

06734

VC-2031/12 1-06852/12



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 404354

15/2/12  
 16/07/12  
 10.03/12



Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

*[Signature]*  
 District Sub-Register-1:  
 Alipore, South 24-parganas

DEED OF LEASE

1. Date: 16/07/2012
2. Place: Kolkata
3. Parties:
  - 3.1 Li Yao Hung *alias* Lee Yeo Fan, son of Li Chi Jung, residing at 69, DEIB Crescent, Markham, Ontario L3S3Y4, Canada (PAN applied for), being a person of Indian origin with Passport No.X773870, represented by his constituted attorney, Fe Yuan Li *son* of Li Yao Hung, residing at 69, DEIB Crescent, Markham, Ontario L3S3Y4, Canada (C.I No. A854606)

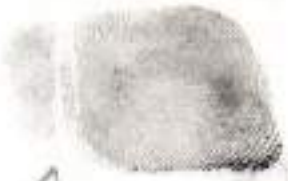
55383

SAHA & RAY

Advocates  
3A/1, 3rd Floor, Haslings Chambers  
7C, Kiran Shankar Roy Road  
Kolkata - 700001.

Sold to.....
Address.....
<b>16 JUL 2012</b>
Value.....
L. S. V. High Court A.S.

*Special Moh*



*vet-4179*

**KRITYA COMMERCIAL PVT. LTD.**

*Special Moh*

Director **Authorised Signatory**

**AACHAMAN VINIYOG PVT. LTD.**

*Special Moh*

Director **Authorised Signatory**

**वैधानिक प्रमाणित**  
**SUBSCRIBED WITH.**

**S.S.S.-19**



**ASHWAGANDHA MERCHANTS PVT. LTD.**

*Special Moh*

Director **Authorised Signatory**

**PARAKASHTHA MERCHANTS PVT. LTD.**

*Special Moh*

Director **Authorised Signatory**



*vet-4180*

*Special Moh*  
**Dist. Registrar - D**  
**Labour South 24 Parganas**  
**16 JUL 2012**

**Tapaswat Commercial Pvt. Ltd.**

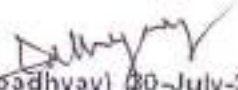
*SA Dhraj Saha*  
Director / **Authorised Signatory**


*P-7-0*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 6815 to 6841  
being No 06852 for the year 2012.



  
(Rajendra Prasad Upadhyay) 30 July-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal

  
District Sub-Registrar - III  
South 24 Parganas

10/10/10

10/10/10

10/10/10

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10/10/10



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

**Endorsement For Deed Number : I - 06852 of 2012**  
**(Serial No. 06734 of 2012)**

**On**

**Payment of Fees:**

**On 16/07/2012**

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

Presented for registration at 22.03 hrs on :16/07/2012, at the Private residence by Shreelal Mohta, one of the Claimants.

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

Execution is admitted on 16/07/2012 by

1. Fui Chung Li, Oci No. A854698, son of Lt Li Yao Li, 9, Creek View Avenue, Richmond Hill, Ontario L4c9x1, P.O. :- ,Canada, , By Caste Christian, By Profession : Others

2. Surendra Kr Dugar

Director/ Authorised Signatory, Ashwagandha Merchants Pvt Ltd. Pan No. Aajca9745q, 83, Topsia Road South, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin -700046,

Director/ Authorised Signatory, Parakashtha Merchants Pvt Ltd. Pan No. Aaggp2272a, 83, Topsia Road South, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin -700046.

By Profession : Business

3. Shreelal Mohta

Director/ Authorised Signatory, Kritya Commercial Pvt Ltd. Pan No. Aaeck4825c, 83, Topsia Road South, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin -700046.

Director/ Authorised Signatory, Aachaman Viniyog Pvt Ltd. Pan No. Aajca8326p, 83, Topsia Road South, Kolkata, Thana:-Tiljala, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin -700046.

By Profession : Business

4. Dhiraj Sethia

Director/ Authorised Signatory, Tapaswat Commercial Pvt Ltd. Pan No. Aect2573l, 1st Floor, 14, Netaji Subhas Road, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin -700001,

By Profession : Business



*Rajendra Prasad Upadhyay*  
DIST. SUB-REGISTRAR - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )

**DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS**

27/07/2012 16:58:00

EndorsementPage 1 of 3





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

**Endorsement For Deed Number : I - 06852 of 2012**  
**(Serial No. 06734 of 2012)**

5. Ram Naresh Agarwal

Director/ Authorised Signatory, Srijan Enclave Pvt Ltd. Pan No. Aaqcs4061c, 5, Rameshwar Malia Lane, Howrah, Thana:-Howrah, P.O. :- ,District:-Howrah, WEST BENGAL, India, .

Director/ Authorised Signatory, Srijan Infrarealty Pvt Ltd. Pan No. Aaqcs4262m, 5, Rameshwar Malia Lane, Howrah, Thana:-Howrah, P.O. :- ,District:-Howrah, WEST BENGAL, India, .

Director/ Authorised Signatory, Srijan Land & Building Pvt Ltd. Pan No. Aaqcs4026b, 36/1a, Elgin Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director/ Authorised Signatoy, Panchkoti Stockist Pvt Ltd. Pan No. Aagcp5305e, 9, Elgin Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

Director/ Authorised Signatory, Suvridhi Commotrade Pvt Ltd. Pan No. Aarcs2648q, 36/1a, Elgin Road, Kolkata, Thana:-Bhawanipore, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700020.

By Profession : Business

Identified By Radhe Shyam Pancharia, son of Sri B. L. Pancharia, 1/11, ARABINDA NAGAR, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste: Hindu, By Profession: Service.

**Executed by Attorney**

Execution by

1. Fe Yuan Lee, Oci No. A854606, son of Li Yao Hung , 69, Deib Crescent, Markham, Ontario L3s3y4, P.O. :- ,Canada, By Caste Others By Profession: Others,as the constituted attorney of Li Yao Hung, Passport No. X773870 alias Lee Yeo Fan is admitted by him.

