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9271/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 496870

IV

Verified that the Document is admitted to Registration. The Stamp and the endorsement shall be on this document as the part of it.

Additional Registrar
of Assurances-IV, Kolkata

Additional Registrar of
Assurances-IV, Kolkata

Visa Case No. 2710 03.09.21
J(1)- 250
J(2)- 100
Total 350/-
Realised on...

ARA-IV
Kolkata

This Deed of Assignment executed on this 9th day of September, Two Thousand and Twenty-One

Between

10 SEP 2021


Seajuli Developers and Finance Limited (Income Tax PAN: AAEC5244D), a company within the meaning of the Companies Act, 2013 having its registered office at 4, Mangoe Lane (also known as Surendra Mohan Ghosh Sarani), Post Office – GPO, Police Station – Hare Street, Kolkata – 700001, hereinafter referred to as the "Assignor" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest),

023530


Sl. No.....Date.....
Name.....
Add.....
AMT.....100.....

08 SEP 2021

KHAITAN & CO LLP
Advocates & Notaries
1B, Old Post Office Street
Kolkata-700 001


SOUMITRA CHANDA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-1




ADDITIONAL REGISTRAR
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represented by one of its directors, Mr. Pradip Bhar (Income Tax PAN: AEGPB8686K and Aadhar no: 4414 7691 5658), son of Dulal Chandra Bhar, by religion Hindu, Citizen of India, working at the aforesaid office of the company, duly authorized by a Board Resolution dated 25 August 2021, of the **First Part**;

And

GUINDY INFOCITY LLP (Income Tax PAN: AATFG9132A), a limited liability partnership firm having its registered office at No. 1, SIDCO Industrial Estate, Guindy, Post Office St. Thomas Mount, Police Station Guindy, Chennai – 600 032, hereinafter referred to as the “**Assignee**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office or interest and assigns), represented by one of its Designated Partners, Mr. Chandrakant Kankaria (Income Tax PAN: AGFPK9221N and Aadhar no: 257858195697), son of Binod Chand Kankaria, by religion Hindu, citizen of India, by occupation Businessman, residing at Park Residences, C4, 22, Vellaiyan Street, Kotturpuram, Post Office Kotturpuram, Police Station Kotturpuram, Chennai - 600 085, duly authorized by a Resolution dated 3 September 2021, of the **Second Part**;

And

Techno Electric & Engineering Company Limited (Income Tax PAN: AAJCS4400J), a company within the meaning of the Companies Act, 2013, having its registered office at C – 218, Ground floor, Sector – 63, Gautam Buddha Nagar, Noida – 201307, Uttar Pradesh and corporate office at 1B & 1C, Park Plaza, South Block, 71, Park Street, Post Office and Police Station – Park Street, Kolkata - 700016, hereinafter referred to as the “**Confirming Party**” (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors-in-interest and permitted assigns), represented by its President (Finance), Mr. Pradeep Kumar Lohia (Income Tax PAN: ABIPL4227F and Aadhar no: 377657652726), son of Kashi Nath Lohia, by religion Hindu, Citizen of India, working for gain at the corporate office of the aforesaid company, duly authorized by a Board Resolution dated 25 August 2021, of the **Third Part**.

Whereas:

- (a) By a Deed of Lease dated 1 March 1994 made between Nader Chand Seal, Smt. Manaka Ranie Dassie, Damodar Mullick, Pradip Kumar Sil and Prasanta Kumar Sil as Trustees of the Sree Sree



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Iswar Radharaman Jew Trust Fund within the Trust Estate of Hrishikesh Seal (as lessors) of the one part and Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 239 to 284, being No. 3120 for the year 1994, the said Nader Chand Seal, Smt. Manaka Ranie Dassie, Damodar Mullick, Pradip Kumar Sil and Prasanta Kumar Sil as Trustees of the Sree Sree Iswar Radharaman Jew Trust Fund within the Trust Estate of Hrishikesh Seal (hereinafter referred to as the “said Lessors”) demised unto and in favour of the said Shailaja Finance Private Limited, All That the entire first floor of the main building at premises no. 4, Sunny Park, Kolkata – 700019 together with the Undivided 1/3rd (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) and together with the right to use the common areas and facilities at the said premises for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.

- (b) By another Deed of Lease also dated 1 March 1994 made between the said Lessors (as lessors) of the one part and the said Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 285 to 310, being No. 3121 for the year 1994, the said Lessors further demised unto and in favour of the said Shailaja Finance Private Limited, All That the entire ground floor of the main building at premises no. 4, Sunny Park, Kolkata – 700019 together with the Undivided 1/3rd (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) and together with the right to use the common areas and facilities at the said premises for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.
- (c) The said Shailaja Finance Private Limited was converted to a public limited company and named Shailaja Finance Limited and subsequently the name of the said Shailaja Finance Limited was changed to Seajuli Developers and Finance Limited (the Assignor herein) and accordingly a fresh Certificate of Incorporation consequent on change of name was issued by the Registrar of Companies, West Bengal on 9 May 1995.
- (d) By a Deed of Lease dated 8 December 1995 made between the said Lessors (as lessors) of the one part and the Assignor herein (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995, the said Lessors further demised unto and in favour of the Assignor



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herein, All that the entire roof (above the first floor) of the main building at the said premises no. 4, Sunny Park, Kolkata – 700019 together with the Undivided 1/3rd (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square metres) and together with the proportionate share in the common areas and facilities of the said building for a period of 75 (seventy five) years commencing from 1 August 1992 and ending on 31 July 2067 on the terms and conditions mentioned therein.

(e) By a Supplemental Indenture of Lease dated 11 April, 2008 made between the said Lessors (as lessors) of the one part and the Assignor herein (as lessee) of the other part and duly registered with the Office of the Additional Registrar of Assurance – I, Kolkata in Book – I, Volume No. 74, pages 6372 to 6399, being No. 5666 for the year 2008, the said Lessors extended the lease period granted under the aforesaid three Deeds of Lease by a further period of 39 years and 9 months (commencing from 1 August, 2067) i.e. up to 31 March 2107 on the terms and conditions mentioned therein which *inter-alia* provides as follows:

(i) Subject to the rights of the said Lessors in the demised premises, the Assignor herein shall be entitled to assign, transfer, sub-lease, under lease, sublet, and/or enter into any arrangement or understanding from time-to-time in respect of the demised premises or a portion / portions thereof including any building or buildings or portions thereof whether existing or which may be constructed or erected on the demised premises or any portion thereof from time-to-time and for the said purpose to part with possession of the existing buildings, structures and/or new buildings and/or structures or any portion thereof on such terms and conditions and in such manner as the Assignor herein shall think proper and for the purposes aforesaid, no prior permission is required to be obtained from the said Lessors by the Assignor herein provided always the assignment / transfer shall be subject to the terms and conditions of the aforesaid three Lease Deeds as modified by the said Supplemental Indenture of Lease and the assignee/ transferee shall comply with the terms of the said Lease Deeds as modified by the said Supplemental Indenture of Lease including payment of all rates, taxes, assessments, and outgoings in respect thereof;

(ii) The Assignor herein shall be entitled to create mortgage on its leasehold interest only in respect of the demised premises or any portion thereof or any building or buildings to be constructed or any portions thereof in favour of any financial institutions, banks,



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

GRN Details

GRN: 192021220074074151 Payment Mode: Online Payment
GRN Date: 08/09/2021 19:28:55 Bank/Gateway: HDFC Bank
BRN : 1553441727 BRN Date: 08/09/2021 19:09:11
Payment Status: Successful Payment Ref. No: 2001728417/7/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Khaitan and CO LLP
Address: 1B Old Post Office Street Emerald House
Mobile: 9830085021
Email: sumit.bhalotia@khaitanco.com
Contact No: 9830085021
Depositor Status: Solicitor firm
Query No: 2001728417
Applicant's Name: Ms Shreetama Chakraborty
Identification No: 2001728417/7/2021
Remarks: Transfer of lease, Transfer of Lease/Deed of Assignment Payment No 7

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2001728417/7/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 25000021 |
| 2 | 2001728417/7/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 9950014 |
| Total | | | | 34950035 |

IN WORDS: THREE CRORE FORTY NINE LAKH FIFTY THOUSAND THIRTY FIVE ONLY.



