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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

C 928196

C 928196

0/42531

CERTIFIED THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.
 THE SIGNATURE SHEET AND THE ENCLOSURE SHEETS ATTACHED
 TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT.

Sub-Registrar,
 Sijgaon-II at Bagdogra

22 MAR 2018

LUXMI TOWNSHIP & HOLDINGS LIMITED
 ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
 Authorised Signatory

ROLEX COMMOSALE PVT. LTD.

Agarwal
 Director

DEED OF ASSIGNMENT

JUDICIAL STAMP

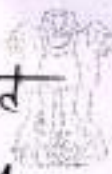
0002 2310 Date 31.3.17

Kolen Commodity (M) Ltd

Kolkata

For Prof. Anil Kumar

Govt Stamp Vendor
Bagepur
Dist. No- 546/702
811 Durgam



0258198



Add. Dir. (Legal)
Sigori-II at Durgam, Dist. Durgam

22 MAR 2018

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
Authorised Signatory

ROLEX COMMOSALE PVT. LTD

Agarwal
Director

2

THIS INDENTURE is made this the 22nd day of March
Two Thousand and Eighteen

BETWEEN


LUXMI TOWNSHIP & HOLDINGS LIMITED (PAN No. AAACL5480C)
(erstwhile Luxmi Township Ltd.) a Company within the meaning of
the Companies Act, 1956 (UIN : U70101WB1994PLC063441) and having its
registered office at "Kishore Bhavan", 17 R.N. Mukherjee Road, P.S. Hare
Street, Kolkata-700001, represented by its Authorised Signatory **MR.**
HEMANTA KALITA (authorized vide Resolution of the Board of Directors
dated 21st. August, 2017), hereinafter referred to as "**ASSIGNOR**"
(which expression shall, unless excluded by or repugnant to the subject or
context, be deemed to mean and include its successors-in-interest and/or
permitted assigns) of the **ONE PART.**

AND

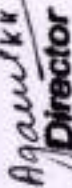
ROLEX COMMOSALE PRIVATE LIMITED. a Company Registered under
the Companies Act 1956 having its Registered Office at 2A G C Avenue 7th
Floor Room No. 5, Kolkata-700013, in the State of West Bengal identified
by Unique Identification No : U51909WB2011PTC159754 and PAN No :
AAFCR1760A and represented by **Director - Shri Kishan Kumar**
Agarwal, (PAN - ACLPA2468D) son of Manohar Agarwal, aged about
years and resident of 467 S P Mukherjee Road, Khalpara, Siliguri, 734005
duly authorised by the Directors of the Company vide Resolution in the
Board of Directors meeting dated 06.03.2018 and hereinafter
called the **ASSIGNEE** (which expression shall, unless excluded by or
repugnant to the contract, include its successors in business,
administrators, liquidators and assigns or legal representatives) of the
OTHER PART

WHEREAS The Assignor obtained permission from the Government of
West Bengal to occupy land for the purpose of setting up a Satellite
Township.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Hemanta Kalita)
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ROLEX COMMOSALE PVT. LTD


Director

AND WHEREAS the Government of West Bengal identified and earmarked all that the piece and parcel of land measuring about 393.25 acres, a little more or less in Mouza Gourcharan, J.L. No.81, P.S. Matigara, Mouza Baragharia, J.L. No.82, P.S. Matigara, and Mouza Ujanu, J.L. No.86, P.S. Matigara, in Siliguri, in the Dist of Darjeeling and in the State of West Bengal.

AND WHEREAS with view to enabling the Assignor to implement its project of setting up a modern satellite township, the Governor for the State of West Bengal, by an Indenture of Lease dated 21st day of November, 2003 registered in the office of the Additional District Sub-Registrar, Siliguri-II at Bagdogra, District Darjeeling and recorded in Book No.I, Volume No.69, Pages from 335 to 434 being Deed No.3423 for the year 2003, hereinafter referred to as "**the PARENT LEASE**" granted in favour of the Assignor, a Lease in respect of the said 393.25 acres of land mentioned above, as more fully and particularly described in the Schedule to the said Indenture of Lease dated the 21st November, 2003 and also described in the **FIRST SCHEDULE** hereof and delineated on a sketch annexed hereto and thereon bordered in colour "**BLACK**", showing the total area demised in favour of Assignor, hereinafter referred to as "**the SAID TOTAL AREA**".


AND WHEREAS the Parent Lease is for a period of 99 years from 23rd day of April, 2002 with option for renewal of the same for a further period of 99 years and thereafter, successive like periods upon the same terms and conditions, save as to the rent, which may be increased or otherwise varied in accordance with the provisions of law, as may be in force from time to time.

AND WHEREAS as the Lessee under the Parent Lease, the Assignor herein was required to develop the land demised in accordance with the development schemes approved by the Government of West Bengal and to divide and demarcate the land into plots of various sizes to be used for group residential, commercial and other purposes and to provide the infrastructural and support facilities and services for the proposed township.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Hemanta Kalita)
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ROLEX COMMONS PVT. LTD


Director

AND WHEREAS under the Parent Lease, the Assignor is not permitted to transfer its leasehold rights in respect of part or whole of the Said Total Area demised in favour of the Assignee without the prior permission in writing the District Lane & Land Reforms Officer.

AND WHEREAS the Assignor is entitled to allot and/or transfer and/or assign, the developed plots to the intending allottees and to receive all amounts receivable from such allottees in respect of such allotment and/or transfer and/or assignment and to appropriate the same, subject however to obtaining prior written permission of the concerned District Land & Land Reforms Officer.


AND WHEREAS the District Land & Land Reforms Officer of the Govt. of West Bengal, Darjeeling is authorized to grant the necessary permission to the Assignor to transfer and/or assign its right, title or interest in respect of the part or whole of the Said Total Area to the allottee and prospective Assignees, whenever applied by the Assignor in that behalf.

AND WHEREAS the Assignor took possession of the Said Total Area pursuant to and in terms of the Parent Lease, commenced and concluded the development of the said demised land by the leveling the land, by opening out roads, by constructing pucca surface drains and dividing the Said Total Area of land into various plots of various sizes and description in various Blocks having separate distinctive numbers and also providing the different plots with infrastructural facilities and services for setting up residential-cum-commercial township, which has been named by the Assignor and is now known as "Uttorayon Township" (hereinafter referred to as the "**UTTORAYON TOWNSHIP**") which is within the jurisdiction of the Siliguri Jalpaiguri Development Authority (hereinafter referred to as the "**SAID AUTHORITY**").

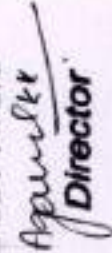
AND WHEREAS the Said Authority framed regulations for controlling the use and development of the land within the Said Uttorayon Township and for matters connected therewith.

AND WHEREAS the Assignor provisionally allotted the various plots to several parties applying for and intending to take such allotments.

