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certified that the Document is  
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*[Signature]*

Additional Registrar  
 of Assurance-III, Kolkata



This Supplemental Deed of Lease executed on this 28<sup>th</sup> day of December Two Thousand and Twenty-One

Between

(1) **PRADIP KUMAR SIL** [PAN.AKWPS9409F][Aadhaar No. 9321 7245 2069], son of Late Kalachand Seal, by religion Hindu, citizen of India, by occupation Lawyer and residing at 34, Muktaram Babu Street, Police Station Jorasanko, Post Office Burrabazar, Kolkata-700007, (2) **PROSANTO KUMAR SIL** [PAN. AUMPS6620A][Aadhaar No.--- 6833 3920 2471], son of Late Prem Chand Seal, by religion Hindu, citizen of India, by occupation Retired Person and residing at 34, Muktaram Babu Street, Police Station Jorasanko, Post Office Burrabazar, Kolkata - 700007, (3) **SUBRATA MULLICK** [PAN. ALHPM1180H] [Aadhaar No. 918634008208], son of Late Damodar Mullick and grandson of Bhagabati Dassie by

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**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

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religion Hindu, citizen of India, by occupation Business and residing at 2, Sikdarpara Street, Post Office Kalakar Street, Police Station Posta Kolkata-700007, (4) **REKHA ROY** [PAN. AJGPR9750F] [Aadhar No. 854231818947] wife of Late Rathindra Narayan Roy and daughter of Late Nader Chand Seal, by religion Hindu, citizen of India, by occupation Housewife, residing at 'Jorasanko Rajbati', 286, Rabindra Sarani, Post Office Jorasanko, Police Station Girish Park, Kolkata-700007 and (5) **BHARAT KUMAR MULLICK** [PAN.ALUPM1413C] [Aadhaar No. 638993579149], son of Late Madhub Lal Mullick and grandson of Menoka Rani Dassie, by religion Hindu, citizen of India, by occupation Retired Person residing at 50A, Hari Ghosh Street, Post Office Beadon Street, Police Station Burtolla, Kolkata-700006, all being the present Trustees under the Deed of Settlement dated 15<sup>th</sup> day of August 1945, executed by Late Hrishikesh Seal and/or appointed as such under Deeds of Appointment dated 7<sup>th</sup> day of July 1982, 21<sup>st</sup> day of February 1994, 28<sup>th</sup> day of July 1995, 6<sup>th</sup> day of December 2005 and 30<sup>th</sup> day of August 2012, hereinafter collectively referred to as the "Lessors" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include the Trustees for the time being and their respective successors-in- office or interest and assigns), of the **One 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 and represented by one of its Designated Partners, Mr. Chandrakant Kankaria (Income Tax PAN: AGFPK9221N and Aadhar no: 257858195697), son of Sri 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 600085 and duly authorized by a Resolution dated 21 October 2021 hereinafter referred to as the "Lessee" (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) of the **Other Part;**

**Whereas:**

- (a) The Lessors as Trustees under the Deed of Settlement dated 15<sup>th</sup> day of August, 1945, executed by Late Hrishikesh Seal and duly registered with the office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 101, Pages 124 to 154, Being No. 2932 for the year 1945 and/or appointed as such under Deeds of Appointment dated 7<sup>th</sup> day of July 1982,



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21<sup>st</sup> day of February 1994, 28<sup>th</sup> day of July 1995, 6<sup>th</sup> day of December 2005 and 30<sup>th</sup> day of August, 2012 are absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the Premises No.4, Sunny Park, Kolkata - 700019 together with building, outhouses, garages and other structures thereon erected, more particularly described in the **First Schedule** hereunder written free from all encumbrances, liens, lispensens, whatsoever, subject to the Leases hereinafter mentioned.

- (b) By a Deed of Lease dated 1<sup>st</sup> day of March 1994 made between Nader Chand Seal, Smt. Manaka Ranie Dassie, Damodar Mullick, Pradip Kumar Sil and Prosanto Kumar Sil, as Trustees of the Sree Sree Iswar Radharaman Jew Trust Fund (also known as "Radha Raman 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, and recorded 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 Prosanto Kumar Sil, as Trustees of Sree Sree Iswar Radharaman Jew Trust Fund within the Trust Estate of Hrishikesh Seal 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 1/3<sup>rd</sup> (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 on and from 1<sup>st</sup> day of August 1992 and ending on 31<sup>st</sup> day of July 2067 on the terms and conditions mentioned therein.
- (c) By another Deed of Lease also dated 1<sup>st</sup> day of March 1994 made between the then 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 and recorded 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 1/3<sup>rd</sup> (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 on and from 1<sup>st</sup> day of August 1992 and ending on 31<sup>st</sup> day of July 2067 on the terms and conditions mentioned therein.



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- (d) 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" and accordingly a "Fresh Certificate of Incorporation Consequent on Change of Name" was issued by the Registrar of Companies, West Bengal on 9<sup>th</sup> day of May, 1995.
- (e) By a Deed of Lease dated 8<sup>th</sup> day of December 1995 made between the Lessors and the said Seajuli Developers and Finance Limited (as Lessee) of the Other Part and duly registered with the office of the Registrar of Assurances, Calcutta and recorded in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995, the Lessors further demised unto and in favour of the said Seajuli Developers and Finance Limited, 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 1/3<sup>rd</sup> (one-third) share or interest in the land comprised in the said premises (measuring 2163.20 square meters) 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 on and from 1<sup>st</sup> day of August 1992 and ending on 31<sup>st</sup> day of July 2067 on the terms and conditions mentioned therein.
- (f) By a Supplemental Indenture of Lease dated 11<sup>th</sup> day of April, 2008 made between the Lessors and the said Seajuli Developers and Finance Limited (as Lessee) of the Other Part and duly registered with the Office of the Additional Registrar of Assurance – I, Kolkata, and recorded in Book – I, Volume No. 74, pages 6372 to 6399, being No. 5666 for the year 2008, the Lessors extended the lease period granted under the aforesaid three Deeds of Lease for a further period of 39 years and 9 months (commencing on and from 1<sup>st</sup> day of August, 2067) i.e. up to 31<sup>st</sup> day of March, 2107 on the terms and conditions mentioned therein.
- (g) As such, the said Seajuli Developers and Finance Limited 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 Meters (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 constructed area of 6435.28 Square Feet, as described in the **First Schedule** hereunder written (hereinafter referred to as the "**Demised Premises**") for a period of 114 years commencing on and from



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1<sup>st</sup> day of August, 1992 and ending on 31<sup>st</sup> day of March, 2107 under the aforesaid two Deeds of Lease, both dated 1<sup>st</sup> day of March, 1994, Deed of Lease dated 8<sup>th</sup> day of December 1995 and the Supplementary Indenture of Lease dated 11<sup>th</sup> day of April, 2008 as mentioned in the **Second Schedule** hereunder written (hereinafter collectively referred to as the "**Principal Lease Deeds**").

