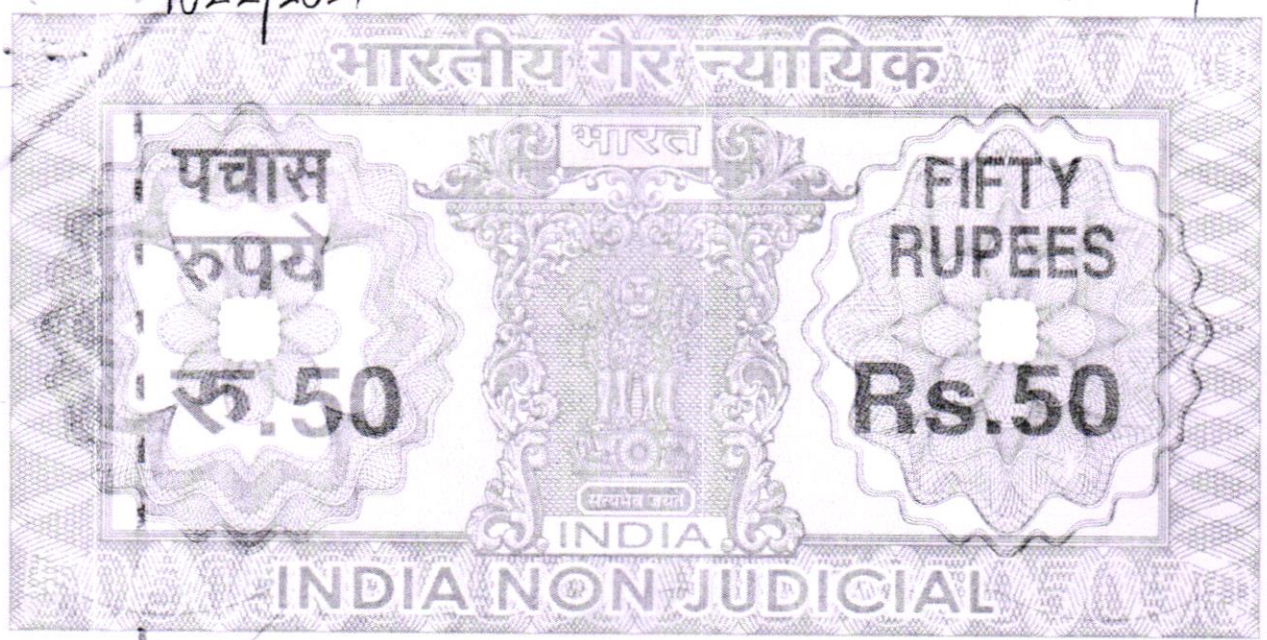


1022/2021

I-1039/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 953664

18/1  
 2/194827  
 2021  
 PW = 59643/139/  
 A made = A. 30000/  
 Any amt. 120000/



Verified that the Document is admitted to Registration and the endorsement on the document are the same.

Additional Registrar of Assurances-IV, Kolkata

18 FEB 2021

**DEED OF SUB-LEASE**

**THIS DEED OF SUB LEASE** is made at Kolkata on this the 18<sup>th</sup> day of FEBRUARY Two Thousand and Twenty one

**BETWEEN:**

Additional Registrar of Assurances-IV, Kolkata

92027

U 9 FEB 2021

DATE.....  
NAME.....  
SOC.....  
AMT.....

AJAY GAGGAR  
ADVOCATE  
3rd. FLOOR, TEMPLE CHAMBERS  
6, OLD POST OFFICE STREET,  
KOLKATA - 700 001

*Mou*  
MOUSUMI GHOSH  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE



*[Handwritten signature]*

REGISTRATION OFFICE  
19 FEB 2021



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

**GRN Details**

GRN: 192020210226671761      Payment Mode: Online Payment  
GRN Date: 13/02/2021 11:23:32      Bank/Gateway: State Bank of India  
BRN : CKP5148667      BRN Date: 13/02/2021 12:02:55  
Payment Status: Successful      Payment Ref. No: 2000194823/6/2021  
[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: 2000194823  
On Behalf Of: Org Gagar And Co LLp  
Identification No: 2000194823/6/2021  
Remarks: Lease, Lease Payment No 6

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000194823/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	234001
2	2000194823/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	30007
<b>Total</b>				<b>264008</b>

IN WORDS: TWO LAKH SIXTY FOUR THOUSAND EIGHT ONLY.