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Hemanta Kalita)
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ROLEX COMMOSALE PVT. LTD


Director

AND WHEREAS one partnership Firm namely M/s Green Hill Developers, principal place of business at Apollo Tower, Sevoke Road, Siliguri, **formed based on the Notarised Partnership Deed dated 13th March 2012**, the said partnership firm consists of five partners namely M/s HORIZON ISPAT COMPANY PVT LTD, 2) LOVELY MERCANTILE PVT LTD, 3) ROLEX COMMOSALE PVT LTD, 4) M/S GLOBAL MERCANTILE PVT LTD AND 5) PCM CHEMICALS PRIVATE LTD, applied to the Assignor named above for the provisional allotment of vacant land measuring 22.457 acres more or less and subject of actual within **the SAID TOTAL AREA**

AND WHEREAS based on the above representation received from Green Hill Developers, the Assignee by an Agreement dated 17th day of July 2012 (hereinafter referred to as "**the PROVISIONAL ALLOTMENT AGREEMENT**") the Assignor provisionally allotted to Green Hill Developers, one Partnership Firm with place of business at Apollo Towers, Sevoke Road Siliguri, the 22.457 acres more specifically described in the **SECOND SCHEDULE** being part of the Uttarayan Township, Siliguri (hereinafter referred as the **SAID TOTAL PLOT**). This SAID TOTAL PLOT upon subsequent verification and physical measure was found to be measuring actually 21.69 Acres, hence accordingly the SAID TOTAL PLOT stands at 21.69 Acres

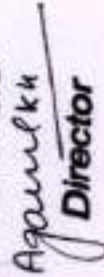
AND WHEREAS pursuant to agreement dated 17th July 2012 made between M/s LUXMI TOWN SHIP LTD and M/S GREEN HILL DEVELOPRES and the company Green Hill Developers and also their Partners from time to time had paid various amount as consideration for the transfer of the land more fully described in the **SCHEDULE THREE** of and hereinafter referred as GROSS AMOUNT RECEIVED and other expenses relating to the safe keep of the SAID TOTAL PLOT AREA

AND WHEREAS due to some development and by mutual concert, among the Partners of M/s GREEN HILL DEVELOPRS, the partners of M/s Green Hill Developers by an notarized **DEED of PARTNERSHIP DISSOLUTION** dated 13th March 2017 dissolved the said Partnership Firm and all the five (5) Partners of Green Hill Developers have mutually divided the SAID TOTAL PLOT AREA into Seven Parts and further decided to register its allotted/divided share of plot of land in the Partners name

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


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Director

jointly or severally and accordingly represented the same to the **ASSIGNOR** as per details listed in **SCHEDULE FOUR** and hereinafter referred as SHARING ARRANGEMENT.

AND WHEREAS based on such representation of the Partners and the SHARING ARRANGEMENT the ASSIGNOR has decided to allot an Area of 4.10 acres, which area is more fully described in the **FIFTH SCHEDULE** hereto and shown on a Plan annexed hereto and thereon bordered in colour **GREEN** (hereinafter referred to as "**the SAID PLOT**"), inter-alia, on the on the Terms and Conditions contained in the **PROVISIONAL ALLOTMENT AGREEMENT** along with other Terms and Conditions in this Deed of Assignment hereinafter referred as **SAID TERMS** to the ASSIGNEE, namely GLOBAL MERCANTILE PVT LTD.

AND WHEREAS Assignee accepted the SAID TERMS and agreed to make full payment of all amounts as specified above and in the manner indicated therein and to observe and fulfill all the stipulations.

AND WHEREAS the Assignor duly completed the Boundary of the **SAID TOTAL AREA** to make the land ready for possession, the **SAID LAND** being transferred upon full satisfaction of the **Assignee** in respect of all issues including any liabilities for assigned SAID LAND in respect of this **Assignment** with no further liability to **Assignor**.

AND WHEREAS after receiving the agreed payments as mentioned in the Provisional Allotment Agreement referred to hereinabove, the Assignor has since delivered possession of the Said Plot to the Assignor on

AND WHEREAS the required permission to transfer the Said Plot has been obtained by the Assignor from the District Land & Land Reform Officer, Darjeeling, vide Memo No.45/Special(Cell)/17 dated 15th February, 2017 for 4.10 Acres in favour of the ASSIGNEE

AND WHEREAS the Assignee has fully satisfied itself with regard to the title of the Assignor, the area of the Said Plot in the Uttarayan Township.

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Agarwal
Director

AND WHEREAS with a view to completing the title of the Assignee in respect of the Said Plot the Assignee has requested the Assignor to execute and register this Deed of Assignment on the terms, conditions, covenants and stipulations set out hereinbelow.

AND WHEREAS the ASSIGNEE has represented to the ASSIGNOR that their share of contribution in the GROSS AMOUNT RECEIVED, is Rs. 10,79,01,750/- (Rupees Ten Crore seventy Nine Lakhs One Thousand Seven Hundred Fifty only) to be appropriated towards consideration of ASSIGNEES share for the SAID PLOT

I. NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.10,79,01,750/- (Rupees Ten Crore seventy Nine Lakhs One Thousand Seven Hundred Fifty only) out of the GROSS AMOUNT RECEIVED is appropriated towards Assignee's share of the consideration to the Assignor, the Assignor hereby assigns in favour of the Assignee all its right, title and interest under the Parent Lease in respect of the Said Plot, which Plot is more fully and particularly mentioned and described in the Fifth Schedule hereunder written and delineated in the MAP or PLAN annexed hereto and thereon bordered in colour "GREEN" **TOGETHER WITH** all rights, easements, privilege sand entitlements appurtenant thereto belonging thereto with liberty ad power to the Assignee to erect and/or complete building(s) and structure(s) therein in accordance with the terms and conditions and covenants mentioned herein below and to lay out sewers, drains, water courses, pipes and cables there under free from all encumbrances, trust, liens, lispdense and attachments but subject to the terms and conditions of the Parent Lease and the applicable Rules and Regulations made by the Said Authority i.e. Siliguri Jalpaiguri Development Authority or any other authority replacing the Said Authority by order of the Government of West Bengal TO HOLD the Said Plot of Land unto the Assignee for all the unexpired residue now to come of the said term of 99 years commencing from 23rd day of April,2002 granted by the Parent Lease with an option for renewal for a further period of 99 years and thereafter, to successive renewals for like periods, save as to rent which may be

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Agamkk
Director

increased or otherwise varied by the Government of West Bengal in accordance with the provisions of law as may be in force from time to time, **YIELDING AND PAYING** therefore the rent for the area of the Said Plot (as would be payable under the applicable law(s), in force from time to time) in the office of the District Land & Land Reforms Officer at Darjeeling or in other designated office as may be approved by the Government of West Bengal, within first 60 days of the year for which such rent is payable **subject** to the observance and performance of the covenants, stipulations, restrictions and obligations by the Assignee to their full satisfaction without any further consequences to the Assignor.