- (h) By a Deed of Assignment dated 9<sup>th</sup> day of September 2021 (hereinafter referred to as the "**Deed of Assignment**") made between the said Seajuli Developers and Finance Limited (as Assignor) of the First Part, the Lessee herein (as the Assignee therein) of the Second Part and one Techno Electric & Engineering Company Limited (as the Confirming Party therein) of the Third Part and duly registered with the Office of the Additional Registrar of Assurances – III, Kolkata and recorded in Book – I, Volume No. 1904-2021, pages 448235 to 448281, Being No. 190409271 for the year 2021, the said Seajuli Developers and Finance Limited assigned and transferred unto and in favour of the Lessee herein all its leasehold right and interest under the Principal Lease Deeds in the Demised Premises.
- (i) Under the Principal Lease Deeds and the Deed of Assignment, the lease period in respect of the Demised Premises will expire on 31<sup>st</sup> day of March 2107. The Lessee herein has requested the Lessors to extend the lease period by another 99 years i.e., up to 31<sup>st</sup> day of March, 2206 and modify some of the terms and conditions of the Principal Lease Deeds which the Lessors have agreed to do on the Lessee agreeing to the terms and conditions hereinafter mentioned.

**NOW THIS INDENTURE WITNESSETH** and it is hereby agreed by and between the parties hereto as follows:

1. The Lease period granted under the Principal Lease Deeds is hereby extended by another period of 99 years i.e., up to 31<sup>st</sup> day of March 2206 instead of 1<sup>st</sup> day of April 2107 in consideration of a premium of a sum of Rs. 2,50,00,000/- (Rupees two crores and fifty lacs) only paid by the Lessee to the Lessors on or before the execution of these presents (the receipt whereof the Lessors do hereby as well as by the receipt hereunder written admit and acknowledge). The Premium has been paid by the Lessee to the Lessors by way of Bank Draft and/or Banker's Cheque and/or Pay Order payable at Kolkata and drawn in favour of "**RADHARAMAN JEW TRUST FUND**" which is also known as "**SREE SREE ISWAR RADHARAMAN JEW TRUST FUND**".



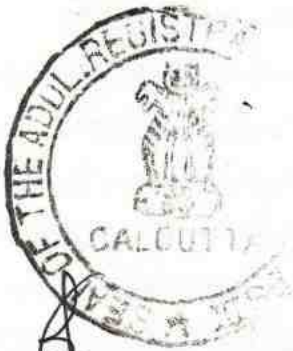
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2. The following terms and conditions of the Principal Lease Deeds stand substituted from the date of these presents:

A. The monthly rent hereby reserved in respect of the Demised Premises shall be paid to the Lessors during the term of the lease expiring on 31<sup>st</sup> day of March 2206, on or before the 7<sup>th</sup> day of each and every month for which the same is due and payable whether the same shall be legally demanded or not, without any deduction or abatement whatsoever, subject however, to the deduction of taxes payable under any present or future applicable law in the following manner::

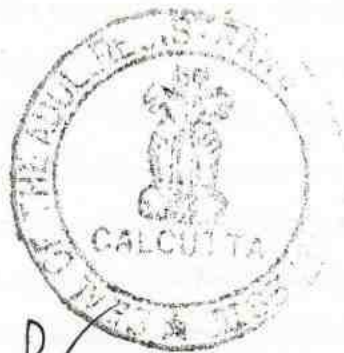
- i. Rs. 14,000/- (Rupees fourteen thousand) only per month up to October 2021
- ii. Rs. 20,000/- (Rupees twenty thousand) only per month from 1<sup>st</sup> day of November 2021 to 31<sup>st</sup> day of March, 2023
- iii. Rs.21,000/- (Rupees twenty-one thousand) only per month from 1<sup>st</sup>day of April,2023 to 31<sup>st</sup> day of March, 2028.
- iv. Rs.22,000/- (Rupees twenty-two thousand) only per month from 1<sup>st</sup> day of April, 2028 to 31<sup>st</sup>day of March, 2033.
- v. Rs.23,000/- (Rupees twenty-three thousand) only per month from 1<sup>st</sup> day of April 2033 to 31<sup>st</sup>day of March 2038.
- vi. Rs.24,000/- (Rupees twenty-four thousand) only per month from 1<sup>st</sup> day of April 2038 to 31<sup>st</sup> day of March 2043.
- vii. Rs.25,000/- (Rupees twenty-five thousand) only per month from 1<sup>st</sup> day of April 2043 to 31<sup>st</sup> day of March 2048.
- viii. Rs.26,000/- (Rupees twenty-six thousand) only per month from 1<sup>st</sup> day of April 2048 to 31<sup>st</sup>day of March 2053.
- ix. Rs.27,000/- (Rupees twenty-seven thousand) only per month from 1<sup>st</sup>day of April 2053 to 31<sup>st</sup>day of March 2058.
- x. Rs.28,000/- (Rupees twenty-eight thousand) only per month from 1<sup>st</sup>day of April 2058 to 31<sup>st</sup>day of March 2063.
- xi. Rs.33,000/- (Rupees thirty-three thousand) only per month from 1<sup>st</sup>day of April 2063 to 31<sup>st</sup>day of March 2068.
- xii. Rs.47,916/- (Rupees Forty-seven thousand nine hundred sixteen) only per month from 1<sup>st</sup>day of April 2068 to 31<sup>st</sup>day of March 2073.
- xiii. Rs.55,103/- (Rupees Fifty-five thousand one hundred and three) only per month from 1<sup>st</sup>day of April 2073 to 31<sup>st</sup>day of March 2078.



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- xiv. Rs.63,369/- (Rupees Sixty-three thousand three hundred sixty-nine) only per month from 1<sup>st</sup>day of April 2078 to 31<sup>st</sup>day of March 2083.
- xv. Rs.72,875/- (Rupees Seventy-Two thousand eight hundred seventy-five) only per month from 1<sup>st</sup>day of April 2083 to 31<sup>st</sup>day of March 2088.
- xvi. Rs.83,807/- (Rupees Eighty-three thousand eight hundred seven) only per month from 1<sup>st</sup>day of April 2088 to 31<sup>st</sup>day of March 2093.
- xvii. Rs.96,378/- (Rupees Ninety-six thousand three hundred seventy-eight) only per month from 1<sup>st</sup>day of April 2093 to 31<sup>st</sup>day of March 2098.
- xviii. Rs.1,10,835/- (Rupees One Lac Ten thousand eight hundred thirty-five) only per month from 1<sup>st</sup>day of April 2098 to 31<sup>st</sup>day of March 2103.
- xix. Rs.1,27,460/- (Rupees One Lac Twenty-Seven thousand four hundred sixty) only per month from 1<sup>st</sup>day of April 2103 to 31<sup>st</sup>day of March 2107.
- xx. Rs. 1,46,579/- (Rupees One Lac forty-six thousand five hundred and seventy-nine) only per month from 1<sup>st</sup>day of April 2107 to 31<sup>st</sup>day of March 2112.
- xxi. Rs. 1,68,565/- (Rupees One Lac sixty-eight thousand five hundred and sixty-five) only per month from 1<sup>st</sup>day of April 2112 to 31<sup>st</sup>day of March 2117.
- xxii. Rs.1,93,850/- (Rupees One Lac ninety-three thousand eight hundred and fifty) only per month from 1<sup>st</sup>day of April 2117 to 31<sup>st</sup>day of March 2122
- xxiii. Rs. 2,22,928/- (Rupees Two Lacs Twenty-Two thousand nine hundred twenty-eight) only per month from 1<sup>st</sup>day of April 2122 to 31<sup>st</sup>day of March 2127
- xxiv. Rs. 2,56,367/- (Rupees Two Lacs Fifty-six thousand three hundred and sixty-seven) only per month from 1<sup>st</sup>day of April 2127 to 31<sup>st</sup>day of March 2132
- xxv. Rs. 2,94,822 /- (Rupees Two Lacs Ninety-four Thousand Eight hundred twenty-two) only per month from 1<sup>st</sup>day of April 2132 to 31<sup>st</sup>day of March 2137
- xxvi. Rs. 3,39,046 /- (Rupees Three Lacs thirty-nine thousand and forty-six) only per month from 1<sup>st</sup>day of April 2137 to 31<sup>st</sup>day of March 2142
- xxvii. Rs. 3,89,903/- (Rupees Three Lacs eighty-nine thousand nine hundred and three) only per month from 1<sup>st</sup>day of April 2142 to 31<sup>st</sup>day of March 2147
- xxviii. Rs. 4,48,388/- (Rupees Four Lacs forty-eight thousand three hundred and eighty-eight) only per month from 1<sup>st</sup>day of April 2147 to 31<sup>st</sup>day of March 2152
- xxix. Rs. 5,15,646/- (Rupees Five Lacs Fifteen thousand six hundred and forty-six) only per month from 1<sup>st</sup>day of April 2152 to 31<sup>st</sup>day of March 2157



