

TITLE REPORT

***MUNICIPAL PREMISES NO. 18 RADHANATH CHOWDHURY ROAD,
KOLKATA - 7000015***

PART-1

(TITLE DEVOLUTION & ANNEXURE A1 TO A15)

CLIENT: PS GROUP REALTY PRIVATE LIMITED

Supriyo Basu & Associates

Advocates

Room No.48

Ground Floor, Temple Chambers

6, Old Post Office Street

Kolkata-700001

TITLE REPORT

Date: 4th November, 2023

Client: PS GROUP REALTY PRIVATE LIMITED

Re: ALL THAT land measuring about 73 Cottahs 9 Chittacks and 11 Sq. ft. together with structures standing thereat situate, lying at and being Municipal Premises No. 18, Radhanath Chowdhury Road (Formerly Tangra Road), Kolkata 700015 within the limits of Ward No. 056 of the Kolkata Municipal Corporation, Police Station Entally, District South 24 Parganas (*Said Premises*).

Under instructions and on behalf of our Client, PS GROUP REALTY PRIVATE LIMITED, we have caused due diligence limited to Devolution of Title in respect of the Said Premises (defined below).

1. Definitions

In this Report, unless it is contrary or repugnant to the subject or context:

- 1.1 **Said Premises** shall mean ALL THAT land measuring about 73 Cottahs 9 Chittacks and 11 Sq. ft. together with structures standing thereat situate, lying at and being Municipal Premises No. 18, Radhanath Chowdhury Road (Formerly Tangra Road), Kolkata 700015 within the limits of Ward No. 056 of the Kolkata Municipal Corporation, Police Station Entally, District South 24 Parganas (*Said Premises*).
- 1.2 **Owner** shall mean the Estate of Swarnamoyee Dassi.
- 1.3 **Lessee:** Macfarlane & Company Limited.



2. **Production of Documents of Title**

Photocopies of documents of title in respect of the Said Premises were given to us by our Client, details whereof are mentioned in **Annexure A** hereto.

3. **Title Devolution:**

- 3.1 At all material times one Jadu Nath Sarkar was the sole and absolute owner of the ALL THAT land measuring about 86 Cottahs 14 Chittacks and 31 sq. ft. lying situate at and being Municipal Premises No. 18 Radhanath Chowdhury Road, Police Station Entally, Calcutta - 700 015 ("**Larger Premises**").
- 3.2 Said Jadu Nath Sarkar executed a Will on 25th February 1914 ("**Jadu Nath's Will**") whereby and whereunder he bequeathed all his properties including Larger Premises in favour of his widow Swarnamoyee Dasi.
- 3.3 Said Jadu Nath Sarkar died leaving behind him surviving his widow Swarnamoyee Dasi as his sole legal heir.
- 3.4 Said Swarnamoyee Dasi died on 17th March 1937 after making her last Will dated 17th November 1925 ("**Swarnamoyee's Will**") and thereunder appointing Binoy Krishna Das, Sachindra Kolya and Dhirendranath alder as executrix to Swarnamoyee's Will.
- 3.5 Swarnamoyee's Will provided that if any executor dies or is unable to or unwilling to execute the said Will then his adult eldest son or any other son or in case he nominates any one in his place then he shall be competent to act as an executor in place and stead of the above named executors.
- 3.6 After the demise of said Swarnamoyee Dasi the executors duly obtained probate of Swarnamoyee's Will from the Hon'ble Hon'ble High Court of Judicature at Fort William in Bengal on 24th September 1937.
- 3.7 By a Decree dated 24th July 1939, the Hon'ble high Court at Calcutta in Suit No. 1062 of 1939 (Sachindra Nat Kolya - vs - Mrinalini Dasi) Sachindra Nat Kolya was declared as sole executor to Swarnamoyee's Will.



- 3.8 By and under a Deed of Lease dated 11th March 1970 and registered at the office of the Registrar of Assurances Calcutta, in Book No. I, Volume No. 78, Pages 230 to 237, Being Deed No. 1832 for the year 1970 said Sachindra Nath Kolya as executrix to the Estate of Swarnamoyee Dasi granted lease of the Larger Premises which was vacant at that time in favour of one Macfarlane & Co. Limited for a period of 40 years and the said lease expired on 31st January 2010. Macfarlane & Co. Limited had erected sheds and structures at the Larger Premises.
- 3.9 By a Deed of Declaration dated 6th December 1972 and registered at the office of the District Registrar, 24 Parganas, in Book No. IV, Volume No. 42, Pages 51 to 53, Being Deed No. 1445 for the year 1972 said Sachindra Nath Kolya declared Pillabai Saphui (nee Kolya) and Smt. Mirabai Naskar (nee Kolya) the executrix as successors to his executorship to the estate of Swarnamoyee Dasi.
- 3.10 Said Sachindra Nath Kolya the sole surviving executor died on 29th April 1990 leaving behind him surviving his two daughters namely Pillabai Saphui (nee Kolya) and Smt. Mirabai Naskar (nee Kolya).
- 3.11 By and under a Deed of Lease dated 2nd January 2013 and registered at the office of the Additional Registrar of Assurances - I, Kolkata, in Book No. I, CD Volume No. 1, Pages from 589 to 618, Being Deed No. 00028 for the year 2013 said Smt. Pillabai Saphui and Smt. Mirabai Naskar as executrix to the estate of Late Swarnamoyee Dasi granted lease of the Larger Premises in favour of Macfarlane & Co. Limited for a period of 99 years commenced from 1st February 2010 and expiring on 31st January 2109 with an option for further renewal of another 99 years on the expiry of the terms.
- 3.12 It was stipulated in the Lease Deed in favour of Macfarlane & Co. Limited that said Macfarlane & Co. Limited shall be entitled to assign and/or transfer leasehold right or interest in the Larger Premises. It was also stipulated that said Macfarlane & Co. Limited shall be entitled to all reversionary right, title and interest in the Larger Premises and Smt. Pillabai Saphui and Smt. Mirabai Naskar as executrix to the estate of Late Swarnamoyee Dasi and/or their representative shall be liable to convey to Macfarlane & Co. Limited and/or nominee or nominees the



reversionary interest to such parties as may be deemed fit and proper at the sole discretion of Macfarlane & Co. Limited.

- 3.13 By and under a Deed of Sublease dated 18th February 2021 and registered at the office of the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904 - 2021, Pages from 65103 to 65130, Being No. 190401039 for the year 2021 said Macfarlane & Co. Limited granted to one Texmaco Infrastructure & Holdings Limited sub lease of a divided and demarcated strip of land measuring about 13.34 Cottahs out of the Larger Premises as private passage for a term of 29 years commenced from 3rd December 2020.
- 3.14 By and under a Deed of Sublease dated 1st May 2022 and registered at the office of the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904 - 2021, Pages from 591753 to 591784, Being No. 190408500 for the year 2022 said Macfarlane & Co. Limited extended the Sub Lease in favour of the said Texmaco Infrastructure & Holdings Limited in respect of the divided and demarcated strip of land measuring about 13.34 Cottahs out of the Larger Premises as private passage for a term of 99 years for the unexpired period together with right of renewal for another 99 years subject to the terms and conditions of the lease in favour of Macfarlane & Co. Limited.
- 3.15 In the circumstances mentioned hereinabove, said Macfarlane & Co. Limited remained lessee of the Said Premises.
- 3.16 Said Lessee entered into Development Agreement with PS Group Realty Private Limited for commercial exploitation of the Said Premises.

SEARCHES CONDUCTED:

1. **Registration Office Searches:**

INDEX-I

Names	Period
Pillabai Saphui, wife of Paresh Chandra Saphui	1992-2023
Mirabai Naskar, wife of Bhola Naskar	1992-2023
Macfarlane & Co. Limited	2013-2023
Pillabai Saphui, wife of Paresh Chandra Saphui	1992-2023



INDEX-II

Details	Period
ALL THAT land measuring about 73 Cottahs 9 Chittacks and 11 Sq. ft. together with structures standing thereat situate, lying at and being Municipal Premises No. 18, Radhanath Chowdhury Road (Formerly Tangra Road), Kolkata 700015 within the limits of Ward No. 056 of the Kolkata Municipal Corporation, Police Station Entally, District South 24 Parganas.	1992 – 2023

- 1.1 Registrar of Assurances, Kolkata
- 1.2 District Sub-Registrar, Alipore
- 1.3 Additional District Sub-Registrar, Sealdah

* **NOTE:** Prior to 2002, for non-electronic documents, search reports are based on physical inspection of the Index at the Registration Office by our representative. For the period from 2002 onwards, for electronic documents, our representative was not given access to the Index in the Registration Office and had to rely on oral information supplied by Registration Office personnel. Hence, our search report remains subjective with regard to Indices from 2002 onwards.

For result/analysis of searches, please refer to details of **Annexure-B** hereto.

2. **Court Searches:**

We have caused to be made necessary searches for last 12 (twelve) years i.e. 2012 to 2023 through our regular searcher as well as online searches for the years 2010 and 2011 (till the date of search as mentioned in the **Annexure-C**) as to whether any Title Suit, Title Execution, Money Suit and Money Execution Case in the concerned courts has been filed against the following owners:

Names	Period



<u>Smt. Pillabai Saphui, wife of Paresh Chandra Saphui as executrix to the Estate of Late Swarna Moyee Dasi.</u>	<u>2010 - 2023</u>
<u>Smt. Mirabai Naskar, wife of Bholanath Naskar as executrix to the Estate of Late Swarna Moyee Dasi.</u>	<u>2010 - 2023</u>
<u>Macfarlane & Co. Limited</u>	<u>2013 - 2023</u>
<u>Texmaco Infrastructure & Holdings Limited.</u>	<u>2022 - 2023</u>

For result/analysis of searches, please refer to details of **Annexure-C** hereto.

3. Registrar of Companies from Ministry of Corporate Affairs

We have examined the relevant records and information as furnished and available at the concerned website of www.mca.gov.in in the name of Macfarlane & Co. Limited (till the date of search as mentioned in the **Annexure-D**).

For result/analysis of searches, please refer to details of **Annexure-D** hereto.

4. Central Registry of Securitization Asset Reconstruction and Security Interest

We have caused search of the office of the Central Registry of Securitization Asset Reconstruction and Security Interest on the - official website of the Central Registry of Securitization Asset Reconstruction and Security Interest of India in the name of Macfarlane & Co. Limited (till the date of search as mentioned in the **Annexure-E**).

For result/analysis of searches, please refer to details of **Annexure-E** hereto.

5. Kolkata Municipal Corporation

Searches have been conducted in the website of the Kolkata Municipal Corporation. Texmaco Infrastructure & Holdings Limited was found to have been recorded as Owners in the KMC records in respect of Municipal Premises No. 18 Radhanath Chowdhury Road, Kolkata - 700 029 under Assessee No. 110561200592. From the No Outstanding



Certificate: E1672082023/1105612005592 available in the official website of the Kolkata Municipal Corporation it was observed that as per KMC records, there is no outstanding amount due against the above - mentioned assessee no. Please note that this No Outstanding Certificate is based on the Annual Valuation w.e.f. 1st quarter 2018. No Outstanding Certificate NOC No: E1672082023/1105612005592 dated 03/11/2023 is annexed herewith and marked **Annexure F**.

6. Kolkata Metropolitan Development Authority: Records of the Kolkata Metropolitan Development Authority.

For result/analysis of searches, please refer to details of **Annexure-G** hereto.

7. Office of the Controller, Kolkata Thika Tenancy: Records of the Controller, Kolkata Thika Tenancy.

For result/analysis of searches, please refer to details of **Annexure-H** hereto.

8. Office of the Competent Authority, Kolkata under the Urban Land (Ceiling and Regulation) Act 1976: Records of the Competent Authority, Kolkata under the Urban Land (Ceiling and Regulation) Act, 1976.

For result/analysis of searches, please refer to details of **Annexure - I** hereto.

9. Office of the Collector, South 24 Parganas, Kolkata Khas Mahal Section:

For result/analysis of searches, please refer to details of **Annexure - J** hereto.



Conclusion:

The searches undertaken by us have not disclosed any encumbrances affecting the Said Premises as per the records available.

We would however mention that the searches undertaken by us relate to encumbrances and attachments created by act of parties and do not extend to charge created by operation of law like statutory charges on default of payment of Income Tax, Sales Tax and other Government dues.

Some of the searches done were incomplete due to non-availability of records as mentioned in the Annexures hereto.