II. OBLIGATIONS OF THE ASSIGNEE :

The Assignee covenants with the Assignor as follows -

- (1) The true and fairness of the Assignees representation in respect of the SEPARATION ARRANGEMENT and agreement thereof
- (2) To abide by and comply with all the terms and conditions as mentioned in the Parent Lease.
- (3) Pay the annual rent determined by the District Land & Land Reforms Officer, Darjeeling as per the existing applicable rates and hold the Assignor harmless against any future liabilities in this regards from the date of the Original agreement.
- (4) Pay or cause to be paid, all rights and taxes or imposition which are now or hereinafter be assessed, charged or imposed upon the Assignee in respect of the land of the Said Plot as well as the building(s) and/or structure(s) to be erected thereon.
- (5) Be entitled to take fresh lease after the expiry of the remaining unexpired period of the lease so assigned, on such terms and conditions and on payment of such annual rent as

**LUXMI TOWNSHIP & HOLDINGS LIMITED
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[Signature]
(Hemanta Kalita)
Authorised Signatory


ROLEX COMMOSALE PVT. LTD.

[Signature]
Director

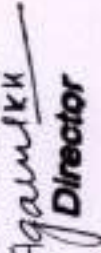
the State Government may then fix in granting such fresh lease.

- (6) Not to make any addition or alteration of the site or to the building and/or buildings erected and built as aforesaid, excepted with the prior approval of the District Land & Land Reforms Officer, Darjeeling or any other Officer and/or Silliguri Jalpaiguri Development Authority or any authority exercising their jurisdiction, power and authority at the relevant point of time. Such permission is also to be sought with prior notice to the Assignor for any other agency set up by the Assignor
- (7) Not to engage in any activity, which is offensive, noxious or injurious to public health.
- (8) Not to construct or allow the construction of any structure(s) in any part of the Said Plot as a place of public worship, without first obtaining the permission of the District Land & Land Reforms Officer, Darjeeling or any other Officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission is also to be sought with prior notice to the Assignor or any other agency set up by the Assignor
- (9) Not to use or allow any part of the Said Plot or building or buildings to be erected thereon for any illegal or immoral purposes or any other purpose, which may cause annoyance or inconvenience to the lawful users and occupiers of adjoining and neighboring plots.
- (10) Not to divide the Said Plot excepting with and in accordance with the permission to be obtained for such division from the District Land & Land Reforms Officer, Darjeeling and any other officer exercising his jurisdiction, power and authority at the relevant point of time and such permission is to be obtained with prior notice to the Assignor or any other agency setup by the Assignor

**LUXMI TOWNSHIP & HOLDINGS LIMITED
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(Hemanta Kalita)
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Agam Kk
Director

- (11) Not to assign underlet, sublease or part with possession of the Said Plot or any part thereof without first obtaining the written consent of the District Land & Land Reforms Officer, Darjeeling or any other officer exercising his jurisdiction, power and authority at the relevant point of time. Such permission has to be sought with prior intimation to the Assignor or any other agency set up by the Assignor
- (12) The permission to assign, underlet and sublease, the Said Plot and/or any part thereof in favour of any other person or persons shall have to be obtained on such conditions as may be prescribed by the Government of West Bengal for granting such permission. It is understood that the permitted assignment or sublease or transfer of interest or any transfer of any interest in the Said Plot created hereby will be subject to the same terms and conditions as provided herein and also subject to the terms and conditions of the Patent Lease.
- (13) Not to mortgage or charge the lease hold interest of the Assignee created hereby in the Said Plot without the previous consent in writing of the District Land & Land Reforms Officer, Darjeeling or any other officer exercising his jurisdiction, power and authority at the relevant point of time.
- (14) To keep the Said Plot including, the buildings erected thereon and the sewers, drains, walls and appurtenances in clean and sanitary condition.
- (15) Not to excavate any part of the Said Plot excepting for the purpose of construction of building and/or buildings according to the plans to be sanctioned or any other Plan as may be approved by the concerned authorities and not to allow accumulation of waste or water or unwanted bushes and shrubs on it.

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(Hemanta Kalita)
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Director

- (16) To keep the Said Plot reasonably clean and in habitable and sanitary condition and to keep the boundaries of the Said Plot well marked so that the demarcation may be easily recognized and identified.
- (17) To apply for and obtain connection of electricity/power from the West Bengal State Electricity-Distribution Co. Ltd. (WBSEDCL) and to pay WBSEDCL deposits and comply with all other required formalities.
- (18) To install and maintain, at its own cost, deep tubewell of required capacity as per the requirement of the Assignee at a suitable location within the Said Plot and also apply and obtain water supply in case any water supply scheme is introduced or provided by the authorities concerned, the Assignee will be required to apply for getting individual water supply.
- (19) To make arrangement for disposal of sanitary and sewerage and storm water.
- (20) Not to interfere with any manner, in any project or activity for the Uttarayan Township outside the Said Plot.
- (21) To apply for and have the Said Plot separately assessed and mutated in the name of the Assignee in the records of the Concerned Authority and shall pay taxes accordingly.
- (22) To file with the Assignor a certified copy of this Deed of Assignment within the Ninety days of the admission of the document by the registering authority.
- (23) To ensure and comply with all the terms and conditions as applicable to the Township Approval relevant to the SAID PLOT and agree to indemnify the Assignor for any liability (if any) arising out of such Non Compliance by the Assignee. This will include the necessity to comply with the

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Agamukh
 Director

Environmental Clearances and all other compliance necessary for construction for the SAID PLOT at their own cost and consequences without any recourse to the ASSIGNOR.

- (24) The Assignee also agrees to indemnify the Assignor, for any liability, should such liability arise as a result of any new interpretation of law, or any retrospective effect amendment in law resulting in liability accruing to the Assignor, including and not limiting to any taxes, levies, duties, etc. which Assignor has not included in cost of this Deed of Assignment by reasons for not being liable at the time of this Assignment.

III. OBLIGATIONS OF THE ASSIGNOR :

- (1) The Assignor shall, at the request and cost of the Assignee, do all such further acts, deeds, matters and things to perfect the Assignment or any other matter relating to the Said Plot or any other matter related to the sole, absolute and peaceful enjoyment of the Said Plot by the Assignee and also sign and execute all such other deeds, documents, papers and undertakings and render such co-operation and consent to such requests as may be required by the Assignee in terms of the Parent Lease.

IV. COMMENCEMENT-DATE :

It is agreed and declared that irrespective of actual date of taking possession of the Said Plot by the Assignee, this Deed of Assignment shall be deemed to have commenced on and from the 16th November, 2012.

V. ASSIGNEE DEEMED ASSIGNOR :

From the date hereof, the Assignee will be deemed to be the Lessee of the Said Plot as if the Lease had been executed by the State Government in favour of the Assignee.