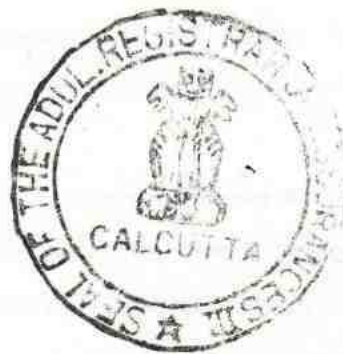
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- xxx. Rs.5,92,993/- (Rupees Five lacs Ninety-two thousand nine hundred and ninety-three) only per month from 1<sup>st</sup>day of April 2157 to 31<sup>st</sup>day of March 2162
- xxxii. Rs. 6,81,942/- (Rupees Six Lacs eighty-one thousand nine hundred and forty-two) only per month from 1<sup>st</sup>day of April 2162 to 31<sup>st</sup>st day of March 2167
- xxxiii. Rs. 7,84,234/- (Rupees Seven Lacs eighty-four thousand Two hundred and thirty-four) only per month from 1<sup>st</sup>day of April 2167 to 31<sup>st</sup>day of March 2172
- xxxiiii. Rs. 9,01,869/- (Rupees Nine Lacs One Thousand Eight hundred and sixty-nine) only per month from 1<sup>st</sup>day of April 2172 to 31<sup>st</sup> day of March 2177
- xxxv. Rs. 10,37,149 /- (Rupees Ten Lacs Thirty-seven thousand one hundred and forty-nine) only per month from 1<sup>st</sup>day of April 2177 to 31<sup>st</sup> day of March 2182
- xxxvi. Rs. 11,92,722 /- (Rupees Eleven Lacs Ninety-two Thousand Seven hundred and twenty-two) only per month from 1<sup>st</sup>day of April 2182 to 31<sup>st</sup>day of March 2187
- xxxvii. Rs. 13,71,630 /- (Rupees Thirteen Lacs Seventy-One Thousand Six hundred and thirty only) only per month from 1<sup>st</sup>day of April 2187 to 31<sup>st</sup>day of March 2192
- xxxviii. Rs. 15,77,375/- (Rupees Fifteen lacs Seventy-seven thousand Three hundred and seventy-five) only per month from 1<sup>st</sup>day of April 2192 to 31<sup>st</sup>day of March 2197
- xxxix. Rs. 18,13,981 /- (Rupees Eighteen Lacs Thirteen Thousand Nine hundred and eighty-one) only per month from 1<sup>st</sup>day of April 2197 to 31<sup>st</sup>day of March 2202
- xl. Rs. 20,86,078/- (Rupees Twenty Lacs Eighty-six thousand seventy-eight) only per month from 1<sup>st</sup>day of April 2202 to 31<sup>st</sup> day of March 2206.

The rent as aforesaid shall be paid by the Lessee to the Lessors either by Cheque or by Bank Draft payable at Kolkata and should be crossed as A/c Payee only and drawn in favour of **"RADHARAMAN JEW TRUST FUND"** or in such manner as may be prescribed by the Lessors from time to time. The rent can also be paid by direct transfer to the Lessors' Bank Account through "RTGS".

- B. In addition to the rent as aforesaid but subject to Clause M(a) below, the Lessee shall regularly bear, pay and discharge or cause to be borne, paid and discharged all existing and future rates, taxes, assessments, impositions, levies and charges whatsoever whether of the



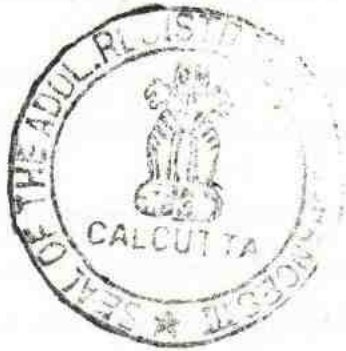
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Government or of the Kolkata Municipal Corporation or of any local body or authority which now are or may at any time hereafter during the said term be assessed, levied, charged or imposed upon the demised Premises or any part thereof. The Lessors shall remain indemnified against any such claims, dues payable by the Lessee or any sub-Lessee, Under-Lessee to any local authority in future.

- C. The Lessee shall pay all charges for water electricity and gas consumed by the Lessee in respect of the Demised Premises.
- D. The Lessee shall carry and perform all the obligations, duties, covenants herein and observe and perform all laws, rules and regulations which may be required to be observed and/or performed by the Lessee in this regard at the Lessee's own costs and responsibility.
- E. The Lessee shall not encroach in any manner upon the adjoining land or any part of the area beyond the Demised Premises. The Lessee will preserve and keep intact the boundaries of the Demised Premises and keep well demarcated with boundary of the said plot and keep them well demarcated with boundary walls, pillars or fencing and shall maintain such boundary walls, pillars and fencing in good and proper condition.
- F. The Lessee shall not amalgamate the Demised Premises or any part thereof with any other plot or plots of land without the prior permission of the Lessors.
- G. If at any time the said monthly rent hereby reserved or any part thereof shall remain unpaid for a period of 2 (two) consecutive months next after the day hereinbefore appointed for the payment thereof whether the same shall have been legally demanded or not, the Lessors shall issue a notice in writing to the Lessee notifying the Lessee of non-payment and demand the monthly rent and if the Lessee fail to make full payment of the outstanding rent within a period of 15 (fifteen) days from the receipt of such notice from the Lessor, then in such event, the Lessors shall be entitled to determine the lease and re-enter the Demised Premises or any part thereof.
- H. If at any time there is any breach of any of the covenants contained hereinbefore mentioned or contained in the Principal Lease Deeds to be observed and performed by the Lessee the Lessors shall issue a notice in writing to the Lessee notifying such breach and the Lessee shall take steps to cure and remedy such breach within a period of 30 (thirty) days from the receipt of such notice from the Lessors. In the event of such breach continuing beyond the period of 30 (thirty) days from the date of receipt of the notice by the Lessee, the Lessors



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shall be entitled to determine the lease and re-enter the Demised Premises or any part thereof. Provided however, for the purpose of calculation of the aforementioned period of 30 (thirty) days, the period during which the habitation/occupation of the Lessee is adversely affected due to the occurrence of a Force Majeure (defined below) event, or the breach complained of happens due to the occurrence of a Force Majeure event, shall not be included if the Lessee shall within seven business days after the occurrence of the inability to perform due to Force Majeure event provides written notice to the Lessors. The Lessee shall also provide the Lessors with prompt notice of the cessation of 'Force Majeure Event' giving right to excuse from performance and shall promptly upon such cessation resume such performance.