2. Fui Chung Li, Oci No. A854698, son of Lt Li Yao Li , 9, Creek View Avenue, Richmond Hill, Ontario L4c9x1, P.O. :- ,Canada, By Caste Christian By Profession: Others,as the constituted attorney of 1. Chin O Li, Passport No. P233491 2. Fui Fui Chung, Passport No. K435683 3. Fui Hsien Koo Li, Passport No. S893639 4. Mimi Fui Mi Lin, Pass Port No. T239751 5. Fui Lim Li, Pass Port No. M1398149 is admitted by him.

Identified By Radhe Shyam Pancharia, son of Sri B. L. Pancharia, 1/11, ARABINDA NAGAR, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste: Hindu, By Profession: Service.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

On 17/07/2012



Dist. Sub Registrar  
South 24 Parganas

( Rajendra Prasad Upadhyay )

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

27/07/2012 16:58:00

EndorsementPage 2 of 3

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
530 SOUTH EAST ASIAN AVENUE  
CHICAGO, ILLINOIS 60607

MEMORANDUM FOR THE RECORD  
DATE: 10/15/68

TO: [Name]

FROM: [Name]

SUBJECT: [Subject]

[Text]

[Text]

[Text]

[Text]

[Text]

[Text]

[Text]

[Text]

[Text]

[Text]







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

**Endorsement For Deed Number : I - 06852 of 2012**  
**(Serial No. 06734 of 2012)**

**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 999 Years Advance/Premium Rs 53,00,000/- First 50 years Rent(Non Agri case) Rs 100/-

Certified that the required stamp duty of this document is Rs. - 371021 /- and the Stamp duty paid as: Impresive Rs.- 500/-

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 27/07/2012**

**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, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 0.00/-, on 27/07/2012

Amount by Draft

Rs. 58346/- is paid , by the draft number 086614, Draft Date 16/07/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 27/07/2012

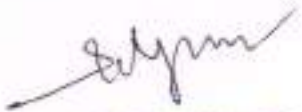
( Under Article : A(1) = 58300/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 27/07/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 371221/- is paid, by the draft number 086630, Draft Date 16/07/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 27/07/2012

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



  
District Sub-Registrar - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
EndorsementPage 3 of 3



- 3.2 **Chin O Li**, wife of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada (**PAN** applied for), being a person of Indian origin with Passport No.P233491, represented by her constituted attorney, **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada
- 3.3 **Fui Fui Chung**, daughter of Late Li Yao Li, residing at 422, Huntmill Boulevard, Scarborough, Ontario M1W3X6, Canada (**PAN AVIPC0632M**), being a person of Indian origin with Passport No.~~K435683~~ represented by her constituted attorney, **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada
- 3.4 **Fui Hsien Koo Li**, daughter of Late Li Yao Li, residing at 40, Formosa Drive, Richmond Hill, Ontario L4S1S6, Canada (**PAN** applied for), being a person of Indian origin with Passport No.S893639, represented by her constituted attorney, **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada
- 3.5 **Mimi Fui Mi Lin**, daughter of Late Li Yao Li, residing at 801-55, Bamburgh Circle, Scarborough, Ontario M1W3V4, Canada (**PAN AJCPL6372R**), being a person of Indian origin with Passport No.T239751, represented by her constituted attorney, **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada
- 3.6 **Fui Lim Li**, son of Late Li Yao Li, residing at 15, Dawson Place, Turrumurra, New South Wales 2074, Australia (**PAN AJCPL9364P**), being a person of Indian origin with Passport No.M1398149, represented by his constituted attorney, **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada
- 3.7 **Fui Chung Li**, son of Late Li Yao Li, residing at 9, Creek View Avenue, Richmond Hill, Ontario L4C9X1, Canada (**PAN** applied for), being a person of Indian origin with OCI No.A854698

(collectively **Lessors**, include successors-in-interest and/or assigns)

#### And

- 3.8 **Ashwagandha Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala (**PAN AAJCA9745Q**), represented by its authorized signatory, **Surendra Kumar Dugar**, son of Late J.M. Dugar, of 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala
- 3.9 **Parakashtha Merchants Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala (**PAN AAGCP2272A**), represented by its authorized signatory, **Surendra Kumar Dugar**, son of Late J.M. Dugar, of 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala
- 3.10 **Kritya Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 84/1A, Topsia Road (South),

FORMS - REPUBLIC  
DISPENSED WITH

A.P.S. - II

For SRIJAN ENCLAVE PRIVATE LIMITED

Ram Naresh Agarwal  
Director / Authorised Signatory

For SRIJAN INFREAREALTY PVT. LTD.

Ram Naresh Agarwal  
Director / Authorised Signatory

For SRIJAN LAND & BUILDING PVT. LTD.

Ram Naresh Agarwal  
Director / Authorised Signatory

Panchkoti Stockist Private Limited

Ram Naresh Agarwal  
Director / Auth. Signatory

SUVRIDHI STOCKIST PRIVATE LIMITED

Ram Naresh Agarwal  
Director / Auth. Signatory



veti-4181

16 JUL 2012

16 JUL 2012

For LI YAO HUNG  
By his Constituted Attorney

Li Yao Hung  
(Constituted Attorney)