**MACFARLANE & CO LTD (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) (**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, **KISHOR KUMAR 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 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 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



*[Handwritten signature]*

*[Faint handwritten text, possibly a name or title]*

18 FEB 2021

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 on the party hereto 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** In terms of Clause V (h) of the Indenture of Lease dated 2<sup>nd</sup> January 2013, the lessee therein 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.

**AND WHEREAS** the Sub Lessee has approached the Sub Lessor to demise 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**" as more fully described in **Second Schedule** hereunder written and delineated in the Map or Plan hereto annexed and bordered in Red colour , for a period of 29 (twenty-nine) years commencing from 3<sup>rd</sup> day of December 2020 ("**Commencement Date**");

**AND WHEREAS** in view of the said approachment the Sub Lessor has agreed to demise the said Demised Premises to the Sub Lessee for a period of 29 (twenty nine) years from the Commencement Date, at a premium of Rs.3,00,000/- (Rupees Three Lakhs) only, out of which a sum of Rs.1,00,000/- (Rupees One Lakh) only shall be paid at the time of signing of these presents and a balance sum of Rs.2,00,000/- (Rupees Two Lakhs) only shall be paid within a year from the date of signing of these presents and an annual rent (in advance) of Rs.12,00,000/- (Rupees Twelve Lakhs) only, commencing from the Commencement Date , subject to the covenants, stipulations and terms and conditions stated hereunder ;



1  
CPA

18 FEB 2011



**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.3,00,000/- (Rupees Three Lakhs) only, and annual rent of Rs.12,00,000/- (Rupees Twelve 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 term of 29 (twenty nine) years from the Commencement Date, yielding and paying therefore unto the Sub Lessor (subject to what is hereafter contained) the said yearly Rent of Rs.12,00,000/- (Rupees Twelve Lakhs) only, according to English Calendar payable on or before the end of the First month of every year in advance of the year for which the same is payable, without any abatement or deduction whatsoever.

THE SUB LESSOR AND THE SUB LESSEE HEREBY COVENANT as follows;

1. That the Sub Lessee 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 and every part thereof during the term hereby created without any eviction, interruption or disturbance by the Sub Lessor or any person or persons claiming from under or through the Sub Lessor.



*[Handwritten signature]*

*[Faint rectangular stamp or box]*

18 FEB 2021

2. The Sub Lessee shall have the right and liberty to use the Demised Premises as ingress and egress to any adjacent, contiguous and/or neighbouring property, 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 adjacent, contiguous and/or neighbouring property 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 the adjacent, contiguous and/or neighbouring property 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 adjacent, contiguous and/or neighbouring property 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 and facilities required to be used by the Sub Lessee to give full effect to the project undertaken by the Sub Lessee.

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 adjacent, contiguous and/or neighbouring property.



*[Handwritten signature]*

Asst. Registrar  
OF ASSAM  
18 FEB 2021

7. The Sub Lessee shall have right to assign, transfer, sublet, sublease the Leasehold interest of the Demised Premises and/or allow development of the Demised Premises 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.

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 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.



ADJUTANT GENERAL  
OF ASSAULT AND SUPPORT

18 FEB 2021



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.
2. That the Sub Lessee upon observing and performing the terms, covenants and conditions herein contained and on its part to be observed and performed shall and will peacefully and quietly hold possess and enjoy the Demised Premises and every part thereof during the term 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 Sub Lessor), to enable the Sub Lessee to enjoy peaceful and undisturbed possession of the Demised Premises.
3. That in case of any breach of the Sub Lessee in the performance and observance of any of the terms and conditions agreements herein contained and on the part of the Sub Lessee to be observed and performed and the breaches are not remedied within six months from the date of notice in writing to the Sub Lessee from the Sub Lessor to cure such breach, the Sub Lessor shall be entitled to determine the lease. Upon such termination of the lease by the Sub Lessor, the Sub Lessee shall forthwith vacate the Demised Premises and handover peaceful and vacant possession to the Sub Lessor.
4. After expiry of the lease period sub lessee shall handover the Demised Premises to the Sub Lessor herein. There is no renewal clause in this Deed and this is the first lease deed between the parties herein.