Please take note of our observations and advice in respect of the Said Premises. They are:

- We have not been provided with copies of Please provide the ownership deed and document of Jadu Nath Sarkar in respect of the Larger Premises, C. S. Record of Rights and Jadu Nath's Will including its probate or in the absence of Probate Death Certificate and Affidavit of Heirship of Jadu Nath Sarkar, Death Certificate of Sachindra Nath Kolya and we have relied upon the representations made in the title deed provided and our opinion is subject to this observation.
- The Said Premises is leasehold.
- By and under Letter No. 805/KMDA/RTI/2006 (IR - 12475) dated 23-08-2023 issued by The Public Information Officer KMDA concerning the Said Premises KMDA requested to submit a proper site plan and location plan showing abutting road, adjacent road and adjacent premises. We have submitted to KMDA Survey Observation Report together with the plan attached provided to us and awaiting reply from KMDA and our opinion is subject to this observation.
- We have caused enquiries in the Office of the First Land Acquisition Collector Kolkata as well as the Collector, land Acquisition Department, South 24 Parganas, whether the Said Premises is affected by any

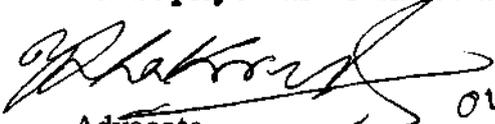


proposed or existing proceeding for acquisition or requisition or has been acquired or required under any of the land acquisition acts and awaiting an effective reply and our opinion is subject to this observation.

Disclaimer:

- ✦ The Title Report has been issued subject to our Observations given hereinabove.
- ✦ This Title Report has been issued on perusal of the photocopies of the documents submitted before us by our Client and based upon the representation and explanation given thereof by our Client.
- ✦ This Title Report is only intended for the elaborate understanding of our Client regarding the title of the Said Premises and is not meant for any other purpose or purposes whatsoever.
- ✦ This Title Report shall not be used or utilised as indemnification of title of the Said Premises and/or for any other purpose other than the objective mentioned hereinabove.

Yours faithfully,
For **Supriyo Basu & Associates**


Advocate 04/11/23



Annexure A
(Document Produced)

Sl.	Nature, Date and Particulars of Documents	Status
A1	Last Will and Testament dated 17 th November 1925 of Swarnamoyee Dasi together with grant of Probate granted by the Hon'ble High Court of Judicature at Fort William in Bengal.	Photocopy of Certified Copy
A2	Decree dated 24 th July 1939, the Hon'ble high Court at Calcutta in Suit No. 1062 of 1939 (Sachindra Nat Kolya - vs - Mrinalini Dasi) .	Photocopy
A3	Deed of Lease dated 11 th March 1970 and registered at the office of the Registrar of Assurances Calcutta, in Book No. I, Volume No. 78, Pages 230 to 237, Being Deed No. 1832 for the year 1970.	Photocopy of Certified Copy
A4	Deed of Declaration dated 6 th December 1972 and registered at the office of the District Registrar, 24 Parganas, in Book No. IV, Volume No. 42, Pages 51 to 53, Being Deed No. 1445 for the year 1972.	Photocopy
A5	Deed of Lease dated 2 nd January 2013 and registered at the office of the Additional Registrar of Assurances - I, Kolkata, in Book No. I, CD Volume No. 1, Pages from 589 to 618, Being Deed No. 00028 for the year 2013.	Photocopy
A6	Deed of Sublease dated 18 th February 2021 and registered at the office of the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904 - 2021, Pages from 65103 to 65130, Being No. 190401039 for the year 2021.	Photocopy
A7	Deed of Sublease dated 1 st May 2022 and registered at the office of the Additional Registrar of Assurances - IV, Kolkata, in Book No. I, Volume No. 1904 - 2021, Pages from 591753 to 591784, Being No. 190408500 for the year 2022.	Photocopy
A8	Mutation Certificate dated 26.03.203 issued by the Kolkata Municipal Corporation in respect of Municipal Premises No. 18 Radhanath Chowdhury Road.	Photocopy
A9	Photocopy of Municipal Assessment Book in respect of Municipal Premises No. 18 Radhanath Chowdhury Road, Kolkata - 700 015.	Photocopy



A10	No Objection Certificate No. 504 - UL / XVI - 3760 / 2015 dated 17 th November 2016 issued by the Office of the Competent Authority Kolkata under the Urban Land (Ceiling and Regulation) Act 1976 Government of West Bengal to M/s. Macfarlane & Co. Limited Lessee in respect of Municipal Premises No. 18 Radhanath Chowdhury Road.	Photocopy
A11	Survey Observation Report of 18 Radhanath Chowdhury Road.	Photocopy
A12	Development Agreement dated 15 th July 2022 and registered at the office of the District Sub Registrar - III, South 24 Parganas, in Book No. I, Volume No. 1603 - 2022, Pages 418284 to 418338, Being No. 160311143 for the year 2022.	Photocopy
A13	Boundary Declaration dated 26 th April 2022 and registered at the office of the District Sub Registrar - III, Alipore, South 24 Parganas, in Book No. I, Volume No. 1603 - 2022, Pages from 22187 to 22200, Being Deed No. 160300476 for the year 2022 by Macfarlane & Co. Limited (Declarant).	Photocopy
A14	Memorandum of Association and Articles of Association of Macfarlane & Co. Limited.	Photocopy
A15	Deed of Gift dated 1 st April 2022 and registered at the office of the District Sub Registrar - II, Alipore, South 24 Parganas, in Book No. I, Volume No. 1602 - 2022, Pages from 146178 to 146188, Being Deed No. 160204412 for the year 2022 between Macfarlane & Co. Limited (Donor) and The Kolkata Municipal Corporation (Donee).	Photocopy



Handwritten signature or name at the top right.

Main body of handwritten text, likely a letter or document, written in a non-Latin script.

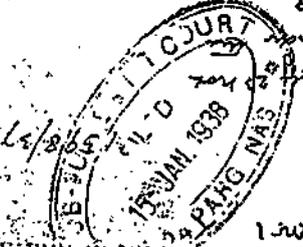
Handwritten word, possibly "Order" or "Receipt", written vertically.

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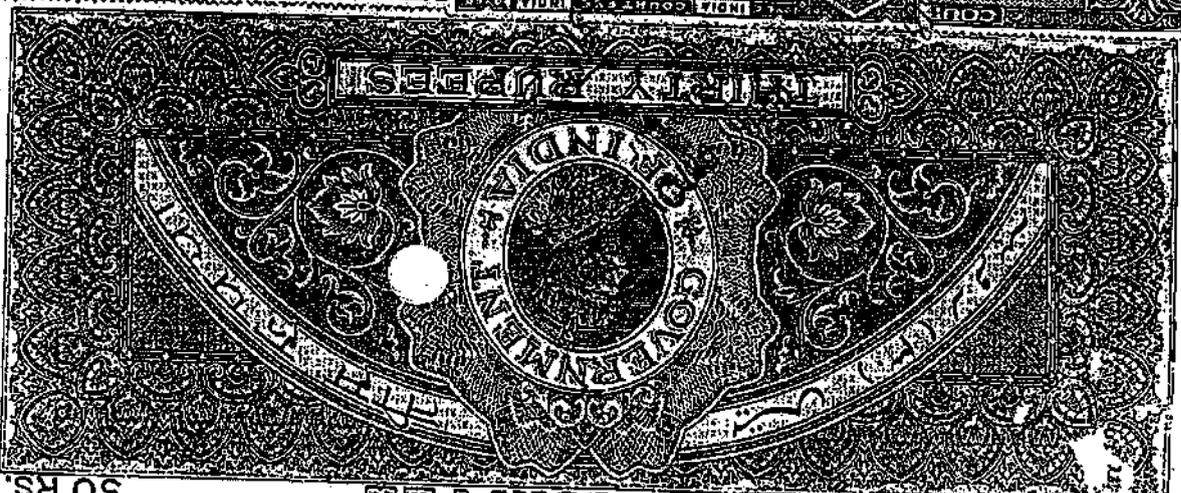
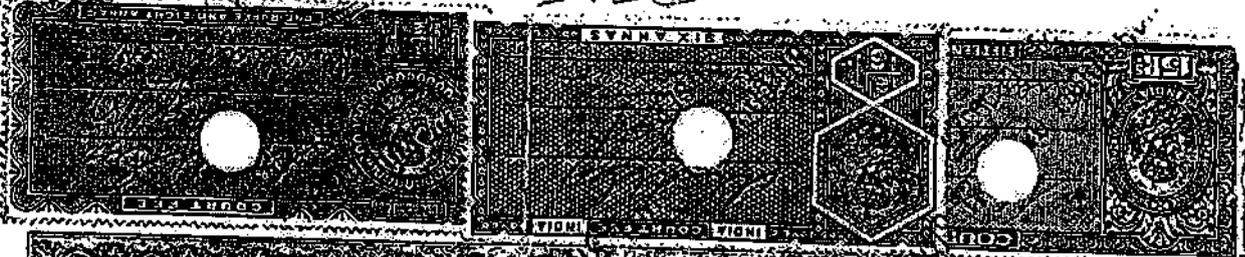
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Administrative note: 'Administered under... 18/12/37'.

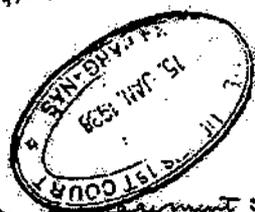


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ANNEXURE B

INDIA COURT FEE

ANNEXURE-A2

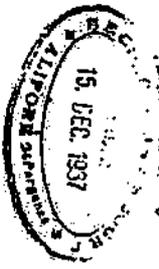
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 (କ୍ଷତ୍ର ମହାଶୟ ମୂଲ୍ୟ -)



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Presented for registration at 7 P.M. on the 19th day of
 November 1925 at residence by Sarno moyi Das
 widow

widow of Jada Nath Sarkar of 8/4A Hathi Bagan Road
Intally Thana Intally by caste Mahiswari
Zamindar the testatrix. Syed Mosafer Sahib

Witness (m) -

S.S.A. 19 11 1925

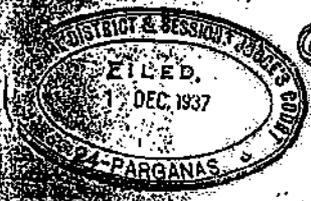
Execution is admitted by the above Surma Majeed
who is identified by Pank Singh son of late Jahan Singh
of Oma Kutra Thana Panchayat District Agra at present
of 8/4A Hathi Bagan Road Intally Chattr Surma

Ctn. 174

Witness (m) -

Pank Singh

Syed Mosafer Sahib
S.S.A. Alipore 24 Panch



Registered in
Book no III
Volume no 3
Pages 28 to 36
Being no 65
for the year 1925

N fee (illegible) Rs 1/-
only paid on 28. 11. 25
HC
28. 11. 25

The seal of
the Sada Sub-
Registrar of 24
Parganna
Alipore

Syed Mosafer Sahib
Sada Sub Registrar
24. 11. 1925

No. 1398 of 1937

Shri Sri Singh Khatu
will

+ + +
+ + +
+ + +

This instrument is a will of the late
Surma Majeed Sada widow



HIGH COURT
2. DEC.

2/32

In the Goods of Sm. Swarna Moyee Das
deceased
(Stamp No. 9641/4-)

Probate to the Surviving Executors

The High Court of Judicature at Fort William in Bengal -

Whereby maketh known that on the twenty first day of September in the year one thousand nine hundred and thirty seven, the last will of Sm. Swarna moyee Dassee late of No. 81/4 A, Habi Bagan Road, Entally, in the suburbs of the town of Calcutta, deceased who as appears from the petition filed heretofore died at the aforesaid premises No. 81/4 A Habi Bagan Road Entally aforesaid on or about the seventeenth day of March in the year one thousand nine hundred and thirty seven (a copy and a translation whereof are herewith annexed) was proved and registered before this Court and that administration of the property and credits of the said deceased and in any way concerning her said will was granted to Shriendra Nath - Holder of no. 16, Kedar Das Lane Po. Ghughu - danga, Dum-Dum in the suburbs of the town of Calcutta and Sachindra Nath Koley of No. 81/4 A Habi Bagan Road Ent. in the suburbs of Calcutta aforesaid the surviving executors in the said will named (with effect within the Province of Bengal) they having undertaken to administer the said property and credits and to make a full and true inventory thereof and exhibit the same in this Court within six months from the date of their grant or within such further time as the Court may from time to time appoint and also to render to the Court a true account of the said property and credits within one year from the same date or within such further time as the Court may from time to time appoint.

Seal

Dated at Fort William aforesaid this twenty fifth day of September in the year one thousand nine hundred and thirty seven
Madan Mohan Sen - Attorney

A. L. Collis - Registrar.

sd/ by S.R. Mukherjee

Copied by me S.R. Mukherjee 20/12

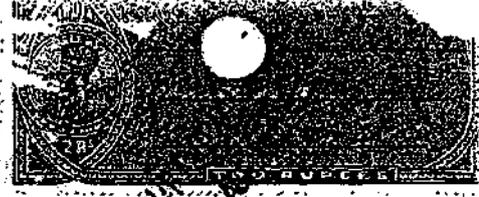
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I do hereby certify that this is a true copy of the original so my custody Dated this 4th day of January 1980.