**THE FIRST SCHEDULE ABOVE REFERRED TO
(Particulars of the Total Holding)**

Mouza - Gourcharan, J.L. No. 81, P.S.-Matigara

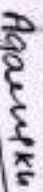
Plot No. Area In Acres

311	0.62
313	0.04
320	2.21
303	3.37
319	0.45
310	0.36
310/447	0.58
309	1.28
304	0.58
147/166	0.15
147/163	0.17
147/168	0.21
147/161	0.23
157	0.20
147/177	0.23
148/176	2.02
147/170	0.21
129	12.59
129/154	0.22
129/156	0.02
129/155	0.67
129/159	0.09
129/158	0.05
129/152	0.21
175	0.16
147/164	1.06
147/165	1.89
147/167	3.93
147/162	19.00
169	0.62
148 (PART)	1.64
147/178 (PART)	0.42
147	8.43
147/160	3.37
147/171	10.35
147/173	15.32
174	3.43
	96.38

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**


**(Hemanta Kalita)
Authorised Signatory**

ROLEX COMPOSITE PVT. LTD


Director

Mouza - Baragharla, J.L. No. 82, P.S. Matigara

463 (PART)
461
504 (PART)
467
473
472
471
466 (PART)
468 (PART)
475 (PART)
477 (PART)
478
498 (PART)
500 (PART)
489
487
493
496
495
488
497
492
494
501
499
474
457 (PART)
461 (PART)
465
464

0.01
0.28
5.22
0.32
8.80
0.28
4.60
32.07
10.32
0.27
10.29
0.26
4.99
40.27
33.17
5.38
5.80
0.28
5.38
0.60
0.60
0.16
0.18
0.38
0.66
0.30
5.70
13.68
0.20
2.27
192.72

Plot No.

Area In Acres

LUXMI TOWNSHIP & HOLDINGS LIMITED
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[Signature]
(Hemanta Kalita)
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[Signature]
Director

Mouza - Ujanu, J.L. No. 86, P.S. Matigara

Plot No.	Area In Acres
451 (PART)	0.68
297 (PART)	1.02
299	6.16
245/437	2.90
340	6.20
296/439	6.20
469	5.25
299/440	0.86
338/447	3.10
346	0.60
335	6.96
446	5.81
370/470	0.88
305	1.94
304	1.44
303	0.72
342	0.86
295/453	0.90
338	2.52
300	0.56
301	0.10
340/471 (PART)	1.22
343 (PART)	2.77
344	2.60
345	0.40
349	1.74
295/455 (PART)	7.58
295/456	0.23
295/457	0.40
454	0.08
295/458 (PART)	8.25
297/459 (PART)	5.03
295 (PART)	13.65
74	3.02
73	0.25
72	4.65
336	0.46
75	0.72
TOTAL AREA OF LAND:	
	104.15

96.38 Acres
192.72 Acres
104.15 Acres
393.25 Acres

Mouza - Gourcharan
Mouza - Baragharia
Mouza - Ujanu

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
 Authorised Signatory

ROLEX COMPOSITE PVT. LTD

Director

**THE SECOND SCHEDULE ABOVE REFERRED TO
(The SAID TOTAL PLOT)**

ALL THAT the leasehold land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 21.69 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 6.09 Acre,

R.S. Plot No. 300, L.R. Plot No. 805, area 0.52 Acre,

R.S. Plot No. 301, L.R. Plot No. 806, area 0.07 Acre,

R.S. Plot No. 303, L.R. Plot No. 808, area 0.20 Acre,

R.S. Plot No. 304, L.R. Plot No. 809, area 0.08 Acre,

R.S. Plot No. 305, L.R. Plot No. 810, area 0.42 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 3.57 Acre,

R.S. Plot No. 470, L.R. Plot No. 804, area 0.80 Acre,

R.S. Plot No. 469, L.R. Plot No. 803, area 0.74 Acre,

R.S. Plot No. 336, L.R. Plot No. 819, area 0.43 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 5.08 Acre,

R.S. Plot No. 440, L.R. Plot No. 801, area 0.64 Acre,

R.S. Plot No. 338, L.R. Plot No. 761, area 2.52 Acre,

R.S. Plot No. 446, L.R. Plot No. 736, area 0.26 Acre,

R.S. Plot No. 447, L.R. Plot No. 737, area 0.27 Acre,

Under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, and butted and bounded as follows:

- ON THE NORTH : Railway land and then NH 31.
ON THE SOUTH : Plot No. 446/736, 335/759 (P), 429/459, 302/807,
304/809, 305/810 ;
ON THE EAST : Railway land ;
ON THE WEST : Land of Assignor hereof ;

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
Authorised Signatory

ROLEX COMMOSALE PVT. LTD

Agenda k 4
Director

THE THIRD SCHEDULE ABOVE REFERRED TO
(AMOUNTS RECEIVED)


LUXMI TOWNSHIP LIMITED

Ledger Vouchers

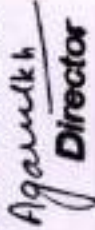
LEDGER : Advance South of Highway

Date	Particulars	You Type	Cheque No.	Credit
09-Feb-2012	GREEN HILL DEVELOPERS	RECEIPT	RTGS	51,111,111.00
09-Feb-2012	GREEN HILL DEVELOPERS	RECEIPT	RTGS	50,000,000.00
30-Mar-2012	GREEN HILL DEVELOPERS	RECEIPT	RTGS	50,000,000.00
14-May-2012	GREEN HILL DEVELOPERS	RECEIPT	545164	30,000,000.00
14-Jun-2012	GREEN HILL DEVELOPERS	RECEIPT	545166	10,000,000.00
01-Jul-2012	GREEN HILL DEVELOPERS	RECEIPT	RTGS	10,000,000.00
14-Mar-2013	GREEN HILL DEVELOPERS	RECEIPT	RTGS	5,000,000.00
14-Mar-2013	GREEN HILL DEVELOPERS	RECEIPT	RTGS	7,000,000.00
14-Mar-2013	GREEN HILL DEVELOPERS	RECEIPT	RTGS	4,000,000.00
14-Mar-2013	GREEN HILL DEVELOPERS	RECEIPT	000113	50,000,000.00
14-Mar-2013	GREEN HILL DEVELOPERS	RECEIPT	RTGS	25,000,000.00
29-Jan-2014	GREEN HILL DEVELOPERS	RECEIPT	RTGS	30,000,000.00
28-Jan-2015	GREEN HILL DEVELOPERS	RECEIPT	RTGS	95,000,000.00
04-Feb-2015	GREEN HILL DEVELOPERS	RECEIPT	RTGS	25,000,000.00
03-Apr-2017	GREEN HILL DEVELOPERS	PAYMENT	RTGS	(4,000,000.00)
		Total		438,111,111.00
27-May-2016	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	25,000,000.00
07-Jun-2016	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	10,000,000.00
08-Jun-2016	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	10,000,000.00
09-Jun-2016	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	15,000,000.00
10-Jun-2016	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	20,000,000.00
03-Apr-2017	HORIZON ISPAT CO PVT LTD	PAYMENT	RTGS	(30,000,000.00)
19-Apr-2017	HORIZON ISPAT CO PVT LTD	RECEIPT	RTGS	(30,000,000.00)
30-Aug-2017	HORIZON ISPAT CO PVT LTD	PAYMENT	30803	(9,300,000.00)
		Total		10,700,000.00

