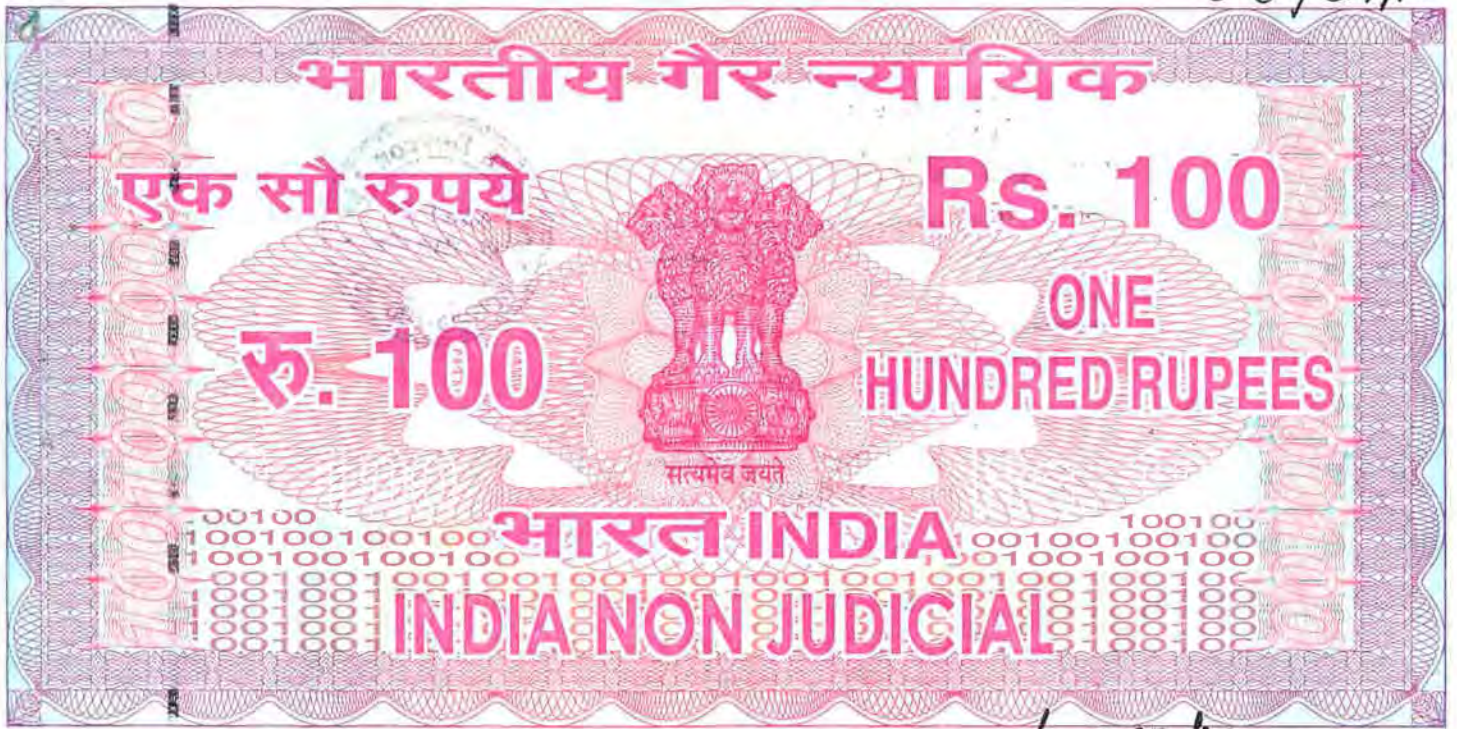


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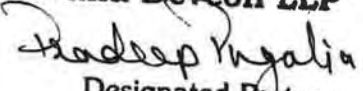
Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar  
of Assurances-1, Kolkata