O. U. Sharma

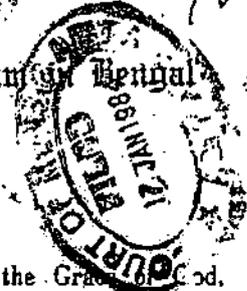


Asstt Registrar of the High Court of Judicature at Fort William in Bengal; Original Jurisdiction.



Suit No. 1062 of 1939 o.s.

In the High Court of Judicature at Fort William Bengal
Ordinary Original Civil Jurisdiction



George VI, by the Grace of God,
of Great Britain, Ireland and the British
Dominions beyond the Seas, King,
Defender of the Faith, Emperor of
India

In the matter of an application under rule 1 Chapter
XIII of the Rules and Orders of the High Court
(Original Side)

and

In the matter of the Estate of Swarnomoyee Dassi
deceased widow of Jadu Nath Sarkar late of No 8/4A,
Hati Bagan Road in the suburbs of the town of
Calcutta-----

Between

Sachindra Nath Koley residing at no 8/4A Hati Bagan
Road Entally Calcutta outside the jurisdiction afore-
said the sole surviving executor to the estate of
Sm. Swarnomoyee Dassi deceased-----Plaintiff

and

Sm. Mrinalini Dassi widow of Dharendra Nath Halder the
deceased executor of the said estate residing at no 16
Kedar Dass Lane P.O. Ghughudanga Dum Dum outside ----
aforesaid jurisdiction ----- Defendant.

Suit on an Originating Summons, etc.

This cause coming on this day for disposal in pursuance
of an Originating summons issued herein and dated the twelfth day of
June last and filed on the twenty fourth day of June last before the

Honourable

Seal

8/11/39

Honourable Torick Ameer Ali one of the Judges of this Court in the presence of the advocate for the plaintiff (the defendant not appearing either in person or by advocate) It is declared that the plaintiff as the sole surviving executor of the will of Sm. Swarnomoyee Dassi deceased named in the affidavit of the plaintiff affirmed and filed on the twelfth day of June last is alone entitled to administer the estate of the said Sm. Swarnomoyee Dassi deceased including the operation of the two accounts with the Bhowanipore Banking Corporation Ltd. namely an account current and a safe custody account both opened in the joint names of the plaintiff and one Dharendra Nath Halder since deceased and particularly mentioned in paragraphs 7 and 8 of the said affidavit of the ~~plaintiff~~ *plaintiff and the realisation of rents from the tenants of the* said estate of the said Sm. Swarnomoyee Dassi deceased and it is ordered and decreed that the plaintiff do retain and pay out of the estate in his hands of the said Sm. Swarnomoyee Dassi deceased his own costs of and incidental to the said originating summons (to be taxed by the Taxing Officer of this Court as between attorney and client.

Witness Sir Harold Derbyshire Kt, M.C. K.C. Chief Justice at Fort William aforesaid the twenty fourth day of July in the year of our Lord one thousand nine hundred and thirty nine.

Madan Mohan Sen -----Attorney

Ameer Ali
22. 8. 39.

K. Ghatak
Master.
21. 8. 39.

B. B.

I do hereby certify that this is a true copy of the original in my custody.
Dated this 7th day of September 1939.

K. Ghatak
Assistant Registrar of the High Court
of Justice at Fort William in Bengal,
Original Jurisdiction

Xd
Abdul Ghalib

Honourable Torick Ameer Ali one of the Judges of this Court in the presence of the advocate for the plaintiff (the defendant not appearing either in person or by advocate) It is declared that the plaintiff as the sole surviving executor of the will of Sm. Swarnomoyee Dassi deceased named in the affidavit of the plaintiff affirmed and filed on the twelfth day of June last is alone entitled to administer the estate of the said Sm. Swarnomoyee Dassi deceased including the operation of the two accounts with the Bhowanipore Banking Corporation Ltd. namely an account current and a safe custody account both opened in the joint names of the plaintiff and one Dharendra Nath Halder since deceased and particularly mentioned in paragraphs 7 and 8 of the said affidavit of the Plaintiff and the reallocation of rents from the tenants of the said estate of the said Sm. Swarnomoyee Dassi deceased and it is ordered and decreed that the plaintiff do retain and pay out of the estate in his hands of the said Sm. Swornomoyee Dassi deceased his own costs of and incidental to the said originating summons (to be taxed by the Taxing Officer of this Court as between attorney and client.

Witness Sir Harold Derbyshire Kt, M.C. K.C. Chief Justice at Fort William aforesaid the twenty fourth day of July in the year of our Lord one thousand nine hundred and thirty nine.

Madan Mohan Sen -----Attorney

Ameer Ali
22. 8. 39.

K. Ghatak
Master.
21. 8. 39.

B. B.

I do hereby certify that this is a true copy of the original in my custody.
Dated the 7th day of September 1939.

T. C. D. M.

Assistant Registrar of the High Court
of Judicature at Fort William in Bengal,
Original Jurisdiction

Adm. J. Halder

ANNEXURE #2



22-6-8/97

85

सचिन्द्रनाथ कोयल
Sachindra Nath Koley

J. P. Tibrewal

1062/39

5) of 24.7.39.

29/7.

Suit No. 1062 of 1939 O.S.

In the High Court of Judicature at Fort William in Bengal

Ordinary Original Civil Jurisdiction

George VI, by the Grace of God
Great Britain, Ireland and the British
Dominion beyond the Seas, King, Defender
of the faith Emperor of India.

In the matter of an application under Rule 1, Chapter XIII of
the Rules and Orders of the High Court (Original Side)

- And -

In the matter of the Estate of Swarnomoyee Dassi deceased widow
of Jitunath Sarkar late of No. 8/4A, Hati Bagan Road, in the
suburbs of the town of Calcutta

Between

Sachindra Nath Koley residing at No.8/4A, Hati Bagan Road, Entally,
Calcutta outside the jurisdiction aforesaid, the sole surviving
Executor to the Estate of Sm. Swarnomoyee Dassi deceased.

... Plaintiff.

And

Sm. Mrinalini Dassi widow of Dharendra Nath Halder, the deceased
executor of the said Estate residing at No.16, Kedār Dass Lane,
P.O. Ghughudanga, Dum Dum outside aforesaid jurisdiction.

... Defendant.

Suit on an originating Summons, etc.,

This cause coming on this day for disposal in pursuance
of an originating summons issued herein and dated the twelfth day

Certified to be true copy

Pilla Bai Saphri.
Minabai Sarkar

of June last and filed on the twenty fourth day of June last before the Honourable Tarick Ameer Ali one of the Judges of this Court in the presence of the advocate for the plaintiff (the defendant not appearing either in person or by advocate) It is declared that the plaintiff as the sole surviving executor of the Will of Sm. Swarnomoyee Dassi deceased named in the affidavit of the plaintiff affirmed and filed on the twelfth day of June last is alone entitled to administer the estate of the said Sm. Swarnomoyee Dassi deceased including the operation of the two accounts with the Bhowanipur Banking Corporation Ltd. namely an account current and a safe custody account both opened in the joint name of the plaintiff and one Dhirendra Nath Halder since deceased and particularly mentioned in paragraphs 7 and 8 of the said affidavit of the ~~said deceased~~ plaintiff and the realisation of rents from the tenants of the said estate of the said Sm. Swarnomoyee Dassi deceased And it is ordered and decreed that the plaintiff do retain and pay out of the estate in his hands of the said Sm. Swarnomoyee Dassi deceased his own costs of and incidental to the said originating summons (to be taxed by the Taxing Officer of this Court as between attorney and client).

Witness, Sir Harold Derbyshire, Kt. ~~Mr.~~ Kc, Chief Justice at Fort William aforesaid the twenty-fourth day of July in the year of our Lord One thousand nine hundred and thirty-nine.

Madan Mohan Sen Attorney.

Ameer Ali
22.8.39

N. Ghatak
Master.
21.8.39.

of the original to be returned by
District Judge..... *6th* *11/8/39*

1st Registrar of the High Court of (H.C.)
Madras City. *B. N. Subramanyam*

No. *11/39*

Pilla Bai Sathu
Mirabai Hasker

29/7

Suit No. 1062 of 1939 B.S.

In the High Court of Judicature at

Fort William in Bengal

Signed by the Judge- 22.8.39.

Ordinary Original Civil Jurisdiction

In the matter of an application

and

In the matter of the Estate of Swarnomoyee Dassi decd. etc.

Sachindra Nath Koley

Vs.

Sm. Mrinalini Dassi

Decree of 24th day of July, 1939

Filed this 29th day of August 1939

K.L. Dutt

Assistant Registrar.

- (i) Date when the decree or order/judgement was completed 29.8.1939 B
- (ii) Date of application for copy 27.8.1939 B
- (iii) Date of notifying the requisite number of folios and stamp 27.8.1939 B
- (iv) Date of delivery of the requisite folios and Stamp 27.8.1939 B
- (v) Date in which the copy is received by delivery 27.8.1939 B
- (vi) Date when delivery was taken of the copy by the applicant 7.8.1939 B

Greedy 6/8/1939
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 High Court, B. S.
 Sm.

J. P. Tribnewal



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

35AB 493691

Order No.	5940	19/11/19	
Chk. No.	1832	78	Pages to 230-237
		1990	
			0.00
			8.00
			28.00
			<u>42.00</u>

Under Article P (1) & P (2)	
Under Article G (a) & B (2)	
Value of Stamp	4.00
Value of Court Fee	20.00
Value of Cartridge Paper	42.00
Cost of Seal of Court	66.00
Cost of Notarizing	
Total Cost of Copy	
Copy Prepared Signed	7.00
Sealed and Delivered to	
As per Order No.	5940 of 19/11/19

Registrar
Registrar of Assurances
Kolkata

20-11-19

Shree
ADDITIONAL DISTRICT
SUB REGISTRAR, KOLKATA
11 NOV 2019
A. D. S. R. (Record) Kol

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Sl. No. Dt. Rupees 10/-

B. C. LAHIRI (Advocate)
ALIPORE JUDGES COURT
KOLKATA-700 027

Vendor:

29 AUG 2019

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27







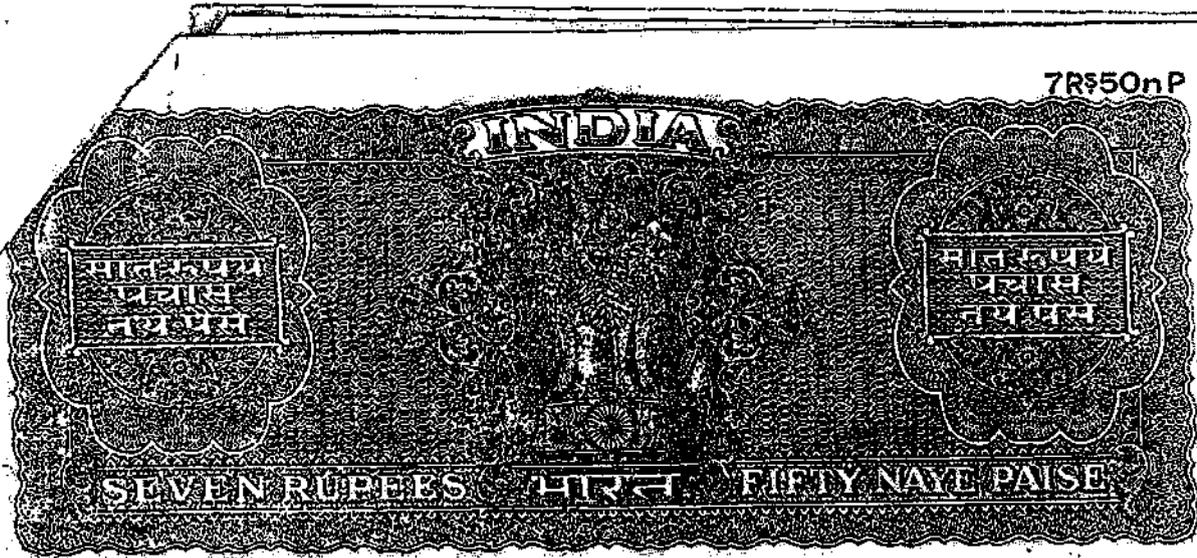












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উক্ত উইল স্মার্টী নমঃ ১৯৩৭নংনং ১৭ই মার্চ তা বিধি পবুলোক গমন কৰিবন ।
 উক্ত উইলেৰে বিধান থাকেযে কোনও একমিকিউটাৰ পবুলোক গমন কৰিলে বা
 একমিকিউটাৰেৰে কাৰ্য্য কৰিতে অনস্বত বা অনস্বৰ্থ হইলে সূত একমিকিউটাৰেৰে স্বেচ্ছা
 পূৰ্ব্ব ও তদাভাবে তাঁহাবু অন্য পূৰ্ব্ব অথবা উক্ত একমিকিউটাৰেৰে মনোনীত ব্যক্তি -
 তাঁহাবু স্থলে একমিকিউটাৰেৰে কাৰ্য্য কৰিবেন । -