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Hemanta Kalita)
 Authorised Signatory

ROLEX COMMOSALE PVT. LTD


Director

20-Jun-2016	HTC FINA NCE PVT LTD	RECEIPT	RTGS	28,000,000.00
07-Nov-2016	HTC FINA NCE PVT LTD	RECEIPT	RTGS	28,000,000.00
03-Apr-2017	HTC FINA NCE PVT LTD	PAYMENT	RTGS	(3,000,000.00)
		Total		53,000,000.00
29-Nov-2016	ROLEX COMMERCIAL CO	RECEIPT	RTGS	1,200,000.00
10-Apr-2017	ROLEX COMMERCIAL CO	RECEIPT	RTGS	10,000,000.00
10-Apr-2017	ROLEX COMMERCIAL CO	RECEIPT	RTGS	10,000,000.00
19-May-2017	ROLEX COMMERCIAL CO	RECEIPT	RTGS	5,000,000.00
19-May-2017	ROLEX COMMERCIAL CO	RECEIPT	RTGS	4,000,000.00
30-Aug-2017	ROLEX COMMERCIAL CO	RECEIPT	RTGS	5,000,000.00
		Total		35,200,000.00
01-Dec-2016	LOVELY MERCANTILE	RECEIPT	RTGS	1,090,575.00
06-Apr-2017	LOVELY MERCANTILE	RECEIPT	RTGS	10,000,000.00
25-Apr-2017	LOVELY MERCANTILE	RECEIPT	RTGS	5,000,000.00
25-Apr-2017	LOVELY MERCANTILE	RECEIPT	RTGS	16,000,000.00
24-Aug-2017	LOVELY MERCANTILE	RECEIPT	RTGS	3,000,000.00
29-Aug-2017	LOVELY MERCANTILE	RECEIPT	RTGS	1,758,279.00
		Total		36,848,854.00
		Grand Total :		573,859,965.00
		Closing Balance :		573,859,965.00

LUXMI TOWNSHIP & HOLDINGS LIMITED,
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
Authorised Signatory

ROLEX COMPOSITE PVT. LTD

Agamukh
Director

**THE FOURTH SCHEDULE ABOVE REFERRED TO
(THE SHARING ARRANGEMENT)**

- 1) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 3.59 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 2.12 Acre,

R.S. Plot No. 300, L.R. Plot No. 805, area 0.52 Acre,

R.S. Plot No. 303, L.R. Plot No. 808, area 0.14 Acre,

R.S. Plot No. 304, L.R. Plot No. 809, area 0.08 Acre,

R.S. Plot No. 305, L.R. Plot No. 810, area 0.29 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 0.20 Acre,

R.S. Plot No. 469, L.R. Plot No. 803, area 0.24 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "E" annexed hereto and butted and bounded as follows:

ON THE NORTH	:	Land for Road to be transferred to Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd.
ON THE SOUTH	:	Plot No. 302/807 (P), 303/808 and land of Assignor hereof to be transferred to HORIZON Ispat Pvt. Ltd.;
ON THE EAST	:	Railway land ;
ON THE WEST	:	Land of Assignor hereof to be transferred to PCM Chemicals Pvt. Ltd.;

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

(Signature)
(Hemanta Kalita)
Authorised Signatory

ROLEX COMPOSITE PVT. LTD

(Signature)
Director

- 2) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 3.59 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 2.58 Acre,

R.S. Plot No. 301, L.R. Plot No. 806, area 0.07 Acre,

R.S. Plot No. 303, L.R. Plot No. 808, area 0.06 Acre,

R.S. Plot No. 305, L.R. Plot No. 810, area 0.04 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 0.32 Acre,

R.S. Plot No. 336, L.R. Plot No. 819, area 0.20 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 0.07 Acre,

R.S. Plot No. 440, L.R. Plot No. 801, area 0.25 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "D" annexed hereto and butted and bounded as follows:

- ON THE NORTH** : Land for Road to be transferred to Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd. Ltd.
- ON THE SOUTH** : Land of Assignor hereof to be transferred to HORIZON Ispat Pvt. Ltd.;
- ON THE EAST** : Land of Assignor to be transferred to GLOBAL Mercantile Pvt. Ltd. ;
- ON THE WEST** : Land of Assignor hereof to be transferred to HORIZON Ispat Pvt. Ltd.;

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

(Signature)
(Hemanta Kalita)
Authorised Signatory

ROLEX COMMOSALE PVT. LTD

(Signature)
Director

- 3) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 4.10 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 1.05 Acre,

R.S. Plot No. 305, L.R. Plot No. 810, area 0.09 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 0.96 Acre,

R.S. Plot No. 338, L.R. Plot No. 761, area 0.55 Acre,

R.S. Plot No. 336, L.R. Plot No. 819, area 0.19 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 1.03 Acre,


R.S. Plot No. 440, L.R. Plot No. 801, area 0.19 Acre,

R.S. Plot No. 446, L.R. Plot No. 736, area 0.04 Acre,

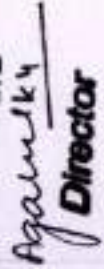
under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "C" annexed hereto and butted and bounded as follows:

- ON THE NORTH** : Land for Road to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Company Pvt. Ltd., Rolex Commosale Pvt. Ltd. ; Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd.
- ON THE SOUTH** : Plot No. 335/759 (P);
- ON THE EAST** : Land of Assignor to be transferred to PCM Chemicals Pvt. Ltd. ;
- ON THE WEST** : Land of Assignor hereof to be transferred to LOVELY Mercantile Pvt. Ltd.;

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**


**(Hemanta Kalita)
Authorised Signatory**

ROLEX COMMOSE PVT. LTD


Director

- 4) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 4.10 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 0.31 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 1.18 Acre,

R.S. Plot No. 338, L.R. Plot No. 761, area 1.13 Acre,

R.S. Plot No. 336, L.R. Plot No. 819, area 0.04 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 1.37 Acre,

R.S. Plot No. 440, L.R. Plot No. 801, area 0.01 Acre,

R.S. Plot No. 446, L.R. Plot No. 736, area 0.06 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "B" annexed hereto and butted and bounded as follows:

- ON THE NORTH** : Land for Road to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Company Pvt. Ltd., Rolex Commosale Pvt. Ltd. ; Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd.
- ON THE SOUTH** : Plot No. 334/550;
- ON THE EAST** : Land of Assignor to be transferred to HORIZON Ispat Company Pvt. Ltd. ;
- ON THE WEST** : Land of Assignor hereof to be transferred to Rolex Commosale Pvt. Ltd.;

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

**(Hemanta Kalita)
Authorised Signatory**

ROLEX COMMOSALE PVT. LTD

Agamukh
Director

- 5) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 4.10 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 470, L.R. Plot No. 804, area 0.80 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 0.91 Acre,

R.S. Plot No. 338, L.R. Plot No. 761, area 0.84 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 1.12 Acre,

R.S. Plot No. 447, L.R. Plot No. 737, area 0.27 Acre,

R.S. Plot No. 446, L.R. Plot No. 736, area 0.16 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "A." annexed hereto and butted and bounded as follows:

ON THE NORTH : Land for Road to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Company Pvt. Ltd., Rolex Commosale Pvt. Ltd. ; Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd.