P.T.O

- Kolkata-700046, Police Station Tiljala (**PAN AAECK4825C**), represented by its authorized signatory, **Shreelal Mohta**, son of Dwarka Das Mohta, of 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala
- 3.11 **Aachaman Viniyog Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala (**PAN AAJCA8326P**), represented by its authorized signatory, **Shreelal Mohta**, son of Dwarka Das Mohta, of 83, Topsia Road (South), Kolkata-700046, Police Station Tiljala
- 3.12 **Tapaswat Commercial Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street (**PAN AAECT2573L**), represented by its authorized signatory, **Dhiraj Sethia**, son of Noratan Mal Sethia, of 1<sup>st</sup> Floor, 14, Netaji Subhas Road, Kolkata-700001, Police Station Hare Street
- 3.13 **Srijan Enclave Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 5, Rameswhar Malia Lane, Howrah (**PAN AAQCS4061C**), represented by its authorized signatory, **Ram Naresh Agarwal**, son of Late Nand Kishor Agarwal, of 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore
- 3.14 **Srijan InfraRealty Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 5, Rameswhar Malia Lane, Howrah (**PAN AAQCS4262M**), represented by its authorized signatory, **Ram Naresh Agarwal**, son of Late Nand Kishor Agarwal, of 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore
- 3.15 **Srijan Land & Building Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore (**PAN AAQCS4026B**), represented by its authorized signatory, **Ram Naresh Agarwal**, son of Late Nand Kishor Agarwal, of 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore
- 3.16 **Panchkoti Stockist Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 9, Elgin Road, Kolkata-700020, Police Station Bhawanipore (**PAN AAGCP5305E**), represented by its authorized signatory, **Ram Naresh Agarwal**, son of Late Nand Kishor Agarwal, of 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore
- 3.17 **Suvridhi Commotrade Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore (**PAN AARCS2648Q**), represented by its authorized signatory, **Ram Naresh Agarwal**, son of Late Nand Kishor Agarwal, of 36/1A, Elgin Road, Kolkata-700020, Police Station Bhawanipore

(collectively **Lessees**, includes successors-in-interest).

Lessors and Lessees collectively **Parties** and individually **Party**.



vet-482

For CHIN O LI  
FUI HSIEN KOO LI  
FUI FUI CHUNG  
MIMI FUI MI LIN  
FUI LIM LI  
By their Constituted Attorney & for self  
*Jin Chong Ho*  
(Constituted Attorney)



*Jin Chong Ho*  
Consul, South Perth, Western Australia

16 JUL 2012

Radhika Srinivas Ramesh  
S/o Sri B.L. Ramesh  
1/11, Arvind Nagar  
Kolkata-32  
Sonnee

**NOW THIS DEED OF LEASE WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**4. Subject Matter of Lease**

- 4.1 **Said Share In Said Property:** Undivided  $2/3^{rd}$  (two third) share and/or interest (**Said Share**) in (1) land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 1430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the Kolkata Municipal Corporation (**KMC**), comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part I** of the **1<sup>st</sup> Schedule** below (**First Land**) (2) land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** below (**Second Land**) (3) land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** below (**Third Land**) (4) land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less **together with** structures and dwelling units erected thereon, admeasuring 2000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** below (**Fourth Land**) and (5) land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** below (**Fifth Land**), the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land, collectively delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and collectively **Said Property**. The Said Share in Said Property **together with** all benefits, easements, authorities, claims, demands, usufructs and



16/07/2012  
District State Magistrate - ■  
Bardana South 24 Bardana

16 JUL 2012



tangible and intangible rights of howsoever or whatsoever nature of the Lessors in the Said Share of the Said Property and appurtenances and inheritances for access and user thereof is the subject matter of this Deed of Lease and is more fully described in the **2<sup>nd</sup> Schedule** below (**Said Share In Said Property**).

## 5. Background

- 5.1 **Ownership of First Land, Second Land and Third Land:** By a Deed of Conveyance dated 29<sup>th</sup> April, 1972, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. 1, Volume No.35, at Pages 104 to 111, being Deed No. 1710 for the year 1972, Li Yao Li, Li Yao Hung and another person jointly purchased the entirety of the First Land, the Second Land and the Third Land from Mammotha Nath Khamrui.
- 5.2 **Ownership of Fourth Land:** By a Deed of Conveyance dated 28<sup>th</sup> August, 1971, registered in the Office of the Joint Sub-registrar at Alipore, in Book No. 1, Volume No. 75, at Pages 162 to 169, being Deed No. 3750 for the year 1971, Li Yao Li, Li Yao Hung and another person jointly purchased the entirety of the Fourth Land from Ishani Baia Debi and Santu Kumar Mukhopadhyaya.
- 5.3 **Ownership of Fifth Land:** By a Deed of Conveyance dated 28<sup>th</sup> October, 1971, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. 1, Volume No. 98, at Pages 1 to 7, being Deed No.4337 for the year 1971, Li Yao Li, Li Yao Hung and another person jointly purchased the entirety of the Fifth Land from Samsuddin Ahmed, Md. Amin, Md. Yasin, Tara Bibi, Samsunehar, Sakina Bibi and Fatu Bibi.
- 5.4 **Ownership of Said Property:** In the circumstances, Li Yao Li, Li Yao Hung and the said other person jointly became the owners of the entirety of the Said Property comprising of the First Land, the Second Land, the Third Land, the Fourth Land and the Fifth Land.
- 5.5 **Demise of Li Yao Li:** Li Yao Li died *intestate* leaving behind him surviving his wife, Chin O Li (being the Lessor No. 3.2 herein) and 3 (three) daughters, namely, Fui Fui Chung (being the Lessor No. 3.3 herein), Fui Hsien Koo Li (being the Lessor No. 3.4 herein) and Mimi Fui Mi Lin (being the Lessor No. 3.5 herein) and 2 (two) sons, namely Fui Lin Li (being the Lessor No. 3.6 herein) and Fui Chung Li (being the Lessor No. 3.7 herein) as the only legal heiresses and heirs, who became jointly entitled to the share of Li Yao Li in the Said Property.
- 5.6 **Absolute Ownership of Lessors:** In the abovementioned circumstances, the Lessors have become the joint and absolute owners of the Said Share In Said Property and are in exclusive possession and enjoyment of the Said Share In Said Property.
- 5.7 **Discussions and Negotiations:** With the intention of granting a lease of the Said Share In Said Property (**Lease**), discussions and negotiations have taken place between the Lessors and the Lessees.
- 5.8 **Representation and Warranties:** The Lessors have assured and represented to the Lessees that (1) the Lessors are the joint and absolute owners of the Said Share In Said Property (2) the Said Share In Said Property is free from all encumbrances, charges, liens, *lis pendens*, attachments, trusts whatsoever or howsoever (3) the Lessors have marketable title in respect of the Said Share In Said Property (4) the Lessors have remained and continue to remain the joint and absolute co-owners of the Said Share In



Said Property since the date of acquiring title thereto (5) the Said Share In Said Property is not subject to any notice of acquisition and/or requisition (6) there is no excess vacant land comprised in the Said Share In Said Property within the meaning of the Urban Land (Ceiling & Regulation) Act, 1976.