**THE 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 ;

**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:-

(Shown and delineated in the map or Plan annexed hereto and bordered in RED thereon)

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;



*m*



18 SEP

**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 :

*(Handwritten signature)*  
G. O. S. / Post Office  
Kolkata

Nitish kr. Choudhary  
1002, EM Bypass, Kol-105

For MACFARLANE & CO. LTD.

*(Handwritten signature)*  
Director  
(Ghanashyam Das Rathie)

**SIGNED SEALED AND DELIVERED**

by the **SUB LESSEE** at Kolkata

In the presence of :

*(Handwritten signature)*

Nitish kr. Choudhary.

For Texmaco Infrastructure & Holdings Limited

*(Handwritten signature)*  
CFO  
(Kishore Kumar Rajgaria)

**Drafted by**

*(Handwritten signature)*  
Advocate

High Court,


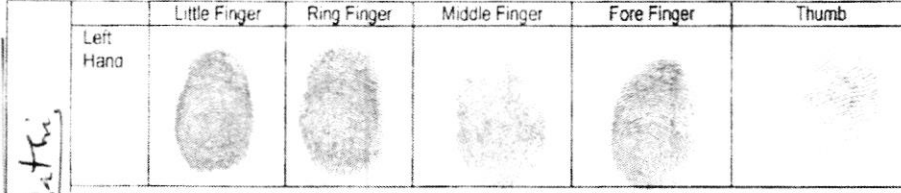
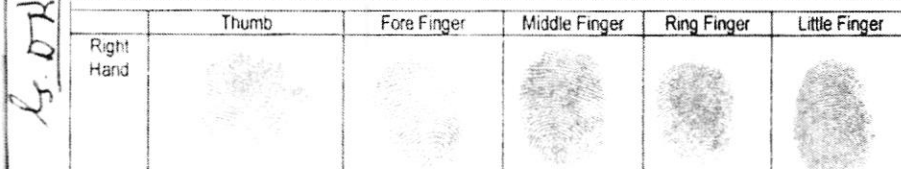
Calcutta

F/664/2096/2013

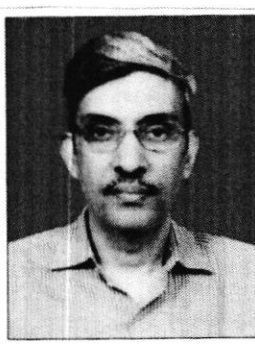
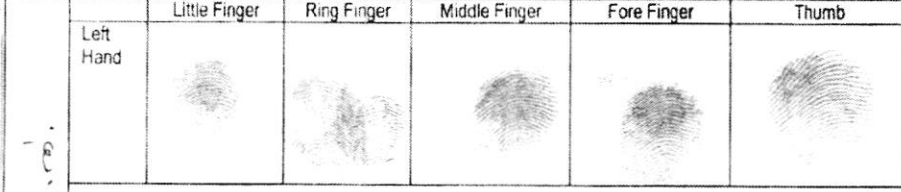
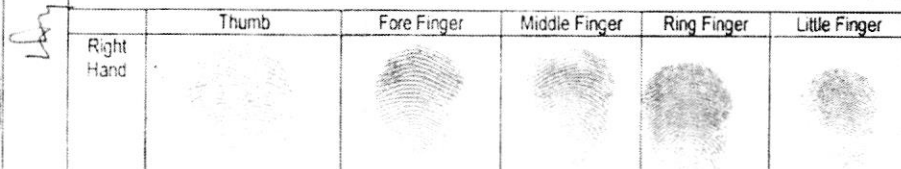


