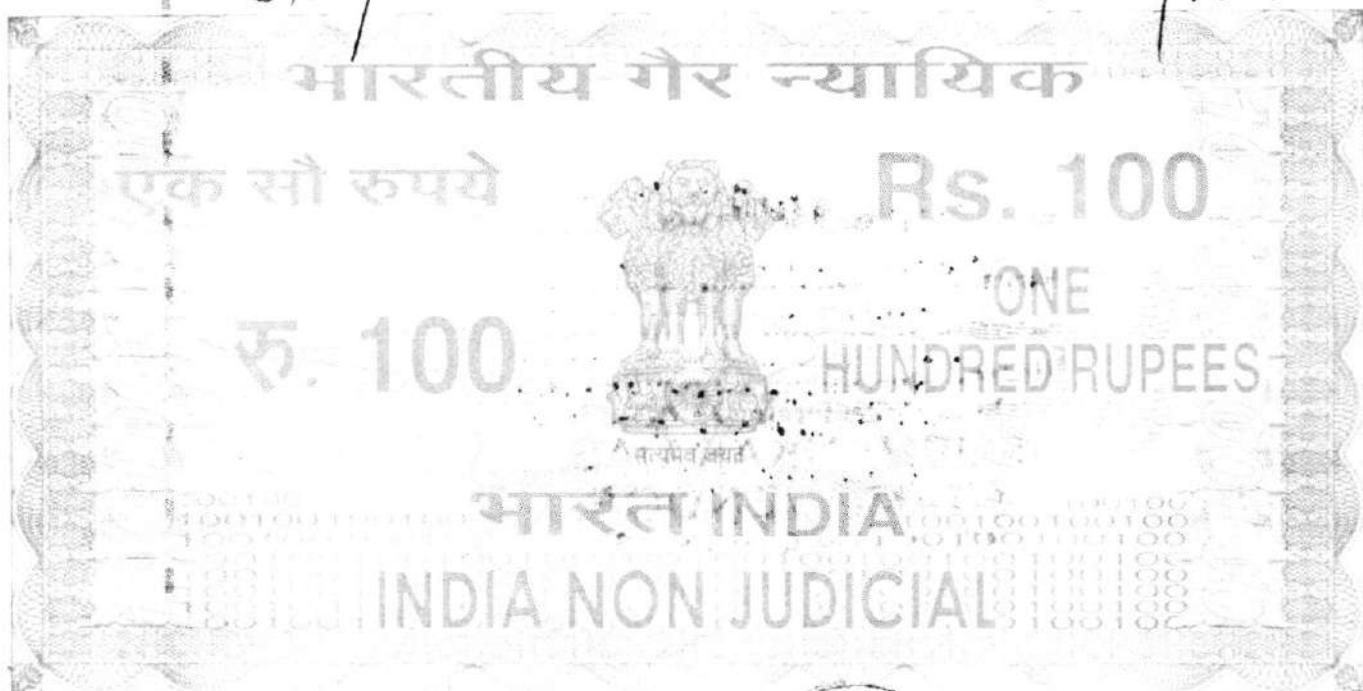


8429/2022

8533/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

11-35
21/3/2022

21/5
53678825/-

Nr

Registrar of
Assurances
IV, Kolkata



AG 740627

I declare that the Document is admitted to
Registration in my name as the
endorse, and stamp of my hand is a true document
and the part of this Document.

M
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:



400000

STAMPS VENDOR
SUBHANKAR DAS
Alipur Collectorate, 24 P.G. (S)

Alipur Police Court, Kali-27

36597 - Rs. 100/- Date
Name.....
Address.....
Vendee.....
Alipur Collectorate, 24 P.G. (S)
Subhankar DAS
STAMPS VENDOR
SUBHANKAR DAS
Alipur Police Court, Kali-27



26/10/27
Alipur Police Court

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

AND

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

WHEREAS by an Indenture of Lease dated 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



21 MAY 2002

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.