16 SEP 2016

THIS DEED OF LEASE made this 15<sup>TH</sup> day of SEPTEMBER, TWO THOUSAND AND SIXTEEN BETWEEN WEST BENGAL TRANSPORT CORPORATION LIMITED [FORMERLY KNOWN AS THE CALCUTTA TRAMWAYS COMPANY (1978) LIMITED], a Government of West Bengal Undertaking and a Government Company within the meaning of the Companies Act, 2013, having CIN - U63090WB1982SGC035337 & Income Tax PAN - AABCT7674D and registered office at 12, R. N. Mukherjee Road, P.S. - Hare Street, P.O. - G.P.O., Kolkata - 700 001, duly represented by its Managing Director, Mr. Narayan Swaroop Nigam [DIN - 00837453 & PAN - AAGPN6549K], hereinafter referred to as the "LESSOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) of the ONE PART

  
Managing Director  
CSTC, CTC & WBSTC

Nirvana Devcon LLP  
  
Designated Partner

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Serial No.....

Name.....

Address.....

71, Park Street, (Floor No-14)  
Kolkata-700 016

Date..... Licensed Stamp Vendor  
S. SARKAR



13 APR 2016



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2014

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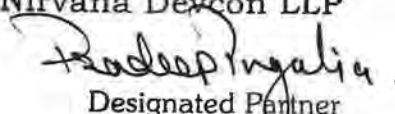
15 SEP 2014

AND NIRVANA DEVCON LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008 having LLPIN - AAE-9340 & Income Tax PAN - AAMFN9689E and registered office at 8/1, Lal Bazar Street, Bikaner Building, 1<sup>st</sup> Floor, Room No.-11, P.S. - Hare Street, P.O. - G.P.O., Kolkata - 700 001, duly represented by its Designated Partner, Mr. Pradeep Kumar Pugalia [DPIN - 00501351 & PAN - AIUPP4838M], hereinafter referred to as the "LESSEE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors-in-office and/or permitted assigns) of the OTHER PART:

**WHEREAS:**

- A. The Lessor is seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land containing an area of 240.5 cottahs, more or less, situate, lying at and being part of its Depot at 257, Deshpran Sashmal Road since separated and renumbered as premises No. 257/A, Deshpran Sashmal Road within Jadavpur P.S. and Ward No. 94 of the Kolkata Municipal Corporation, fully described in the SCHEDULE hereunder written and hereinafter referred to as the "said premises" or "demised premises".
- B. Bids were invited by the Government of West Bengal in its Transport Department for lease of the said premises vide Request for Proposal vide RfP No. 09 dated 11<sup>th</sup> February 2015.
- C. The Lessee participated in the said bidding process and the Financial Bid of the Lessee being the highest bid so received for lease of the said premises from the qualified bidders, the said bid was accepted subject to the Lessee complying with terms and conditions contained in the document of Request for Proposal.
- D. The Lessee has since paid to the Lessor the entire premium reserved for grant of lease and has now become entitled to a lease of the said premises from the Lessor.

  
 Date: 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC

Nirvana Devcon LLP  
  
 Designated Partner



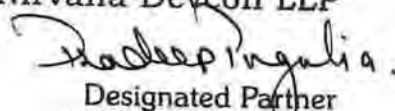
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2016

- E. The Lessor has now agreed to grant to the Lessee a lease of the said premises for a period of 99 (ninety nine) years from the date of delivery of possession of the demised premises to the Lessee and on the terms and conditions as hereinafter contained.

NOW THIS DEED OF LEASE WITNESSETH as follows:

- I. In consideration of a premium of Rs. 171,77,71,950/- (~~Rupees one hundred seventy one crore seventy seven lakh seventy one thousand nine hundred fifty only~~) paid by the Lessee to the Lessor at or before the execution of these presents (the receipt whereof the Lessor doth hereby admit and acknowledge) and in further consideration of the rent hereby reserved and of the terms, conditions and covenants hereinafter contained and on the part of the Lessee to be paid observed performed and fulfilled, the Lessor doth hereby demise unto the Lessee **ALL THAT** piece and parcel of land containing by measurement an area of 240.5 cottahs, more or less, situate, lying at and being part of its depot at 257, Deshpran Sashmal Road since separated and renumbered as premises No. 257/A, Deshpran Sashmal Road within Jadavpur P.S. and Ward No. 94 of the Kolkata Municipal Corporation, fully described in the SCHEDULE hereunder written and delineated in the map or plan hereto annexed and thereon bordered red and hereinafter referred to as the "**demised premises**" (which expression shall, wherever the context so requires or permits, also mean and include the buildings to be constructed thereon) **TO HAVE AND TO HOLD** the same unto the Lessee for a period of 99 (ninety-nine) years commencing from the date of possession of the demised premises has been handed over being 15<sup>th</sup> September, 2016 (hereinafter referred to as the "**date of commencement of lease**") **YIELDING AND PAYING THEREFOR** unto the Lessor during the said term an annual ground rent calculated at the rate of Rs. 54,24,543/- (Rupees fifty four lakh twenty four thousand five hundred forty three only) per annum from the date of commencement of lease (hereinafter referred to as the "**rent**") without any deduction or abatement whatsoever on or before the 15th day of the first month of every year of the demise according to English Calendar for which the same is paid.