ON THE SOUTH : Land of Assignor hereof and Old P W D road;

ON THE EAST : Land of Assignor to be transferred to LOVELY Mercantile Company Pvt. Ltd. ;

ON THE WEST : Land of Assignor hereof ;

- 6) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 1.19 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307, R.S. Plot No. 439, L.R. Plot No. 720, under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

(Signature)
(Hemanta Kalita)
Authorised Signatory

ROLEX COMMOSE PVT. LTD.

(Signature)
Director

parent lease land more fully delineated in the **MAP** or **PLAN** annexed hereto and butted and bounded as follows:

ON THE NORTH : Railway land ;
ON THE SOUTH : Land of Assignor to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Company Pvt. Ltd., Rolex Commosale Pvt. Ltd. ;
ON THE EAST : Land of Assignor for road to be transferred to PCM Chemicals Pvt. Ltd. and GLOBAL Mercantile Pvt. Ltd ;
ON THE WEST : Kancha road;

- 7) **ALL THAT** the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 1.02 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 299, L.R. Plot No. 811, area 0.03 Acre,

R.S. Plot No. 469, L.R. Plot No. 803, area 0.50 Acre,

R.S. Plot No. 440, L.R. Plot No. 801, area 0.19 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 0.30 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** annexed hereto and butted and bounded as follows:

ON THE NORTH : Railway land ;
ON THE SOUTH : Land of Assignor to be transferred to GLOBAL Mercantile Pvt. Ltd and PCM Chemicals Pvt. Ltd. ;
ON THE EAST : Railway land ;
ON THE WEST : Land of Assignor for road to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Pvt. Ltd. and Rolex Commosale Pvt. Ltd. ;

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

(Hemanta Kalita)
Authorized Signatory

ROLEX COMMOSALE PVT. LTD.

Agamukh
Director

**THE FIFTH SCHEDULE ABOVE REFERRED TO
(THE SAID PLOT AREA)**

ALL THAT the leasehold right, title and interest in respect of the land of scheme Plot PLAN ZONE - SOUTH SITE measuring an area of more or less 4.10 acre, comprising in R.S. Khatian No. 260, corresponding to its L.R. Khatian No. 307,

R.S. Plot No. 470, L.R. Plot No. 804, area 0.80 Acre,

R.S. Plot No. 335, L.R. Plot No. 759, area 0.91 Acre,

R.S. Plot No. 338, L.R. Plot No. 761, area 0.84 Acre,

R.S. Plot No. 439, L.R. Plot No. 720, area 1.12 Acre,

R.S. Plot No. 447, L.R. Plot No. 737, area 0.27 Acre,

R.S. Plot No. 446, L.R. Plot No. 736, area 0.16 Acre,

under Mouza - Ujanu, J.L. No. 86, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "A" annexed hereto and butted and bounded as follows:

- ON THE NORTH** : Land for Road to be transferred to Horizon Ispat Company Pvt. Ltd., Lovely Mercantile Company Pvt. Ltd., Rolex Commosale Pvt. Ltd. ; Global Mercantile Private Ltd and PCM Chemicals Pvt. Ltd.
- ON THE SOUTH** : Land of Assignor hereof and Old P W D road;
- ON THE EAST** : Land of Assignor to be transferred to LOVELY Mercantile Company Pvt. Ltd. ;
- ON THE WEST** : Land of Assignor hereof ;

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


SIGNED, SEALED AND DELIVERED by the **ASSIGNOR** above named through its authorized

officer Mr. Hemanta Kalita
authorized by Board Resolution dated 21st Day
of August, 2017 in the presence of:

Sunandilá Guha
Uttorayon, Matigara

The contents of this deed is written
as per our instructions :

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED


(Hemanta Kalita)
Authorised Signatory

SIGNED, SEALED AND DELIVERED by the

ASSIGNEE above named at Bagdogra
the presence of:

Alok Saha

ALOK SAHA

S/o Late Radhakrishnan Saha
208 Bardwan Road

Siliguri

The Contents of this deed understood
personally by me / us

ROLEX COMMOSALE PVT. LTD

Agamkha
Director

Drafted by me as per the instructions
of the assignor of this deed.

Himanchi Mohanta
Advocate, Siliguri

Regd. No. WB-1034 of 2002.

Government of West Bengal
Office of the District Land & Land Reforms Office
Darjeeling

Memo No. 45 / Special (Cell)/17

dated: 15/02/2017

From : The District Land & Land Reforms Officer
Darjeeling
To : The Director
M/s Luxmi Township Ltd
Kishore Bhawan, 17, R.N Mukhrjee Rd
Kol - 01
Sub : Transfer of leasehold Land .
Ref. : Memo No 203/ SDLLRO/ Slg dated 07.02.2017

With reference to above ref memo permission is hereby accorded to the Lessee, M/s Luxmi Township Ltd to assign his lease hold right in respect of Plot No 470,335,338,439,447,446 (RS) 804,759,761,720,737,736 (LR) in Mouza Ujanu, J.L No 86 having an area 4.10 Acs of his leasehold interest to M/s Rolex Commosale Pvt Ltd, Uttorayon , as detailed in the schedule below, for the unexpired period of lease on the same terms and conditions as mentioned in the original lease deed of Luxmi Township Limited in addition to the following terms and conditions.

The ASSIGNEE should get his name registered in the office of the DLLRO, Darjeeling within three calander months after obtaining possession of the land and will possess and use the land and will bound by terms, covenants and conditions in such lease deed.

The ASSIGNEE shall pay such rent as may be determined by the DL&LRO, Darjeeling at the rate of 0.03 % of the land cost, within first 60 days of the year for which such rent is payable, in the office of the SDL&LRO, Siliguri.

The ASSIGNEE shall be entitled to take fresh lease after expiry of unexpired period of lease on such terms and conditions and on payment of such Salami and annual rent as the State Government may then fix in granting such fresh lease.

SCHEDULE

Dist	P.S	Mouza	J.L. No	Plot No (RS)	Plot No (L.R)	Area (In Acs)
Darjeeling	Matigara	Ujanu	86	470,335,338, 439,447,446	804,759,761, 720,737,736	4.10 Acs

[Signature]
District Land & Land Reforms Officer
Darjeeling

Memo No. 45 /1(2)/Spl.(Cell)/17

dated: 15/02/2017

Copy forwarded for information to:-

1. The Sub-Divisional Land & Land Reforms Officer, Siliguri
2. M/s Rolex Commosale Pvt Ltd, , Uttorayon. Darjeeling

[Signature]
District Land & Land Reforms Officer
Darjeeling.