✓
ADDITIONAL REGISTRAR
LIF ASSURANCES IV, KOLKATA

21 MAY 2022

AND WHEREAS since the premises are contiguous to each other, the Sub Lessee and the Sub Lessor had entered into a Deed of Sub lease on 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 Orginal 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;



✓

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,



✓

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

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



REGISTRAR OF SOCIETIES
OF ASSURANCES-IV, KOLKATA

21 MAY 2022

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

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

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

10. The Sub Lessee shall be entitled to and are hereby authorized by the Sub Lessor to amalgamate the Demised Premises with any other property (in which the Sub Lessee has ownership / leasehold rights) which is adjacent and/or neighbouring and/or in any way connected to the Demised Premises and no consent of the Sub Lessor would be necessary and/or required in this regard and this deed by itself is and shall be treated as the consent of the Sub Lessor. The Sub Lessee shall be entitled to grant ingress and egress right to any of the adjacent premises. The Sub Lessee shall be entitled to sublease, under lease the leasehold interest in any sub-divided portion/portions thereof and transfer by way of Lease undivided proportionate imitable 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.

1870

1870

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 ;



✓

1 MAY 2020



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;



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. Pravakar Dey
85 A Sarat Bose Road
(cut - 2)
2. Alone menelal
10, 1st Post Office St.
Kolkata - 1

For Macfarlane & Company Ltd.

J. D. Duttai

Director

SIGNED SEALED AND DELIVERED

by the SUB LESSEE at Kolkata In the presence of:

1. Pravakar Dey
2. Alone menelal

For Texmico Infrastructure & Holdings Limited

D. Roy

CFO

Drafted by me:

Abhishek Roy
Advocate

Abhishek Roy
Advocate
Alipore Judges Court
Enrollment No. F/2047/1780/2019



✓

21 MAY 2022

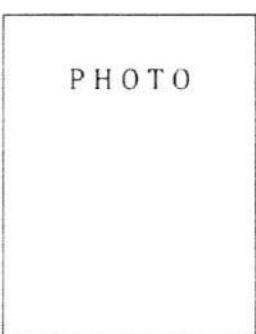
SPECIMEN FORM FOR TEN FINGERPRINTS



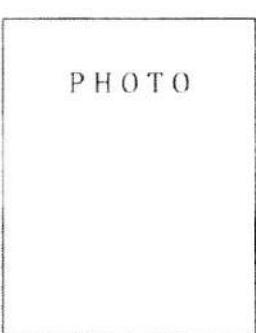
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



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



	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					



✓

21 MAY 2022

21 MAY 2022

10/20/2012 - 10, BISHWALI CHOWHALLA ROAD, KOLKATA - 700014.

Land No. 186, Plot No. 186

Area 10000 Sq.Ft. 10000 Sq.Ft. 10000 Sq.Ft. 10000 Sq.Ft.

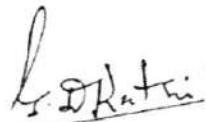
Land No. 186

PREM NO. 1

PREM NO. 18

PREM NO. 20A

For Mactarlane & Company Ltd.

 Director

Signature of Director

6/17, PREM NO. 18

10/20/2012 - 10, BISHWALI CHOWHALLA ROAD, KOLKATA - 700014.

For Texmaco Infrastructure & Holdings Limited

 CFO

N 4



✓
REGISTRAR OF ASSESSORS (CALCUTTA)

21 MAY 2022



भारत सरकार
GOVERNMENT OF INDIA



घनश्याम दस राठी
Ghanshyam Das Rathi
DOB: 25-11-1953
Gender:Male



2678 1782 9903

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

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



1947
1800 300 1947

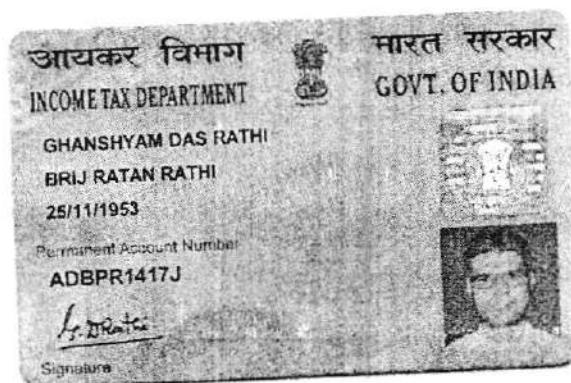


help@uidai.gov.in



www.uidai.gov.in

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





ভাৰত চৰকাৰ
Government of India



কিশোৰ কুমাৰ রাজগারিয়া
Kishor Kumar Rajgaria
জন্মতারিখ/DOB: 18/01/1969
পুরুষ/ MALE