পূৰ্ব্ব কথিত একমিকিউটাৰেৰেৰে মৰ্য্যে ষি বিনয় কৃষ্ণ দাস উইল স্মার্টীৰে শ্ৰী বন্দ্যায়
 পবুলোক গমন কৰিবন এবং উইল স্মার্টী তাঁহাবু স্থলে অন্য কোন একমিকিউটাৰে নিয়োজ
 কৰিবুয়া যান নাই । সেকাবুগ আনি ও উক্ত ষি ধীবেৰুসুন্নয় হালদাবু উক্তে উইল স্মার্টীৰে
 সূত্ৰৰ পবু মহামান্য কলিকাতা হাইকোর্টে হইতে নমঃ ১৯৩৭নংনং ২৪শে সেপ্টেম্বৰে
 তা বিধি উক্ত উইলেৰেৰে বুঝিভনত পূৰ্ণে পূৰ্ণ কৰুতঃ উইল স্মার্টীৰে পবিত্ৰতঃ এন্টট ষুফনাং

Chandrababu Naidu

যুগ্মবেক্ষণ ও পরিচালনা কমিটি আনিয়েছিলাম । -

এক্স কাব্য কমিটি আনতে থাকলে উক্ত সী ধীরে ধীরে হালদায় বগুড়া -
বন্দারায় ও তাঁহার স্থলে অন্য কোনও একমিউনিটিয় মনোনীত বা নিয়োগ না -
নন ১৯৩৯সালের ১৯শে এপ্রিল তা'খিখে পবুলোক গমন করেন । পরে আমি মহাশয়
হাইকোর্ট হইতে নন ১৯৩৯সালের ২৪শে জুলাই তা'খিখে আদেশ মতে একক উক্ত উইল
কমিটি এন্টট উইলের বিধান অনুসারে স্থিতিমত পরিচালনা এবং যুগ্মবেক্ষণাদি -
কমিটি আনিয়েছি । -

আমার কোনও পুত্র নহীন হয় নাই এমত অবস্থায় পূর্বকথিত উইলে -
একমিউনিটিয় মনোনীত কমিটির সম্পর্কে আমাকে যে ক্ষমতা ও অধিকার দেওয়া
আছে উক্ত অধিকার ও ক্ষমতাকে আমি আমার স্ত্রী স্মৃতি সুলেখা কল্যাণকে উক্ত -
উইলে একমাত্র একমিউনিটিয় নিযুক্ত কমিটি নন ১৯৫১সালের ১০ই আগস্ট তা'খিখে
এক একমিউনিটিয় নিয়োগ পত্র দলিল স্থিতিমত সম্পাদন ও ব্রেজেন্স্ট্রী কমিটিয়ছি ।
উহা আলিপুর সদর ন্যায় ব্রেজেন্স্ট্রী অফিসে বুলনং ৪৪, জামনং ১২ এবং ৬৬-৬৬পাতায়
লিখিত ৩৪১নং দলিল হইতেছে । আমার উক্ত স্ত্রী পূর্বের ভত ভাল নয় । মতের মধ্যে
মানাবিধ পীড়ায় ভুগিতেছেন । স্ত্রীর অবস্থা কখন কি হয় বলা যায় না । আমা
যখন হইয়াছে । এমত অবস্থায় উইল স্ত্রীর শেখ হইয়া বাহাতে ফলভী থাকে মনো
আমি আয় একটা একমিউনিটিয় নিয়োগপত্র দলিল সম্পাদন ও ব্রেজেন্স্ট্রী কমিটিয়
কমিটিয়ছি । ইহার বিধান উক্ত ১০।৮।১৯৫১ তা'খিখে বিধানের পরিপন্থী হইবে না
ইহা একটা *alternative and/or additional* ব্যবস্থা না

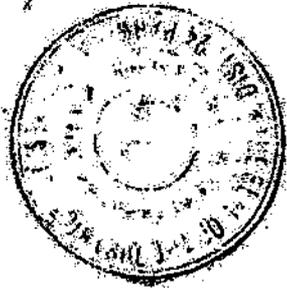
Sathinatharaj

মাত্র বহিঃক্ষেত্র। উক্ত ১০।৮।১৯৫১ তারিখের দিনে প্রাপ্য রূপে উক্তদিন বিবেচনা
 ক্রিয়াক্রম করা যামাত্র উক্তদিনে আছে। উক্তদিনে বিষয় সমূহ বিবেচনা ক্রিয়াক্রম যদি এই
alternative and/or additional একত্রিক্রমিত বিবেচনা দিলে বৃত্তিমত সম্পাদন
 ক্রিয়াক্রম নীতায় অধীকার ও প্রচার ক্রিয়াক্রমে যে যদি কোনও বাবুনে * নূর্ণময়ী দালীয়ে
 উইলের বিধান অনুসারে তাহার এন্টটি পরিচালনা ক্রিয়াক্রমে অনন্যবহীনে এবং যে কোনও
 অবস্থায় যামাত্র মৃত্যু পূর্ব যামাত্র উক্ত শ্রী একত্রিক্রমিত নূর্ণ * নূর্ণময়ী দালীয়ে উইলের
 বিধান অনুসারে তাহার এন্টটি পরিচালনা ক্রিয়াক্রমে। কিন্তু যামাত্র শ্রী মার্বীয়েক মনুষ্যতা
 * বসন্ত বা অন্য কোনও কারণে তিনি যদি উক্ত কার্য ক্রিয়াক্রমে অনন্যবহীনে তাহাহইলে এবং
 যে কোনও অবস্থায় তাহার মৃত্যু পূর্ব যামাত্র কন্যা স্ত্রী পীতাবাহী নাকুই ন্যূনী ঐ পবেশ
 চক্ষু নাকুই নাকু ১৫২নং বা লিপন-মুখা স্ত্রী বোড বেহালা, বলিকাতা ৮, এবং স্ত্রী পীতাবাহী
 মনুষ্য ন্যূনী ঐ ভোলামাথ মনুষ্য নাকু ৫৯।৩।২, চবচাম চাটা স্ত্রী বোড, বলিকাতা ৩৪,
 একত্যাগ উক্ত উইলের বিধান অনুসারে একত্রিক্রমিত নূর্ণপ উক্ত এন্টটি পরিচালনা ক্রিয়াক্রমে।
 উক্ত কন্যাস্ত্রীয়ে মনুষ্য যদি কেহ উক্ত কার্য ক্রিয়াক্রমে অনন্যবহীনে বা অনন্যবহীনে তবে মনুষ্য কন্যা
 একত্রিক্রমিত কার্য ক্রিয়াক্রমে।

এতদর্থে নূর্ণ মনুষ্যের মনুষ্যনুকরণে অনন্যবহীনে বিনানুবোধে এই একত্রিক্রমিত বিবেচনা পত্র -
 দিলে বৃত্তিমত সহ সম্পাদন ক্রিয়াক্রমে ইতি তাং - ১৯৭২নালয়ে - ৩২-১২-১৯৭২
 মনুষ্য ২০শে - ৩২-১২-১৯৭২ -

ইনাদি -
 Migantha Dhan Chandhury, Advocate.
 Judge's Court, Alipore
 Kunja Bahari Pore
 Advocate Judge's Court Alipore
 সত্যময়ী পত্র - ১৯৭২
 ২১শে মার্চ ১৯৭২ - ২১ মার্চ, ১৯৭২

টাইপকাবু -
 সত্যময়ী পত্র -
 মালিগুরু মনুষ্যকর্ত -



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Sl. No. 58232 DATE 19 DEC 2012

NAME.....

ADD.....

AMT.....

SINGHVI & CO.

Advocates

10, Kiran Shankar Roy Road,
1st Floor, Calcutta - 700 001.

M Ghosh

MOUSUMI GHOSH
LICENSED SUPERVISOR
KOLKATA REGISTRATION OFFICE

Dulal Ghosh
s/o. Kastick Ghosh
4 Laberia, Howrah
Business



ADV. TRUSTEE
OF ASSURANCES - KOLKATA
- 2 JAN 2013

by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, successors in interests, successor in office and assigns) and the estate which they represent and the successors in interest to the said estate of the **ONE PART** : duly represented by their Constituted Attorney namely **MR. R.K. JAIN**, son of Late Mannu Lal Jain, residing at 110/N, Cossipore Road, Kolkata-700 002, having his PAN No. **ACPJ3192E A N D MACFARLANE & CO. LIMITED**, a company incorporated under the provisions of Companies Act, 1956 having its registered office at 9/1, R.N. Mukherjee Road, Kolkata-700 001, having its PAN No. **AABCM9446L**, duly represented by their Director namely **MR. G.D. RATHI** son of Late Brij Ratan Rathi, residing at 26, P.K. Tagore Street, Kolkata-700 006, hereinafter referred to as the "**LESSEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its, successor in interests and assigns) of the **OTHER PART** :

WHEREAS :

- A. One Shri Jadu Nath Sarkar, residing at 68B, Dr. Suresh Sarkar Road, Entally, Kolkata was, inter alia, the owner of the premises at 18, Radha Nath Chowdhury Road, Kolkata - 700 015 comprising an area measuring 86 kathas, 14 chataks, 31 sq.ft. morefully described in Schedule-I hereunder written and hereinafter referred to as the said premises.
- B. The said Jadu Nath Sarkar executed a Will on 13th Falgoon 1320 BS corresponding to February 25, 1914, whereby and whereunder he bequeathed all the properties owned by him including the said



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 2 JAN 2013

premises in favour of his widow Swarnamoyee Dasi, since deceased.

- C. The said Jadu Nath Sarkar died leaving behind his widow Swarnamoyee Dasi, since deceased as his only heir.
- D. The said Swarnamoyee Dasi being the only heir of the said Jadunath Sarkar became the absolute owner of all the properties after the death of Jadu Nath Sarkar, including the said premises.
- E. The said Swarnamoyee Dasi died on March 17, 1937, leaving behind her a Will executed by her on 1st Aghran, 1332 BS corresponding to November 17, 1925 and appointed Sri Binoy Krishna Das, Sri Sachindra Nath Kolya and Sri Dhirendranath Halder as the executors of her last Will and Testament.
- F. By the said will the testatrix inter alia provided that, if any executor dies or is unable or unwilling to execute the said Will work then his adult eldest son or any other son or in case he nominates any one in his place, then he shall be competent to act as an executor in place and stead of the above named executors.
- G. After death of Swarnamoyee Dasi the executors obtained probate of the said will from the Hon'ble High Court at Calcutta at Fort William on September 24, 1937 and started administering the estate of the deceased.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

- H. Binoy Krishna Das died during the life time of Swarnamoyee Dasi and Dhirendranath Halder died without leaving any successor to his office of executorship. None of the said two executors had any surviving sons or any other heirs.
- I. By a decree dated July 24, 1939, the Hon'ble High Court at Kolkata, in Suit No.1062 of 1939 (Sachindra Nath Kolya Vs. Mrinalini Dassi) Sachindra Nath Kolya was declared the sole executor to the said Will of Smt. Swarnamoyee Dasi since deceased.
- J. The said Sachindranath Kolya by and under a Deed of Lease dated March 11, 1970 and registered with the Registrar of Assurances Kolkata in Book No.I, Volume No.78, Pages 230 to 237, Being No. 1832 for the year 1970, granted a lease of the said premises, which at that time was completely vacant in favour of the lessee for a period of 40 years on the terms and conditions contained in the said deed of lease. The said period of 40 years expired on January 31, 2010. The lessee thereafter constructed sheds, godowns, buildings and structures and is the exclusive owner thereof.
- K. Sri Sachindranath Kolya the sole surviving executor continued to administer the estate of the deceased and carried out his obligations in relation thereto. Sri Sachindra Nath Kolya died on



ADDITIONAL
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

April 29, 1990 leaving behind his two daughters namely Smt. Pillabai Saphui (nee Kolya) and Smt. Mirabai Naskar (nee Kolya).