  
 Date: 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC

Nirvana Deycon LLP  
  
 Designated Partner



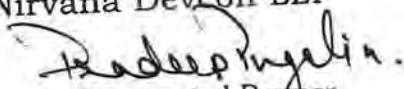
ADDITIONAL REGISTRAR  
OF ASSURANCES - KOLKATA  
12 SEP 2016

IA. The Lessor has already handed over vacant and peaceful possession of the demised premises to the Lessee on 15<sup>th</sup> September, 2016 ("date of possession").

II. **AND THE LESSEE DOETH HEREBY COVENANT WITH THE LESSOR** as follows:

- 2.1 To regularly and punctually pay the rent herein reserved to the Lessor on the days and in the manner herein mentioned without any deduction or abatement whatsoever.
- 2.2 To pay and discharge all existing and future municipal rates, taxes, revenues, assessments, impositions and outgoings (including interest and penalties in case of delayed payment) whatsoever which now are or during the said term shall be imposed or charged upon the demise of the demised premises and which may be payable by the owner or occupier thereof whether in respect of the demise hereby created, the land comprised in the demised premises or the building(s) to be erected thereon.
- 2.3 To undertake construction of the building(s) on the demised premises for such purpose as may be allowed by the municipal and appropriate authorities within 12 (twelve) months from the date of handing over of possession of the demised premises to the Lessee in accordance with the plans sanctioned and specifications to be approved by the appropriate authority / body and according to the rules and regulations framed for the use of the demised premises and to complete construction thereof within a period of 60 (sixty) months from the date of handing over of possession of the demised premises PROVIDED HOWEVER that the Lessor may at its discretion on an application being made to it by the Lessee for good causes and consideration, including existence of conditions of force majeure and on payment of such fees or penalty, by whatever name called, as may be fixed by the Lessor from time to time, grant to the Lessee such extension of time to commence and/or complete construction of the said building(s) on the demised premises for such period as the Lessor may determine FURTHER PROVIDED HOWEVER that

  
Date: 15/9/2016  
Managing Director  
CSTC, CTC & WBSTC

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Designated Partner



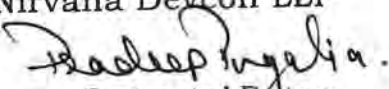
ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
10 SEP 2016



upon failure of the Lessee to comply with such covenant to commence and complete construction of the building(s) within the time originally fixed or as may be extended by the Lessor, the lease shall be liable to be terminated by the Lessor and the Lessor entitled to re-enter into or upon the demised premises and obtain possession thereof.

- 2.4 To comply with and follow all applicable laws, rules and regulations for construction and use, enjoyment and possession of the demised premises and the building(s) to be erected thereon [including but not limited to the Land Use Development and Control Plan (LUDCP) / Development Control Regulations of the Kolkata Metropolitan Development Authority/ Kolkata Municipal Corporation for the Kolkata Metropolitan/ Municipal Area or part thereof and also the Building Rules thereof or of the concerned Corporation / Municipality / Panchayat any other Local Authority] and to be solely answerable and responsible for all breaches and/or defaults in compliance thereof and to keep the Lessor saved harmless and indemnified for all losses claims and demands which the Lessor may suffer or be put to by reason of any breach or alleged breach of this covenant.
- 2.5 To obtain at its own cost all permissions and licences which may be necessary to make construct, erect, hold, use and/or enjoy the building(s) on the demised premises and observe and perform all laws, rules and regulations which may be required to be observed and performed by it, at its own costs and responsibility, keeping the Lessor saved harmless and indemnified in this regard.
- 2.6 To keep the demised premises and the building(s) thereon in a neat and clean manner and hygienic condition free from all sorts of nuisance and not to allow accumulation of any water, waste, dirt or garbage in any part thereof which is or can be a risk to the health of the occupants of the demised premises and the building(s) thereon or of the nearby properties at any time.