18 FEB 1951

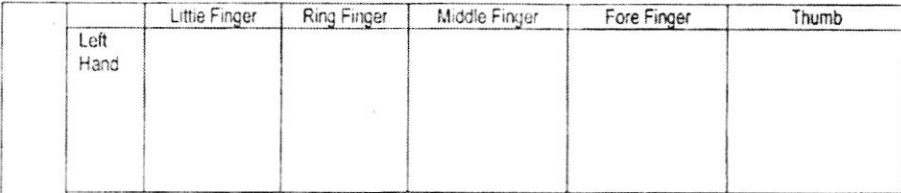
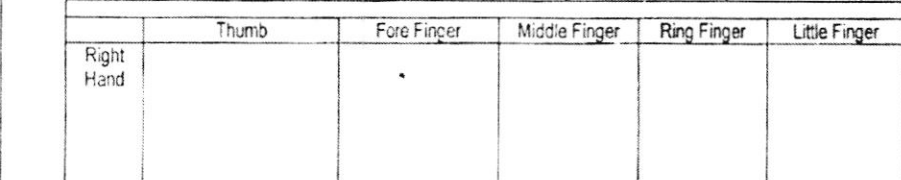
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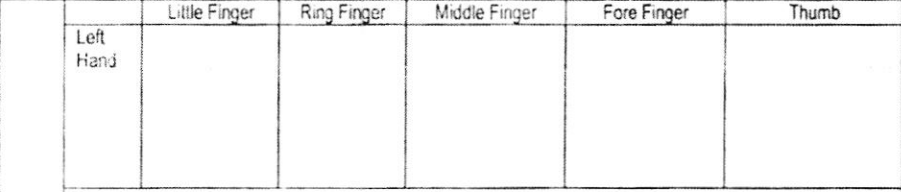
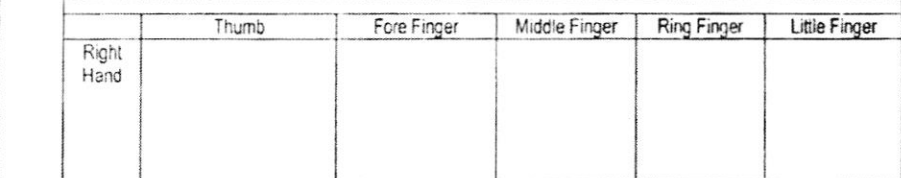
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		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

*Handwritten signature: S. D. Phelan*

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

*Handwritten signature: S. D. Phelan*

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span>PHOTO</span> </div>		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span>PHOTO</span> </div>		Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
							
		Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
							

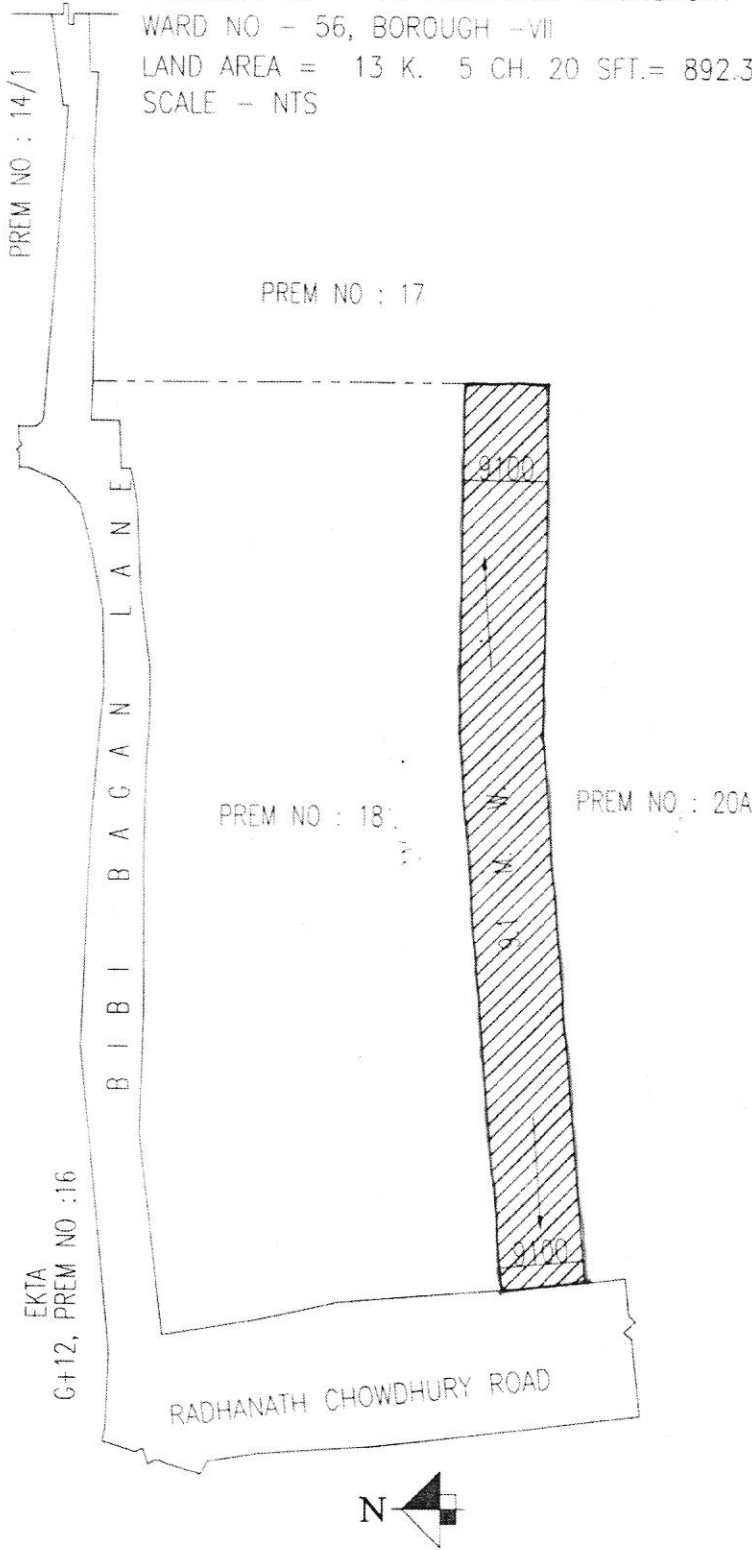




ADDI  
OFFICE

18 FEB 2021

PREMISES NO. - 18 RADHANATH CHOWDHURY ROAD, KOLKATA- 700015.  
WARD NO - 56, BOROUGH -VII  
LAND AREA = 13 K. 5 CH. 20 SFT.= 892.34 SQM. (13.34 COTTAH)  
SCALE - NTS



For MACFARLANE & CO. LTD.  
*G. Orkatei*  
Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

*Arjun*

CFO

SIGNATURE OF LESSEE



*[Handwritten signature]*



18 FEB 2021

PREMISES NO. - 18 RADHANATH CHOWDHURY ROAD, KOLKATA- 700015.  
WARD NO - 56, BOROUGH -VII  
LAND AREA = 13 K. 5 CH. 20 SFT.= 892.34 SQM. (13.34 COTTAH)  
SCALE - NTS

PREM NO : 14/1

PREM NO : 17

B I B I B A C A N L A N E

PREM NO : 18

PREM NO : 20A

EKIA  
G+12, PREM NO :16

RADHANATH CHOWDHURY ROAD



For MACFARLANE & CO. LTD

*S. O. Datta*

Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

*[Signature]*

CFO

SIGNATURE OF LESSEE



*m*  
REGISTRAR OF ASSURANCES  
STATE OF THE A.D.D.I.