5.9 **Reliance on Representations:** Relying on the aforesaid representations and believing the same to be true and acting on the faith thereof, the Lessees have agreed to enter into this Lease.

5.10 **Recording:** Certain terms and conditions have been finalized between the Parties for grant of Lease of the Said Share In Said Property by the Lessors to the Lessees and such terms and conditions are being recorded by this Deed of Lease.

## 6. Basic Understanding

6.1 **Lease of Said Share In Said Property:** The Lessors have agreed to grant to the Lessees a Lease of the Said Share In Said Property and described in the 2<sup>nd</sup> Schedule below and the Lessees have agreed to take such Lease on the terms and conditions mentioned in this Deed of Lease.

## 7. Grant

7.1 **Demise:** In consideration of a sum of Rs.53,00,000/- (Rupees fifty three lac) paid by the Lessees to the Lessors at or before the execution of these presents as and by way of premium and/or salami, the receipt whereof the Lessors hereby as also by the receipt hereunder written admit and acknowledge and in consideration of payment of the Lease Rent (defined in Clause 8.1 below) hereby reserved and in further consideration of the various covenants, conditions and stipulations herein contained and on the part of the Lessees to be paid, performed and observed, the Lessors hereby demise and grant to and in favour of the Lessees a Lease of the Said Share In Said Property described in the 2<sup>nd</sup> Schedule below for a period of 999 (nine hundred and ninety nine) years (**Tenure**) commencing on and with effect from the date of execution of this Deed of Lease, i.e., 16.07.2012 (**Commencement Date**) and expiring on 15.07.2011.

## 8. Lease Rent and Payment

8.1 **Lease Rent:** The Lessees shall pay to the Lessors a sum of Rs.100/- (Rupees one hundred) per year as rent of the Said Share In Said Property (**Lease Rent**). The Lease Rent shall remain fixed and shall not escalate under any circumstances during the Tenure.

8.2 **Payment:** The Lease Rent shall be paid on or before the 15<sup>th</sup> day of January of each and every year for the succeeding year for which the same shall become due and payable without any abatement or deduction on any account whatsoever or howsoever.

8.3 **Exclusions:** It is clarified that the Lease Rent shall not include (1) all future municipal rates, taxes and surcharge on the Said Share In Said Property and (2) all other levies and taxes of every nature whatsoever imposed by the Central Government, State Government and Statutory Authorities in respect of the Said Share In Said Property.



*[Signature]*  
Clerk of the Court  
County of Westchester  
16 JUL 2012

**9. Covenants**

**9.1 By Lessees:** The Lessees covenant that:

9.1.1 **Handing Over Possession:** The Lessees shall over back peaceful and vacant possession of the Said Share In Said Property at the end of the Tenure in as good condition as received by the Lessees, except usual wear and tear and/or damages by fire or acts of God, riot or other civil commotion, war, enemy action and/or other cause not within the control of the Lessees.

9.1.2 **Indemnity:** The Lessees shall keep the Lessors indemnified against all actions, claims, demands and expenses on account of performance or non performance and omission or commission by the Lessees of any of the terms, conditions and stipulations of this Deed of Lease that may be found prejudicial to the interest of the Lessors.

**9.2 By Lessors:** The Lessors covenant that:

9.2.1 **Peaceful Holding:** Upon the Lessees paying the Lease Rent hereby reserved in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on the Lessees' part to be observed and performed, the Lessees shall peaceably and quietly hold, possess and enjoy the Said Share In Said Property during the Tenure without any interruption, disturbance, claim and demand by the Lessors or any person lawfully claiming under or in trust for the Lessors.

9.2.2 **Construction:** The Lessees shall be entitled to prepare and submit map or plan to the Kolkata Municipal Corporation and other concerned authority for construction erection and completion of new building or buildings on the Said Share In Said Property and to sign and execute the same and do all necessary lawful acts for sanction of the plan and construction of the new building or buildings thereon.

9.2.3 **Indemnity:** The Lessors shall keep the Lessees indemnified against all actions, claims, demands and expenses on account of performance or non performance and omission or commission by the Lessors of any of the terms, conditions and stipulations of this Deed of Lease.

**9.3 By Parties with Each Other:** The Parties covenant with each other that:

9.3.1 **Electricity Meter:** The Lessees shall be entitled to apply for electricity connection and the Lessors have no objection in this regard.

9.3.2 **Signage:** The Lessees shall be entitled to erect hoarding/glow-sign on any part or portion of the Said Share In Said Property.

9.3.3 **Assignment:** The Lessees shall be entitled to charge, assign, mortgage or sublet the leasehold interest in the Said Share In Said Property for which no further consent of the Lessors shall be required and these presents by itself is and shall be deemed to be such consent.

9.3.4 **Tax Payment:** The Lessees shall be liable and have agreed to make payment of all amounts payable on account of the municipal rates taxes and other outgoings including khazana payable in respect of the Said Share In Said Property.



  
District Collector, South 24 Parganas

16 JUL 2012

- 9.3.5 **Transferrable:** This Lease is transferrable and the Lessees shall be entitled to sub-let, under-let, assign and transfer the Said Share In Said Property or part thereof to any third party/person. In such event if any extra municipal tax is levied, the same shall be paid by the Lessees.
- 9.3.6 **Stamp Duty:** The stamp duty and all other expenses in respect of this Deed of Lease shall be borne and paid by the Lessees.
- 9.3.7 **Further Deeds and Documents:** The Lessors, either by themselves or through their constituted attorney, from time to time, upon reasonable request and cost of the Lessees, shall execute or cause to be executed all such further deeds and documents for further and more perfectly demising the Said Share In Said Property and every portion thereof and/or implementing the terms, conditions and covenants of this Deed of Lease.

