

1 15425/2022

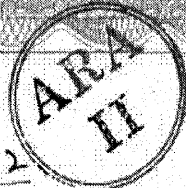
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13903/22



1 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

12-15
21/11/22
Additional Registrar of Assurances II
Kolkata



AE 636339

2/ 3276323/22

Certified that the Document is admitted to
Registration. The Signatures of the parties
endorsement of this document
are the part of the document.
Additional Registrar
of Assurances II Kolkata

21 NOV 2022

LEAVE AND LICENCE AGREEMENT

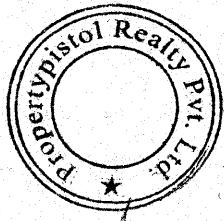
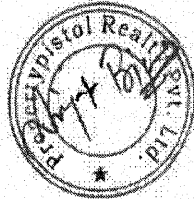
THIS AGREEMENT IS MADE on this 1st day of November 2022 between:

1. **Brainnation Business Advisory Services Private Limited** (CIN: U74999WB2012PTC184207), having Registered Office at 67A, Metcalfe Street, 2nd Floor, Room No- 2, Kolkata- 700013 through its director, **Abhishek Pransukhka**(PAN-AFBPC6072M) (ADHAAR-996818640458) (DIN: 01516540) son of Binod Pransukhka, residing at Block-B4 Flat no 603, Emami city , 2 Jessore Road Kolkata-700028 hereafter called the part

Brainnation Business Advisory Services Pvt.Ltd.

Abhishek Pransukhka
Director

.....LICENSOR



A. N. Gargwal

নম্বর: 20/11/02

সন ও তারিখ:

ক্ষেত্রীয় নাম:

স্থান:

স্বত্ব:

স্বত্ব:

বারান্দা রোড

জেলা: উত্তর ২৪ পরগণা

স্বত্ব: ২২ ৪১১৩ ৩০ ৩০

মোট প্রাপ্তি মূল্য: RS 3 00000

প্রোগ্রামার বামালাও

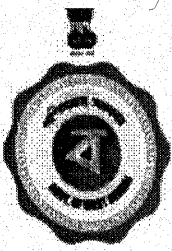
ডেপুটি: প্রী সন্ধ্যাট রোড

Samaresh Ghosh
Advocate
High Court of Calcutta

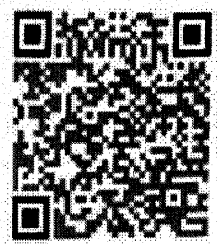


ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
21 NOV 2022

A. N. Gray



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



192022230182793338

GRN Details

GRN: 192022230182793338 Payment Mode: SBI Epay
GRN Date: 21/11/2022 10:42:12 Bank/Gateway: SBIEpay Payment Gateway
BRN : 4360122602215 BRN Date: 21/11/2022 10:43:05
Gateway Ref ID: 223257494510 Method: HDFC Retail Bank NB
GRIPS Payment ID: 211120222018279332 Payment Init. Date: 21/11/2022 10:42:12
Payment Status: Successful Payment Ref. No: 2003276323/2/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Samaresh Ghosh
Address: Rajarhat
Mobile: 9874240240
EMail: samaresh.adv@gmail.com
Period From (dd/mm/yyyy): 21/11/2022
Period To (dd/mm/yyyy): 21/11/2022
Payment Ref ID: 2003276323/2/2022
Dept Ref ID/DRN: 2003276323/2/2022

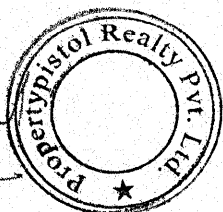
Payment Details

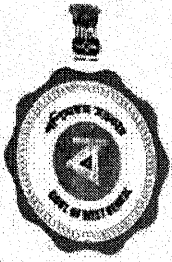
Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003276323/2/2022	Property Registration- Stamp duty	0030-02-103-003-02	30120
2	2003276323/2/2022	Property Registration- Registration Fees	0030-03-104-001-16	7564
Total				37684

IN WORDS: THIRTY SEVEN THOUSAND SIX HUNDRED EIGHTY FOUR ONLY.