18 FEB 2021

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ADHPR7377P

नाम / Name  
KISHOR KUMAR RAJGARIA

पिता का नाम / Father's Name  
MAHABIR PRASAD RAJGARIA

जन्म की तारीख / Date of Birth  
18/01/1969

A PAN Application Digitally Signed, Card Not Valid unless Physically Signed



25062017



ভারত চরকা  
Government of India

কিশোর কুমার রাজগারিয়া  
Kishor Kumar Rajgaria  
জন্মতারিখ/DOB: 18/01/1969  
পুরুষ/ MALE

Download Date: 27/10/2020

Issue Date: 16/06/2017

9922 6652 8751  
VID : 9188 9496 4057 0465

আমার আধার, আমার পরিচয়

ভারতীয় পরিচয় পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

ঠিকানা:  
টি-113/এ, তেঘড়িয়া মেইন রোড, তেঘড়িয়া,  
রাজারহাট গোপালপুর (এম), উত্তর ২৪ পরগনা,  
পশ্চিম বঙ্গ - 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

1947 | help@uidai.gov.in | www.uidai.gov.in



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

भारतीय विशिष्ट पहचान प्राधिकरण  
INDIAN AUTHORITY OF INDIA

२६, पी के टागोर स्ट्रीट, बिजोन स्ट्रीट, बिजोन  
स्ट्रीट, कोलकाता, पश्चिम बंगाल, 700006

Address:

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



1947  
1800 300 1947

help@uidai.gov.in

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. D. Rathi*

Signature

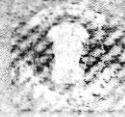


आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TEXMACO INFRASTRUCTURE &  
HOLDINGS LIMITED



04/08/1939

Permanent Account Number

AABCT0814B

07/06/2012

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABCM9446L



नाम /NAME

MACFARLANE & CO LTD

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

09-09-1919

*K. Das*

आयकर अधिकारी, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग  
INCOME TAX DEPARTMENT


भारत सरकार  
GOVT. OF INDIA


KISHOR KUMAR RAJGARIA

MAHABIR PRASAD RAJGARIA

18/01/1969  
Date of Birth

ADHPR7377P  
Permanent Account Number

  
Signature



X

**ELECTION COMMISSION OF INDIA**  
ভারতের নির্বাচন কমিশন

IDENTITY CARD

CJD2573855

পরিচয় পত্র



Elector's Name Asit Manna

নির্বাচকের নাম অসিত মান্না

Father's Name Abant Kumar Manna

পিতার নাম অবন্তী কুমার মান্না

Sex M

লিঙ্গ পু

Age as on 1.1.2006 38

১.১.২০০৬-এ বয়স ৩৮

Address:

Mauja - Depala Shasanabada J, L, No - 128( Ansha )  
Depala Ramnagar Purbo Medinipur 721453

ঠিকানা :

মৌজা - দেপাল শাসনাবাদ জে,এল,নং-১২৮ (অংশ) দেপাল রামনগর পূর্ব  
মেদিনীপুর ৭২১৪৫৩

Facsimile Signature  
Electoral Registration Officer  
নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency: 212-Ramnagar

বিধানসভা নির্বাচন ক্ষেত্র : ২১২-রামনগর

District: Purbo Medinipur

জেলা: পূর্ব মেদিনীপুর

Date: 20.07.2006

তারিখ: ২০.০৭.২০০৬

১১৩৫

aa  
DATED THIS 15<sup>th</sup> DAY OF FEBRUARY 2021  
aa

**B E T W E E N**

**MACFARLANE & CO. LIMITED**

**....SUBLESSOR**

**A N D**

**TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED**

**....SUBLEESSEE**

**DEED OF SUB LEASE**



### Major Information of the Deed

Deed No :	I-1904-01039/2021	Date of Registration	18/02/2021
Query No / Year	1904-2000194823/2021	Office where deed is registered	
Query Date	27/01/2021 6:49:20 PM	1904-2000194823/2021	
Applicant Name, Address & Other Details	Gaggar And Co LLP 6, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8420987093, Status :Advocate		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4310] Other than Immovable Property, Security Bond [Rs : 3,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
Set Forth value	Market Value		
	Rs. 5,96,43,139/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,34,051/- (Article:35)	Rs. 30,091/- (Article:A(1), E,)		
Remarks	Lease Period 29 Years s Advance/Premium Rs 3,00,000/- Average annual Rent Rs 12,00,000/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Radhanath Chowdhury Road, Road Zone : (Ekta, Gopika, G+4 and above -- Ekta, Gopika, G+4 and above) , , Premises No: 18, , Ward No: 056 Pin Code : 70015