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Government of West Bengal

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

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042001728417/2021

I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|--|---|---|---|---|
| 1 | Mr Pradip Bhar 4, Mangoe Lane, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | Represent ative of Transferor [Seajuli Developer s And Finance Limited] |  | 5445  |  9-9-2021 |
| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
| 2 | Mr Chandrakant Kankaria Park Residences, C4, 22, Vellaiyan Street, Kotturpuram, City:- , P.O:- Kotturpuram, P.S:- KOTTURPURAM, District:-Chennai, Tamil Nadu, India, PIN:- 600085 | Represent ative of Transfere e [Guindy Infocity LLP] |  | 5444  |  09.09.21 |



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OF ASSURANCES-IV, KOLKATA

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I. Signature of the Person(s) admitting the Execution at Private Residence.

| SI No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|---|--|---|--|--|
| 3 | Mr Pradeep Kumar Lohia 1B And 1C, Park Plaza, South Block, 71, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:- Park Street, District:- Kolkata, West Bengal, India, PIN:- 700016 | Represent ative of Transferor [Techno Electric & Engineerin g Company Limited] |  | 5446  | <i>Pradeep Kumar Lohia</i> 09/09/2021 |
| SI No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Ms Shreetama Chakraborty Son of Mr Subhomoy Chakraborty 1B, Old Post Office Street, City:- Kolkata, , P.O:- GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001 | Mr Pradip Bhar, Mr Chandrakant Kankaria |  | 5447  | <i>Shreetama Chakraborty</i> 09/09/2021 |



(Mohul Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal



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debenture trustees or any other person whatsoever to secure their financial assistance without in any way affecting the rights and/or interest of the said Lessors in the demised premises; and

- (iii) In case of any inconsistency between the said Lease deeds and the said Supplemental Indenture of Lease, the terms and conditions and description of the property as contained in the said Supplemental Indenture of Lease shall prevail.
- (f) As such, the Assignor herein became entitled to the leasehold right and interest in respect of the entire municipal premises no. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprised therein measuring 2163.20 Square Metres (equivalent to 32 Cottahs 5 Chittacks 20 Square Feet) together with the two storied main building, seven outhouses, garages and other constructions thereon having a total built-up area of 597.37 Square Metres, as described in the First Schedule hereunder written (hereinafter referred to as the “**Demised Premises**”) for a period of 114 years commencing from 1 August 1992 and ending on 31 March 2107 under the aforesaid two Deeds of Lease, both dated 1 March 1994, Deed of Lease dated 8 December 1995 and the Supplementary Indenture of Lease dated 11 April 2008 as mentioned in the Second schedule hereunder written (hereinafter collectively referred to as the “**Principal Lease Deeds**”)
- (g) The Assignor granted a sub-lease in respect of the Demised Premises in favour of Sunny Park Diabetic Endocrine Centre, a unit set up under the aegis of Lotus Charitable Trust (hereinafter referred to as the “**Tenant**”) for a period of 3 years commencing from 1 October 2011. The said Agreement for sub-lease has been renewed from time to time and the Tenant has continued to remain in physical possession of the Demised Premises and has been paying regular monthly rent to the Assignor and the Assignor has been accepting such payment of monthly rent from the Tenant.
- (h) By a Loan Agreement dated 28 September 2018 (hereinafter referred to as the “**Loan Agreement**”) made between Techno Electric & Engineering Company Limited (as lender) of the one part and the Confirming Party herein and one McLeod Russel India Limited (as borrower) of the other part, the said Techno Electric & Engineering Company Limited (the Confirming Party herein) had advanced a loan of Rs 100,00,00,000 (Rupees One hundred crores only) to the said McLeod Russel India Limited (hereinafter referred to as “**Borrower**”), by way of intercorporate



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deposit carrying interest at the rate of 14% (fourteen percent) per annum and penal interest at the rate of 5% (five percent) per annum on default and on the other terms and conditions mentioned therein.

- (i) To secure the repayment of the said loan of 100,00,00,000/- (Rupees one hundred crores only), interest accrued thereon at the rate of 14% (fourteen percent) per annum and penal interest at the rate of 5% (five percent) per annum and other dues and obligations of the Borrower under the Loan Agreement (hereinafter collectively referred to as the "Dues"), the Assignor herein had mortgaged its leasehold right in respect of the Demised Premises in favour of the Confirming Party herein by depositing the Principal Lease Deeds.
- (j) Subsequently, the Borrower defaulted in payment of its Dues aggregating to Rs. 150,00,00,000/- (Rupees one hundred fifty crores only) to the Confirming Party herein. Pursuant to discussions, deliberations and negotiations between the Borrower and the Confirming Party, the Borrower, for the purpose of ensuring the partial repayment of the Dues under the Loan Agreement and amicable settlement of outstanding issues between the Borrower and the Confirming Party, caused the Assignor to enter into a Memorandum of Understanding dated the 29 August 2021 (hereinafter referred to as the "MOU") with the Confirming Party, whereunder the Assignor, inter alia, agreed to assign and transfer its leasehold rights and interest under the Principal Lease Deeds in respect of the Demised Premises in favour of the Confirming Party or its nominee on the terms and conditions contained therein.
- (k) The Assignee being desirous of acquiring the leasehold right and interest in the Demised Premises has requested the Confirming Party to nominate the Assignee to acquire the leasehold right and interest for the unexpired lease period under the Principal Lease Deeds in respect of the Demised Premises in the place and stead of the Confirming Party herein and the Confirming Party has accepted such request of the Assignee and has agreed to nominate the Assignee to acquire the leasehold right and interest under the Principal Lease Deeds in respect of the Demised Premises from the Assignor.
- (l) Pursuant to the above, the Assignor with the consent and concurrence of the Confirming Party has agreed to assign and transfer and the Assignee has agreed to acquire such leasehold right and interest for the unexpired lease period under the Principal Lease Deeds in respect of the Demised Premises at a total consideration of Rs. 50,00,00,000/- (Rupees fifty crores only) to be



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paid to the Confirming Party in part discharge of the Dues of the Borrower and on the terms and conditions mentioned hereinafter.

- (m) Out of the aforesaid total consideration of Rs. 50,00,00,000/- (Rupees fifty crores only), a sum of Rs. 50,00,000/- (Rupees fifty lakhs only) shall be deposited by the Assignee against the Income Tax PAN of the Assignor towards deduction of tax at source (TDS) on the aforesaid total consideration in accordance with the provisions of the Income Tax Act, 1961 and the TDS certificate shall be furnished by the Assignee to the Assignor and pay the balance sum of Rs. 49,50,00,000/- (Rupees forty-nine crores fifty lakhs only) to the Confirming Party herein as consideration for releasing its charge / mortgage on the Demised Premises and the same shall be treated as partial repayment of the Dues by the Borrower under the Loan Agreement.
- (n) The Parties are desirous of executing these presents to record the terms of assignment and transfer of the leasehold right and interest of the Assignor in respect of the Demised Premises for the residual period under the Principal Lease Deeds, in favour of the Assignee herein.