I. For the purposes of this lease, "Force Majeure" shall include, but shall not be limited to, natural calamities, earthquakes, epidemics, pandemics, quarantine, lock down Acts of Government, civil commotion, war, riots and any other event which is beyond the control of the Lessee.

J. Though under the Principal Lease Deeds, the Lessee is permitted to do the following acts but for abundant clarity it is reiterated that the Lessee shall be at liberty to enter into any arrangement/understanding/agreement with any person(s) from time to time on such terms and conditions and in such manner as the Lessee shall deem fit which arrangement/understanding/agreement shall include but shall not be limited to:

(a) assignment, transfer, sublease, under-lease, grant of license/tenancy;

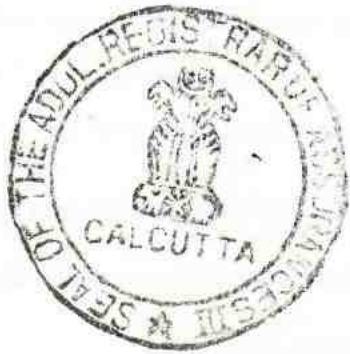
(b) execution of any joint venture/joint development agreement; and/or

(c) parting with the possession;

in respect of the Demised Premises or any portion thereof whether existing and/or in respect of any constructed area including flats in the new buildings which may be constructed/erected on the Demised Premises from time to time without the requirement of any permission or concurrence of the Lessors.

K. The Lessee shall be entitled to do and exercise the following rights in respect of the Demised Premises without any further permission or concurrence from the Lessors:

1. To enter into, hold and defend possession of the Demised Premises and every part thereof and manage, maintain and administer the Demised Premises and



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all buildings and constructions to be constructed thereon and every part thereof, affix board, put the barbed wire fencing or construct a compound wall on thereon or any portion thereof and make all payments for getting the work done;

2. To warn off and prohibit any trespassers on the Demised Premises or any part thereof and take appropriate steps, whether by legal action or otherwise in this regard;
3. To make and prepare and/or cause to be made and prepared all such layout, sub-division, building plans, specifications and designs, as may be necessary, required and advisable at the discretion of the Lessee for the purpose of constructing the buildings on the Demised Premises and to get sanction for the same from the authorities concerned and to engage the services of any architect, engineer, consultant, or any person as may be necessary or advisable at the discretion of the Lessee and pay necessary fees and charges required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the municipality and/or other authorities concerned;
4. To apply for and obtain all such approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws relating to the works envisaged herein including any modification, additions, alterations, variations, changes etc of the sanctioned plan, commencement and completion of construction of any building(s) on the Demised Premises;
5. To apply and obtain in the name of the Lessee all permissions, approvals, registrations and consents as may be required from time to time under applicable law (including The Real Estate (Regulation and Development) Act, 2016) for the construction and development of the new buildings and for that purpose sign and execute all forms, letters, deeds and documents as may be prescribed under law or otherwise and to represent the Lessors before all departments and authorities concerned for the purpose of receiving and obtaining all such approvals, permissions, consents and registrations;



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6. To (a) demolish, the existing building/structures standing on the Demised Premises only for the purpose of construction of multi-storeyed building, (b) remove and clear the old foundation/s in respect of the existing building/structures standing on the Demised Premises, (c) if necessary, cut and remove all or any of the trees currently standing on the Demised Premises, after obtaining the requisite approvals from the concerned authorities / Government Agency/ies; and (d) remove, clear and dispose of from the Demised Premises, all debris and material generated during the course of such demolition and removal of foundation and trees. The Lessee shall also be entitled to appropriate the salvage value recovered from the debris and/or the materials;
7. In execution of such new construction after demolition and/or addition, alterations, renovation, repair, maintenance, remodelling and improvement of the demised Premises, the Lessee shall use Grade A building materials, hardware, sanitary fittings and equipment in all respects.
8. The Lessee shall be entitled to undertake or cause to be undertaken the construction and development of the new buildings with Grade A quality materials on the Demised Premises and for such purposes the Lessee shall be entitled to appoint or cause to be appointed competent contractors and sub-contractors as it may deem fit and proper. The Lessee alone shall also be entitled to call for tender or adopt any other method for the purposes of selection of contractors or agents, employees etc., required for construction or other purposes covered by this lease. The Lessee will be entitled to engage architects, engineers, contractors and other agencies as it deems fit to execute the construction work of the new buildings on the Demised Premises.
9. Subject to the rights of the Lessors in the Demised Premises, the Lessee and its transferees/assignees/sub-lessees/under-lessees/flatowners/shall be entitled to create mortgage of their respective leasehold interest in respect of Demised Premises or any portion thereof including the flats in the constructed area of the new buildings to be constructed or any portion thereof. The Lessee and any subsequent transferees/ assignees/sub-lessees/under-lessees/flat owners shall also be entitled to raise loans or otherwise borrow funds for



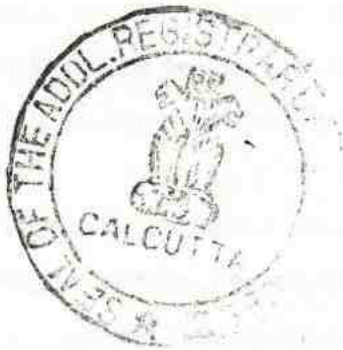
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**Additional Registrar of  
Assurances III Kolkata**  
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construction of the new buildings on the Demised Premises by mortgaging or creating a charge in respect of their respective right title and interest in the Demised Premises or any portion thereof and/or on the security of the development rights, only from recognized banks, financial institutions or any reputed non-banking financial company and sign and execute requisite documents required therefor, on such terms and conditions as they deem fit and to get the same registered, if necessary in the manner prescribed under law. Provided however only the Lessee shall not be entitled to mortgage the Demised Premises or any part thereof or the new construction thereon or any part thereof, as a security for any loan obtained by any third-party including group companies, associated companies or partners in their individual capacity.