ROLEX COMMOSALE PVT.LTD

Apollo Tower, 3rd floor, Sevoke Road Siliguri-734001 (Mo:9434001643)

EXTRACTS OF THE MINUTES OF THE BOARD MEETING OF DIRECTOR OF THE COMPANY HELD AT ITS REGISTERED OFFICE AT SILIGURI ON 06th MARCH, 2018 AT 11.00 AM

The Chairman brief the house that a plot of land measuring 4.10 acres in south side of Uttarayan Siliguri is required to be registered in our favour at the earliest possible and accordingly the draft deed of assignment was placed and the following resolution was adopted unanimously-

"Resolved that the draft deed of assignment as placed before the board and initiated by the Director be and is hereby approved."

Resolved further that Shri Kishan Kumar Agarwal the Director of the company be and is hereby authorised to sign the necessary deed of assignment and other documents for registration of plot of land measuring 4.10 acres in south side of Uttarayan siliguri on behalf of the company and to appear before the Concerned Authority. He is hereby authorized to sign all deeds and documents pertaining to transfer of the property from its existing owner/s and as well as effect all proceedings to get title of the property tranferred in the name of company.

"Resolved further that a copy of the aforesaid resolution be furnished to the Concerned Authority for their information and record."

ROLEX COMMOSALE PVT. LTD

S Agarwal

Signature of the Director *Director*

ROLEX COMMOSALE PVT. LTD

Agarwal

Signature of the Authorities *Director*

Attested by me

ROLEX COMMOSALE PVT. LTD

S Agarwal

Signature of the Director *Director*

**" UTTORAYON - THE NEW TOWNSHIP ", SILIGURI
PLAN ZONE - SOUTH SITE**

PURCHASER :- ROLEX COMMOSALE Pvt Ltd.
Office at Room No.-125 4th. Floor, 5/1 Clive Row Kolkata
PLOT AREA= 4.10Ac. (More or Less)

NAME OF DIRECTORS.- Shri Kishan Kumar Agarwal
S/O Late. Manohar Lal Agarwal
Resident of 467 S.P. Mukharjee Road Khalpara,
Siliguri. Pin No.- 734005.

LAND SCHEDULE :-

Mouza Ujanu

J.L No.- 86

Sheet No.-2

Khatian no.- 307

P.S.- Matigara,

Dist.-Darjeeling.

Plot No. Area In

R.S. L.R. Acre.

470 804 0.80

335 759 0.91

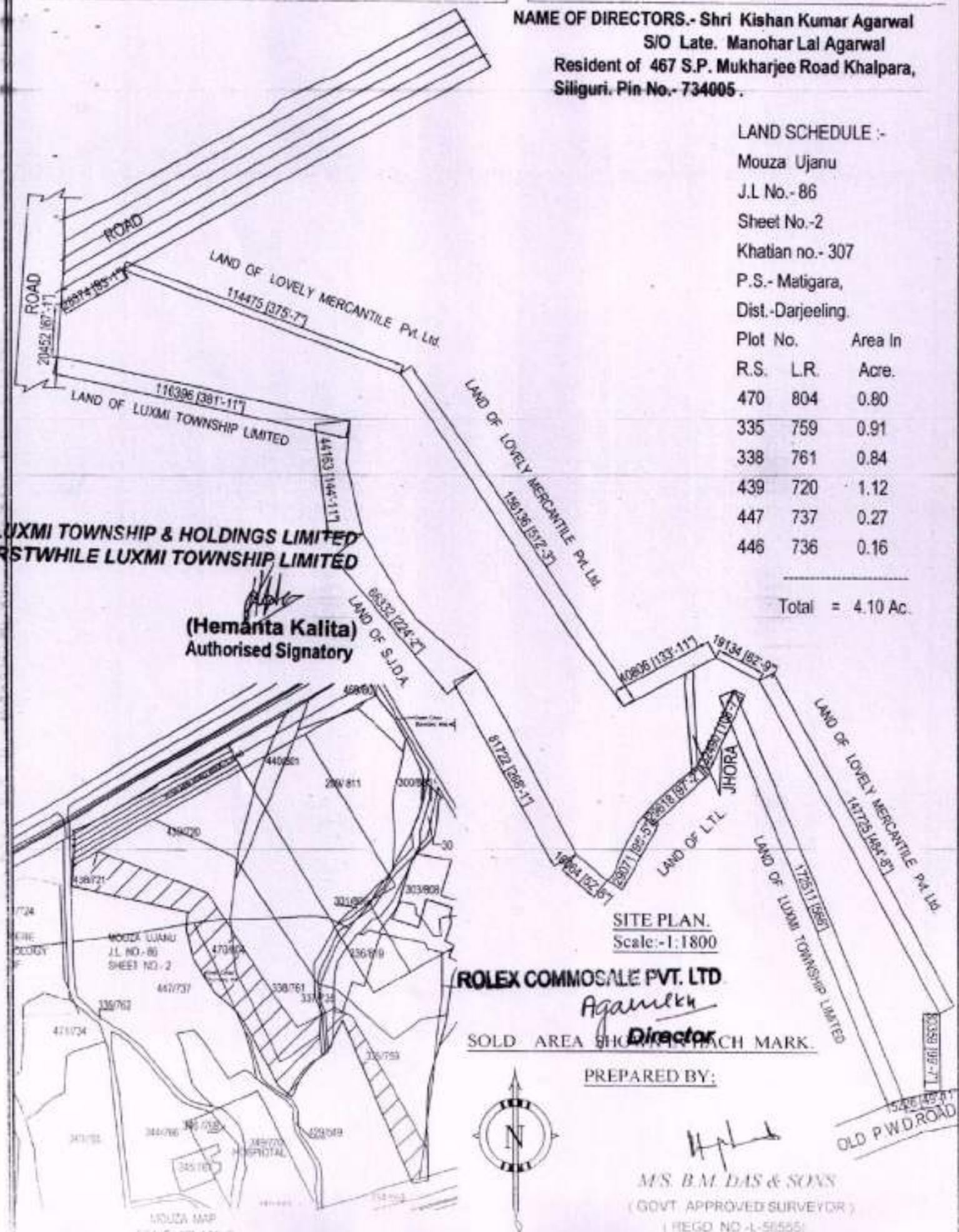
338 761 0.84

439 720 1.12

447 737 0.27

446 736 0.16

Total = 4.10 Ac.



LUXMI TOWNSHIP & HOLDINGS LIMITED
INSTWHILE LUXMI TOWNSHIP LIMITED
(Hemanta Kalita)
Authorised Signatory

SITE PLAN.
Scale:-1:1800

ROLEX COMMOSALE PVT. LTD
Agamkha
Director
SOLD AREA SHOWS EACH MARK.

PREPARED BY:



M.S. B.M. DAS & SONS
(GOVT. APPROVED SURVEYOR)
(REGD. NO.-L-56555)



Hemanta Kalita

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

**LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED**

Hemanta Kalita

Signature

**(Hemanta Kalita)
Authorised Signatory**

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

Signature



Agency Director

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

ROLEX COMMOSALE PVT. LTD.