Now this Deed witnesseth as follows:

1. In pursuance of the aforesaid and in consideration of a sum of Rs. 50,00,000/- (Rupees fifty lakhs only) to be deposited by the Assignee against the Income Tax PAN of the Assignor towards deduction of tax at source (TDS) in accordance with the provisions of the Income Tax Act, 1961 and furnishing the TDS certificate to the Assignor and a sum of Rs. 49,50,00,000/- (Rupees forty-nine crores fifty lakhs only) paid by the Assignee to the Confirming Party herein, at the request of the Assignor towards partial repayment of the Dues under the Loan Agreement as mentioned above and release of the mortgage in respect of the Demised Premises by the Confirming Party herein (the receipts whereof the Confirming Party and the Assignor do hereby as well as by the separate receipts hereunder written admit and acknowledge and of and from the payment of the same and every part thereof the Assignor and the Confirming Party hereby acquit release exonerate and discharge the Demised Premises as well as the Assignee), the Assignor hereby assigns and transfers unto and in favour of the Assignee, All its leasehold right and interest under the Principal Lease Deeds in respect of All That premises No. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprised therein measuring approximately 2163.20 Square Metres (equivalent to 32 Cottahs 05 Chittacks 20 Square Feet) whereon or part whereof the main two storied building and seven outhouses, garages and other constructions having total built-up area of 597.57 Square Metres are erected and constructed, as described



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in the First Schedule hereunder written (hereinbefore and hereinafter referred to as the "Demised Premises") for the residual period under the Principal Lease Deeds (i.e. from the date hereof till 31 March 2107) TOGETHER WITH all benefits and advantages of ancient and other lights ways paths common or other passages drains water water-courses and all manner of former and other rights liberties easements privileges profits appendages and appurtenances whatsoever to the Demised Premises belonging or in any way appertaining or with the same or any part thereof now or at any time heretofore held used occupied or enjoyed with their and every of their appurtenances TOGETHER WITH all the estate claim and demand whatsoever of the Assignor into upon or in respect of the Demised Premises AND all easement rights and privileges thereto TO HAVE AND TO HOLD the Demised Premises and every part thereof unto and to the use of the Assignee for the residual period under the Principal Lease Deeds free from all encumbrances AND SUBJECT TO the Assignee observing and performing the terms, conditions, covenants and stipulations contained in the Principal Lease Deeds.

2. The Assignor doth hereby represents, warrants, covenants and confirms to the Assignee as follows:
 - (i) the leasehold right and interest of the Assignor under the Principal Lease Deeds in respect of the Demised Premises which the Assignor doth hereby profess to transfer subsists and the Assignor has good right, full power and absolute authority to grant transfer assign and assure the same in favour of the Assignee in the manner as herein stated;
 - (ii) subject to the monthly tenancy in favour of the Tenant the leasehold right and interest in the Demised Premises hereby assigned and transferred is free from all encumbrances, charges, liens, claims, demands, mortgages, leases, tenancies, licences, occupancy rights, trusts, debutter, prohibitions, restrictions, restrictive covenants, executions, acquisitions, attachments, requisitions, vestings, alignments, easements, liabilities, lispendens, suits, legal proceedings and litigation whatsoever;
 - (iii) the Assignor has paid the monthly rent and all the rates, taxes, cesses, levies and all other applicable outgoings in respect of the Demised Premises accrued up to the date of execution of these presents and all covenants made by the Assignor and the conditions contained in the Principal Lease Deeds have been paid, observed and performed up to the date hereof;



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- (iv). the Assignor shall from time to time and at all times hereafter at the request and cost of the Assignee make, do, acknowledge, execute and perfect all such further lawful and reasonable acts deeds matters and things whatsoever for further better and more perfectly transferring and/or assigning and/or assuring the rights in respect of the Demised Premises for the residue of the term under the Principal Lease Deeds in favour of the Assignee as may from time to time be necessary;
- (v). the Assignee performing and observing all the terms conditions covenants and stipulations on its part to be observed and performed shall and may at all times hereafter peaceably and quietly hold possess use and enjoy the Demised Premises and receive the rents issues and profits thereof without any interruption disturbances claims or demands from or by the Assignor or any person(s) claiming through under or in trust for the Assignor;
- (vi). all rates, taxes, assessments and outgoings (including but not limited to municipal taxes, electricity charges, lease rent etc.) in respect of the Demised Premises upto the date of this Deed of Assignment shall be paid by the Assignor and in case such rates, taxes, assessments and outgoings in respect of the Demised Premises becomes due and payable in future for the period prior to the date of this Deed of Assignment, then the Assignee may pay the same and shall be entitled to recover the amount so paid from the Assignor and the Assignor upon receiving a written demand alongwith the relevant documents and proof of payment shall reimburse the amounts to the Assignee within a period of 7 (seven) days from the date of receipt of such written demand; and
- (vii). the Assignee shall be well and sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, charges and encumbrances whatever made executed, occasioned or suffered by the Assignor or by any other person or persons having or lawfully or equitably claiming by from under or in trust for the Assignor.

3. The Assignee represents, warrants, covenants and confirms to the Assignor as follows:



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- (i) The Assignee shall use and occupy the Demised Premises solely for the purposes specified and permitted under the Principal Lease Deeds;
 - (ii) the Assignee has fully satisfied itself regarding the leasehold right and interest of the Assignor in the Demised Premises under the Principal Lease Deeds which includes their right to assign, transfer, sub-lease, under lease, sublet, and/or enter into any arrangement or understanding from time-to-time in respect of the Demised Premises or a portion / portions thereof without the prior permission of the Lessors;
 - (iii) on and from the date of execution of these presents the Assignee shall be liable to bear and pay all rates, taxes, assessments and outgoings (including but not limited to municipal taxes, electricity charges, lease rent etc.) in respect of the Demised Premises and shall keep the Assignor fully indemnified in this regard; and
 - (iv) that all covenants and conditions which are required to be observed and performed by the Assignor under the Principal Lease Deeds shall henceforth be observed and performed by the Assignee and all persons deriving right and interest under it.
4. The Confirming Party doth hereby represents, warrants, covenants and confirms as follows:
- (i) On or before the execution of this Deed of Assignment, the Confirming Party has released all its charge / mortgage or claim, whatsoever or howsoever, over or in respect of the Demised Premises;
 - (ii) the Confirming Party has nominated the Assignee herein for acquiring the leasehold right and interest of the Assignor in the Demised Premises in place and stead of the Confirming Party and the entire right and interest of the Confirming Party in respect of the Demised Premises under the MOU stands absolutely assigned and transferred in favour of the Assignee;
 - (iii) the Confirming Party has received from the Assignee the consideration of Rs. 49,50,00,000/- (Rupees forty-nine crores fifty lakhs only) after the deduction of Rs. 50,00,000/- (Rupees fifty lakhs only) deposited by the Assignee against the Income Tax PAN of the Assignor towards deduction of tax at source (TDS) and acknowledges the



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receipt thereof in the Memo of Consideration hereunder and hereby discharges the Borrower to the extent of Rs. 50,00,00,000/- (Rupees fifty crores) only as partial repayment of the Dues of the Borrower under the Loan Agreement; and

(iv) the Confirming Party shall fully co-operate with the Assignor and get the satisfaction of its charge/mortgage on the Demised Premises duly recorded with the Registrar of Companies and file all necessary documents regarding the same within 15 (fifteen) days from the date of this Deed.

5. At the request of the Assignor, the Confirming Party has handed over the Principal Lease Deeds and other documents, as mentioned in the Second Schedule hereunder written to the Assignee to hold and possess the same as an assignee / a lessee of the Demised Premises.
6. The TDS certificate for aforesaid sum of Rs. 50,00,000/- (Rupees fifty lakhs only) shall be furnished by the Assignee to the Assignor within 1 (one) month from the date of this Deed of Assignment.
7. The aforesaid sum of Rs. 50,00,00,000/- (Rupees fifty crores only) received by the Confirming Party from the Assignee herein as consideration for releasing its charge / mortgage on the Demised Premises shall be treated as partial repayment of the Dues by the Borrower under the Loan Agreement.