Download Date: 27/10/2020

Issue Date: 16/06/2017

9922 6652 8751

VID : 9188 9496 4057 0465

অসম আধাৰ, অসম পরিচয়

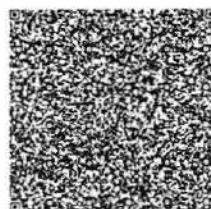


ভাৰতীয় বিশিষ্ট পৰিচয় প্রাধিকৰণ
Unique Identification Authority of India



ঠিকানা:
T-113/A, তেঘারী মেইন রোড, তেঘারী,
বাজারপাটা গোপালপুর (এম), উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - 700157

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



9922 6652 8751

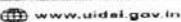
VID : 9188 9496 4057 0465



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

KISHOR KUMAR RAJGARIA

MAHABIR PRASAD RAJGARIA

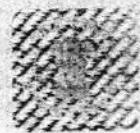
18/01/1969

Permanent Account Number

ADHPR7377P


Signature

भारत सरकार
GOVT. OF INDIA



09/12/2011



निर्वाचकेर नाम : अभाकर दास

Elector's Name : Prabhakar Das

पितार नाम : शंकर दास

Father's Name : Sankar Das

लिंग/Sex : पुरुष M

जन्म तारीख
Date of Birth : 01/05/1991

YTZ1096429

ठिकाना
नवग्राम पूर्ब, नवग्राम, शाहपुर, हाओड़ा, 711315

Address:

NABAGRAM PURBA, NABAGRAM,
SHYAMPUR, HOWRAH, 711315

Date: 28/09/2010

178-उलुबेरिया दक्षिण निर्वाचन क्षेत्रेर निर्वाचक आयोगके द्वारार जारी

Facsimile Signature of the Electoral
Registration Officer for
178-Uluberia Dakshin Constituency

यदि आपका ठिकाना बदल जाए तो आपका कार्ड नं. 01096429
निर्वाचक आयोग द्वारा निर्वाचक आयोगके द्वारा जारी होने वाला
निर्वाचक आयोग द्वारा जारी होने वाला।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.



प्रति नाम प्रति पर्माणु प्रति पर्माणु
PERMANENT ACCOUNT NUMBER
AABCM9446L

प्राप्ति नाम
NAME
MACFARLANE & CO LTD

प्रति नाम की तिथि DATE OF INCORPORATION
09-09-1919



कमिशनर आयकान्दा एस एस XI
COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT

मासिक प्रकरण
GOVT OF INDIA
TEXMACON INFRASTRUCTURE &
HOLDINGS LIMITED



040801936

Permanent Account Number

AAEBC70814B



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

Query No / Year	2001329445/2022	Office where deed will be registered
Query Date	05/05/2022 8:41:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PRAVAKAR DAS 85A, Sarat Bose Road, Jyoti Vihar, 3rd Floor, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700026, Mobile No. : 7501785960, Status :Solicitor firm	
Transaction [0403] Lease, Lease		Additional Transaction [4308] Agreement [No of Agreement : 2]
Set Forth value 13,36,78,825/-		Market Value Rs. 5,36,78,825/-
Total Stamp Duty Payable(SD) Rs. 26,83,961/- (Article:35)		Total Registration Fee Payable Rs. 2,01,014/- (Article:A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of 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 Number	Khatian Number	Land Use Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	13.34 Katha		5,36,78,825/-	Property is on Road
	Grand Total :			22.011Dec	0/-	536,78,825/-	

Lessor Details :

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



Lessee Details :

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

Representative Details :