## 10. Termination

- 10.1 **Grounds:** Except for non-payment of the Lease Rent, the Lessors shall not be entitled to terminate this lease and/or to exercise right to re-enter into or upon the Said Share In Said Property.
- 10.2 **No Re-Entry:** The Lessors have agreed not to exercise the right of re-entry unless the Lease Rent remains in arrears for 3 (three) consecutive years. In the event of the Lessees failing to make payment of the Lease Rent for a consecutive period of 3 (three) years and/or committing breach of any of the terms and conditions herein contained, the Lessors, before termination of this Lease, shall give to the Lessees notice in writing of 60 (sixty) days (**Curing Period**) for remedying and/or rectifying such breaches and/or laches and if within the Curing Period the Lessees fail to remedy and/or rectify the said laches and/or breaches, then and in that event it shall be lawful for the Lessors to determine and/or terminate this Lease and re-enter upon the Said Share In Said Property.

## 11. Other Conditions

- 11.1 **Acquisition:** In case of acquisition by any authority under the Land Acquisition Act or any other law for the time being in force within the Tenure, this Lease shall stand determined and the compensation payable by the authority acquiring the Said Share In Said Property shall be paid and received by the Lessees without any right or claim on the part of the Lessors.
- 11.2 **Requisition:** In the event of the Said Share In Said Property or any part thereof being requisitioned, the compensation payable consequent to such requisition shall belong to and be received by the Lessees to the exclusion of the Lessors.
- 11.3 **Amalgamation:** The Lessees shall be entitled to and are hereby authorized by the Lessors to amalgamate the Said Share In Said Property with any other property which is adjacent and/or neighbouring and/or in any way connected to the Said Share In Said Property and no consent of the Lessors would be necessary and/or required in this regard and this deed by itself is and shall be treated as the consent of the Lessors. The Lessees shall be entitled to have ingress and egress right from any of the adjacent premises.



সি. এ. মল্লিক  
ডায়েরী নং ২৪ পর্দানা

16 JUL 2012



**12. Powers and Authorities**

- 12.1 **Hereby Granted:** The Lessors do hereby appoint the Lessees as their authorized representatives and hereby grant the following powers and authorities in respect of the Said Share In Said Property:
- 12.1.1 **Soil Testing:** To have the soil tested and/or the Said Share In Said Property surveyed.
- 12.1.2 **Conversion:** To apply for and obtain permission for conversion of the user.
- 12.1.3 **Sanction:** To prepare or cause to be prepared a map or plan and submit the same for sanction to the authorities concerned for construction of new building and/or buildings.
- 12.1.4 **Construction:** To apply for and obtain all necessary permissions, approvals, consents and/or sanctions as may be necessary and/or required for construction, erection and completion of the said new building and/or buildings.
- 12.1.5 **Execution:** To sign and execute all plans, applications, declarations and affidavits as may be required by various authorities from time to time for obtaining the sanction of the map or plan from the authorities concerned and also for the purpose of construction, erection and completion of the said new building and/or buildings.
- 12.1.6 **Registration:** To sign and execute all documents and to cause the same to be duly registered with the concerned Registration authorities.
- 12.1.7 **Appearance:** To appear and represent in the name of the Lessors before all concerned statutory bodies and/or authorities including KMC, KMDA and Tribunals and/or courts and to sign all papers declaration and representation in the name of and on behalf of the Lessors.
- 12.1.8 **Rent Collection:** To realize and/or receive rents, issues, profits, benefits and usufructs in respect of the Said Share In Said Property and to grant receipts and discharge for the same in full settlement and/or satisfaction as facts and circumstances may require arise and justify.
- 12.1.9 **Representation:** To appear and to do and perform all necessary acts and deeds in all Courts i.e. Civil, Revenue or Criminal whether original or appellate and in the Registration Office, Income Tax Office and any Government Office, KMC and in the offices of any other local body or authority in connection with and/or touching in relation to and/or touching the Said Share In Said Property or any portion or portions thereof.
- 12.1.10 **Litigation:** To file suit and to defend the Lessors in any suit brought against the Lessors to sign and verify plaints, written statements, petition including petitions of claims and objections, affidavits, memorandum of appeal and petitions and pleadings and application of all kinds and to file in any such court or office in connection with and/or in relation to and/or touching the Said Share In Said Property.
- 12.1.11 **Outgoings:** To pay all rates and taxes and other outgoings and impositions in respect of the Said Share In Said Property or any portion or portions thereof and to obtain receipts for such payments.



Sub-Registrar  
South 24 Parganas

16 JUL 2012

- 12.1.12 **Appointment:** To appoint any Advocate, Pleader, Barrister at Law, Solicitor, Supreme Court Agent or Supreme Court Advocate, Revenue Agent or any other legal practitioner or Lawyer.
- 12.1.13 **Deposit:** To deposit money into and withdraw money from any Court or public authority.
- 12.1.14 **Bond:** To sign and execute any Bond of Indemnity or paper or receipt and to do and perform all acts and deeds for and in respect of and in connection with and for having and getting and receiving any claim.
- 12.1.15 **General Acts:** To generally do all such acts deeds and things in the name of the Lessors by virtue of such power and authority granted and the Lessors hereby ratify and agree to ratify all acts deeds and things which may be done by the Lessees lawfully into or upon and/or in connection with the Said Share In Said Property.

### 13. Arbitration

- 13.1 **Dispute Referral System:** All disputes and differences between the Parties hereto in any way touching or concerning these presents or as regards the rights and liabilities of the Parties hereto or as regards the interpretation, scope or effect of any of the terms and condition herein contained shall be resolved by referring the same to arbitration whereby the Lessors shall be entitled to jointly nominate one arbitrator and the Lessees shall be entitled to jointly nominate one arbitrator and both the said arbitrators shall appoint the third arbitrator (collectively **Arbitrators**) and the same shall be deemed to be a reference within the meaning of the Arbitration and Conciliation Act, 1996 or any other statutory modification or enactment thereto for the time being in force.
- 13.2 **Jurisdiction of Courts:** Courts at Kolkata alone shall have jurisdiction to entertain and try all actions suits and proceedings arising out of these presents.