- L. By a registered Deed of Declaration, dated December 6, 1972 registered with the District Registrar, 24-Parganas, in Book No. IV, Volume No.42 at Pages 51 to 53, Being No. 1445 for the year, 1972, Sri Sachindra Nath Kolya declared Smt. Pillabai Saphui & Smt. Mirabai Naskar, the executrix as successors to his executorship to the estate of Late Swarnamoyee Dasi.
- M. The lessee has constructed buildings and structures on the said premises.
- N. The lessee has now approached the lessor to grant a lease for a period of 99 years with the option to renew the same for a further period of 99 years on the same terms and conditions. The lessor has in view of the legal necessities, and for maintaining and running and giving effect to the charitable disposition of the testatrix, agreed to grant a lease of the said premises to the lessee at a premium of Rs.44,00,000/- and yearly rent of Rs.100/-, to be paid either in advance or otherwise by the lessee to the lessor and, inter alia, on the terms and conditions hereinafter appearing.

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED
BETWEEN THE PARTIES as follows :**



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

- I. In consideration of the aforesaid agreement and in consideration of a premium of Rs.44,00,000/- (Rupees Forty Four Lakhs) only paid by the lessee to the lessors, the receipt whereof the lessors and each one of them hereby admit and acknowledge and of and from every part thereof and the said premises forever acquit and discharge the lessee and in consideration of the rent hereby reserved and all covenants and conditions herein contained and on the part of the lessee to be paid and performed the said lessors do and each of them doth hereby grant demise and assure unto the lessee the said premises being **ALL THAT** piece and parcel of land measuring about 86 cottahs 14 Chittacks and 31 Sq.ft. be the same a little more or less whereon or on part whereof the lessee had erected and built sheds and structures situated and lying at and being premises No.18, Radha Nath Chowdhury Road, Kolkata-700 015, more fully described in the first schedule hereunder written and delineated with **RED** bordered lines on the plan hereto annexed and hereinbefore and hereinafter referred to as the 'said premises' **TOGETHER WITH** all rights and easements appurtenances relating thereto free from encumbrances liens charges attachments claims and demands **TO HOLD** the said premises unto the lessee for a term of 99 years (i.e. ninety nine years) commencing from February 1, 2010 and expiring on January 31, 2109 with an option on the part of the lessee for renewal thereof for a period of another 99 years on the expiry of the said term on the terms and conditions stated hereunder **YIELDING AND PAYING** therefor regularly year to year according



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
- 2 JAN 2013

to English calendar year unto the said lessors yearly rent for sum of Rs.100/- (Rupees one hundred only).

II. The period of lease is 99 years commencing from February 1, 2010 with an option to the lessee to renew the lease for further terms of 99 years on the same terms and conditions without being liable to pay any premium, such renewal being automatic unless a contrary intention is expressed by the lessee.

III. The Lessee doth hereby covenant with the Lessor as follows :

(a) To pay to the lessors the rent punctually at the beginning of each calendar year according to English calendar for which the same shall be due without any deduction or abatement whatsoever and in default to pay interest on all arrears of rent at the rate of 12 (twelve per cent) per annum from the date of default until such payment of such rent.

(b) The lessee shall pay all property taxes including the year rent payable to the office of the Collector, South 24-Parganas Kolkata Khasmahal section and the owner and occupier share of corporation taxes and all other taxes if imposed by the competent authority in future and other outgoings in respect of the said premises which shall accrue after the execution and registration of this Deed.



ADDITIONAL RE...ARE
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

- (c) The lessee shall fully indemnify the lessors and always during the continuance of this lease keep them indemnified against any claim made by any neighbour or any other person or persons for any loss or damage that the said neighbour or such person or persons may suffer by any act of the lessee in connection with the construction on the demised premises and/or in any other respect arising and/or in connection and/or with regard to the demised premises or any part thereof that may be awarded by any competent court.

IV. The lessors do hereby covenant with the lessee as follows :

- (a) The lessors are the absolute owners of the demised premises and are competent to grant lease of the demised premises and that the said demised premises is free from all encumbrances, liens, claims, demands and attachments whatsoever. The lessors shall keep the lessee indemnified against all claims with regard to their right title and interest in the demised premises including their right to grant this lease, for all times to come.
- (b) The lessee is, inter alia, the owner of all buildings and structures standing thereon and the lessee shall continue to remain owners of the said building and structures for his own use and benefit. However, on expiry of the lease or



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

sooner, determination thereof the lessor will be bound to purchase the building, structures or any construction at the demised premises at the market value then prevailing, in respect of the said constructions building and structures and without payment of such market value the lessor will not be entitled to reclaim possession of the demised land.

- (c) The lessee shall be entitled to demolish the existing structures and building and/or construct, or re-construct or erect on the said premises or any part thereof any building, shed, and carry out construction of any nature and/or multi-storied building in accordance with rules and regulations of the Kolkata Municipal Corporation or any other competent authority appointed therefor. All such constructions made shall be at the cost of the lessee and shall belong to the lessee and the lessor shall have no right whatsoever in the said construction.
- (d) That the Lessee observing and performing all the terms and conditions herein contained and on its part to be observed and performed shall and may peaceably and quietly hold and enjoy the demised premises without any interruption or disturbance by the Lessors or any person claiming under or in trust for them during the term hereby granted.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 2 JAN 2013

- (e) That the lessee shall be entitled to execute and register any document transferring any portion of the demised portion along with any constructed area in any manner be deemed fit and proper by the lessee and the Lessors hereby confirm such transfers as effected by the lessee in respect of the demised portion of the premises or the constructed area.
- (f) That the Lessor have executed a power of attorney in favour of the lessee to do all acts things and deeds in order to enable the lessee to ensure the Development of the demised premises without taking recourse to the Lessor and without prejudice to the generality of the power of attorney the lessee shall be entitled to exercise all rights title and interest in respect of the said premises.
- (g) On the expiration of the period of this demise or sooner determination the lessee shall yield and deliver peaceful possession of the entire property together with and subject to the then existing tenants and/or Sub-Lessees as the case may be subject to the lessee's right to remove the constructed building or any constructed and/or be compensated for the same.
- (h) The Lessee shall be entitled to assign and/or transfer the leasehold right or interest or cause the said demised premises or any part or portion thereof or any new building



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

and/or buildings to be constructed thereon or any part thereof for which no further consent of the Lessor shall be required and this Deed of Lease by itself is and shall be treated as the consent.

- (i) The Lessor shall not exercise the right of re-entry into or upon the said demised premises or any part or portion thereof or in respect of the new building and/or buildings to be constructed thereon.
- (j) The lessee shall be entitled to all the reversionary right title and interest of the Lessor in the demised premises and the Lessor and/or their representative and/or their assigns shall be liable to convey to the lessee and/or its nominee or nominees the reversionary interest of the Lessor in such proportion and to such parties as may be deemed fit and proper in the absolute discretion of the lessee.
- (k) The lessee shall be entitled to represent the lessor before any authority for the purpose of obtaining sanction of any plan for construction of the multi storied building or any other construction on the demised premises and file such affidavits on behalf of the lessor as may be deemed fit and proper.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

- (l) The lessee shall be entitled to pay such fees as may be payable to the competent authority for sanction of the plans for construction of buildings on the said premises in accordance with the provision of law for and on behalf of the lessor herein.
- (m) The lessee shall be entitled to receive the sanctioned plan from the Kolkata Municipal Corporation or any other competent authority for and on behalf of the lessor.
- (n) The lessee in so far as the demised premises is concerned shall be entitled to file suits, writ petitions, affidavits, in any court of law for enforcing the rights of the lessor in respect of the said premises and shall be entitled to defend any suit proceeding or any action initiated against the lessor in respect of the demised premises. All the expenses incurred in connection with the above work will be borne by the lessee.
- (o) The lessee shall be entitled to delegate the powers conferred on them by this indenture or by any other power of attorney to such persons as they may deem fit and proper.

V. **PROVIDED HOWEVER** it is hereby agreed and declared by and between the parties hereto as follows :



AGENCY
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

- (a) The lessee shall be entitled to demolish all construction and shall be entitled to submit plan or plans to the Kolkata Municipal Authorities for and on behalf of and/or in the name of the Lessor and shall also be entitled to file declarations and affidavits for and on behalf of the Lessor and the Lessor hereby irrevocably grants power of attorney to the Lessee with a right to delegate the said power to any person it may think fit and proper, to do all acts, deeds and things necessary for the purpose of making any construction on the said premises and to let out or sub-let the same without any further permission of the lessor in respect of any portion of the premises hereby demised or the constructed areas as may be deemed fit and proper and the lessee and its nominees are hereinafter referred to as the constituted attorneys.
- (b) The lessee shall be entitled to file any affidavit or affidavits for and on behalf of the lessor with the Kolkata Municipal Corporation or any other competent authority or authorities. The benefits arising out of such demolition or sanctioned plan or building, rebuilding shall belong to the Lessee and the costs thereof shall be paid and borne by the lessee.
- (c) The lessee shall be entitled to appear for and on behalf the lessor, before any authority for the purpose of obtaining sanction of any plan for any construction including



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ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

construction of a multi-storied building or any other building on the demised premises.

- (d) The lessee shall be entitled to pay such fees as may be payable to the competent authority for sanction of the plans for construction of buildings or any other construction on the said premises in accordance with the provision of law for and on behalf of the lessor herein.
- (e) The lessee shall be entitled to receive the sanctioned plan from the Kolkata Municipal Corporation or any other competent authority for and on behalf of the lessor.
- (f) The lessee in so far as the demised premises is concerned shall be entitled to file suits, writ petitions, affidavits in any Court of Law for enforcing the rights of the lessor in respect of the said premises and shall be entitled to defend any suit proceeding or any action initiated against the lessor in respect of the demised premises, the cost of which will be borne by the lessee.
- (g) The lessee shall be entitled to delegate the powers conferred on them by this Indenture or by any other power of attorney to such persons as they may deem fit and proper.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
- 2 JAN 2013

- (h) The Lessee shall be 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 and/or benefits arising therefrom and such parts and/or on such terms or conditions as the Lessee may think fit. However the rent payable by the Lessee to the Lessor shall continue, in what ever circumstances the case may be.
- (i) In the event of the said demised premises or any part or portion thereof or the new building or buildings to be constructed thereon being requisitioned and/or acquisitioned by any Government or any agency thereunder or Military authorities or any other authorities competent in that behalf this Deed of Lease shall not be determined and/or terminated and the Lessee shall continue to pay the rent hereby reserved the Lessee will be entitled to all compensation of all kinds and also money that may be paid and/or payable by the requisitioning and/or acquisitioning authority for such requisition and/or acquisition.
- (j) In the event of the said demised premises and/or any part or portion thereof and/or the new building or buildings to be constructed thereon being acquired by the Government of India or the State Government or any local authority under



ADDITIONAL RESERVE BANK
OF ASSURANCES, KOLIKATA
- 2 JAN 2013

any Act for the time being in force this demise shall determine at the option of the Lessee from the date when the possession of the demised premises thereon shall be actually and physically taken by the acquiring authorities and the Lessee herein shall be entitled to the whole of the compensation money for the buildings and structures and loss of leasehold and ownership rights.

- (k) The Lessor and all persons having lawfully or equitably claiming any estate right title or interest whatsoever or howsoever into or upon the said demised premises or any part thereof including the new building or buildings to be constructed thereon shall and will from time to time and at all times hereafter upon reasonable request and at the cost and expenses of the Lessee, unless prevented by fire, theft, burglary, mob-violence enemy operation or some other inevitable accident or circumstances beyond their control or power produce or cause to be produced unto the Lessee or its attorney or attorneys or agent or agents or such other persons as the Lessee shall direct or appoint at any trial hearing examination or commission or otherwise as occasion shall require the original title deeds in respect of the said demised premises and will also at the like request and cost of the Lessee deliver or cause to be delivered unto the Lessee or its attorney or attorneys or agent or agents or such other



OF ASSURANCES, KOLKATA
- 2 JAN 2013

7
91

person or persons as aforesaid the true attested or other copy of and from the same as the lessee or such other person or persons as aforesaid may require and shall and will in the meantime unless prevented as aforesaid keep the same cared undefaced whole unobliterated and uncanceled.

(l) A notice intended to be served on the Lessee shall be deemed to be duly served on it if sent by registered post with acknowledgement due to the address of the lessee mentioned herein or to such other place of the lessee may from time to time by notice in writing by the lessor notify as the address for service and until such notification it shall be deemed to be duly served if sent by registered post with acknowledgement due at the aforesaid address and similarly any notice intended to be served on the lessor shall be deemed to be served on them if sent by registered post with acknowledgement due at their aforesaid address or at such other place as the Lessor from time to time may notify in writing.

(m) In the event for any reason the reversionary right of the Lessor is not transferred to the lessee or its nominees, the Lessee shall have the option to renew the lease for further term or terms of 99 years each on the same terms and



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

conditions as long as the Lessee desires except payment of premium.

- (n) Upon the Lessee paying the rent hereby reserved and observing and performing the conditions and covenants herein contained, the Lessee shall quietly and peacefully hold, possess and enjoy the said premises during the said term and the term created upon the renewal hereof without any interruption and disturbance by the Lessor or any person claiming under or in trust for him, and the Lessor hereby and hereunder grants irrevocable power of attorney to the Lessee to maintain the said premises for the term hereby created.