PAID

A. N. Garwa





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



192022230183627288

GRN Details

GRN: 192022230183627288
GRN Date: 21/11/2022 14:53:48
BRN : 4421887708833
Gateway Ref ID: 223257761120
GRIPS Payment ID: 211120222018362727
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 21/11/2022 14:54:20
Method: HDFC Retail Bank NB
Payment Init. Date: 21/11/2022 14:53:48
Payment Ref. No: 2003276323/9/2022

[Query No*/Query Year]

Depositor Details

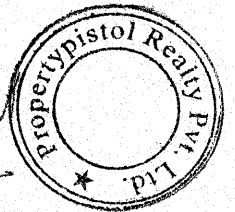
Depositor's Name: GHosh and Associates
Address: Rajarhat Rajarhat Bishnupur, West Bengal, 700135
Mobile: 9874240240
Email: samaresh.adv@gmail.com
Depositor Status: Solicitor firm
Query No: 2003276323
Applicant's Name: Mr Samaresh Ghosh
Address: A.R.A. - II KOLKATA
Office Name: A.R.A. - II KOLKATA
Identification No: 2003276323/9/2022
Remarks: Lease, Lease Payment No 9
Period From (dd/mm/yyyy): 21/11/2022
Period To (dd/mm/yyyy): 21/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003276323/9/2022	Property Registration- Stamp duty	0030-02-103-003-02	2200
2	2003276323/9/2022	Property Registration- Registration Fees	0030-03-104-001-16	634
Total				2834

IN WORDS: TWO THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

A. N. Garwa



AND

2. **Property Pistol Realty Pvt Ltd** having its registered office at 907/908, NMS Titanium, Sec.15, CBD Belapur, Navi Mumbai, 400 614. PAN: AAGCP7489P, Represented vide board resolution by Mr Avijeet Biswas (PAN-BGVPB6887J) having (Aadhar No. 254988400622) residing at Greenfield Elegance, Plush 12 C, Gouranagar, New Town, Kolkata 700159. hereinafter called the part the

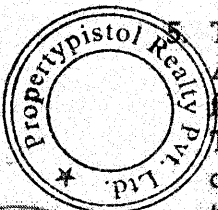
.....LICENSEE

Whereas the Licensor is the owner of the premises of ASO-103, 1st floor, Bharti Astra, Newtown, West Bengal, Kolkata-700161, West Bengal measuring about 827sq.ft super built up area and is desirous of letting out the said office to the Licensee and the Licensee is ready and willing to take the possession of the same on the rent from the Licensor for the period of 11 months from 01.11.2022 to 31.10.2023, at a monthly rent of Rs 50000/- + Rs 5000 CAM Charges, payable within 7th Day of each running month.

NOW THEREFORE, THIS AGREEMENT WITNESS & RECORDS AS FOLLOWS:

1. That the Licensee agrees to take the aforesaid part of the above-mentioned premises on rent for the aforesaid period at the aforesaid rent payable and in the manner prescribed.
2. That the agreement is to commence from the date of agreement of rent and the duration of the agreement shall be for a period of 11 months
3. That the Maintenance Charges will be as per the bill and will be paid by Licensor in the prescribed manner on the monthly basis on time as per the due date mentioned in the bill.
4. A Security Deposit Advance of Rs 1,50,000/- (Bearing Advance Rent for 3 Months) , if applicable has been paid by the Licensee through NEFT and the same has been received by the Licensor. Licensor will return the advance amount to Licensee through cheque within 2 days of the vacation of property by Licensee and handover to Licensor.
5. That the Licensor has provided False Ceiling, Electrical Fittings and Led lights, Air Conditioner, Office Chairs including Boss Chairs and other furniture and fittings (fully furnished). This premises will be a 20 seater office with 2 cabins. The Licensee will be responsible for maintaining all these in safe and good condition till the time of vacation, in case of any damage the Licensee will bear the expenses. Detailed fixture finds in Annexure 1.
6. That the Licensee shall use aforesaid part of above mention premises for carrying on its own business as informed at time of agreement and shall not be entitled to do any alteration resulting in the structural change of the premises. Also Licensee cannot sublet the premise in any circumstances to anyone, sister concern and any group companies

Subscription Business Advisory Services Pvt. Ltd.
 Atty.