10. To warn off and prohibit any trespassers on the Demised Premises or any part thereof and to take appropriate steps, whether by legal action or otherwise in this regard;
11. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone, or other connections of any other utility at or upon the proposed new buildings at the Demised Premises and/or to make alterations therein and for that purpose to sign execute and submit all papers applications documents and plans and to do all other acts deeds and things as may be deemed fit and proper by the Lessee;
12. To market the new buildings on the Demised Premises and for that purpose appoint marketing agents, brokers, and any other person and to advertise in the newspapers or such other media as the Lessee may deem fit;
13. To cause the survey as also measurement of the Demised Premises by the local Revenue staff members or other Central or State Government Agencies and/or departments and further to cause erection and/or affixation and/or installation of pillars as also fencing all around the Demised Premises at such costs and such terms and in such manner as the Lessee shall think proper;
14. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub-Contractors and other professional agents and t or other necessary authorities from time to time and to revoke their appointments and pay their remunerations including special fees and charges;



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15. In connection with or relating to the Demised Premises to take action after intimation to the Lessors, against any person including tenants, occupiers, etc. if any, in any court and to represent the Lessors in any Court of Law and to sign applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on behalf of the Lessors from time to time as may be found necessary, proper and/or enter into any agreement relating to development of the Demised Premises or to refer the same to arbitration or otherwise to deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on behalf of the Lessors and the Lessee shall keep the lessors indemnified at all times in this regard;
16. The Lessee shall make, maintain and keep in repair all drains, sewers and gutters on and leading from the Demised Premises during the continuance of this demise and shall observe and perform all rules of the Kolkata Municipal Corporation as may be in force from time to time relating to drains and sewers. The Lessee shall not suffer to be committed or permit any breach of any provisions rules or by-laws of the Kolkata Municipal Corporation in connection with any building, road, or other works in respect of the demised Premises and at all times during continuance of this demise at its own costs execute or cause to be executed all such works under or in pursuance of the said provisions or rules or bye-laws as directed or required to be executed upon or in respect of the demised Premises or any portion thereof.
17. The Lessee shall use the demised Premises and/or shall cause the same to be used for residential, commercial and other lawful purposes subject however to the sanction of the Kolkata Municipal Corporation and/or any other appropriate authority if required. In case the demised Premises or any part thereof is used for commercial purpose in future, GST, if any, payable therefor shall be borne and paid by the Lessee.
18. Subject to the rights of the Lessors in the demised Premises, the Lessee shall be entitled to assign, transfer, sublease, 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 and flats/units, whether existing or which may be constructed or erected on the demised Premises or any portion thereof from time to time



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and for the said purpose to part with possession of the existing buildings, structures and/or new buildings or buildings and/or structures and/or flats/ units or any portion thereof on such terms and conditions and in such manner as the Lessee shall think proper and for the purposes aforesaid, no prior permission is required to be obtained from the Lessors by the Lessee. This of course shall be without prejudice to the Lessors' claims and interest as of the Lessors of the Demised Premises or any part thereof.

- L. The Lessors hereby represent and warrant to the Lessee as under:
- a. They have not done any act, deed or thing, which curtails or is likely to curtail, restrict or prejudice their right in the Demised Premises or prevent them from granting this lease, in favour of the Lessee subject however to the leases herein mentioned.
  - b. The Lessors in the capacity of the Trustees possess clear, marketable, unfettered, absolute and unrestricted right, title and interest in the Demised Premises and are the sole, absolute and exclusive owners of the Demised Premises and are not prevented from granting this lease in favour of the Lessee subject to the obligations of the Deed of Settlement as hereinbefore stated as also to the leases herein mentioned.
  - c. The Lessors are not aware of any pending or threatened litigation(s) against them including any appellate proceedings, arbitrations, suits, proceedings, disputes, lis-pendens, attachment, claims, demands, notices of acquisition or requisition, reservations, prohibitory orders, notices of any nature whatsoever concerning or relating to or involving the Demised Premises or the Lessors pertaining to the Demised Premises.
  - d. The Demised Premises and all parts of it are free from all kinds of Encumbrance and third-party claims subject however to the leases herein mentioned.
  - e. The Lessors agree and covenant that after execution of this deed of lease, they shall not enter into any agreement, commitment, arrangement or understanding with any other person or mortgage their right title and interest in or over or in relation to the Demised Premises which shall have the effect of creating, , in favour of such person any right, interest, title, claim or encumbrance in or over or in relation to the Demised Premises and/ or the constructed area or any part



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thereof;

- f. In the event the entire Demised Premises with or without the constructed spaces is acquired by the Government, the compensation for the same will be shared between the Lessees, its transferees and the Lessors in such proportions as may be directed by the Government or as per the applicable law for the time being in force.
- g. The Lessors, if reasonably required by the Lessee, shall provide an irrevocable general power of attorney in a format as may be agreed by and between the Lessors and the Lessee to apply for necessary approvals and licenses with respect to the Demised Premises and to execute and register instruments or documents in respect to the leasehold interest of the Lessee in respect of the Demised Premises.
- h. The Lessors shall at all times, on receiving 72(Seventy-two) hours' notice in writing from the Lessee or their Assignee or Assignees as the case may be, allow inspection of all original title deeds concerning the Demised Premises including the Deed of Settlement dated 15<sup>th</sup> August 1945 and the various Deeds of Appointment, which are in the possession of and/or available to the Lessors and all expenses as may be incurred in connection therewith have to be borne and paid by the Lessee or their Assignee or Assignees, as the case may be.
- i. Subject to the Lessee complying with the terms and conditions herein, the Lessors shall fully co-operate with the Lessee and sign all necessary papers and documents as may be required to enable the Lessee to demolish the existing structures, construct a new multi-storeyed building and transfer the flats made therein.

M. It is further agreed that: -

- a. The Lessee shall make payment of all municipal taxes, water and electricity charges and all other outgoings in respect of the Demised Premises within due time and keep the Lessors always fully indemnified in this regard. Provided however in the event the Lessee disputes any such taxes, charges or outgoings, it shall be entitled to contest/challenge the same and so long as such dispute has not been finally resolved, it will be entitled to withhold the payment of such taxes, charges or outgoings. The Lessee shall keep the Lessors always fully indemnified in this regard.



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- b) The Lessee at its own costs and expenses shall get the Demised Premises mutated in its name as the Lessee and take all steps in this regard and the Lessors shall co-operate with the Lessee and sign all documents as may be reasonably required for doing the mutation.
- c) In case it is not possible for the Lessee to obtain the sanctions, permissions, no-objections, consents and/or approvals mentioned in sub-clauses 3, 4 and 5 of Clause K above in its own name, the Lessee shall be entitled to obtain the same in the name of the Lessors and the Lessors shall fully co-operate with the Lessee and sign all letters, applications, affidavits and other documents as may be required by the Lessee in this regard.
- d) Notwithstanding anything contained herein above, the Lessee shall, before submitting any building plan for sanction to Kolkata Municipal Corporation, furnish a copy of such plan to the Lessors for information. The same procedure shall be followed in case any deviation in such plan is made by the Lessee.
- e) The Lessee shall at all times keep the Lessors completely indemnified and harmless from and against all actions, claims, losses, suits and/or proceedings and/or damages suffered or sustained by the Lessors in course of demolition or construction in any manner whatsoever and also in respect of the injury or death of any person employed directly by the Lessee or its contractors and for any losses and/or damages which the Lessors may suffer or incur as a result of any contravention of rules, regulations, laws whatsoever arising in course of construction/ re-construction / renovation of the existing structure or the building or buildings to be constructed on the demised Premises in future.
- f) The lease in respect of the Demised Premises described in the **First Schedule** hereunder written is extended till 31<sup>st</sup> day of March 2206 on the terms and conditions contained in the Principal Lease Deeds as modified by virtue of these presents as if they were incorporated in the Principal Lease Deeds and subject as aforesaid, the Principal Lease Deeds as modified by these presents will continue to be in full force and effect and be binding on the parties till the existence of the lease.
- g) The Lessee will deliver upon the expiration by efflux of time or sooner determination of the Lease hereby created, the Demised Premises and/or the new Building constructed on the Demised Premises or any part thereof to the Lessors or the Trustees for the time being of the Trust, as the case may be, without claiming any right, title, interest of any nature.