VI. **AND IT IS HEREBY FURTHER AGREED** by and between the parties hereto as follows :

- (a) That the Lessor shall not sell transfer convey nor create interest of a third party into or upon the said demised premises or new building or buildings to be constructed thereat or any part or portion thereof without the consent, in writing, of the Lessee and in the event of the Lessor deciding to sell and transfer the reversionary interest in respect of the said demised premises they shall first offer the same to the lessee at a price to be determined by the arbitrator and if



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
-- 2 JAN 2013

upon such consideration amount being determined by the Arbitrator if the Lessee shall fail to exercise the option of acquiring the reversionary interest within a period of thirty days from such determination then and in that event the Lessor shall be entitled to sell the reversionary interest in respect of the said demised premises in favour of any other person and/or persons.

- (b) All the municipal rates taxes and other outgoing payable to Kolkata Municipal Corporation, Office of the Collector, South 24-Parganas, Kolkata Khasmahal section and other authorities including electricity charges if payable by the Lessor in respect of the said demised premises prior to the date of execution of this Deed of Lease shall be paid borne and discharged by the Lessor and the Lessor has agreed to make payment of the same forthwith and shall keep the Lessee and its successor and/or successors in interest and assigns saved harmless and fully indemnified from all costs charges claims actions suits and proceedings.
- (c) All disputes and differences between the parties hereto in any way touching or concerning the said demised premises or any part or portion thereof or in any way touching or concerning these presents and/or the rights and liabilities of any of the parties hereto shall be referred to the sole



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
-- 2 JAN 2013

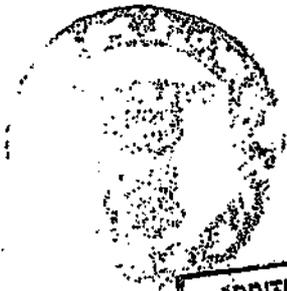
arbitration of a person to be nominated by the Lessee who shall conduct the same under the Arbitration and Conciliation Act, 1996 or any statutory modification or enactment thereto for the time being in force.

(d) The Arbitrator shall have summary powers.

VII. And that the Lessee shall bear and pay all costs of and incidental to this lease, including stamp and registration charges.

THE SCHEDULE ABOVE REFERRED TO :

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, Radha Nath Chowdhury Road, (formerly Tangra Road), Kolkata (Pin Code-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 shown in the plan annexed hereto duly bordered thereon in RED and butted and bounded as follows :



[Handwritten signature]
ADDITIONAL MANAGER
OF ASSURANCE, KOLKATA
- 2 JAN 2013

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

IN WITNESS WHEREOF the lessors and the lessee have hereunto
 set and subscribed their respective hands and seals on the day month
 and year first above written.

SIGNED SEALED AND DELIVERED

by the LESSORS at Kolkata in the
 presence of :

Surfer
 (A.K. Jain)
 Constituted Attorney

WITNESSES :

1. *Bhadrat Choudhury*
8, 17/1, 88 Bala Ch.
Kol-1
2. *Dulal Ghosh*
Ulaberia, Howrah.



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

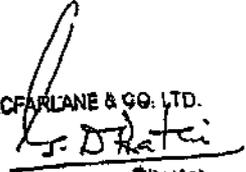
SIGNED SEALED AND DELIVERED

by the **LESSEE** at Kolkata in the
presence of :

WITNESSES:

1. Rahul Kothari
7C K.S. Roy Road
Kolkata - 700001
2. Dulal Ghosh
Chuberia, Howrah

FOR MACFARLANE & CO. LTD.


J. D. Ghata

Director

Drafted by
Sasandajayanti
Advocate
High Court at Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES - I, KOLKATA
- 2 JAN 2013

RECEIVED from the abovenamed Lessees the within mentioned sum of Rs.44,00,000/- (Rupees forty four lakhs) only as within mentioned consideration money as per memo below :

MEMO OF CONSIDERATION :

Cheque No.	Date	Bank & Branch	Amount (Rs.)	Issued in favour of
136124	16.10.2008	SBI Commercial Branch	Rs.22,00,000/-	Pillabai Saphui
136125	16.10.2008	SBI Commercial Branch	Rs.22,00,000/-	Mirabhai Naskar
Total :			<u>Rs.44,00,000/-</u>	

WITNESSES :

1. Rahul Kothari
7C K.S. Roy Road
Kolkata - 700001

2. D. Lal Chakrabarti
C.L. Boria, Howrah

FARMACEUTICALS & CO. LTD.
I. K. Jain
Director

Rajendra
(R.K. Jain)
Chartered Accountant



ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
- 2 JAN 2013



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name Paul J. Jam

Signature [Signature]
constituted Attorney



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left hand					
right hand					

Name [Signature]

Signature [Signature]

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Name

Signature

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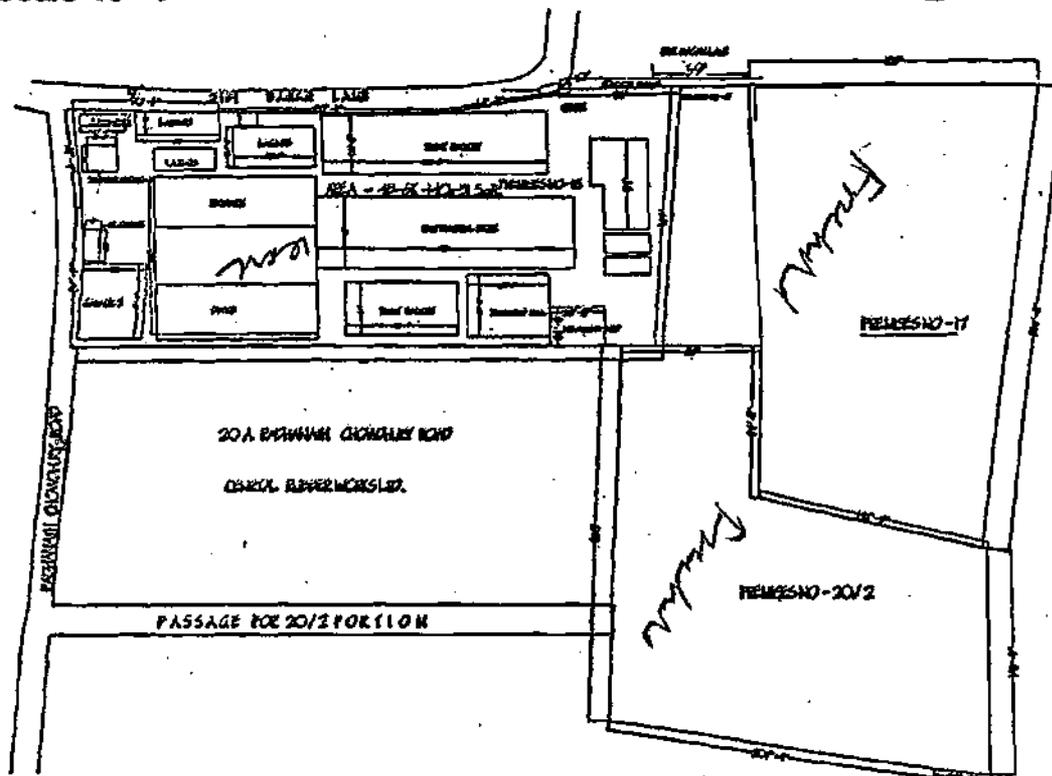
Name

Signature



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013

SITE PLAN OF PREMISES NO-18 RADHANATH CHOWDHURY ROAD
 ,KOLKATA-700 015 UNDER WARD NO 56
 AREA= 04 Bighas 06 Cottahs 14Chittacks 31 Squarefeet
 Scale 40'=1"



Rishi
 (R. G. Jain)
 Constituted Attorney

For MACFARLANE & CO.
J. D. Khatun
 Director

BAOR YR... HINDO... PTAMANGAR... S... ON... 2013... KOLKATA

... AR
OF ASSURANCE S-1, KOLKATA
- 2 JAN 2013





Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00028 of 2013
(Serial No. 00028 of 2013)

On 02/01/2013

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, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 49500/- is paid , by the Bankers cheque number 022798, Bankers Cheque Date 19/12/2012, Bank Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/01/2013

(Under Article : A(1) = 49379/- , E = 14/- , I = 55/- , M(a) = 25/- , M(b) = 4/- , Excess amount = 23/- on 02/01/2013)

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.- /-Lease Period 99 Years Advance/Premium Rs 44,00,000/- Average annual Rent Rs 44,544/-

Certified that the required stamp duty of this document is Rs.- 318711 /- and the Stamp duty paid as: Impressive Rs.- 100/-

Deficit stamp duty

Deficit stamp duty Rs. 318750/- is paid , by the Bankers cheque number 022797, Bankers Cheque Date 19/12/2012, Bank : State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 02/01/2013

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

Presented for registration at 13.52 hrs on :02/01/2013, at the Office of the A.R.A. - I KOLKATA by G. D. Rathi ,Claimant.

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

Execution is admitted on 02/01/2013 by

1. G. D. Rathi

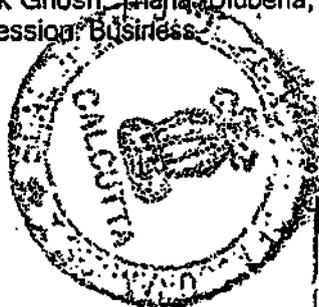
Director, Macfarlane & Co. Ltd., 9/1, Rajendra Nath Mukherjee Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.

, By Profession : Business

Identified By Dulal Ghosh, son of Kartick Ghosh, Thana:Uluberia, P.O. :- ,District:-Howrah, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business

Executed by Attorney

Execution by



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



Government Of West Bengal
Office Of the A.R.A. - I-KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00028 of 2013
(Serial No. 00028 of 2013)

1. R. K. Jain, son of Lt. Mannulal Jain , 110/ N, Cossipur Road, Kolkata, Thana:-Chitpur, P.O. :-
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700002 By Caste Hindu By Profession:
Others, as the constituted attorney of 1. Pillabal Saphui 2. Mirabai Naskar is admitted by him.

Identified By Dulal Ghosh, son of Kartick Ghosh, Thana:-Uluberia, P.O. :- ,District:-Howrah, WEST
BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Ashim Kumar Ghosh)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA

- 2 JAN 2013
(Ashim Kumar Ghosh)

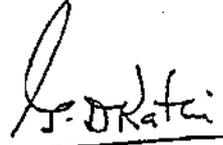
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

Department of Finance (Revenue) Directorate of Registration and Stamp Revenue

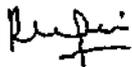
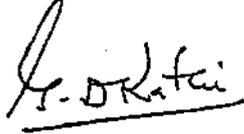
Office of the A.R.A. - I KOLKATA, District- Kolkata

Signature / LTI Sheet of Serial No. 00028 / 2013

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
G. D. Rathi 26, Prasanna Kr. Tagore Street, Kolkata, Thana:-Jorabagan, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	 02/01/2013	 LTI 02/01/2013	 02-01-2013

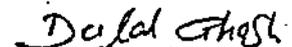
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	R. K. Jain Address -110/ N, Cossipur Road, Kolkata, Thana:-Chitpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700002	Attorney	 02/01/2013	 LTI 02/01/2013	
2	G. D. Rathi Address -26, Prasanna Kr. Tagore Street, Kolkata, Thana:-Jorabagan, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700006	Self	 02/01/2013	 LTI 02/01/2013	

Name of Identifier of above Person(s)

Dulal Ghosh
Thana:-Uluberia, P.O. :- ,District:-Howrah, WEST
BENGAL, India,

Signature of Identifier with Date


2/1/2013



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 2 JAN 2013
(Ashim Kumar Ghosh)

ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 589 to 618
being No 00028 for the year 2013.



AG
(Ashim Kumar Ghosh) 04 January-2013
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

18-1-13

DATED THIS DAY OF JANUARY, 2013

SMT. PILLABAI SAPHUI & ANR.

... LESSORS.

AND

MACFARLANE & CO. LIMITED.

... LESSEES.

INDENTURE OF LEASE

SINGHVI & Co.,
Advocate
7C, Kiran Shankar Roy Road,
Kolkata-700 001

1022/2021

I-1039/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 953664

18/2

2/19/21

A.P.A
11

Amount = A. 30000/-
Any amt. 12000/-

Verified that the document is admitted to registration and the endorsement 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 18th day of February Two Thousand and Twenty one

BETWEEN:

Additional Registrar of Assurances-IV, Kolkata

32647

09 FEB 2021

SL. NO. DATE
NAME
ACC. NO.
AMT.