The First Schedule above referred to:

(Demised Premises)

All That premises No. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprised therein admeasuring 2163.20 Square Metres (equivalent to 32 Cottahs 05 Chittacks 20 Square Feet) together with a two storied building and seven outhouses (G.C.I. tin sheet roofing), garages and other constructions all being more than 30 years old having total constructed area of 6435.28 square feet comprising of 4021.79 square feet in the main two storied building and 2413.49 square feet in the outhouses, garages and other constructions erected and constructed thereon, within Police Station – Ballygunge and limits of Kolkata Municipal Corporation Ward no. 69 as shown in the plan hereto annexed and bordered in 'Red' thereon and butted and bounded as follows:



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On the North : By premises no. 19/1, Gurusaday Road;
On the South : By Sunny Park (Road);
On the East : By premises No. 2, Sunny Park;
On the West : By premises No. 6 and 6B, Sunny Park;

OR HOWSOEVER otherwise the same may be known, numbered, described and distinguished.

The Second Schedule above referred to:

1. Original Deed of Lease dated 1 March 1994 made between Nader Chand Seal & Ors. (as lessors) of the one part and Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 239 to 284, being No. 3120 for the year 1994.
2. Original Deed of Lease dated 1 March 1994 made between Nader Chand Seal & Ors. (as lessors) of the one part and the said Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 285 to 310, being No. 3121 for the year 1994.
3. Original Deed of Lease dated 8 December 1995 made between the Nader Chand Seal & Ors. (as lessors) of the one part and Seajuli Developers and Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995.
4. Original Supplemental Indenture of Lease dated 11 April 2008 made between the Nader Chand Seal & Ors. (as lessors) of the one part and Seajuli Developers and Finance Private Limited (as lessee) of the other part and duly registered with the Office of the Additional Registrar of Assurance – I, Kolkata in Book – I, Volume No. 74, pages 6372 to 6399 , being No. 5666 for the year 2008.
5. Certified copy of the Certificate of Incorporation dated 9 May 1995 issued by the Registrar of Companies, West Bengal for change of name of Shailaja Finance Limited to Seajuli Developers and Finance Private Limited.



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

29 SEP 2021

6. Deed of Mortgage dated 28 September 2018 made between Seajuli Developers and Finance Limited (as Mortgagor) and Techno Electric & Engineering Company Limited (as Mortgagee).

7. Letter dated 28 September 2018 from Seajuli Developers and Finance Limited to Techno Electric & Engineering Company Limited for record of mortgage by deposit of title deeds.


In witness whereof, the abovenamed parties have hereunto set and subscribed their respective hands and seals the day, month and year first above written.


Signed & Delivered by the within named Assignor through its Director, Mr. Pradip Bhar, duly authorized under a Board Resolution dated 25 August 2021, in the presence of:

SEAJULI DEVELOPERS & FINANCE LTD.

Pradip Bhar

DIRECTOR

1.  C.P. SANJAY
S/o P. Sudarsan
1D SF Ceebwas Gardens
Virugambakkam Chennai-92

2.  (NIRANJANI BRAHMA)
S/O. Late Sankaran Brahma
1B, Park Plaza
71, Park Street
Kolkata - 700016

Signed & Delivered by the within named Assignee through its Designated Partner, Mr. Chandrakant Kankaria, duly authorized under a Resolution dated 3 September 2021, in the presence of:

For Guindy Infocity LLP

Designated Partner

(CHANDRAKANT KANKARIA)

1. 

2. 

Drafted by:
Shreefama Chakraborty, Advocate
F/1135/2017
1B, Old Post Office Street
Kolkata - 700001



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA

29 SEP 2021

Signed & Delivered by the within named
Confirming Party through its Director, Mr.
Pradeep Kumar Lohia, duly authorized under
a Board Resolution dated 25 August 2021,
in the presence of:

For Techno Electric & Engineering Co. Ltd.

Pradeep Kumar Lohia

Authorised Signatory

1.

[Signature]

2.

[Signature]





[Handwritten signature]

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

29 SEP 2021

[Faint, illegible text]

Receipt & Memo of Consideration

Received from the within named Assignee, the within mentioned sum of Rs. 50,00,000/- (Rupees fifty lakhs only) out of the aforesaid total consideration by way of tax deducted at source.

For Seajuli Developers and Finance Limited

SEAJULI DEVELOPERS & FINANCE LTD.

Pradip Bhar

(Mr. Pradip Bhar)
Director

In the presence of:

1.

[Signature]

2.

[Signature]





~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

20 DEC 2000

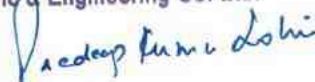
Receipt & Memo of Consideration

Received from the within named Assignee, the within mentioned sum of Rs. 49,50,00,000/- (Rupees forty-nine crores fifty lakhs only) out of the aforesaid total consideration in the following manner:

| PARTICULARS | AMOUNT (IN RUPEES) |
|--|-----------------------|
| By Cheque dated 1 September 2021 drawn on HDFC Bank, R.K. Salai, Chennai branch, issued by Alwarpet Properties Private Limited on behalf of Guindy Infocity LLP (the Assignee herein) in favour of Techno Electric & Engineering Co. Ltd. (the Assignor herein). | 9,50,00,000/- |
| By Demand Draft dated 8 September 2021 drawn on HDFC Bank, Stephen House, Kolkata branch bearing number '297692', issued by Guindy Infocity LLP (the Assignee herein) in favour of Techno Electric & Engineering Co. Ltd. (the Assignor herein). | 40,00,00,000/- |
| TOTAL | 49,50,00,000/- |

For Techno Electric & Engineering Company Limited

For Techno Electric & Engineering Co. Ltd.



Authorised Signatory
(Mr. Pradeep Kumar Lohia)

Director

In the presence of:

1. 

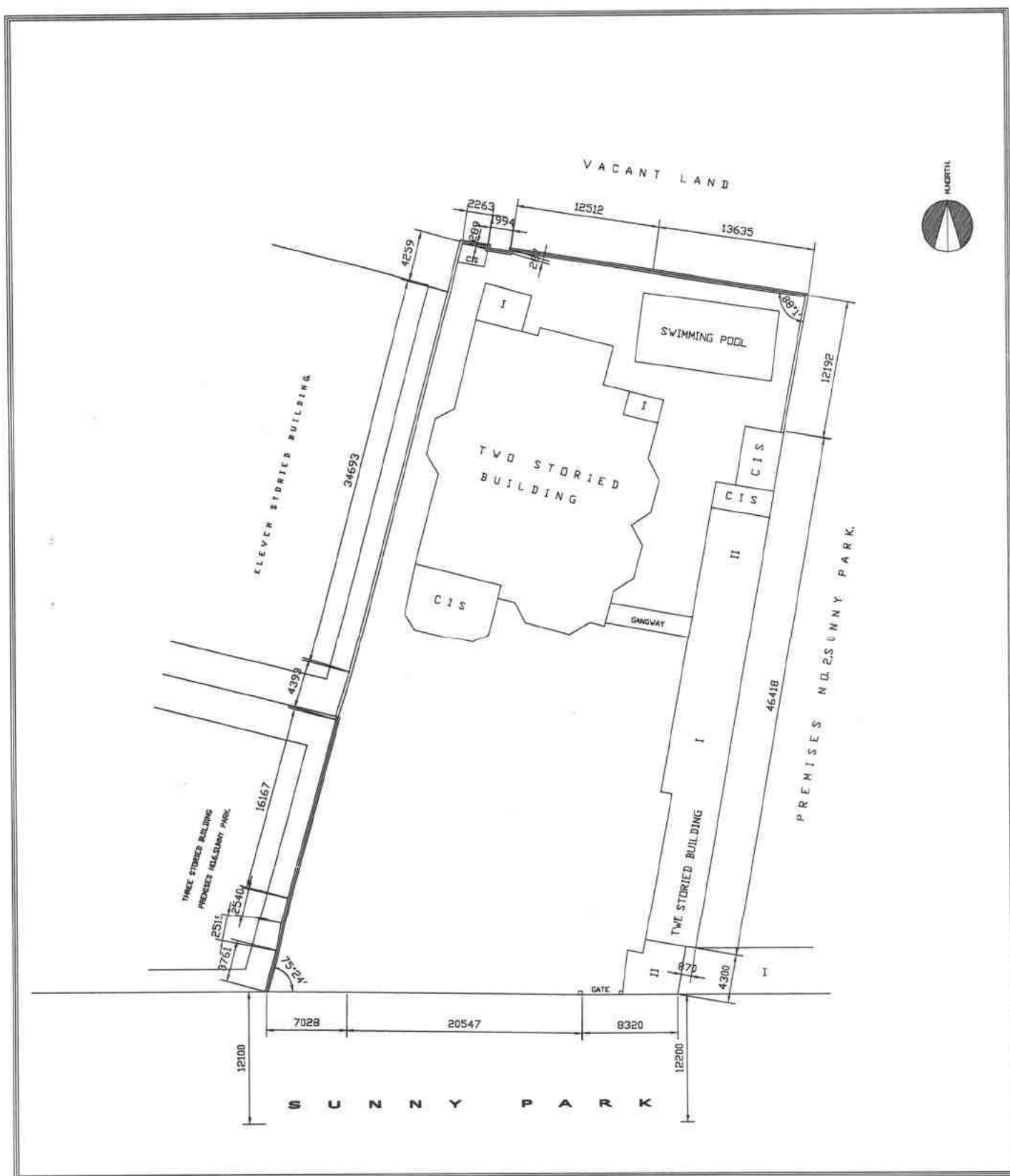
2. 