  
15/9/2016  
Managing Director  
CSTC, CTC & WBSTC

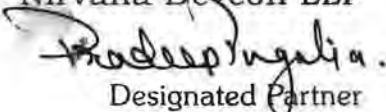
Nirvana Dexcon LLP  
  
Designated Partner



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
15 SEP 2016

- 2.7 To maintain and keep all structures to be erected on the demised premises in good and habitable condition.
- 2.8 To make all arrangements for security, fire fighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the demised premises at its own cost and to the satisfaction of the Lessor and to carry out regular maintenance and replacement of electrical wirings, installations and appliances thereat.
- 2.9 To allow the Lessor, its agents and servants with 24 hours' previous notice in writing (except for emergencies when no such notice would be required) to enter into and upon the demised premises and all structures thereon and view the state and condition thereof and to give or leave notice of any defect in such condition which the Lessee shall be liable to make good within 15 days after such notice has been given or left.
- 2.10 To make regular payments for consumption of electricity, water and other services and/or utilities supplied to or obtained for the demised premises and to keep the Lessor saved harmless and indemnified in this regard. In the event there are any amounts outstanding with respect to water and electricity or any other utilities or facilities or services consumed or availed for the demised premises on the expiry or sooner determination of this Lease Deed, the Lessee shall be liable to make payments for the same to the concerned authority notwithstanding the expiry or determination of this lease.
- 2.11 To execute to the satisfaction of the Lessor all works and observe and perform all such rules and conditions which shall appear to the Lessor or to the appropriate authorities of the State to be necessary or desirable in order to keep the demised premises in good sanitary order and condition.

  
15/9/2016  
**Managing Director**  
**CSTC, CTC & WBSTC**

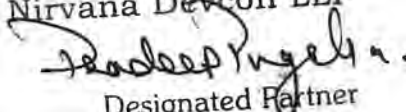
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Designated Partner



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
15 SEP 2016

- 2.12 To preserve intact the boundaries of the demised premises and to keep them well demarcated with boundary walls, pillars or fencing according to requisition from time to time as may be made by the Lessor and to point them out when required by the Lessor to any officer duly authorized by the Lessor in writing to inspect them. Should any boundary mark be missing, the Lessee shall report the fact to the Lessor. The Lessee shall maintain such boundary walls, pillars or fencing in good and proper condition during the term of this lease at its own cost.
- 2.13 To take steps to ensure that no third party may encroach into or upon any portion of the demised premises or the building(s) to be erected thereon.
- 2.14 To allow any person authorised by the Lessor to inspect, repair and clean sewer lines and/or manholes or to do any other works in connection therewith, within the demised premises without any obstruction or hindrance by the Lessee or by any of its men and agents.
- 2.15 Not to use or allow the demised premises or any part thereof or any construction thereon for any illegal or immoral purposes or for any noisy or offensive trade or business.
- 2.16 Not to amalgamate the demised premises or any part thereof with any other plot or plots of land without the prior written permission of the Lessor. Not to separate the demised premises or any part thereof from the mother premises.
- 2.17 Not to remove any earth from the demised premises for any purpose other than for the purpose for which the land is demised, which earth should be used for re-filing of trenches excavated for construction and not to cause any damage or depreciation to the demised premises.
- 2.18 Not to bring in or store or allow to be brought in or stored in the demised premises or any part thereof any hazardous inflammable combustible or explosive substance

  
Date: 15/9/2016  
Managing Director  
CSTC, CTC & WBSTC

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Designated Partner

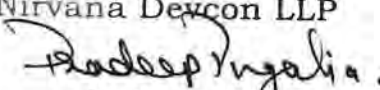


**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
15 SEP 2016

or any hide, skin or other articles likely to injure or damage the demised premises and/or the structures to be constructed thereon and not do or allow to be done on the demised premises anything that may deteriorate the value of the demised premises or injure the same in any way, except in accordance with law.