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

Mousumi Ghosh
MOUSUMI GHOSH
LICENSED STAMP VENDOR
KOLKATA REGISTRATION OFFICE



[Handwritten signature]

ASSURANCE
OF ASSURANCES

19 FEB 2021



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

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's Name: TEXMACO INFRASTRUCTURE AND HOLDINGS LIMITED
Address: BELGHARIA KOLKATA - 700056
Mobile: 9830201177
Depositor Status: Buyer/Claimants
Query No: 2000194823
On Behalf Of: Org Gaggar And Co LLP
Identification No: 2000194823/6/2021
Remarks: Lease, Lease Payment No

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
			Total	264008

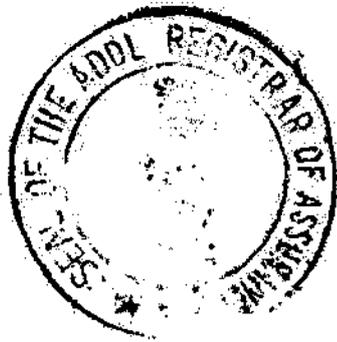
IN WORDS: TWO LAKH SIXTY FOUR THOUSAND EIGHT ONLY.

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 2nd 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



ASSISTANT AUDITOR GENERAL
OF ASSAULT AND BATTERY

J. 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 1st day of February, 2010 and expiring on 31st 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 2nd 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 3rd 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 ;



ADPI
OF ADPI

18 FEB 2021

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]

ADDL REGISTRAR OF ASSAM

18 FEB 2021

[Faint vertical text on the left margin]

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.



ADOL REGISTER OF ASSURANCE
KOLKATA
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 complaints, 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.



ADDRESSES OF ASSURANCE COMPANIES IN INDONESIA

38 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;



W

ADDITIONAL RECEIPTS
STATE BOARD OF EQUALIZATION
18 FEB 21 1964

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 :

(Signature)
G. Chatterjee
Kolkata

Nitish Kr. Chowdhary
1002, EM Bypass, Kd-105

For MACFARLANE & CO. LTD.

(Signature)
Director
(Ghanashyam Das Rathi)

SIGNED SEALED AND DELIVERED

by the SUB LESSEE at Kolkata

In the presence of :

(Signature)

Nitish Kr. Chowdhary

For Texmaco Infrastructure & Holdings Limited

(Signature)
CFO
(Kishor Kumar Raygaria)

Drafted by

(Signature)
Advocate

High Court,

Calcutta

F/604/2096/2013



ADDITIONAL REGISTRAR
OFFICE OF THE ADDITIONAL REGISTRAR

18 FEB 2021

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. D. Khatun

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

S. D. Khatun

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



ADJ. GEN.
OF ARMY

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 G A N L A N E

PREM NO : 18

PREM NO : 20A

EKTA
G+12, PREM NO : 16

RADHANATH CHOWDHURY ROAD



For MACFARLANE & CO. LTD.

G. Oratai

Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

Amoy

CFO

SIGNATURE OF LESSEE

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 G A N L A N E

PREM NO : 18

PREM NO : 20A

EKTA
G+12, PREM NO :16

RADHANATH CHOWDHURY ROAD



For MACFARLANE & CO. LTD
G. Ojha
Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

W. Dey

CFO

SIGNATURE OF LESSEE



m
ADDL REGISTRAR
OF ASSURANCES, KOLKATA

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
18/01/1989

Baris

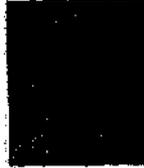


25002017






Download and Drive: 27/10/2020



কিংশন কুমার রাজপাড়িয়া
Kishor Kumar Rajgaria
জন্মতারিখ/DOB: 18/01/1969
পুরুষ MALE

Issue Date: 16/06/2017

9922 6652 8751

VID : 9188 9496 4057 0465

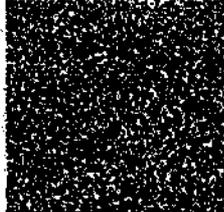
আমার আধান, আমার পরিচয়




ভাষাসংস্কৃতি
Authority of India

ঠিকানা:
T-113/A, তেঘরিয়া মের্ন রোড, তেঘরিয়া,
রাজহাট গোপালপুর (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700157

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



9922 6652 8751

VID : 9188 9496 4057 0465

 1047 |
  help@uidai.gov.in |
  www.uidai.gov.in



भारत सरकार



गणेश दाम राठी
Ghanshyam Das Rathi
DOB: 25-11-1953
Gender: Male



2678 1782 9903

आधार - आम आदमी का अधिकार



भारत सरकार
भारत

Address:

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

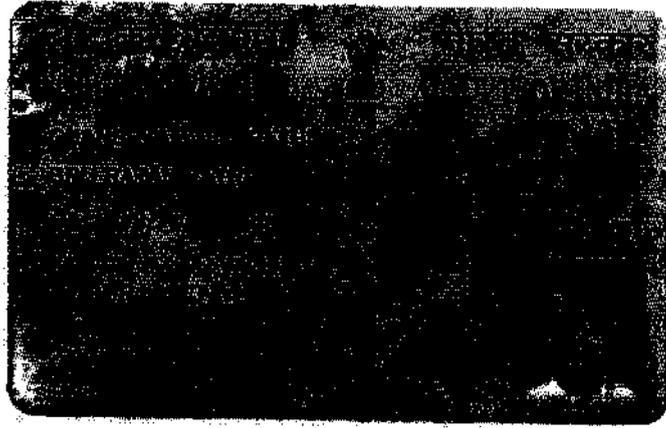


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1800 300 1947

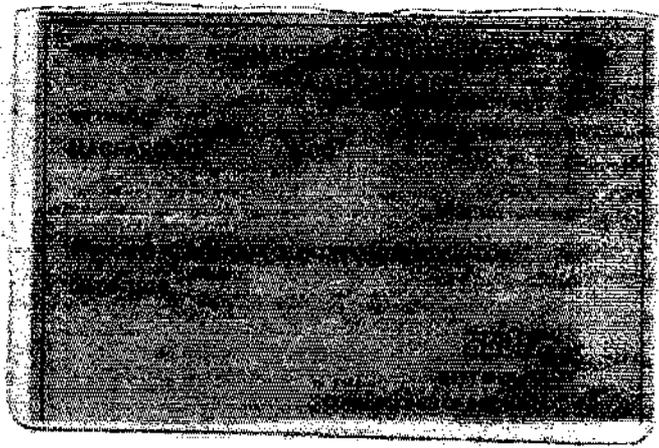
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bangalore-560 801







REPUBLIC OF INDIA
POST OFFICE

POSTAGE PAID
NO. 1234

ADDRESSEE'S NAME _____
ADDRESS _____
CITY _____
STATE _____
POSTAL CODE _____

POSTMAN'S NAME _____
POST OFFICE _____
POSTAL CODE _____

POSTAGE PAID
NO. 1234

TO: _____
FROM: _____

POSTAGE PAID
NO. 1234

ADDRESSEE'S NAME _____
ADDRESS _____
CITY _____
STATE _____
POSTAL CODE _____

POSTMAN'S NAME _____
POST OFFICE _____
POSTAL CODE _____

POSTAGE PAID
NO. 1234

@@
DATED THIS 15th DAY OF FEBRUARY 2021
@@

B E T W E E N

MACFARLANE & CO. LIMITED

....SUBLESSOR

A N D

TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED

....SUBLESSEE

DEED OF SUB LEASE

Major Information of the Deed

Deed No.	I-1904-01039/2021	Deed No. (Registration)	
Deed No. (Sub)	1904-2000194823/2021	Deed No. (Sub)	
Date and Time	27/01/2021 6:49:20 PM	Deed No. (Registration)	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		
[0403] Lease, Lease	[4310] Other than Immovable Property, Security Bond [Rs : 3,00,000/-], [4311] Other than Immovable Property, Receipt [Rs : 3,00,000/-]		
	Rs. 5,96,43,139/-		
	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 assement 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

Sl. No.	Area (RS :-)	Category	Area (Sq. Ft.)	Area (Katha)	Area (Dec)	Area (Sq. Ft.)	Remarks
L1	(RS :-)	Bastu		13.34 Katha		5,96,43,139/-	Property is on Road
Grand Total :				22.011Dec	0/-	596,43,139 /-	

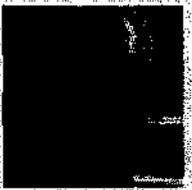
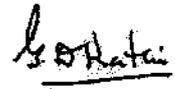
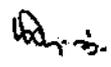
Lessor Details :

Sl. No.	Name	Address	Phone No.
1	Macfarlane & Co Ltd	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 :

Sl. No.	Name	Address	Phone No.
1	Texmaco Infrastructure & Holdings Limited	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 :

Name Address Photo Stamp and Date of Execution				
1	Mr Ghanshyam Das Rathi 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			 18/02/2021
		Feb 18 2021 4:42PM	LT 18/02/2021	18/02/2021
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 & Co Ltd (as DIRECTOR)				
2	Mr KISHOR KUMAR Rajgaria (Presentant) 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			 18/02/2021
		Feb 18 2021 4:41PM	LT 18/02/2021	18/02/2021
T-113A, Tegharia Main Road,, P.O:- Hatiara, P.S:- Bagulati, 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 & Holdings Limited (as Chief Financial Officer)				

Identifier Details :

Mr Asit Manna Son of Mr A K Manna 8, Old Post Office Street, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001			 18/02/2021
	18/02/2021	18/02/2021	18/02/2021
Identifier Of Mr Ghanshyam Das Rathi, Mr KISHOR KUMAR Rajgaria			

Endorsement For Deed Number : I - 190401039 / 2021

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

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 .,

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/-.

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
Identified 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
Identified 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

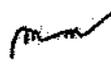
Certified that required Registration Fees payable for this document is Rs 30,091/- (A(1) = Rs 27,000/- , B = Rs 3,000/- , E = Rs 7/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 30,007/-

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: GKP5148667 on 13-02-2021, Head of Account 0030-03-104-001-16

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.



Mm
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.

(This document is digitally signed.)

8429/2022

ANNEXURE-A7

8593/2022



पश्चिमबङ्ग प्रश्चिम बंगाल WEST BENGAL



AG 740627

11/5/22
 2/13/2022
 24/5

Additional Registrar of
 Assurances-IV, Kolkata

53678825/-

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

Additional Registrar
 of Assurances-IV, Kolkata

24 MAY 2022

DEED OF SUB LEASE

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

BETWEEN:

20 APR 2022



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

Name.....

Address.....

Vendor.....

20th Sarat Bose Road
Kolkata

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

[Handwritten signature]

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ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
21 MAY 2022

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. Hatihara 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 2nd 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



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

21 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 1st day of February, 2010 and expiring on 31st 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 2nd 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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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 18th 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 3rd 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 1st 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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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

21 MAY 2022

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



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ADDITIONAL REGISTRAR
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



31 MAY 2022

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.



21 MAY 2022

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 18th 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 ;



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21 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 mark or signature.

ADDL REGISTRAR OF ASSESMENT
KOLKATA

21 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. Banabakar Das
85 A Sarat Bose Road
Gauhati - 2
2. Alone mondal
10, 1st Floor, Officers
Vadnagar - 1

For Macfarlane & Company Ltd.

G. Dutta
Director

* SIGNED SEALED AND DELIVERED

by the SUB LESSEE at Kolkata In the presence of:

1. Banabakar Das

For Texmac Infrastructure & Holdings Limited

[Signature]

CFO

2. Alone mondal

Drafted by me:

Abhishek Roy
Advocate

Abhishek Roy
Advocate

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



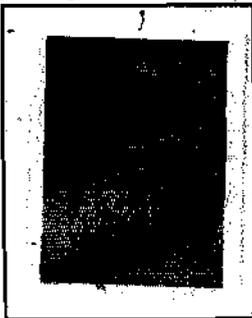
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 MAY 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



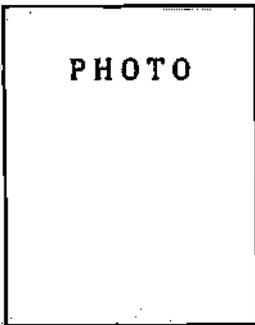
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Amico

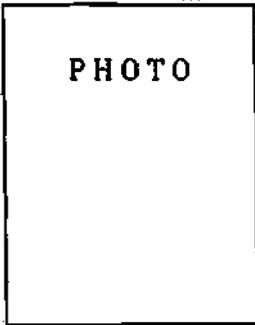


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

Dr. Dr. Dr.



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



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



[Handwritten signature]
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 MAY 2022

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 G A N L A N E

PREM NO : 18

PREM NO : 20A

EKTA
G+12, PREM NO :16

RADHANATH CHOWDHURY ROAD



For Macfarlane & Company Ltd.