Property Pistol Realty Pvt. Ltd.
 Atty. Biswas
 Avijeet Biswas

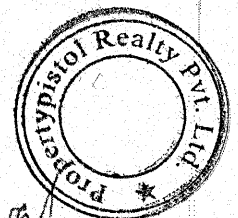
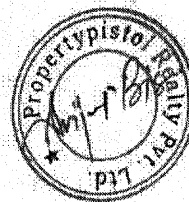
7. Licensor reserves the right to inspect the premise with prior intimation to Licensee and mutually agreed time and Licensee will have to facilitate the same.
8. That if the Licensor needs the aforementioned business place, he must give one month's notice to the Licensee prior to the date of the vacation.
9. That the Licensee wants to vacate the aforementioned business place, he must give one month's notice to Licensor prior to the date of the vacation.
10. That the Licensee shall be responsible and liable for paying the electricity charges and other dues (except property taxes) in respect of the said office during the tenancy period.
11. That if rent becomes due for more than 1 month, Licensor will always have the right to take necessary actions to realize the rent.
12. That if any kind of dispute arises between the parties, the adjudication will be in Kolkata.

THE SCHEDULE OF PROPERTY

ALL THAT one Office Unit, being no.ASO-103, on the 1st floor of the South Building of the building namely "Astra Towers" having super built up area of 827 Square feet along with one medium sized covered Car parking space measuring about an area of 135 Sq. ft. of the said complex 'ASTRA TOWERS' TOGETHER WITH the right to common areas and common facilities having or acquiring similar right to enjoy and possess all common roads, ways, paths, stair cases, roof, right to egress and ingress, pumps, septic tank, landing, drains and water courses situated in Plot no. IIC/1, in Block - IIC, Action Area-IIC, Street no. 4444 (MAR, NE) situated and lying at and under Mouza- Recjuani comprised in J.L. no. 13, New Town, Kolkata, P.S. New Town (Erstwhile Rajarhat), Kolkata- 700161, District- 24 Parganas (North), within the ambit of Rajarhat Bishnupur - I Gram Panchayat

Information Business Advisory Services Pvt.Ltd.

[Handwritten signature]

[Handwritten signature: A. N. Ghosh]

IN WITNESS WHEREOF the LICENSOR and LICENSEE have signed on the agreement on the day and year first above written.

Witnesses:

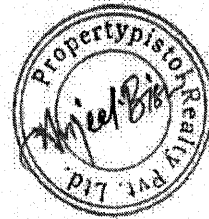
1. Mohan Mir
Basina, Rajarhat
KOL 700135

2. Achana Dal
24A/5 Somamukhi
Calcutt - 61

Information Business Advisory Services Pvt.Ltd.

Atomy
/ **Straw**

LICENSOR



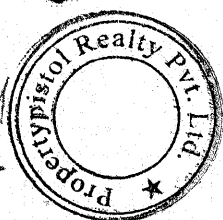
LICENSEE

Drafted By

Samar
Samar Ghosh

Advocate, High Court at Calcutta

Reg-WB/1995/2010

A. N. Garwal
/ 

ANNEXRE 1

The LICENSOR agrees to give the following items along with a ready to move office space as per approved layout to the LICENSEE and the licensee will return back all the items provided in the below list during the handover of the property (except normal wear and tear) after the termination/ cancellation of the agreement.

1. Air Condition-5
2. Master Boss Chair-2
3. Chair (Non Wheel)

Information Business Advisory Services Pvt.Ltd.