- 2.19 Not to allow the demised premises or any construction thereon or any part thereof to be used as a place of public worship or burial or cremation ground and not allow any shrine, temple, mosque, church or any other kind of place of worship to be erected thereon or on any part thereof for the said purposes.
- 2.20 Not to assign and/or transfer its right or interest in the demised premises or any part thereof (except by way of sub-lease, sub-letting or any other mode or manner not amounting to a complete assignment of Lessee's right title and interest in the demised premises as described hereinafter in clause 3.2 without previous approval in writing of the Lessor. A transfer or assignment which is restricted hereby shall also include transfer or assignment by way of amalgamation, reconstruction or any other mode or manner by which the leasehold interest of the Lessee is transferred to any other person, without the approval in writing of the Lessor with necessary concurrence of the Government of West Bengal first had obtained Provided However That the Lessee shall have the right to mortgage or charge its leasehold interest in favour of Scheduled Banks/ Financial Institutions.
- 2.21 Not to encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the demised premises or upon any other adjoining land whatsoever.
- 2.22 Not at any time during the term of this lease, to open or work or dig any quarries for clay, gravel or sand, in upon or under the demised premises and the Lessee agrees that the Lessor reserves the right to all minerals in the demised premises together with such rights of way and any other reasonable facilities as be requisite for mining, gathering and carrying away such minerals.

  
 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC

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 Designated Partner



REGISTRAR  
OF COMPANIES  
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27/11/2016

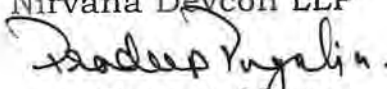


- 2.23 Not to keep or leave at any time during the term of this lease the demised premises and/or the building(s) erected thereon unused, unattended or locked for a period of more than 10 (ten) months.
- 2.24 Not to claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the demised premises or for any other similar cause or nature.
- 2.25 Not to do or cause to be done in or upon the demised premises or any part thereof or in the building(s) that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the demised premises or to the owners or occupiers of any adjoining or neighbouring land or premises.
- 2.26 At the expiry of the term hereby granted or sooner determination thereof, the Lessee shall make over vacant and peaceful possession of the demised premises to the Lessor together with all buildings and constructions erected thereon, free from all encumbrances, charges, mortgages and without payment of any cost or compensation for the buildings/structures existing at the time of expiry of lease or sooner determination thereof.

III. **THE LESSOR HEREBY COVENANTS WITH THE LESSEE** as follows:

- 3.1 The Lessee, paying the annual lease rent, the said rates and taxes, and other amounts hereby reserved and observing and performing the terms conditions and covenants herein contained and on its part to be paid performed and observed, shall hold and enjoy the demised premises during the term hereby created without any interruption, hindrance, disturbance or obstruction by the Lessor or any person claiming through under or in trust for the Lessor.

  
Date: 15/9/2016  
Managing Director  
CSTC, CTC & WBSTC

Nirvana Devcon LLP  
  
Designated Partner



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA  
15 SEP 2016

3.2 That the Lessee shall be entitled to sub-let, sub-lease or otherwise deal with or dispose of constructed spaces in the building(s) to be erected on the demised premises not amounting to any assignment of entirety of Lessee's interest in the demised premises on terms and conditions not contrary to or inconsistent with the terms of these presents, without need of any approval of the Lessor PROVIDED HOWEVER that the Lessee shall always keep the Lessor saved harmless and indemnified from and against any losses claims or demands which the Lessor may suffer or be put to by reason of any such sub-letting or use.

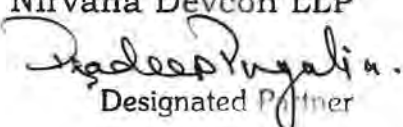
3.3 The lease shall, with the prior permission of the lessor, be renewable at the option of the Lessee for one more term of 99 (ninety nine) years which option the Lessee must exercise not before 1 (one) year before the expiry of the term hereby created and not later than 3 (three) months prior to its expiry, by serving notice in writing to the Lessor, whereupon, the Lessor may, grant in favour of the Lessee, a Deed of Renewal of the lease on similar terms and conditions, which is to be stamped and registered at the Lessee's costs and expenses.