L. D. Raut Director

SIGNATURE OF LESSOR

For Texmaco Infrastructure & Holdings Limited

[Signature] CFO
SIGNATURE OF LESSEE



[Handwritten Signature]
ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 MAY 2022



भारत सरकार
GOVERNMENT OF INDIA



गणेश्वर दास राठी
Ghanshyam Das Rathi
DOB: 25-11-1953
Gender: Male



2678 1782 9903

आधार - आम आदमी का अधिकार



भारतीय जनता पार्टी "सहचर" प्राधिकरण
INDIAN NATIONAL AUTHORITY FOR ID OF INDIA

२६, पी.के.तागोर स्ट्रीट, बीडॉन स्ट्रीट, कोलकाता
२६, P.K. Tagore Street, Beadon Street, Kolkata, West Bengal, 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






विशेष कृपार मानपात्रिता
Kishor Kumar Palgaria
জন্মতারিখ/DOB: 18/01/1969
পুলক/ MALE

9922 6652 8751
VID: 8188 9486 4057 0465

আমার আখান, আমাৰ পৰিচয়

Download Date: 27/11/2020 Issue Date: 18/02/2017



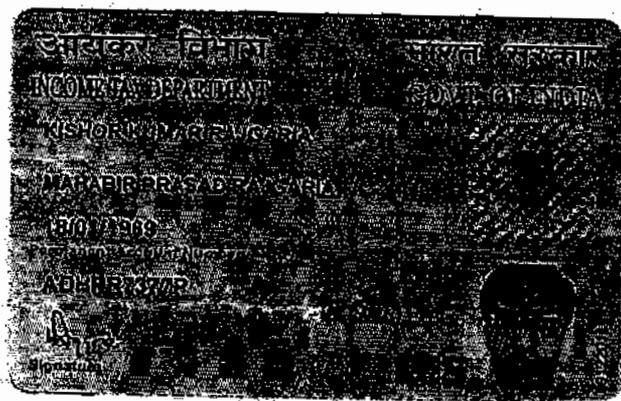

विशेष कृपार मानपात्रिता
विशेष कृपार मानपात्रिता

ঠিকানা:
 IT-113/A, তেঘরিয়া মেইন রোড, তেঘরিয়া,
 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: 8188 9486 4057 0465

1847 | help@uidai.gov.in | www.uidai.gov.in




 ভারতের নির্বাচন কমিশন
 भारत का चयन आयोग
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 : পু/ M
 জন্ম তারিখ
 Date of Birth : 01/05/1991

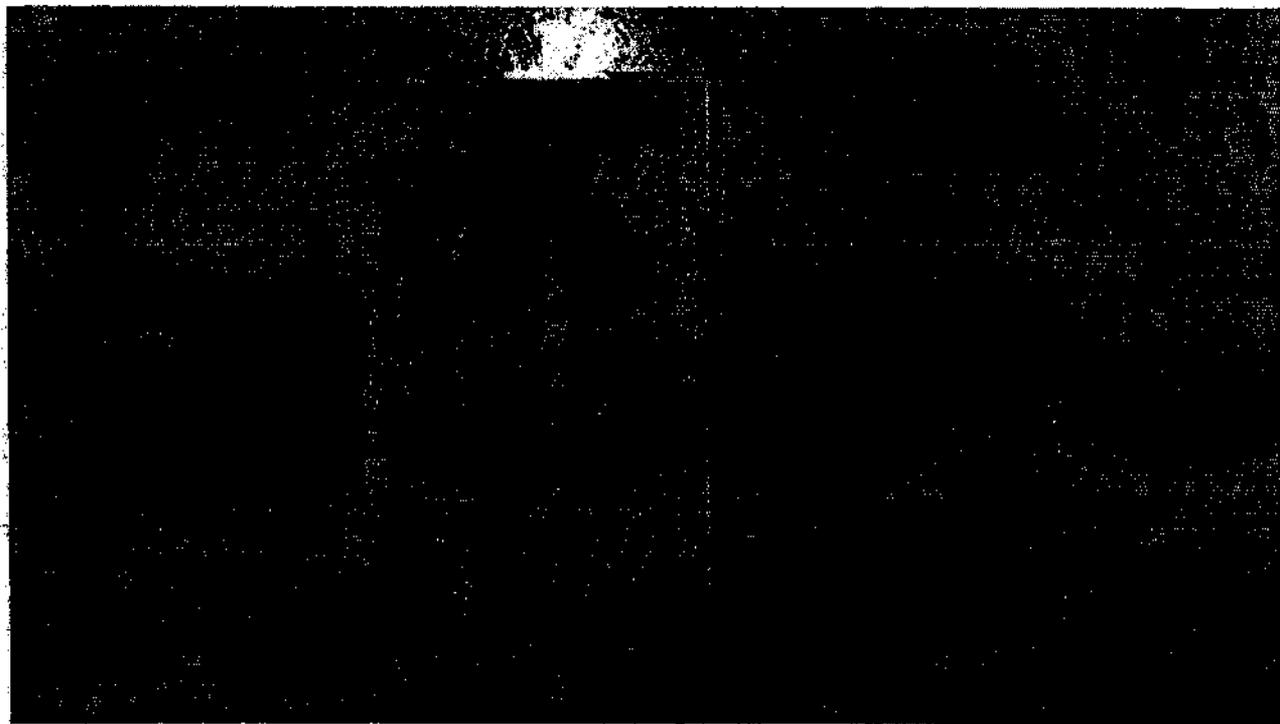
YTZ1096429
 ঠিকানা:
 নবগ্রাম পুর, নবগ্রাম, শ্যামপুর, হুওরা, 711315
 Address:
 NABAGRAM PURBA, NABAGRAM,
 SHYAMPUR, HOWRAH, 711315

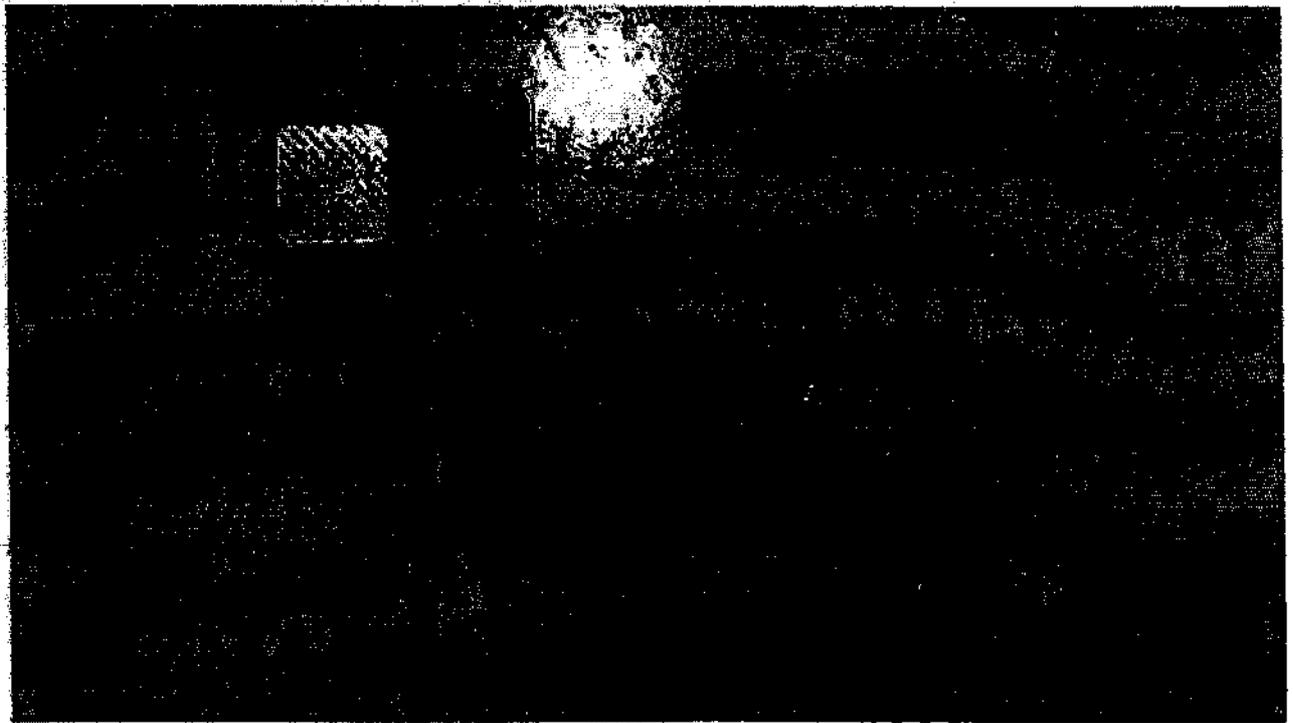


Date: 28/09/2010
 178-কেন্দ্রীয় দক্ষিণ উত্তরা প্রদেশ নির্বাচন নিয়ন্ত্রণ
 অধিদপ্তর, শ্যামপুর
 Facsimile Signature of the Electoral
 Registration Officer for
 178-Uttara Dakshin Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 list at the changed address and to obtain the card
 with same number.

139021







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	Non-Judicial Transaction	
[0403] Lease, Lease	[4308] Agreement [No of Agreement : 2]	
Sale/Contra Value	Market Value	
	Rs. 5,36,78,825/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 26,83,961/- (Article:35)	Rs. 2,01,014/- (Article:A(1), E)	
Mutation Fee Payable	Expected Date of Presentation of Deed	Applicant/Stamp Duty to be Paid by Non-Judicial Stamp
Remarks	Lease Period 86 Years 9 Months Advance/Premium Rs 1,35,00,000/- Average annual Rent Rs 33,00,000/-	

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 No	Khatian Number	Land Use/Proposed	Area of Land	Sale/Contra 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 :

Sl 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 Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Lessee Details :

Sl 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. AAxxxxxx4B, ,Aadhaar No Not Provided by UIDAI Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

Sl 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. ADxxxxxx7J ,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. ADxxxxxx7P ,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 Seiler 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

GRN: 192022230031715091 Payment Mode: Online Payment
GRN Date: 21/05/2022 15:01:36 Bank/Gateway: State Bank of India
BRN : CKT7349902 BRN Date: 21/05/2022 15:30:20
Payment Status: Successful Payment Ref. No: 2001329445/11/2022
(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
Address: A.R.A. - IV KOLKATA
Office Name: A.R.A. - IV KOLKATA
Identification No: 2001329445/11/2022
Remarks: Transfer of lease/Transfer of Lease/Deed of Assignment Payment No 11

Payment Details

S.No.	Payment ID	Particulars	Invoice No.	Amount (₹)
1	2001329445/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	335872
Total				335872

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



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

GRIP 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 No.	Description	Account No.	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
Total				2884975

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/-		
Stamp duty 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
Grand Total :				22.011Dec	135,00,000 /-	536,78,825 /-	

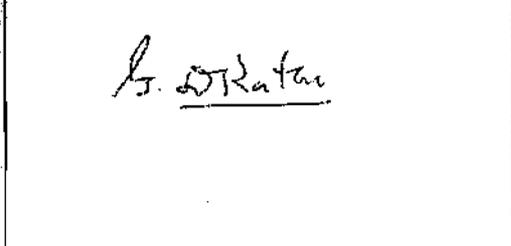
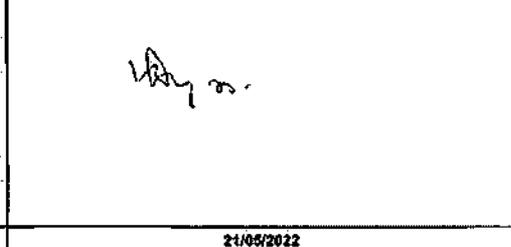
Transferor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	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, PAN No.:: AAxxxxxx6L, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

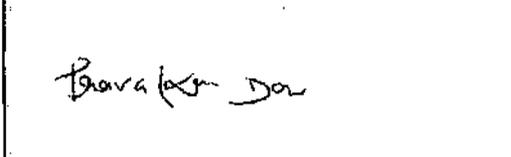
Transferee Details :

Sl No.	Name,Address,Photo,Finger print and Signature
1	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED 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 :

Sl No.	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GHANSHYAM DAS RATHI 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)			
2	Name	Photo	Finger Print	Signature
	Mr KISHOR KUMAR RAJGARIA (Presentant) 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)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pravakar Das 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

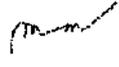
Certified that required Registration Fees payable for this document is Rs 5,36,886/- (A(1) = Rs 5,36,788/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 2,01,014/-

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 21-05-2022

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/-

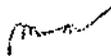
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/05/2022 3:30PM with Govt. Ref. No: 192022230031715091 on 21-05-2022, Amount Rs: 3,35,872/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKT7349902 on 21-05-2022, Head of Account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



m-m
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.

(This document is digitally signed.)