~

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

29 SEP 2021



For Guindy Infocity LLP

[Signature]

Designated Partner

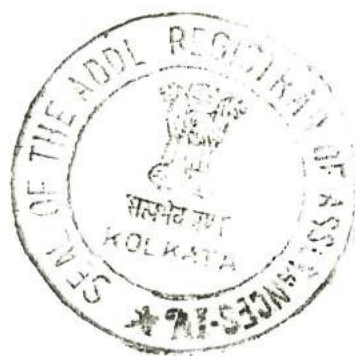
SEAJULI DEVELOPERS & FINANCE LTD For Techno Electric & Engineering Co. Ltd.

[Signature: Pradip Ashan]

DIRECTOR

[Signature: Pradeep Kumar Lohia]









Authorised Signatory















ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

29 SEP 2021

FORM FOR TEN FINGERPRINTS

| | | | | | | |
|--|---|---|--|---|---|---|
| <p align="center">PHOTO</p>  <p align="center"><i>Pradip Bher</i></p> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  | |
| | | | | | | |

| | | | | | | |
|--|---|---|--|---|---|--|
| <p align="center">PHOTO</p>  | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  | |
| | | | | | | |

| | | | | | | |
|--|---|---|--|---|---|---|
| <p align="center">PHOTO</p>  <p align="center"><i>Pandey Kumar Jais</i></p> | | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | Left Hand |  |  |  |  |  |
| | | | | | | |
| | | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand |  |  |  |  |  | |
| | | | | | | |



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

9 SEP 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAECS5244D

नाम / Name
SEAJULI DEVELOPERS & FINANCE
LIMITED

निगमन / गठन की तारीख
Date of Incorporation / Formation
07/09/1987

11022017

इस कार्ड के खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी यू
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नरूप बंगला चौक के पास,
पुणे-411 016.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
5th floor, Muntiri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: paninfo@nsdl.com

SEAJULI DEVELOPERS & FINANCE LTD.

DIRECTOR DIRECTOR

SEAJULI DEVELOPERS & FINANCE LIMITED

Corporate Identity Number (CIN): U65923WB1987PLC042966

REGD. OFFICE: FOUR MANGOE LANE, SURENDRA MOHAN GHOSH SARANI, KOLKATA - 700001

TELEPHONE: 033-2210-1221, 2243-5391, 2248-9434/35

FAX: 91-33-2248-3683/8114 E-MAIL: administrator@wmg.co.in

CERTIFIED TRUE COPY OF EXTRACT OF THE MINUTES AND THE RESOLUTION DULY ADOPTED BY THE BOARD OF DIRECTORS OF SEAJULI DEVELOPERS & FINANCE LIMITED ON 25TH DAY OF AUGUST, 2021

"RESOLVED that Mr. Pradip Bhar, Director be and is hereby authorized on behalf of the Company to negotiate with Mortgagee and finalize the terms of sale, assignment and transfer of the Demised Premises to the Mortgagee or its nominee(s) and also take appropriate steps and sign and execute necessary Memorandum of Understanding, Agreement(s) for Assignment/ Sale/ Transfer, Deed(s) of Assignment / Sale / Transfer, Power of Attorney and all other documents as may be necessary on such terms and conditions as may be negotiated and agreed by the parties.

RESOLVED FURTHER THAT Pradip Bhar, Director or any person appointed and authorised by him is hereby authorized to appear before the concerned office of the Registrar/ Sub – Registrar Office and take all such steps as may be necessary for the purpose of presentation, execution and registration of the aforesaid Memorandum, Agreement(s), Deed(s) and documents for sale, assignment and transfer of the Demised Premises in favour of the Mortgagee or its nominee(s) as may be necessary and generally to do all acts, deeds matters and things relating to or concerning to the above."

**First Schedule above referred to:
(Demised Premises)**

All that leasehold rights of the Mortgagor under the Title Deeds (as mentioned in the Second Schedule hereunder written) in respect of the premises No. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprises therein measuring approximately 2163.20 Square metres (equivalent to 32 cottahs 05 Chittacks 20 square feet) whereon or part whereof the main two storied building and seven outhouses, garages and other constructions having total built – up area of 597.57 square metres are erected and constructed thereon – within Police Station – Ballygunge and limits of Kolkata Municipal Corporation Ward No. 69 and butted and bounded as follows:

On the North: By premises no. 19/1, Gurusaday Road;

On the South: By Sunny Park (Road);

On the East: By premises No. 2 Sunny Park;

On the West: By premises no. 6 and 6B Sunny Park

OR HOWSOEVER otherwise the same may be known, numbered, described and distinguished.

**Second Schedule above referred to:
(Title Deeds)**

1. Original Deed of Lease dated 1 March 1994 made between Nader Chand Seal & Ors. (as lessors) of the one part and Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 239 to 284, being No. 3120 for the year 1994.



2. Original Deed of Lease dated 1 March 1994 made between Nader Chand Seal & Ors. (as lessors) of the one part and the said Shailaja Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 124, pages 285 to 310, being No. 3121 for the year 1994.
3. Original Deed of Lease dated 8 December 1995 made between the Nader Chand Seal & Ors. (as lessors) of the one part and Seajuli Developers and Finance Private Limited (as lessee) of the other part and duly registered with the office of the Registrar of Assurances, Calcutta in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995.
4. Original Supplemental Indenture of Lease dated 11th April, 2008 made between the Nader Chand Seal & Ors. (as lessors) of the one part and Seajuli Developers and Finance Private Limited (as lessee) of the other part and duly registered with the Office of the Additional Registrar of Assurance – I, Kolkata in Book – I, Volume No. 74, pages 6372 to 6399 , being No. 5666 for the year 2008.
5. Certified copy of the Certificate of Incorporation dated 9th May, 1995 issued by the Registrar of Companies, West Bengal for change of name of Shailaja Finance Limited to Seajuli Developers and Finance Private Limited.