Arun
Director



A. N. Gaurwal
A circular stamp with the text "Property Pistol Realty Pvt. Ltd." around the perimeter and a star at the bottom. A handwritten signature "A. N. Gaurwal" is written above the stamp.

SPECIMEN FORM FOR TEN FINGER PRINTS



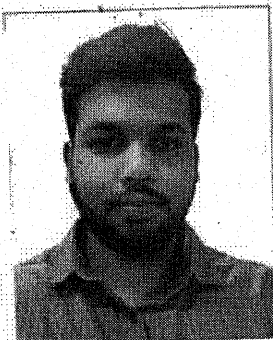
			Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
		Left Finger					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Finger					

Arany

Business Advisory Services VLLtd

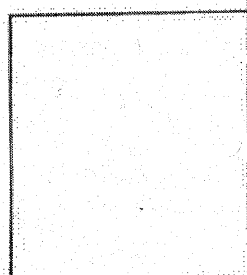
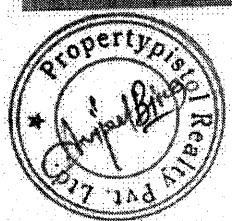
Arany

Director



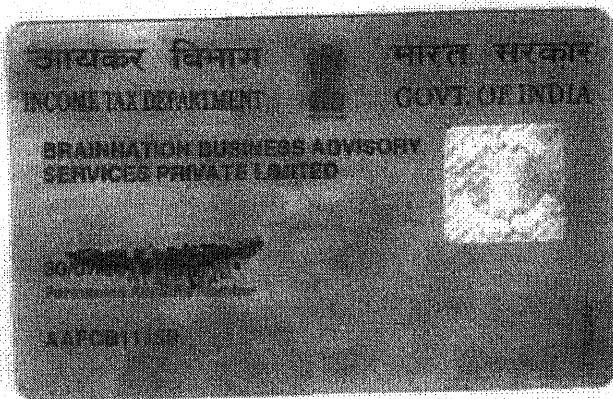
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		Left Finger					
			Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
		Right Finger					

Aniket Biswas



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

A. N. Agarwal



Information Business Advisory Services Pvt.Ltd.

Arav

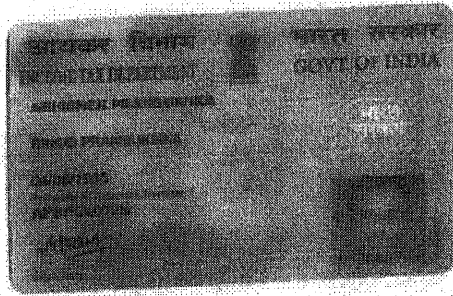
Arav

A. N. Arav
Property & Realty Pvt. Ltd.

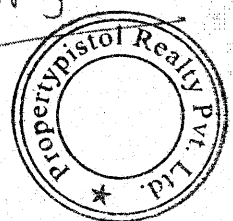


Mohan Mir

A. N. Agarwal
Property Pistol Realty Pvt. Ltd.



A. N. Gargwal

A. N. Gargwal


भारत सरकार
Government of India

अभिषेक प्रणसुखका
Abhishek Pransukhka
जन्म तिथि / DOB: 04/06/1983
पुरुष / Male

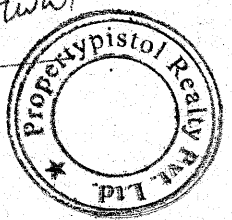
9968 1864 0458

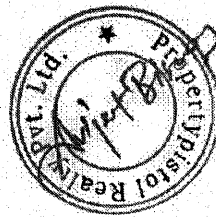
मेरा आधार, मेरी पहचान



Army.

A. N. Garwal





A. N. Gargwal

PropertyPistol Realty Pvt. Ltd.