Agency Director
Director

Signature

आयकर विभाग **भारत सरकार**
INCOME TAX DEPARTMENT **GOVT. OF INDIA**
ROLEX COMPOSITE PRIVATE LIMITED
 24/02/2011
 Processing Account Number
AAFCR1760A

(The card contains faint, mostly illegible text, likely a list of authorized agents or contact information for the Income Tax Department.)

Agencies

स्थायी खाते संख्या (PERMANENT ACCOUNT NUMBER)
ACLPA2468D

नाम (NAME)
KSHIAN KUMAR AGARWAL

पत्नी का नाम (WIFE'S NAME)
MANOHARI LAL AGARWAL

जन्म तिथि (DATE OF BIRTH)
12-01-1964

हस्ताक्षर (SIGNATURE)


अधिकारी का नाम (NAME)
COMMISSIONER OF INCOME TAX - WIL - II

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 सहायक आयकर अधिकारी,
 पी-7,
 चौहान चौक,
 कोलकाता - 700 062.
 In case this card is lost/found kindly inform/return to the issuing authority i.
 Assistant Commissioner of Income-tax,
 P-7,
 Chowhan Square,
 Calcutta- 700 049.

Agarwal



Major Information of the Deed

Deed No.	I-0403-01849/2018.	Date of Registration	22/03/2018
Query No / Year	0403-0000421531/2018	Office where deed is registered	
Query Date	14/03/2018 10:58:02 AM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	K K Agarwal S P Mukherjee Road Khalpara, Thane : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No.: 9800021100, Status :Buyer/Claimant		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth Value	Market Value		
Rs. 10,79,01,750/-	Rs. 15,48,32,000/-		
Stamp duty Paid(SD)	Requirement Fee Paid		
Rs. 92,89,940/- (Article:63)	Rs. 15,48,334/- (Article:A(1), E, E)		
Remarks			

Land Details :

District: Darjeeling, P.S:- Matigara, Gram Panchayat: PATHARGHATA, Mouza: Ujanu

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-470	RS-260	Bastu	Bastu	0.8 Acre	2,10,54,000/-	2,88,00,000/-	Property is on Road
L2	RS-335	RS-260	Bastu	Bastu	0.91 Acre	2,39,48,925/-	3,27,60,000/-	Property is on Road
L3	RS-338	RS-260	Bastu	Bastu	0.84 Acre	2,21,06,700/-	3,02,40,000/-	Property is on Road
L4	RS-439	RS-260	Bastu	Bastu	1.12 Acre	2,94,75,600/-	4,48,00,000/-	Property is on Road
L5	RS-447	RS-260	Bastu	Bastu	0.27 Acre	71,05,725/-	1,14,48,000/-	Property is on Road
L6	RS-446	RS-260	Bastu	Bastu	0.16 Acre	42,10,800/-	67,84,000/-	Property is on Road
		TOTAL :			410Dec	1079,01,750 /-	1548,32,000 /-	
	Grand Total :				410Dec	1079,01,750 /-	1548,32,000 /-	






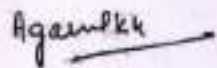
Transferor Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD Kishore Bhavan 17 R N Mukherjee Road, P.O:- R N Mukherjee Road, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAACL5480C, Status :Organization, Executed by: Representative, Executed by: Representative

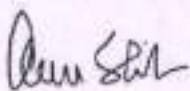
Transferee Details :

Sl No	Name/Address/Photo/Finger print and Signature
1	ROLEX COMMOSALE PRIVATE LIMITED 2A G C Avenue 7h Floor, Room No. 5, P.O:- New Market, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAFCR1760A, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name/Address/Photo/Finger print and Signature			
1	Mr Hemanta Kalita (Presentant) Son of Late Ganti Ram Kalita Date of Execution - 22/03/2018, , Admitted by: Self, Date of Admission: 22/03/2018, Place of Admission of Execution: Office	 Mar 22 2018 3:14PM	 LTI 22/03/2018	 22/03/2018
Uttorayon, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD (as Authorised Signatory)				
2	Mr Kishan Kumar Agarwal Son of Manohar Lal Agarwal Date of Execution - 22/03/2018, , Admitted by: Self, Date of Admission: 22/03/2018, Place of Admission of Execution: Office	 Mar 22 2018 3:15PM	 LTI 22/03/2018	 22/03/2018
467 S P Mukherjee Road, Khalpara, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : ROLEX COMMOSALE PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr Alok Shah Son of Late Radha Kishan Shah National Flour Mill, Burdwan Road Siliguri, P.O:- Siliguri Bazar, P.S:- Siliguri, Siliguri Mc, District:-Darjeeling, West Bengal, India, PIN - 734005, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Hemanta Kalita, Mr Kishan Kumar Agarwal	22/03/2018
	

Endorsement For Deed Number : I - 040301849 / 2018

On 22-03-2018

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.

Presumption (Under Section 32 & Rule 22A(3) & 48(1) W.B. Registration Rules, 1962)

Presented for registration at 13:44 hrs on 22-03-2018, at the Office of the A.D.S.R. BAGDOGRA by Mr Hemanta Kalita .

Certificate of Market Value (WB PUV) (Rule 10(2003))

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 15,48,32,000/-

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

Execution is admitted on 22-03-2018 by Mr Hemanta Kalita, Authorised Signatory, LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD, Kishore Bhavan 17 R N Mukherjee Road, P.O:- R N Mukherjee Road, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr Alok Shah, . . Son of Late Radha Kishan Shah, National Flour Mill, Burdwan Road Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Execution is admitted on 22-03-2018 by Mr Kishan Kumar Agarwal, DIRECTOR, ROLEX COMMOSALE PRIVATE LIMITED, 2A G C Avenue 7h Floor, Room No. 5, P.O:- New Market, P.S:- New Market, Kolkata, District-Kolkata, West Bengal, India, PIN - 700013

Identified by Mr Alok Shah, . . Son of Late Radha Kishan Shah, National Flour Mill, Burdwan Road Siliguri, P.O: Siliguri Bazar, Thana: Siliguri, . City/Town: SILIGURI MC, Darjeeling, WEST BENGAL, India, PIN - 734005, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 15,48,334/- (A(1) = Rs 15,48,320/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 15,48,334/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 15/03/2018 12:00AM with Govt. Ref. No: 192017180195647492 on 14-03-2018, Amount Rs: 15,48,334/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 15032018042 on 15-03-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 92,89,940/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 92,84,940/-

Description of Stamp

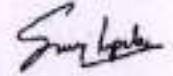
1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2310, Amount: Rs.5,000/-, Date of Purchase: 31/03/2017, Vendor name: T Roy

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

Online on 15/03/2018 12:00AM with Govt. Ref. No: 192017180195647492 on 14-03-2018, Amount Rs: 92,84,940/-,

Bank: HDFC Bank (HDFC0000014), Ref. No. 15032018042 on 15-03-2018, Head of Account 0030-02-103-003-02



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BAGDOGRA

Darjeeling, West Bengal