For SEAJULI DEVELOPERS & FINANCE LIMITED


PRADIP BHAR
DIRECTOR





भारत सरकार
GOVERNMENT OF INDIA



प्रदीप भार

Pradip Bhar

DOB: 11-07-1957

Gender: Male



4414 7691 5658

आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

अस/७८ दुलाल चन्द्र भार, सि ७/१५ आनिका
हाउसिंग कॉम्प्लेक्स, न्यूटाउन राजरहाट, नई
टाउन, नई टाउन, नई टाउन, नई टाउन
पार्गना, पश्चिम बंगाल, ७००१५६

Address:

S/o: Dulal Chandra Bhar. C ७/१५
Animikha Housing Complex,
Newtown Rajarhat, New Town,
New Town, New Town, North 24
Parganas, West Bengal, 700156



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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



For Guindy Infocity LLP


Designated Partner

GUINDY INFOCITY LLP

LLPIN : AAO - 9175

REGISTERED OFFICE : No. 1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600 032.
E-MAIL : infoadmin@olympiagroup.in PHONE : 044 - 4356 3773

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF GUINDY INFOCITY LLP AT THEIR MEETING HELD ON FRIDAY, SEPTEMBER 03, 2021 AT NO.1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600032

APPROVAL AND AUTHORIZATION TO ENTER INTO DEED OF ASSIGNMENT AND SUCH OTHER DOCUMENT/S WITH SEAJULI DEVELOPERS & FINANCE LIMITED AND TECHNO ELECTRIC & ENGINEERING COMPANY LIMITED

"RESOLVED THAT consent of the partners be and is hereby accorded to enter into Deed of Assignment in the capacity of Assignee with Seajuli Developers & Finance Limited (Assignor) and Techno Electric & Engineering Company Limited (Confirming Party) to acquire the leasehold right and interest for the unexpired lease period under the Principal Lease Deeds in respect of the entire municipal premises no. 4, Sunny Park, Kolkata - 700019 together with the piece or parcel of land comprised therein measuring 2163.20 Square Metres (equivalent to 32 Cottahs 5 Chittacks 20 Square Feet) together with the two storied main building, seven outhouses, garages and other constructions thereon having a total built-up area of 597.37 Square Metres, as described in the First Schedule of in the draft deed of assignment (hereinafter referred to as the "Demised Premises") for a period of 114 years commencing from 1 August 1992 and ending on 31 March 2107 under the aforesaid two Deeds of Lease, both dated 1 March 1994, Deed of Lease dated 8 December 1995 and the Supplementary Indenture of Lease dated 11 April 2008 (hereinafter collectively referred to as the "Principal Lease Deeds") together will all benefits, rights and advantages of Demised Premises as morefully detailed in the draft deed of assignment.

RESOLVED FURTHER THAT the draft deed of assignment as placed before the meeting of partners be and is hereby noted and approved.

RESOLVED FURTHER THAT Mr. Chandrakant Kankaria, Designated Partner of the LLP be and is hereby authorized to execute, finalize and sign the deed of assignment, and such other documents as and when deem necessary on behalf of the LLP and generally do all such acts, deeds and things as may deem necessary for the aforesaid purpose.



1. The first part of the paper is devoted to a general discussion of the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 .

2. In the second part of the paper we shall consider the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 .

3. In the third part of the paper we shall consider the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 .

4. In the fourth part of the paper we shall consider the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 .

5. In the fifth part of the paper we shall consider the problem of the existence of solutions of the system of equations

which are satisfied by the functions $u_i(x, y, z)$ and $v_i(x, y, z)$ in the domain D of the space E_3 .

RESOLVED FURTHER THAT Mr. Chandrakant Kankaria, Designated Partner of the LLP be and is hereby authorised to present and submit the aforesaid documents before the office of Sub-Registrar having jurisdiction for registration and to do all acts incidental or ancillary for giving effect to the aforesaid resolution.

RESOLVED FURTHER THAT copy of the aforesaid resolution certified to be true by any of the Designated Partners of the LLP be furnished to concerned authorities to act thereupon."

//certified true copy//
For Guindy Infocity LLP


Harsh Kankaria
Designated Partner

The first part of the paper is devoted to a discussion of the general principles of the theory of the structure of the atom. It is shown that the structure of the atom is determined by the laws of quantum mechanics, which are based on the principle of the uncertainty of the position and momentum of the particles. The second part of the paper is devoted to a discussion of the structure of the nucleus. It is shown that the structure of the nucleus is determined by the laws of quantum mechanics, which are based on the principle of the uncertainty of the position and momentum of the particles.

Received by the Editor
for publication
March 1, 1954

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRAKANT KANKARIA

BINOD CHAND KANKARIA

02/10/1974

Permanent Account Number

AGFPK9221N

Chandrakant Kankaria
Signature



15/12/2007

na -



இந்திய தனிப்பட்ட அடையாள ஆணைய அமைப்பு

இந்திய அரசாங்கம்
Unique Identification Authority of India
Government of India

பதிவு அடையாளம் / Enrollment No.: 1111/66688/06844

To

சந்திரகாந்த் கங்கரியா

Chandrakant Kankaria

S/O: Binod Chand Kankaria

32/27 A B M APARTMENTS A B M AVENU BOAT CLUB

R A PURAM

Raja Annamalaipuram

Raja Annamalaipuram

Chennai Chennai

Tamil Nadu 600028

9841486262

07/05/2014
140764742



ML407647427FT



உங்கள் ஆதார் எண் / Your Aadhaar No. :

2578 5819 5697

ஆதார் - சாதாரண மனிதனின் அதிகாரம்



இந்திய அரசாங்கம்

Government of India

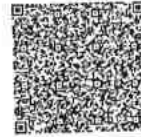


சந்திரகாந்த் கங்கரியா

Chandrakant Kankaria

பிறந்த நாள் / DOB : 02/10/1974

ஆண் / Male



2578 5819 5697

ஆதார் - சாதாரண மனிதனின் அதிகாரம்

Recd. a sample of the above at the / Name of the / Date of the /

BINOD CHAND KANKARIA



Z4930542

Name of the / Name of the /

SULEKHA KUMARI KANKARIA

Name of the / Name of the /

DEEPTI KANKARIA

Name of the /

22, C4, PARK RESIDENCES, VELLATYAN STREET

KOTTURPURAM, CHENNAI

PIN: 600085, TAMIL NADU, INDIA

22218139

13/03/2012

KOLKATA

MA2072359076919

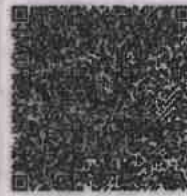
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAJCS4400J



11012019

नाम / Name
TECHNO ELECTRIC &
ENGINEERING COMPANY LIMITED

दिनांक / साल की शुरुआत
Date of Incorporation / Formation
26/10/2005

यदि कार्ड के खोले/खोले पर कृपया सूचित करें/सूचित करें:
आयकर विभाग द्वारा, या फिर से या
कोई माह, यदि चाहिए,
कॉस्ट - 141, को न. 141, 14,
मोहन बागड़ी, को माह को न. 141,
पिन - 411 016

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL,
4th Floor, Maxis Sterling,
Plot No. 341, Survey No. 9978,
Mandir Colony, Near Deep Bangalore Chowk,
Pune - 411 016

Tel: 91-20-2171 1800, Fax: 91-20-2721 4751
e-mail: nsdl@nsdl.co.in

For Techno Electric & Engineering Co. Ltd.

(Niranjana Brahma)
Company Secretary (A-11652)



ENGINEERS &
CONSTRUCTORS

TECHNO ELECTRIC & ENGINEERING COMPANY LIMITED

Corporate Office :

1B, Park Plaza, South Block, 71, Park Street, Kolkata - 700 016, India
Tel. : (033) 4051-3000, Fax : (033) 4051-3326, E-mail : techno.email@techno.co.in
CIN : L40108UP2005PLC094368



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF TECHNO ELECTRIC & ENGINEERING COMPANY LIMITED AT THEIR MEETING HELD AT 1B, PARK PLAZA, 71, PARK STREET, KOLKATA - 700016 ON 25TH AUGUST, 2021.