Major Information of the Deed

Deed No :	I-1902-13903/2022	Date of Registration	21/11/2022
Query No / Year	1902-2003276323/2022	Office where deed is registered	
Query Date	18/11/2022 11:55:12 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Samaresh Ghosh Chhoto Chandpur, Rajarhat New Town, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 7003205326, Status : Advocate		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 37,36,260/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 32,420/- (Article:35)	Rs. 8,198/- (Article:A(1), E)		
Remarks	Lease Period 11 Month Advance/Premium Rs 1,50,000/- Total Rent Rs 6,60,000/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		


Apartment Details :

District: North 24-Parganas, P.S:- Rajarhat, Project Name :ASTRA TOWER Pin Code : 700161

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	Mouza: Hidco (ii) - C	RS - 1		Super Built-up Area: 827	0/-	33,04,692/-	Floor No: 1, Apartment Type: Flat/Apartment Office Use , Floor Type: Tiles, Age of Flat: 0 Year, Approach Road Width: 158 Ft. , Other Amenities: Lift Facility , Shopping Complex ,Gymnasium, New Flat ,Status of Completion : Completed
A2	Mouza: Hidco (ii) - C	RS - 1		Area of Covered Garage: 135	0/-	4,31,568/-	, Apartment Type: Covered Garage Office Use , Floor Type: Tiles, Age of Flat: 0 Year, Approach Road Width: 158 Ft. , Other Amenities: Lift Facility , Shopping Complex ,Gymnasium, New Flat ,Status of Completion : Completed

Lessor Details :



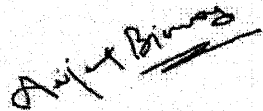


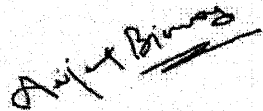


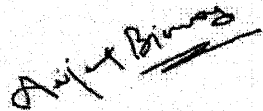


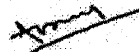


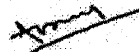


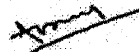
Sl No	Name,Address,Photo,Finger print and Signature
1	Brainnation Business Advisory Services Private Limited 46 B B Ganguly Street , 4th Floor , Rroom No. 4, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

A. N. Garwa




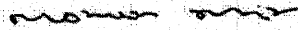
Lessee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Property Pistol Realty Private Limited 907/908, NMS Titanium , Sec 15, CBD Belapur, Navi Mumbai, City:- , P.O:- Lauhati, P.S:-BANDRA, District:- Mumbai, Maharashtra, India, PIN:- 700089 , PAN No.:: AAxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

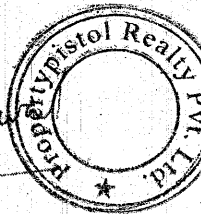
Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Avijeet Biswas (Presentant) Son of Mr Dilip Kumar Biswas Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 21 2022 3:31PM </td> <td>  LTI 21/11/2022 </td> <td>  21/11/2022 </td> </tr> </tbody> </table> <p>Pakhanjore,New Market, Subhas Palli, Pakhanjour Colony , Pakhanjore Camp, City:- , P.O:- Kanker, P.S:-KANKER, District:-Kanker, Chhattisgarh, India, PIN:- 494776, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx7J, Aadhaar No: 25xxxxxxxx0622 Status : Representative, Representative of : Property Pistol Realty Private Limited (as Authorised Signatory)</p>	Name	Photo	Finger Print	Signature	Mr Avijeet Biswas (Presentant) Son of Mr Dilip Kumar Biswas Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:31PM	 LTI 21/11/2022	 21/11/2022
Name	Photo	Finger Print	Signature						
Mr Avijeet Biswas (Presentant) Son of Mr Dilip Kumar Biswas Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:31PM	 LTI 21/11/2022	 21/11/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Abhishek Pransukhka Son of Mr Narayan Pransukhka Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 21 2022 3:32PM </td> <td>  LTI 21/11/2022 </td> <td>  21/11/2022 </td> </tr> </tbody> </table> <p>B4, Flat No. 603, Emami City, Jessore Road,, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx2N, Aadhaar No: 99xxxxxxxx0458 Status : Representative, Representative of : Brainnation Business Advisory Services Private Limited (as Authorised Signatory)</p>	Name	Photo	Finger Print	Signature	Mr Abhishek Pransukhka Son of Mr Narayan Pransukhka Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:32PM	 LTI 21/11/2022	 21/11/2022
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Mr Abhishek Pransukhka Son of Mr Narayan Pransukhka Date of Execution - 01/11/2022, , Admitted by: Self, Date of Admission: 21/11/2022, Place of Admission of Execution: Office	 Nov 21 2022 3:32PM	 LTI 21/11/2022	 21/11/2022						