**IV. THE LESSOR AND THE LESSEE HEREBY AGREE AND COVENANT WITH EACH OTHER as follows:**

4.1 That any demand for payment or notice requiring to be made upon or given to the Lessee shall be sufficiently made or given if sent by the Lessor to the Lessee at the address of the demised premises or sent by registered post / speed post addressed to the Lessee at the demised premises or to its last known address and that, the notice requiring to be given to the Lessor shall be sufficiently given if delivered at or sent by registered post / speed post addressed to the office of the Lessee. All changes of address of the Lessee shall be communicated by the Lessee to the Managing Director of the Lessor in writing within a reasonable period of its change.

4.2 That any relaxation and indulgence granted by the Lessor to the Lessee shall not in anyway prejudice the rights of the Lessor under this Deed of Lease.

  
 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC

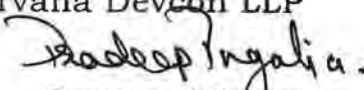
Nirvana Devcon LLP  
  
 Designated Partner



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2016

- 4.3 That the failure of the Lessor to enforce in any one or more instances, performance of any of the terms covenants and conditions of these presents shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term condition and covenant and such failure shall not in any way affect the validity of this Deed of Lease or the rights and obligations of the parties hereto. The Lessee agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of lease executed by both parties hereto.
- 4.4 That any statutory powers as may have been or will be conferred upon the Lessor shall automatically apply to the demised premises and provisions in that respect shall be deemed to have been incorporated in these presents by way of reference and the Lessee is deemed to have constructive notice thereof.
- 4.5 That the terms and conditions of the lease shall be subject to changes of policy of the Lessor from time to time and the Lessee shall abide by the same.
- 4.6 If the Lessee being a registered partnership firm or Consortium comprising of an individual or individuals, whereby the constituent individual or individuals shall become insolvent or commit an act of insolvency or be adjudicated insolvent or enter into a composition or arrangement with its creditors or if the Lessee being a company or corporate body or Limited Liability Partnership (LLP) shall go into liquidation or be wound up whether compulsorily or voluntarily (including for the purpose of amalgamation or re-construction) or suffer any execution proceedings to be levied or a receiver to be appointed in respect of any of their properties and effects or notwithstanding anything in these presents contained, if the Lessee is in breach of any of the terms, conditions and covenants contained in these presents and on its part to be paid observed or performed and the Lessor calling upon the Lessee to rectify the breach complained of and such breach not being cured or rectified to the Lessor's satisfaction within a period of 6 (six) months from the date

  
Date: 15/9/2016  
Managing Director  
CSTC, CTC & WRSTC

Nirvana Deveon LLP  
  
Designated Partner

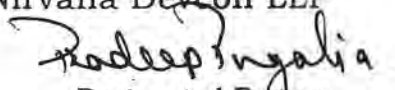


ADDITIONAL SECRETARY  
OF ASSURANCE & INSURANCE  
15 SEP 2014

of service of such notice, then and in any of such cases, it shall be lawful for the Lessor or any person duly authorised by it without any further notice at any time thereafter to treat this demise as determined and to re-enter into and upon the demised premises or any part thereof and the same to have again re-possessed and enjoyed as in its former estate and without being liable to pay any cost or compensation for the demised premises or the buildings or structures thereon which shall vest in the Lessor on such termination and notice of resumption, but without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach or non-performance or non-observance of any of the covenants and conditions by the Lessee herein contained.