### 1<sup>st</sup> Schedule

#### Part I

#### (First Land)

Land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 1430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Bhūtan* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	:	By <i>Dag</i> No.457(P), being a portion of Premises No.47, Matheswartola Road, Kolkata-700046
<b>On the East</b>	:	By Municipal Road known as Matheswartola Road
<b>On the South</b>	:	By <i>Dag</i> No.457(P), being a portion of Premises No.113A, Matheswartola Road, Kolkata-700046
<b>On the West</b>	:	By <i>Dag</i> No.455(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046



Magistrate - II  
South 24 Parganas

16 JUL 2012

**Together with** all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Lessors in the First Land and appurtenances and inheritances for access and user thereof.

**Part II  
(Second Land)**

Land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	:	By <i>Dag</i> No.455(P), being a portion of Premises No.47, Matheswartola Road, Kolkata-700046
<b>On the East</b>	:	By <i>Dag</i> 457(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046
<b>On the South</b>	:	By <i>Dag</i> No.457(P), being a portion of Premises No.24C, Matheswartola Road, Kolkata-700046
<b>On the West</b>	:	By <i>Dag</i> No.455/554(P), being a portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046

**Together with** all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Lessors in the Second Land and appurtenances and inheritances for access and user thereof.

**Part III  
(Third Land)**

Land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455/554, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	:	By <i>Dag</i> No.455/554(P), being a portion of Premises No.47, Matheswartola Road, Kolkata-700046
<b>On the East</b>	:	By <i>Dag</i> No.455(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046
<b>On the South</b>	:	By <i>Dag</i> No.457(P), being a portion of Premises No.24C, Matheswartola Road, Kolkata-700046
<b>On the West</b>	:	By <i>Dag</i> No.458(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046

**Together with** all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Lessors in the Third Land and appurtenances and inheritances for access and user thereof.



**Part IV**  
**(Fourth Land)**

Land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less **together with** structures and dwelling units erected thereon, admeasuring 2000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	: By <i>Dag</i> No.458(P), being a portion of Premises No.47, Matheswartola Road, Kolkata-700046
<b>On the East</b>	: By <i>Dag</i> No.455/554(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046
<b>On the South</b>	: By <i>Dag</i> No.457/574(P), being a portion of Premises No.24C, Matheswartola Road, Kolkata-700046
<b>On the West</b>	: By <i>Dag</i> No.461(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046

**Together with** all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Lessors in the Fourth Land and appurtenances and inheritances for access and user thereof.

**Part V**  
**(Fifth Land)**

Land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

<b>On the North</b>	: By <i>Dag</i> No.461(P), being a portion of Premises No.47, Matheswartola Road, Kolkata-700046
<b>On the East</b>	: By <i>Dag</i> No.458(P), being a portion of Premises No.24C/1, Matheswartola Road, Kolkata-700046
<b>On the South</b>	: By <i>Dag</i> No.457/574(P), being a portion of Premises No.24C, Matheswartola Road, Kolkata-700046
<b>On the West</b>	: By Municipal Premises No.46B, Matheswartola Road, Kolkata-700046

**Together with** all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Lessors in the Fifth Land and appurtenances and inheritances for access and user thereof.



District Registrar - II  
South 24 Parganas

16 JUL 2019



**2<sup>nd</sup> Schedule**  
**(Said Share In Said Property)**  
**[Subject Matter of this Deed of Lease]**

The Said Share, being an undivided  $2/3^{\text{rd}}$  (two third) share and/or interest in the Said Property, delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon, comprised of **(1)** the First Land, being land measuring 7.9 (seven point nine) decimal, equivalent to 4 (four) *cottah* 12 (twelve) *chittack* and 21 (twenty one) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 1430 (one thousand four hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part J** of the **1<sup>st</sup> Schedule** above **(2)** the Second Land, being land measuring 17.48 (seventeen point four eight) decimal, equivalent to 10 (ten) *cottah* 9 (nine) *chittack* and 9 (nine) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2950 (two thousand nine hundred and fifty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part II** of the **1<sup>st</sup> Schedule** above **(3)** the Third Land, being land measuring 3.7 (three point seven) decimal, equivalent to 2 (two) *cottah* 3 (three) *chittack* and 37 (thirty seven) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 330 (three hundred and thirty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 455/534, recorded in C.S. *Khatian* No.588, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part III** of the **1<sup>st</sup> Schedule** above **(4)** the Fourth Land, being land measuring 16.55 (sixteen point five five) decimal, equivalent to 10 (ten) *cottah*, more or less **together with** structures and dwelling units erected thereon, admeasuring 2000 (two thousand) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 458, recorded in C.S. *Khatian* No.353, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part IV** of the **1<sup>st</sup> Schedule** above **and (5)** the Fifth Land, being land measuring 13.35 (thirteen point three five) decimal, equivalent to 8 (eight) *cottah* 1 (one) *chittack* and 10 (ten) square feet, more or less **together with** structures and dwelling units erected thereon, admeasuring 2110 (two thousand one hundred and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C/1, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of KMC, comprised in a portion of C.S. *Dag* No. 461, recorded in C.S. *Khatian* No.113, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part V** of the **1<sup>st</sup> Schedule** above **together with** all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Lessors in the Said Share In Said Property and appurtenances and inheritances for access and user thereof.