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		5,96,43,139/-	Property is on Road
<b>Grand Total :</b>				<b>22.011Dec</b>	<b>0/-</b>	<b>596,43,139 /-</b>	



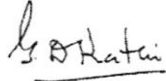


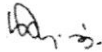
#### Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Macfarlane &amp; Co Ltd</b> 9/1, Rajendra Nath Mukherjee Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.: AAxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative




#### Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Texmaco Infrastructure &amp; Holdings Limited</b> P.O:- Belghoria, P.S:- Belghoria, 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	<p><b>Name</b></p> <p><b>Mr Ghanshyam Das Rathi</b>                      Son of Late Brij Ratan Rathi                      Date of Execution - 18/02/2021, , Admitted by: Self, Date of Admission: 18/02/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 18 2021 4:42PM</p>	<p><b>Finger Print</b></p>  <p>LTI 18/02/2021</p>	<p><b>Signature</b></p>  <p>18/02/2021</p>
<p>26, Prasanna Kr. Tagore Street, P.O:- Jorabagan, P.S:- Jorabagan, Kolkata, 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 &amp; Co Ltd (as DIRECTOR)</p>				
2	<p><b>Name</b></p> <p><b>Mr KISHOR KUMAR Rajgaria (Presentant )</b>                      Son of Late M P Rajgaria                      Date of Execution - 18/02/2021, , Admitted by: Self, Date of Admission: 18/02/2021, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Feb 18 2021 4:41PM</p>	<p><b>Finger Print</b></p>  <p>LTI 18/02/2021</p>	<p><b>Signature</b></p>  <p>18/02/2021</p>
<p>T-113A, Tegharia Main Road,, P.O:- Hatiara, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700157, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Texmaco Infrastructure &amp; Holdings Limited (as Chief Financial Officer)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Asit Manna</b>                      Son of Mr A K Manna                      6, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001</p>	 <p>18/02/2021</p>	 <p>18/02/2021</p>	 <p>18/02/2021</p>
<p>Identifier Of Mr Ghanshyam Das Rathi, Mr KISHOR KUMAR Rajgaria</p>			



Endorsement For Deed Number : I - 190401039 / 2021

**On 18-02-2021**

**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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 16:03 hrs on 18-02-2021, 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 5,96,43,139/-.

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

Execution is admitted on 18-02-2021 by Mr Ghanshyam Das Rathi, DIRECTOR, Macfarlane & Co Ltd, 9/1, Rajendra Nath Mukherjee Road, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr Asit Manna, , Son of Mr A K Manna, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Execution is admitted on 18-02-2021 by Mr KISHOR KUMAR Rajgaria, Chief Financial Officer, Texmaco Infrastructure & Holdings Limited, P.O:- Belghoria, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN - 700056

Indetified by Mr Asit Manna, , Son of Mr A K Manna, 6, Road: Old Post Office Street, , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 30,091/- ( A(1) = Rs 27,000/- ,B = Rs 3,000/- ,E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 30,007/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 13/02/2021 12:45PM with Govt. Ref. No: 192020210226671761 on 13-02-2021, Amount Rs: 30,007/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKP5148667 on 13-02-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,34,051/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 2,34,001/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 32647, Amount: Rs.50/-, Date of Purchase: 09/02/2021, Vendor name: M Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 13/02/2021 12:45PM with Govt. Ref. No: 192020210226671761 on 13-02-2021, Amount Rs: 2,34,001/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. CKP5148667 on 13-02-2021, 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**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 65103 to 65130

being No 190401039 for the year 2021.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2021.02.26 18:46:23 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/02/26 06:46:23 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

PS GROUP REALTY PVT. LTD.

Director / Authorised Signatory

(This document is digitally signed.)