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**The First Schedule above referred to:**

**(Demised Premises)**

**All That the 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 shed 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 the Kolkata Municipal Corporation Ward no. 69 as shown in the plan hereto annexed and bordered in 'Red' thereon 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.

**The Second Schedule above referred to:**

1. Deed of Lease dated 1<sup>st</sup> day of 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 and recorded in Book – I, Volume No. 124, pages 239 to 284, being No. 3120, for the year 1994.
2. Deed of Lease dated 1<sup>st</sup> day of 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 and recorded in Book – I, Volume No. 124, pages 285 to 310, being No. 3121 for the year 1994.
3. Deed of Lease dated 8<sup>th</sup> day of December 1995 made between 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 and recorded in Book – I, Volume No. 129, pages 139 to 164, being No. 4978 for the year 1995.



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4. Supplemental Indenture of Lease dated 11<sup>th</sup> day of April 2008 made between 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 and recorded in Book – I, Volume No. 74, pages 6372 to 6399, being No. 5666 for the year 2008.

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28 DEC 2021

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 Lessors, in the presence of:

1. Partha Sarathi Adhikary, Advr.  
C/o. Sandersons & Morgan,  
Advocates & Solicitors,  
5, N.S. Road, Kolkata - 70001.

2. J. L. Mullick  
(JAYANTA MULLICK)  
1/1 Sikdar Para Street  
Cal - 7

✓ 

✓ 

✓ 

✓ 

✓ 

Signed & Delivered by the within named Lessee, in the presence of:

1. Partha Sarathi Adhikary.

2. Shreeta Chakraborty  
Khatun & Co.  
103, Old Post Office Street,  
Kolkata - 700001.

**For Guindy Infocity LLP**



Designated Partner

Drafted by:

✓ Shreeta Chakraborty, Advocate  
Enrolment No. F/1135/2017  
Khatun & Co.  
Emerald House, 103, Old Post Office Street,  
Kolkata - 700001.



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28 DEC 2021



**Receipt & Memo of Consideration**

Received from the within named Lessee, the within mentioned sum of Rs. 2,50,00,000/- (Rupees two crores and fifty lacs only) as the premium payable:

For Radharaman Jew Trust Fund

PARTICULARS	AMOUNT (IN RUPEES)
By Cheque dated 28 December 2021 bearing number 000019 drawn on HDFC Bank, R.K. Salai, Chennai branch, issued by Guindy Infocity LLP in favour of Radharaman Jew Trust Fund.	2,47,50,000/-
Tax Deducted at Source	2,50,000/-
<b>TOTAL</b>	<b>2,50,00,000/-</b>

In the presence of:

1. Parth Sarathi Adhikary.

2. Jayati Mulla

Sondip Kumar

Dr. Nandini

Surbhi

Rekha Roy

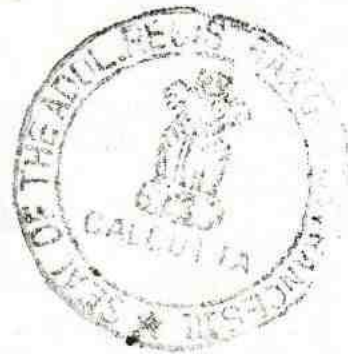
Dr. Nandini



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**Additional Registrar of  
Assurances III Kolkata**  
28 DEC 2021








B

Additional Registrar of  
Assurances III Kolkata  
28 DEC 2021

## FORM FOR TEN FINGERPRINTS

 <i>Pradip Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

 <i>Anil Kumar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger












 <i>Subhendu</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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Additional Registrar of  
Assurances III Kolkata  
23 DEC 2021

## FORM FOR TEN FINGERPRINTS

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











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

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



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**Additional Registrar of  
Assurances III Kolkata**  
**23 DEC 2021**





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

**GRN Details**

**GRN:** 192021220146766821      **Payment Mode:** Online Payment  
**GRN Date:** 27/12/2021 11:04:31      **Bank/Gateway:** HDFC Bank  
**BRN :** 1664589441      **BRN Date:** 27/12/2021 11:12:31  
**Payment Status:** Successful      **Payment Ref. No:** 2002642655/7/2021  
[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:** 2002642655  
**Applicant's Name:** Mr Shreetama Chakraborty  
**Identification No:** 2002642655/7/2021  
**Remarks:** Lease, Lease

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002642655/7/2021	Property Registration- Stamp duty	0030-02-103-003-02	20727912
2	2002642655/7/2021	Property Registration- Registration Fees	0030-03-104-001-16	426970
			<b>Total</b>	<b>21154882</b>

**IN WORDS: TWO CRORE ELEVEN LAKH FIFTY FOUR THOUSAND EIGHT HUNDRED EIGHTY TWO ONLY.**



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**Additional Registrar of  
Assurances III Kolkata**  
28 DEC 2021



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAAAR0974P

नाम / NAME

RADHA RAMAN JEW TRUST FUND

निगमन/बनने की तिथि / DATE OF INCORPORATION/FORMATION

15-08-1945

*CB Das*

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

RADHA RAMAN JEW TRUST FUND

*Sudip Kumar R.*

TRUSTEE

RADHA RAMAN JEW TRUST FUND

*S.K. Saha*

TRUSTEE

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

AKWPS9409F



नाम /NAME

PRADIP KUMAR SIL

पिता का नाम /FATHER'S NAME

KALACHAND SIL

जन्म तिथि /DATE OF BIRTH

11-03-1953

हस्ताक्षर /SIGNATURE

*Pradip Kumar Sil*

*K. Das*

आयकर आयुक्त, प.बं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Pradip Kumar Sil*



भारत सरकार  
Government of India



Issue Date: 09/10/2012



प्रदीप कुमार शील

Pradip Kumar Sil

जन्मतिथि / DOB: 11/03/1953

पुरुष / MALE



9321 7245 2069



9321 7245 2069

मेरा आधार, मेरी पहचान

*Pradip Kumar Sil*



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India



ठिकाना: ३४, मुक्ताराम बाबु स्ट्रीट,  
बदबजार एच.ओ. कोलकाता,  
पश्चिम बंगाल, ७००००७

Print Date: 05/01/2021

Address: 34. MUKTARAM BABU STREET,  
Barabazar H.O. Kolkata, West Bengal,  
700007



9321 7245 2069



1947



help@uidai.gov.in



www.uidai.gov.in

*Bodip Kumar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PROSANTO KUMAR SIL  
PREMCHAND SIL

05/02/1956  
Permanent Account Number

AUMPS6620A

  
Signature







ভারত সরকার  
 Ministry of Education, Government of India  
 Government of India

স্বাক্ষরিত নং: E-Procurement No.: 10402/19542/2019-20

প্রকল্প নাম  
 Project Name: AICTE  
 347, SECTOR-1, GARDI STREET  
 BARABANKI  
 PIN CODE: 225001  
 Web Site: AICTE



MN163062056DF



আপনার নথি সংখ্যা/ Your Bid No. :