Dist. Superintendent  
South 24 Parganas

16 JUL 2019

14. Execution and Delivery

14.1 In Witness whereof the Parties hereto have executed this Deed of Lease on the date mentioned above.

<p><b>For LI YAO HUNG</b> By his Constituted Attorney <i>[Signature]</i> (Constituted Attorney)</p>	<p><b>ASHWAGANDHA MERCHANTS PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>	<p><b>Tapaswat Commercial Pvt. Ltd.</b> <i>[Signature]</i> Director / Authorised Signatory</p>
<p><b>For CHIN O LI FUI HSIEN KOO LI FUI FUI CHUNG MIMI FUI MI LIN FUI LIM LI</b> By their Constituted Attorney <i>[Signature]</i> (Constituted Attorney)</p>	<p><b>PARAKASHTHA MERCHANTS PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>	<p><b>SRIJAN ENCLAVE PRIVATE LIMITED</b> <i>[Signature]</i> Director / Authorised Signatory</p>
<p><b>KRITYA COMMERCIAL PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>	<p><b>AACHAMAN VINIYOG PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>	<p><b>SRIJAN INFREAREALTY PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>
<p><b>[Lessors]</b></p>	<p><b>[Lessees]</b></p>	<p><b>SRIJAN LAND &amp; BUILDING PVT. LTD.</b> <i>[Signature]</i> Director / Authorised Signatory</p>

Drafted by  
Saptarshi Ray (Adv)  
Alipore Judges Court  
Witnesses:

Signature *[Signature]*  
Name Hui Hui Hoi  
Father's Name Hui Hui Hoi  
Address 37 Tintal Ave  
Greenpark Cent 2/14/14/3

Signature *[Signature]*  
Name Radhie Sanyam Pancharai  
Father's Name SRI B.L. Pancharai  
Address 1/11, Arbinda Nagar  
Kolkata. 700032

Panchkoff Stockist Private Limited  
 Director / Auth. Signatory  
*[Signature]*  
 Director / Auth. Signatory  
 SUVRIDHI STOCKIST PRIVATE LIMITED  
*[Signature]*  
 Director / Auth. Signatory



Dist. Sub. Registrar  
Muzur, South 24 Parganas  
16 JUL 2012

## Receipt and Memo of Consideration

Received from the withinnamed Lessees the withinmentioned sum of Rs.53,00,000/- (Rupees fifty three lac) towards full and final payment of the premium and/or salami of the Said Share In Said Property described in the 2<sup>nd</sup> Schedule above, in the following manner:

Sr. No.	Name of the Lessee	Name of the Lessor	Cheque No. & Dated (16-07-12)	Drawn on	Amount	TDS deducted	Net amt paid
1.	Ashwagandha Merchants Pvt. Ltd.,	Li Yao Hung	696925 dt 16-07-12	Indian Bank, Sarat Bose Road Branch	265000.00	54590.00	210410.00
		Chin O Li	348451 dt 16-07-12	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	348454 dt 16-07-12	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	348453 dt 16-07-12	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	348455 dt 16-07-12	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	348456 dt 16-07-12	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	348452 dt 16-07-12	-do-	44167.00	9098.00	35069.00
2.	Parakashtha Merchants Private Limited	Li Yao Hung	696525	Indian Bank, Sarat Bose Road Branch	265000.00	54590.00	210410.00
		Chin O Li	348401	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	348404	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	348403	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	348405	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	348406	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	348402	-do-	44167.00	9098.00	35069.00
3.	Kritya Commercial Private Limited	Li Yao Hung	348302	Indian Bank, Sarat Bose Road Branch	265000.00	54590.00	210410.00
		Chin O Li	348303	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	348306	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	348305	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	348307	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	348308	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	348304	-do-	44167.00	9098.00	35069.00
4.	Aachaman Vinyog Private Limited	Li Yao Hung	348351	Indian Bank, Sarat Bose Road Branch	265000.00	54590.00	210410.00
		Chin O Li	348352	-do-	44167.00	9098.00	35069.00



		Fui Fui Chung,	348355	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	348354	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	348356	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	348357	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	348353	-do-	44167.00	9098.00	35069.00
5.	Tapaswat Commercial Private Limited	Li Yao Hung	564122	HDFC Bank, Clive Row Branch	265000.00	54590.00	210410.00
		Chin O Li	564123	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	564126	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	564125	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	564127	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	564128	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	564124	-do-	44167.00	9098.00	35069.00

Sr. No.	Name of the Lessee	Name of the Lessor	Cheque No. & Dated	Drawn on	Amount	TDS deducted	Net amt paid
6.	Srijan Enclave Private Limited,	Li Yao Hung	037711	Punjab & Sind Bank Chowringee Road Branch	265000.00	54590.00	210410.00
		Chin O Li	037712	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	037715	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	037714	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	037716	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	037717	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	037713	-do-	44167.00	9098.00	35069.00
7.	Srijan Infra Realty Ltd	Li Yao Hung	152758	Punjab & Sind Bank Chowringee Road Branch	265000.00	54590.00	210410.00
		Chin O Li	152759	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	152762	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	152761	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	152763	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	152764	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	152760	-do-	44167.00	9098.00	35069.00
8.	Srijan Land & Building Pvt. Ltd.	Li Yao Hung	038027	Punjab & Sind Bank Chowringee Road Branch	265000.00	54590.00	210410.00
		Chin O Li	038028	-do-	44167.00	9098.00	35069.00



**Dr. Anil Kumar Das**  
District Attorney  
South 24 Parganas

16 JUL 2012



		Fui Fui Chung,	038031	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	038030		44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	038032	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	038033	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	038033	-do-	44167.00	9098.00	35069.00
Sr. No.	Name of the Lessee	Name of the Lessor	Cheque No. & Date	Drawn on	Amount	TDS deducted	Net amt paid
9.	Panchkoti Stockist Pvt. Ltd.	Li Yao Hung	290373	Punjab & Sind Bank Chowringee Road Branch	265000.00	54590.00	210410.00
		Chin O Li	290373	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	290377	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	290376	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	290378	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	290379	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	290375	-do-	44167.00	9098.00	35069.00
10.	Suvridhi Commotrade Pvt. Ltd.	Li Yao Hung	290137	Punjab & Sind Bank Chowringee Road Branch	265000.00	54590.00	210410.00
		Chin O Li	290138	-do-	44167.00	9098.00	35069.00
		Fui Fui Chung,	290136	-do-	44167.00	9098.00	35069.00
		Fui Hsien Koo Li	290133	-do-	44167.00	9098.00	35069.00
		Mimi Fui Mi Lin,	290134	-do-	44166.00	9099.00	35067.00
		Fui Lim Li	290135	-do-	44166.00	9099.00	35067.00
		Fui Chung Li	290131	-do-	44167.00	9098.00	35069.00

For LI YAO HUNG  
By his Constituted Attorney

*[Signature]*  
(Constituted Attorney)