APPROVAL AND AUTHORIZATION TO ENTER INTO DEED OF ASSIGNMENT AND SUCH OTHER DOCUMENT/S WITH SEAJULI DEVELOPERS & FINANCE LTD AND GUINDY INFOCITY LLP

"RESOLVED THAT consent of the Board of Directors be and is hereby accorded to enter into Deed of Assignment in the capacity of Confirming Party with Seajuli Developers & Finance Ltd (Assignor) and Guindy Infocity LLP (Assignee) to assign the leasehold right and interest for the unexpired lease period under the Principal Lease Deeds in respect of the entire municipal premises no. 4, Sunny Park, Kolkata – 700019 together with the piece or parcel of land comprised therein measuring 2163.20 Square Metres (equivalent to 32 Cottahs 5 Chittacks 20 Square Feet) together with the two storied main building, seven outhouses, garages and other constructions thereon having a total built-up area of 597.37 Square Metres, as described in the First Schedule of in the draft deed of assignment (hereinafter referred to as the **"Demised Premises"**) for a period of 114 years commencing from 1 August 1992 and ending on 31 March 2107 under the aforesaid two Deeds of Lease, both dated 1 March 1994, Deed of Lease dated 8 December 1995 and the Supplementary Indenture of Lease dated 11 April 2008 (hereinafter collectively referred to as the **"Principal Lease Deeds"**) together will all benefits, rights and advantages of Demised Premises as morefully detailed in the draft deed of assignment.

RESOLVED FURTHER THAT the draft deed of assignment as placed before the meeting of directors be and is hereby noted and approved.

RESOLVED FURTHER THAT Shri Pradeep Kumar Lohia, President (Finance) & CFO (PAN: ABIPL4227F) be and is hereby authorized on behalf of the Company to sign and execute necessary Deed of Assignment and such other documents as may be necessary for and on behalf of the Company and generally do all such acts, deeds and things as may deem necessary for the aforesaid purpose

"RESOLVED FURTHER THAT Shri Pradeep Kumar Lohia, President (Finance) & CFO (PAN:ABIPL4227F) or any person appointed and authorised by him is hereby authorized to appear before the concerned office of the Registrar/Sub-Registrar Office and take all such steps as may be necessary for the purpose of presentation, execution and registration of the aforesaid Deed(s) and documents, assignment and transfer of the Demised Premises in favour of the Assignee or its nominee(s) as may be necessary and generally to do all acts, deeds matters and things relating to or concerning to the above."





ENGINEERS &
CONSTRUCTORS

TECHNO ELECTRIC & ENGINEERING COMPANY LIMITED

Corporate Office :

1B, Park Plaza, South Block, 71, Park Street, Kolkata - 700 016, India

Tel. : (033) 4051-3000, Fax : (033) 4051-3326, E-mail : techno.email@techno.co.in

CIN : L40108UP2005PLC094368



RESOLVED FURTHER THAT Mr. Niranjana Brahma, Company Secretary of the Company be and is hereby authorised to issue and sign NO objection certificate for release of security and file Form CHG-4 in relation to satisfaction of the Charge by the Assignor and to all necessary acts as may deem necessary in this regard.

RESOLVED FURTHER THAT copy of the aforesaid resolution certified to be true by any of the Directors or Company Secretary of the Company be furnished to concerned parties for their record and they be requested to act thereupon.

//Certified to be true copy//

For TECHNO ELECTRIC & ENGINEERING COMPANY LIMITED

**Niranjana Brahma
Company Secretary**



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRADEEP KUMAR LOHIA

KASHINATH LOHIA

28/02/1964

Permanent Account Number

ABIP4227F

Pradeep Kumar Lohia

Signature



20030011

Pradeep Kumar Lohia



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No. : 1088/47402/00480

27/05/2015
To
Pradeep Kumar Lohia
प्रदीप कुमार लोहिया
S/O: Kashi Nath Lohia
Ujaas, thecondoville Block 01 flat 402
69 S K deb road
lake town
South Dumdum (m)
Sreebhumi, North 24 Parganas
West Bengal - 700048
9831803921



KH423489906FT

42348990



आपका आधार क्रमांक / Your Aadhaar No. :

3776 5765 2726

आधार - आम आदमी का अधिकार



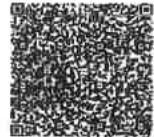
भारत सरकार
Government of India



प्रदीप कुमार लोहिया
Pradeep Kumar Lohia

जन्म तिथि / DOB 28/02/1964
पुरुष / Male

3776 5765 2726



आधार - आम आदमी का अधिकार

Pradeep Kumar Lohia



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



आधार
Unique Identification Authority of India

पता, अलगज, कारा सय लोहिया
उजास, ठेकाईवाली ब्लॉक 01 फ्लैट
402, 69 एस के डेब रोड, लेक टाउन
साउथ दुमदुम (एम), श्रीभूमि
नॉर्थ 24 परगना, वेस्ट बंगाल
700048

Address: G/O. Kastur Mohi
Lohia, ujaas, thecondoville
Block 01 flat 402, 69 S K deb
road, lake town, South
Dumdum (m). Sreebhumi,
North 24 Parganas, North 24
Paraganas, West Bengal,
700048

3776 5765 2726

1947
1800 300 1947

help@uidai.gov.in


www.uidai.gov.in


Pradeep Kumar Lohia

BAR COUNCIL OF WEST BENGAL
 (A body constituted under the Advocate Act, 1961)
 2 & 3, Kiron Sankar Ray Road, City Civil Court Building, 7th Fl., Kol-700 001
 Phone : 2248-8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233
 E-mail : westbengalbarcouncil@gmail.com
 Website : www.westbengalbarcouncil.org

IDENTITY CARD

NAME : **SHREETAMA CHAKRABORTY, Advocate**
 Father's/Husband's Name **Subhomoy Chakraborty**