**6833 3920 247-1**

সাধারণ - সাধারণ মানুষের অধিকার



ভারত সরকার  
 GOVERNMENT OF INDIA



নাম: প্রেম চন্দ  
 Name: Prem Chand  
 পিতা: প্রেম চন্দ  
 Father: PREM CHAND  
 বয়স: 55  
 Age: 55  
 লিঙ্গ: পুরুষ  
 Sex: Male



**6833 3920 247-1**

সাধারণ - সাধারণ মানুষের অধিকার

*(Signature)*

*(Signature)*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUBRATA MULLICK  
DAMODAR MULLICK  
27/01/1962

Permanent Account Number

ALHPM1180H

Signature



*Subrata Mullick*



भारत सरकार

Government of India



Subrata Mullick

DOB: 27/01/1962

MALE



9186 3400 8208

मेरा आधार, मेरी पहचान

*Subrata Mullick*



आरक्षण विहित प्रहाराण प्राधिकरण

Unique Identification Authority of India

**Address:**

S/O: Damodar Mullick, 1/1,  
Sikdar Para Street, Barabazar,  
Kolkata,  
West Bengal - 700007

**9186 3400 8208**



1547



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www.uidai.gov.in

*S.M. Mullick*

आयकर विभाग  
INCOME TAX DEPARTMENT

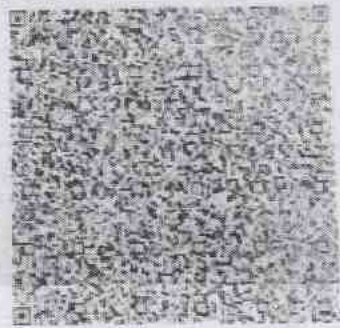


भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

**AJGPR9750F**



नाम / Name  
**REKHA ROY**

पिता का नाम / Father's Name  
**NADERCANAD SIL**

जन्म की तिथि / Date of Birth  
**31/12/1948**

*Rekha Roy*  
हस्ताक्षर / Signature

*Rekha Roy*



ভারত সরকার  
Unique Identification Authority of India  
Government of India

ভালিকাঙ্কির আই ডি/Enrollment No.: 1040/19821/19628

To  
রেখা রায়  
Rekha Roy  
286 RABINDRA SARANI  
Barabazar H.O  
Barabazar Kolkata  
West Bengal 700007

7509366



MN079989663DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**8542 3181 8947**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



রেখা রায়  
Rekha Roy  
পিতা : নাদেরচন্দ্র শীল  
Father : NADERCHAND SIL  
জন্ম বর্ষ / Year of Birth : 1946  
মহিলা / Female \*

**8542 3181 8947**



আধার - সাধারণ মানুষের অধিকার

Rekha Roy



GOVERNMENT OF INDIA



### তথ্য

- আদhaar পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- আদhaarের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করণ।

### INFORMATION

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

- আদhaar সারা দেশে বানো।
- আদhaar ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

7996966



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:  
২৮৬, রবীন্দ্র সরানী, বড়বাজার,  
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০০৭

Address:  
286, RABINDRA SARANI,  
Barabazar H O, Barabazar,  
Kolkata, West Bengal,  
700007

*Rekha Roy*



181  
1928 140 1947



help@uidai.gov.in



www.uidai.gov.in

P.O. Box No 1947,  
Bengaluru-560 007



भारत सरकार  
GOVERNMENT OF INDIA



भारत कुमार मुल्लिक  
Bharat Kumar Mullick  
जन्म वर्ष / Year of Birth - 1953  
पुरुष / Male



6389 9357 9149

आधार - आम आदमी का अधिकार

*Bharat Kumar Mullick*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता - S/O मधुब लाल मुल्लिक - 50A  
50A हारी घोष स्ट्रीट, हटिबागन, कोलकाता, वेस्ट  
बंगाल, कोलकाता, 700006

Address: S/O Madhub Lal Mullick,  
50A HARI GHOSH STREET  
HATIBAGAN, KOLKATA, Beaton  
Street S.O. Beaton Street,  
Kolkata, West Bengal, 700006

1447  
1991-187-0447

[help@uidai.gov.in](mailto:help@uidai.gov.in)

[www.uidai.gov.in](http://www.uidai.gov.in)

P.O. Box No. 1347  
Bangalore-560 001

*Bharat Kumar Mullick*

*Bharat Kumar Mullick*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BHARAT KUMAR MULICK  
MADHUB LAL MULICK  
31/05/1953

Permanent Account Number

ALUPM1413C

  
Signature







*In case this card is lost / found, kindly inform / return to :-  
Income Tax PAN Services Unit, UTI TSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.*

*यह कार्ड खो जाने पर कृपया सूचित करें / लौटाएं :-  
आयकर पैन सेवा यूनिट, UTI TSL  
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर,  
नवी मुंबई - 400 614*





आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AATFG9132A



नाम / Name  
GUINDY INFOCITY LLP

निगमन / गठन की तिथि  
Date of Incorporation/Formation  
16/04/2019

For Guindy Infocity LLP

Designated Partner

For Guindy Infocity LLP

Designated Partner



WORLDWIDE / OBSERVATION

WORLDWIDE / OBSERVATION



Z493D6-42

Name / Name of the person / Name of Father / Legal Guardian

**BINOD CHAND KANKARIA**

Name of Mother

**SULEKHA KUMARI KANKARIA**

Name of Spouse

**DEEPTI KANKARIA**

Address

**22, C4, PARK RESIDENCES, VELLAIYAN STREET**

**KOTTURPURAM, CHENNAI**

**PIN: 600085, TAMIL NADU, INDIA**

Country Code / City Code / Mobile No. / Date of Issue / Place of Issue

**22218139**

**13/03/2012**

**KOLKATA**

Mobile No.

**MA2072359076919**

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

15122707

*Handwritten signature*



सत्यमेव जयते  
வாய்மையே வெல்லும்



आधार

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

07/06/2014  
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

# GUINDY INFOCITY LLP

LLPIN : AAO - 9175

REGISTERED OFFICE : No. 1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600 032.

E-MAIL : infoadmin@olymplagroup.in PHONE : 044 - 4356 3773

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE PARTNERS OF GUINDY INFOCITY LLP AT THEIR MEETING HELD ON THURSDAY, OCTOBER 21, 2021 AT NO.1, SIDCO INDUSTRIAL ESTATE, GUINDY, CHENNAI - 600032

## APPROVAL AND AUTHORIZATION TO ENTER INTO SUPPLEMENTAL DEED OF LEASE

"RESOLVED THAT consent of the partners be and is hereby accorded to enter into Supplemental Deed of Lease to 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") in the capacity of Lessee to extend the lease period by another 99 years i.e., upto 31st day of March, 2206 and modify some of the terms and conditions of 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 a two storied building and seven outhouses (G. C. I. tin shed 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 the Kolkata Municipal Corporation Ward no. 69, as described in the First Schedule of in the draft supplemental deed of lease (hereinafter referred to as the "Demised Premises").


RESOLVED FURTHER THAT the draft of the Supplemental Deed of Lease 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 supplemental deed of lease, 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.