SI No	Name & Address	Representative of
1	Mr GHANSHYAM DAS RATHI Son of Late BRIJ RATAN RATHI26 P.K. TAGORE ROAD, City:- , P.O:- BEADON STREET, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxx7J ,Aadhaar No Not Provided by UIDAI	MACFARLANE & CO. LIMITED (as Director)
2	Mr K K RAJGARIA Son of Late M P RAJGARIAT-113A, TEGHARIA MAIN ROAD, City:- , P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ADxxxxx7P ,Aadhaar No Not Provided by UIDAI	TEXMACO INFRASTRUCTURE & HOLDINGS LIMITED (as CHIEF FINANCIAL OFFICER)

Identifier Details :

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

Owner and Land or Building Details as received from KMC :

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



Query No: 2001329445 of 2022, Printed On : May 13 2022 6:41PM, Generated from wbregistration.gov.in

Note:

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





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

GRN Details

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

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

GRN Details

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

[Query No/* Query Year]

Depositor Details

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

Payment Details

SL. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001329445/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	2683961
2	2001329445/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	201014
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/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 26,84,061/- (Article:63)	Rs. 5,36,886/- (Article:A(1), E)				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

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

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

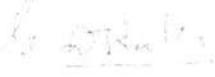
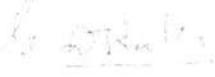
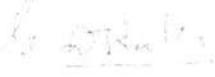
Transferor Details :

SI 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td><td></td><td></td><td></td></tr> <tr> <td></td><td>May 21 2022 12:33PM</td><td>LTI 21/05/2022</td><td>21/05/2022</td></tr> <tr> <td colspan="4"> 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) </td></tr> </tbody> </table>	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)			
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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> 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 </td><td></td><td></td><td></td></tr> <tr> <td></td><td>May 21 2022 12:34PM</td><td>LTI 21/05/2022</td><td>21/05/2022</td></tr> <tr> <td colspan="4"> 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) </td></tr> </tbody> </table>	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)			
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			

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

Indentified 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

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

Payment of Fees

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

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

Online on 18/05/2022 6:14PM with Govt. Ref. No: 192022230028753751 on 18-05-2022, Amount Rs: 2,01,014/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKT7003458 on 18-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

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

Online on 18/05/2022 6:14PM with Govt. Ref. No: 192022230028753751 on 18-05-2022, Amount Rs: 26,83,961/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKT7003458 on 18-05-2022, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 24-05-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 63 of Indian Stamp Act 1899.

Payment of Fees

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

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

Online on 21/05/2022 3:30PM with Govt. Ref. No: 192022230031715091 on 21-05-2022, Amount Rs: 3,35,872/-

Bank: State Bank of India (SBIN0000001), Ref. No: CKT7349902 on 21-05-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

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

Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

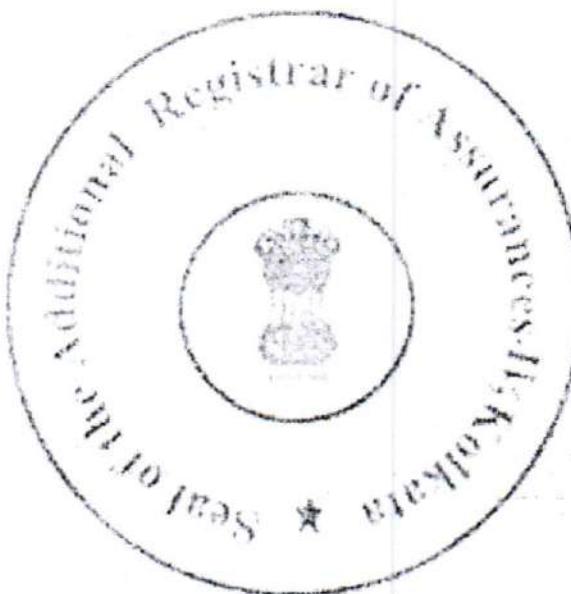
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 591753 to 591784

being No 190408533 for the year 2022.



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

(Mohul Mukhopadhyay) 2022/05/25 05:12:03 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

West Bengal.

PS GROUP REALTY PVT. LTD.

Sudhansu Sanyal

Director / Authorised Signatory

(This document is digitally signed.)