(KISHORE DATTA)
 Chairman Special Committee



Card No. **E-2577**

Address Recorded on the Roll **14A/33, Dharmatala Road, Seikie**
Howrah-711 106

Present Address **DO**

Enrolment No. **F/ 1135/2017**

Dated **24.11.2017**

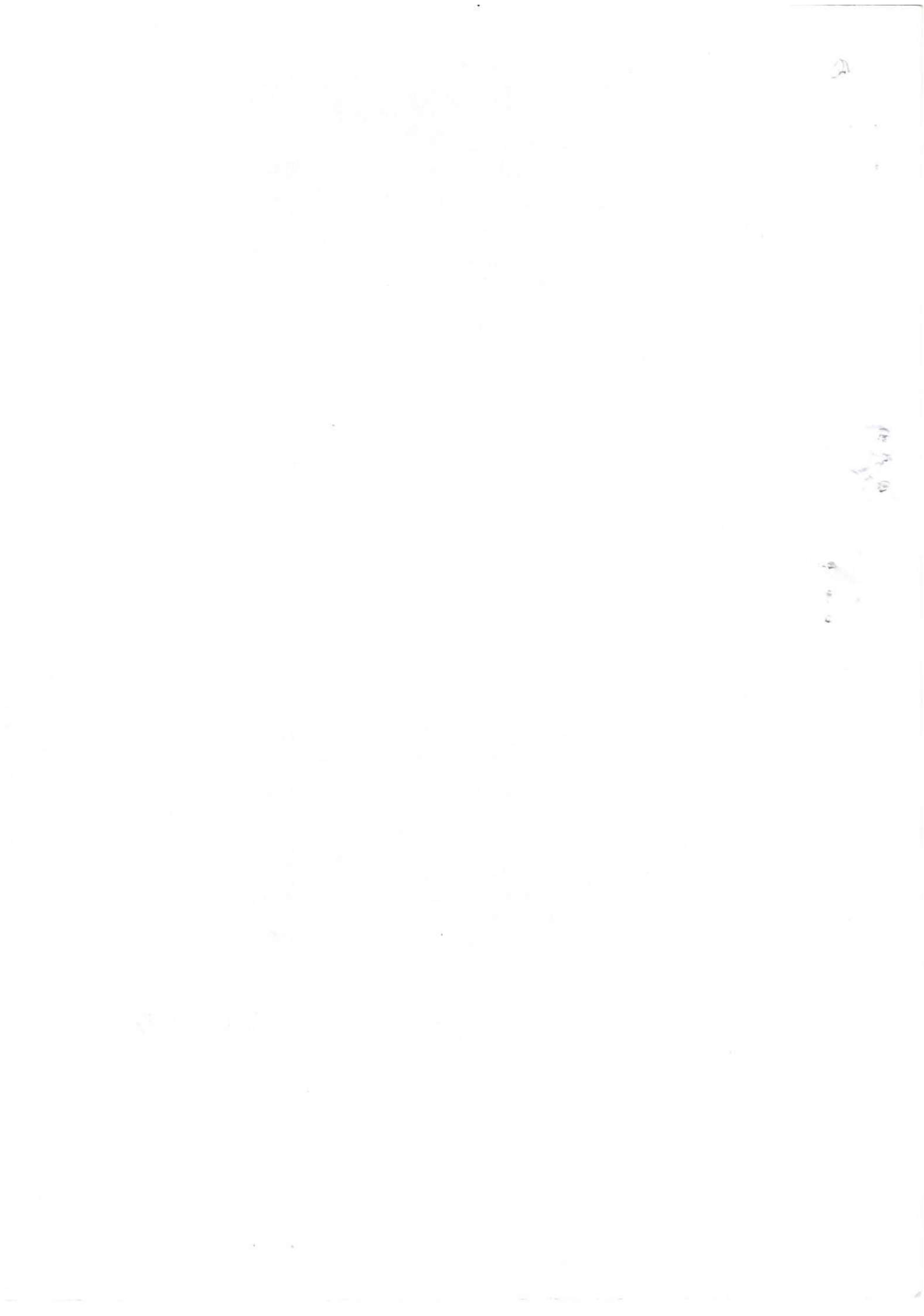
Date of Birth **23.11.1992**

Date **28.05.2018**

NB : Valid till WB No. is not assigned


 Secretary / Assistant Secretary

Shreetama Chakraborty



DATED THIS 9th DAY OF September 2021

BETWEEN

Seajuli Developers and Finance Limited...
the Assignor

AND

GUINDY INFOCITY LLP
... the Assignee

AND

Techno Electric & Engineering Company Limited
... the Confirming Party

DEED OF ASSIGNMENT



KHAITAN
& CO

Khaitan & Co LLP
Advocates

1B, OLD POST OFFICE STREET
KOLKATA-700 001

Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-1904-09271/2021 | Date of Registration | 10/09/2021 |
| Query No / Year | 1904-2001728417/2021 | Office where deed is registered | |
| Query Date | 07/09/2021 3:36:24 PM | 1904-2001728417/2021 | |
| Applicant Name, Address & Other Details | Shreetama Chakraborty Emerald House,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830764077, Status :Advocate | | |
| Transaction | | Additional Transaction | |
| [1201] Transfer of lease, Transfer of Lease/Deed of Assignment | | [4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 49,50,00,000/-] | |
| Set Forth value | | Market Value | |
| Rs. 50,00,00,000/- | | Rs. 50,00,00,000/- | |
| Stampduty Paid(SD) | | Registration Fee Paid | |
| Rs. 2,50,00,121/- (Article:63) | | Rs. 99,50,098/- (Article:A(1), E, B, M(a), M(b), I) | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sunny Park, , Premises No: 4, , Ward No: 069 Pin Code : 700019

| 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 :-) | | Commercial | 32 Katha 5 Chatak 20 Sq Ft | 49,19,23,437/- | 49,19,23,437/- | Property is on Road |
| Grand Total : | | | | 53.3615Dec | 4919,23,437 /- | 4919,23,437 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---------|-------------------|-------------------|-------------------------|-----------------------|--|
| S1 | On Land L1 | 4021.79 Sq Ft. | 66,92,104/- | 66,92,104/- | Structure Type: Structure Lift Facility, Gr. Floor, Area of floor : 2010.9 Sq Ft., Commercial Use, Marble Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1. Area of floor : 2010.9 Sq Ft., Commercial Use, Marble Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete |
| S2 | On Land L1 | 2413.49 Sq Ft. | 13,84,459/- | 13,84,459/- | Structure Type: Structure Gr. Floor, Area of floor : 2413.49 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Tin Shed, Extent of Completion: Complete |
| Total : | | 6435.28 sq ft | 80,76,563 /- | 80,76,563 /- | |

Transferor Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Seajuli Developers And Finance Limited 4, Mangoe Lane, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | Techno Electric & Engineering Company Limited 1B And 1C, Park Plaza, South Block, 71, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |

Transferee Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Guindy Infocity LLP No.1, SIDCO Industrial Estate, Guindy, City:- , P.O:- Guindy, P.S:-SAIDAPET, District:-Chennai, Tamil Nadu, India PIN:- 600032 , PAN No.:: AAxxxxxx2A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Mr Pradip Bhar Son of Mr Dulal Chandra Bhar 4, Mangoe Lane, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6K, Aadhaar No: 44xxxxxxxx5658 Status : Representative, Representative of : Seajuli Developers And Finance Limited (as Director) |
| 2 | Mr Chandrakant Kankaria (Presentant) Son of Mr Binod Chand Kankaria Park Residences, C4, 22, Vellaiyan Street, Kotturpuram, City:- , P.O:- Kotturpuram, P.S:-KOTTURPURAM, District:-Chennai, Tamil Nadu, India, PIN:- 600085, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx1N, Aadhaar No: 25xxxxxxxx5697 Status : Representative, Representative of : Guindy Infocity LLP (as Designated Partner) |
| 3 | Mr Pradeep Kumar Lohia Son of Mr Kashi Nath Lohia 1B And 1C, Park Plaza, South Block, 71, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx7F, Aadhaar No: 37xxxxxxxx2726 Status : Representative, Representative of : Techno Electric & Engineering Company Limited |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|-------|--------------|-----------|
| Ms Shreetama Chakraborty Son of Mr Subhomoy Chakraborty 1B, Old Post Office Street, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 | | | |
| Identifier Of Mr Pradip Bhar, Mr Chandrakant Kankaria, Mr Pradeep Kumar Lohia | | | |

On 09-09-2021

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

Presented for registration at 16:00 hrs on 09-09-2021, at the Private residence by Mr Chandrakant Kankaria ,

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 50,00,00,000/-

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

Execution is admitted on 09-09-2021 by Mr Pradip Bhar, Director, Seajuli Developers And Finance Limited (Public Limited Company), 4, Mangoe Lane, City:- Kolkata, , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Ms Shreetama Chakraborty, , Son of Mr Subhomoy Chakraborty, 1B, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2021 by Mr Chandrakant Kankaria, Designated Partner, Guindy Infocity LLP (LLP), No.1, SIDCO Industrial Estate, Guindy, City:- , P.O:- Guindy, P.S:-SAIDAPET, District:-Chennai, Tamil Nadu, India, PIN: 600032

Indetified by Ms Shreetama Chakraborty, , Son of Mr Subhomoy Chakraborty, 1B, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 09-09-2021 by Mr Pradeep Kumar Lohia, Director, Techno Electric & Engineering Company Limited (Public Limited Company), 1B And 1C, Park Plaza, South Block, 71, Park Street, City:- Kolkata, , P.O:- Park Street, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Ms Shreetama Chakraborty, , Son of Mr Subhomoy Chakraborty, 1B, Old Post Office Street, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 10-09-2021

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 99,50,098/- (A(1) = Rs 50,00,000/- ,B = Rs 49,50,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 99,50,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/09/2021 7:31PM with Govt. Ref. No: 192021220074074151 on 08-09-2021, Amount Rs: 99,50,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1553441727 on 08-09-2021, Head of Account 0030-03-104-001-16

800

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,50,00,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,50,00,021/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 023530, Amount: Rs.100/-, Date of Purchase: 08/09/2021, Vendor name: S Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/09/2021 7:31PM with Govt. Ref. No: 192021220074074151 on 08-09-2021, Amount Rs: 2,50,00,021/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 1553441727 on 08-09-2021, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

6-2-2

C. 2. 9.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 448235 to 448281
being No 190409271 for the year 2021.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2021.09.27 11:22:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2021/09/27 11:22:40 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)