RESOLVED FURTHER THAT Mr. Chandrakant Kankaria, Designated Partner of the LLP be and is hereby authorized 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

**For Guindy Infocity LLP**

  
Designated Partner



### BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)  
2 & 3, Kiran 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.wbbarcouncil.org

#### IDENTITY CARD

NAME : SHREETAMA CHAKRABORTY, Advocate

Father's/Husband's Name Subhomoy Chakraborty



  
(KISHORE DATTA)  
Chairman Special Committee

Card No. E-2677


Address Recorded on the Roll. 144/33, Dharmatala Road, Salkia  
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 28<sup>th</sup> DAY OF December 2021

BETWEEN

PRADIP KUMAR SIL  
PROSANTO KUMAR SIL  
SUBRATA MULLICK  
REKHA ROY  
BHARAT MULLICK

... the Lessors

AND

GUINDY INFOCITY LLP

... the Lessee

SUPPLEMENTAL DEED OF LEASE



**KHAITAN  
& CO**  
Advocates since 1911

**Khaitan & Co LLP**  
**Advocates**

1B, OLD POST OFFICE STREET  
KOLKATA-700 001



## Major Information of the Deed

Deed No :	I-1903-15761/2021	Date of Registration	28/12/2021
Query No / Year	1903-2002642655/2021	Office where deed is registered	
Query Date	16/12/2021 1:39:43 PM	1903-2002642655/2021	
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		
[0403] Lease, Lease	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 41,45,57,844/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,07,28,012/- (Article:35)	Rs. 4,27,054/- (Article:A(1), E)		
Remarks	Lease Period 99 Years s Advance/Premium Rs 2,50,00,000/- Average annual Rent Rs 88,47,789/- 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		40,67,88,963/-	Property is on Road
<b>Grand Total :</b>				<b>53.3615Dec</b>	<b>0 /-</b>	<b>4067,88,963 /-</b>	

### 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.	0/-	63,84,422/-	Structure Type: Structure
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.	0/-	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					
<b>Total :</b>		<b>6435.28 sq ft</b>	<b>0 /-</b>	<b>77,68,881 /-</b>	







**Lessor Details :**













SI No	Name,Address,Photo,Finger print and Signature
1	<b>Radharaman Jew Trust Fund</b> 28, Muktaram Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007 , PAN No.:: AAxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Lessee Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Guindy Infocity LLP</b> 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 :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Chandrakant Kankaria (Presentant)</b> Son of Mr Binod Chand Kankaria Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office	 <small>Dec 28 2021 12:11PM</small>	 <small>LTI 28/12/2021</small>	 <small>28/12/2021</small>
	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)			
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Pradip Kumar Sil</b> Son of Late Kalachand Seal Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office	 <small>Dec 28 2021 12:11PM</small>	 <small>LTI 28/12/2021</small>	 <small>28/12/2021</small>
	34, Muktaram Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , PAN No.:: AKxxxxxx9F, Aadhaar No: 93xxxxxxxx2069 Status : Representative, Representative of : Radharaman Jew Trust Fund (as Trustee)			

3	Name	Photo	Finger Print	Signature
	<b>Mr Prosanto Kumar Sil</b> Son of Late Prem Chand Seal Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office			
		Dec 28 2021 12:12PM	LTI 28/12/2021	28/12/2021
34, Muktaram Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUxxxxxx0A, Aadhaar No: 68xxxxxxxx2471 Status : Representative, Representative of : Radharaman Jew Trust Fund (as Trustee)				
4	Name	Photo	Finger Print	Signature
	<b>Mr Subrata Mullick</b> Son of Late Damodar Mullick Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office			
		Dec 28 2021 12:13PM	LTI 28/12/2021	28/12/2021
2, Sikdar Para Street, City:- , P.O:- Kalakar Street, P.S:-Posta, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx0H, Aadhaar No: 91xxxxxxxx8208 Status : Representative, Representative of : Radharaman Jew Trust Fund (as Trustee)				
5	Name	Photo	Finger Print	Signature
	<b>Mrs Rekha Roy</b> Daughter of Late Rathindra Narayan Roy Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office			
		Dec 28 2021 12:14PM	LTI 28/12/2021	28/12/2021
'Jorasanko Rajbati', 286, Rabindra Sarani,, City:- Kolkata, P.O:- Jorasanko, P.S:-Girish Park, District:-Kolkata, West Bengal, India, PIN:- 700007, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , PAN No.:: AJxxxxxx0F, Aadhaar No: 85xxxxxxxx8947 Status : Representative, Representative of : Radharaman Jew Trust Fund (as Trustee)				
6	Name	Photo	Finger Print	Signature
	<b>Mr Bharat Kumar Mullick</b> Son of Mr Madhub Lal Mullick Date of Execution - 28/12/2021, , Admitted by: Self, Date of Admission: 28/12/2021, Place of Admission of Execution: Office			
		Dec 28 2021 12:15PM	LTI 28/12/2021	28/12/2021
50A, Hari Ghosh Street, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ALxxxxxx3C, Aadhaar No: 63xxxxxxxx9149 Status : Representative, Representative of : Radharaman Jew Trust Fund (as Trustee)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Ms Shreetama Chakraborty</b> 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			
	28/12/2021	28/12/2021	28/12/2021
Identifier Of Mr Chandrakant Kankaria, Mr Pradip Kumar Sil, Mr Prosanto Kumar Sil, Mr Subrata Mullick, Mrs Rekha Roy, Mr Bharat Kumar Mullick			

**On 28-12-2021**

**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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 12:08 hrs on 28-12-2021, at the Office of the A.R.A. - III KOLKATA 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 41,45,57,844/-.

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

Execution is admitted on 28-12-2021 by Mr Prosanto Kumar Sil, Trustee, Radharaman Jew Trust Fund (Trust), 28, Muktarām Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

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 28-12-2021 by Mr Subrata Mullick, Trustee, Radharaman Jew Trust Fund (Trust), 28, Muktarām Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

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 28-12-2021 by Mrs Rekha Roy, Trustee, Radharaman Jew Trust Fund (Trust), 28, Muktarām Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

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 28-12-2021 by Mr Bharat Kumar Mullick, Trustee, Radharaman Jew Trust Fund (Trust), 28, Muktarām Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

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 28-12-2021 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 28-12-2021 by Mr Pradip Kumar Sil, Trustee, Radharaman Jew Trust Fund (Trust), 28, Muktarām Babu Street, City:- Kolkata, P.O:- Burrabazar, P.S:-Jorasanko, District:-Kolkata, West Bengal, India, PIN:- 700007

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 4,27,054/- ( A(1) = Rs 4,26,956/- ,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 4,26,970/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2021 11:05AM with Govt. Ref. No: 192021220146766821 on 27-12-2021, Amount Rs: 4,26,970/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1664589441 on 27-12-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,07,27,912/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 2,07,27,912/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 44474, Amount: Rs.100/-, Date of Purchase: 24/12/2021, Vendor name: Soumitra Chanda

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/12/2021 11:05AM with Govt. Ref. No: 192021220146766821 on 27-12-2021, Amount Rs: 2,07,27,912/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1664589441 on 27-12-2021, Head of Account 0030-02-103-003-02



**Probir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2022, Page from 91175 to 91229

being No 190315761 for the year 2021.



*Handwritten signature of Probir Kumar Golder*

Digitally signed by PROBIR KUMAR  
GOLDER

Date: 2022.02.04 11:49:11 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2022/02/04 11:49:11 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)