Identifier Details :

Name	Photo	Finger Print	Signature
MOHAN MIR Son of MONNAF MIR BASINA, City:- Not Specified, P.O:- KADAMPUKUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	 21/11/2022	 21/11/2022	 21/11/2022

Identifier Of Mr Avijeet Biswas, Mr Abhishek Pransukhka

A. N. Garu



On 21-11-2022

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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 14:28 hrs on 21-11-2022, at the Office of the A.R.A. - II KOLKATA by Mr Avijeet Biswas

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 37,36,260/-.

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

Execution is admitted on 21-11-2022 by Mr Avijeet Biswas, Authorised Signatory, Property Pistol Realty Private Limited (Private Limited Company), 907/908, NMS Titanium , Sec 15, CBD Belapur, Navi Mumbai, City:- , P.O:- Lauhati, P.S:-BANDRA, District:-Mumbai, Maharashtra, India, PIN:- 700089

Identified by MOHAN MIR, , Son of MONNAF MIR, BASINA, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24- Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Law Clerk

Execution is admitted on 21-11-2022 by Mr Abhishek Pransukhka, Authorised Signatory, Brainnation Business Advisory Services Private Limited (Private Limited Company), 46 B B Ganguly Street , 4th Floor , Rroom No. 4, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012

Identified by MOHAN MIR, , Son of MONNAF MIR, BASINA, P.O: KADAMPUKUR, Thana: Rajarhat, , North 24- Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,198.00/- (A(1) = Rs 8,100.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 8,198/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2022 10:43AM with Govt. Ref. No: 192022230182793338 on 21-11-2022, Amount Rs: 7,564/-, Bank: SBI EPay (SBlePay), Ref. No. 4360122602215 on 21-11-2022, Head of Account 0030-03-104-001-16
Online on 21/11/2022 2:54PM with Govt. Ref. No: 192022230183627288 on 21-11-2022, Amount Rs: 634/-, Bank: SBI EPay (SBlePay), Ref. No. 4421887708833 on 21-11-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

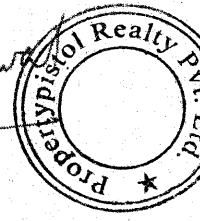
Certified that required Stamp Duty payable for this document is Rs. 32,420/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 32,320/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 207, Amount: Rs.100.00/-, Date of Purchase: 11/10/2022, Vendor name: S BASU
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 21/11/2022 10:43AM with Govt. Ref. No: 192022230182793338 on 21-11-2022, Amount Rs: 30,120/-, Bank: SBI EPay (SBlePay), Ref. No. 4360122602215 on 21-11-2022, Head of Account 0030-02-103-003-02
Online on 21/11/2022 2:54PM with Govt. Ref. No: 192022230183627288 on 21-11-2022, Amount Rs: 2,200/-, Bank: SBI EPay (SBlePay), Ref. No. 4421887708833 on 21-11-2022, Head of Account 0030-02-103-003-02

5/23

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

A. N. Prasad


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1902-2022, Page from 473643 to 473657
being No 190213903 for the year 2022.**



Digitally signed by SATYAJIT BISWAS
Date: 2022.11.24 12:13:11 -08:00
Reason: Digital Signing of Deed.

Handwritten signature

**(Satyajit Biswas) 2022/11/24 12:13:11 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.**

A. N. Garwal

(This document is digitally signed.)