For CHIN O LI  
FUI HSIEN KOO LI  
FUI FUI CHUNG  
MIMI FUI MI LIN  
FUI LIM LI

By their Constituted Attorney & for Self  
*[Signature]*  
(Constituted Attorney)

[Lessors]

Witnesses:

Signature *[Signature]*

Name *[Signature]*

Signature *[Signature]*

Name *[Signature]*



1000, K. S. Road, M.  
4/6, South, P. Parganas

16 JUL 2012

**SITE PLAN OF PREMISES NO.24C/1, MATHESWARTOLA ROAD COMPRISING C.S.DAG NO.457(P),455(P),455/554(P), 458(P),461(P) KHATIAN NO.588,353 & 113,MOUZA-TANGRA , J.L.NO.- 5 , DIST.-SOUTH 24 PARGANAS , WARD NO.-66 , UNDER KOLKATA MUNICIPAL CORPORATION.**

**TOTAL AREA OF LAND = 35 KH. 10 CH. 44 SFT.**

**AREA SHOWN IN RED BORDER**

**TOTAL COVERED AREA = 8820 SFT.**

DAG NO.	AREA		
	KH.	CH.	SFT.
457(P)	4	12	21
455(P)	10	9	13
455/554(P)	2	3	38
458(P)	10		7
461(P)	8	1	10

**For SRIJAN ENCLAVE PRIVATE LIMITED**

*Ram Narain Aggarwal*

Director / Authorised Signatory

**SHWAGANDHA MERCHANTS PVT. LTD.**

*[Signature]*  
Director / Authorised Signatory

**PARAKASHTHA MERCHANTS PVT. LTD.**

*[Signature]*  
Director / Authorised Signatory

**KRITYA COMMERCIAL PVT. LTD.**

*[Signature]*  
Director / Authorised Signatory

**LACHAMAN VINIYOG PVT. LTD.**

*[Signature]*  
Director / Authorised Signatory

**Tapaswat Commercial Pvt. Ltd.**

*[Signature]*  
Director / Authorised Signatory

**For SRIJAN INFRA REALTY PVT. LTD.**

*Ram Narain Aggarwal*

Director / Authorised Signatory

**For LI YAO HUNG**

By his Constituted Attorney

*[Signature]*

(Constituted Attorney)

**For SRIJAN LAND & BUILDING PVT. LTD.**

*Ram Narain Aggarwal*

Director / Authorised Signatory

**Panchkoti Stockist Private Limited**

*Ram Narain Aggarwal*

Director / Auth. Signatory

**For CHIN O LI  
FUI HSIEN KOO LI  
FUI FUI CHUNG  
MIMI FUI MI LIN  
FUI LIM LI**

By their Constituted Attorney & For Self

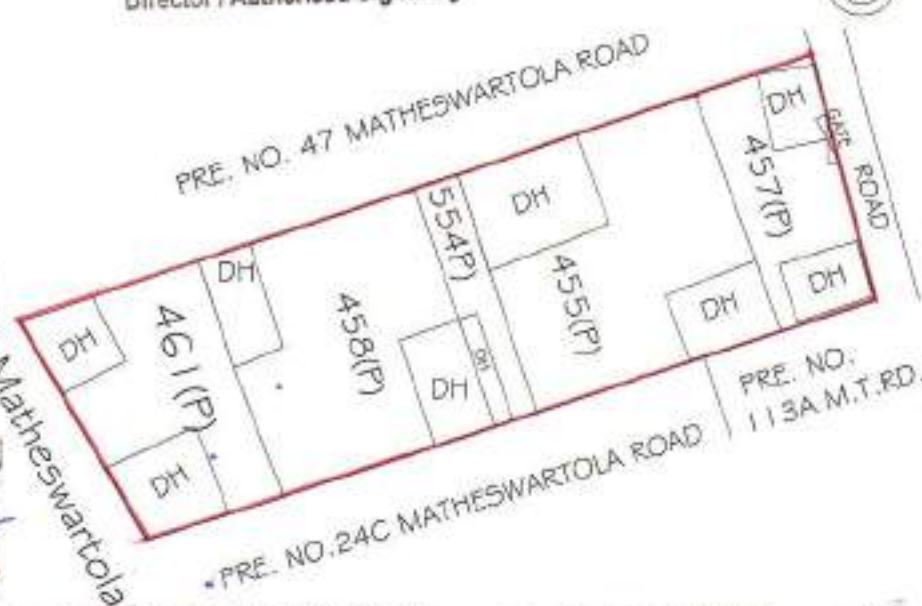
*[Signature]*

(Constituted Attorney)

**SUVRIDHI STOCKIST PRIVATE LIMITED**

*Ram Narain Aggarwal*

Director / Auth. Signatory



**SIGNATURE OF LESSEES**

**SIGNATURE OF LESSORS**



দক্ষিণ চব্বিশ পরগণা জেলা পুলিশ সুপারিন্টেন্ডেন্টের কার্যালয়  
কোর্ট সৌথ 24 Parganas

16 JUL 2012

SPECIMEN FORM TEN FINGER PRINTS

















Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		
						
Little	Ring	Middle (Left Hand)	Fore	Thumb		
						
Thumb	Fore	Middle (Right Hand)	Ring	Little		



১০৯৬ নং  
বিভাগঃ দক্ষিণ ২৪ পরগণা

১৬ JUL ২০১২

**SPECIMEN FORM TEN FINGER PRINTS**

Sl. No.	Signature of the executants and/or purchaser Presentants					
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little



কালেক্টর - ডি  
সিডিও, সাউথ ২৪ পরগণা

16 JUL 2012



Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2012

Between

Li Yao Hung & Ors.  
... Lessors

And

Ashwagandha Merchants Pvt. Ltd. & Ors.  
... Lessees

DEED OF LEASE

2/3<sup>rd</sup> (two third) Share in Portion of  
Premises No.24C/1, Matheswartola Road  
Police Station Pragati Maidan  
Kolkata-700046

Saha & Ray  
Advocates  
3A/1, 3<sup>rd</sup> floor  
Hastings Chambers  
7C, Kinnu Sankar Roy Road  
Kolkata-700001