- 4.7 That if it is found that the lease of the demised premises has been obtained by the Lessee by misrepresentation or fraud, the Lease shall stand determined and the Lessor entitled to its rights contained in clause 4.6 above.
- 4.8 That in the event of the demised premises or any part thereof or any structure thereon being materially damaged or destroyed by earthquake tempest or other act of God or any irresistible force or fire not caused by any act or neglect on the part of the Lessee so as to render the demised premises or any part thereof substantially and permanently unfit for the purpose for which it has been let, this lease shall at the option of the Lessee be void.
- 4.9 That in case of any dispute in the interpretation of any of the clauses of the terms and condition contained in this Deed of Lease, the decision of the Lessor shall be final and binding. Disputes and differences arising out of or in connection with or relating to the interpretation or implementation or termination of this Deed of Lease, the lease to be granted in favour of the Lessee which cannot be settled by mutual negotiation within 60 (sixty) days, shall be referred to the sole arbitration of an Arbitrator to be appointed by the Principal Secretary of the Transport Department of the GoWB. Such arbitration shall be held according to the provisions of the Arbitration and Conciliation Act, 1996 and any modification or re-enactment

  
 Date: 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC

Nirvana Deycon LLP  
  
 Designated Partner



ADDITIONAL REGISTRAR  
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15 JULY 2016



thereto. The venue of the arbitration proceedings shall be at Kolkata and language of the arbitration shall be English. The arbitration award shall be final and binding upon the parties and the parties agree to be bound thereby and to act accordingly. When any dispute has been referred to arbitration, except for the matters in dispute, the parties shall continue to exercise their remaining respective rights and fulfil their remaining respective obligations.

- 4.10 That both the Lessor and the Lessee expressly agree for registration of these presents. The cost of preparing, stamping and registering this Deed of Lease shall be borne by the Lessee.
- 4.11 Courts at Kolkata alone shall have exclusive jurisdiction to try and entertain all disputes arising out of this Deed of Lease and the transactions contemplated herein.

**THE SCHEDULE ABOVE REFERRED TO:  
(Description of the demised premises)**

ALL THAT piece and parcel of land containing an area of 240.5 cottahs, more or less, situate, lying at and being premises No. 257/ A, Deshpran Sashmal Road under Jadavpur P.S. and Ward No. 94 of the Kolkata Municipal Corporation and delineated in the map or plan annexed hereto and bordered red thereon and butted and bounded as follows, this is to say:

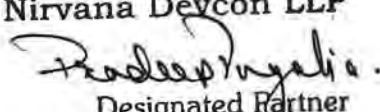
On the NORTH : By Jubilee Park Road;

On the EAST : By Jubilee Park;

On the SOUTH : By Tollygunge Depot of CTC; and

On the WEST : By Deshpran Sashmal Road

  
 : 15/9/2016  
**Managing Director**  
**CSTC, CTC & WBSTC**

**Nirvana Deycon LLP**  
  
**Designated Partner**

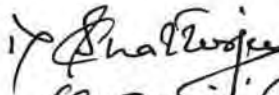



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2016

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

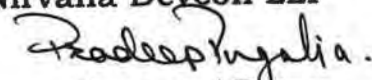
SIGNED AND DELIVERED for and on behalf of the LESSOR by Mr. Narayan Swarup Nigam, its Managing Director, duly authorized by the Lessor by resolution dated September 01, 2016 of its Board in this regard at Kolkata in the presence of:

  
Managing Director  
CSTC, CTC & WBSTC  
15/9/2016


1)   
(SUBHRO CHATTERJEE)  
69, G.C. Avenue, KOL-700013.

2)   
69, G. C. Avenue KOL-700013

SIGNED AND DELIVERED for and on behalf of the LESSEE by Mr. Pradeep Kumar Pugalia, its Designated Partner, pursuant to a resolution passed at its Designated Partners' Meeting held on August 27, 2016 at Kolkata in the presence of:

Nirvana Deycon LLP  
  
Designated Partner

1)   
12, R. N. Mukherjee Rd.  
Officer-on-Special Duty (KOL-1)  
(Law & Personnel)  
The C.T.C. (1978) Ltd.  
12, R. N. Mukherjee Road  
Kolkata-700001

Drafted by me  
as per documents supplied  
by the parties.  
  
Advocate  
High Court, Calcutta  
WB/867/083

2)   
P. K. MITRA  
Chief Engineer  
The C. T. C. (1978) Ltd.  
12, R. N. Mukherjee Road  
Kolkata-700001

3)   
S. Chatterjee  
Chief Accounts Officer  
The C.T.C. (1978) Ltd.  
12, R.N. Mukherjee Rd., Kolkata-700001

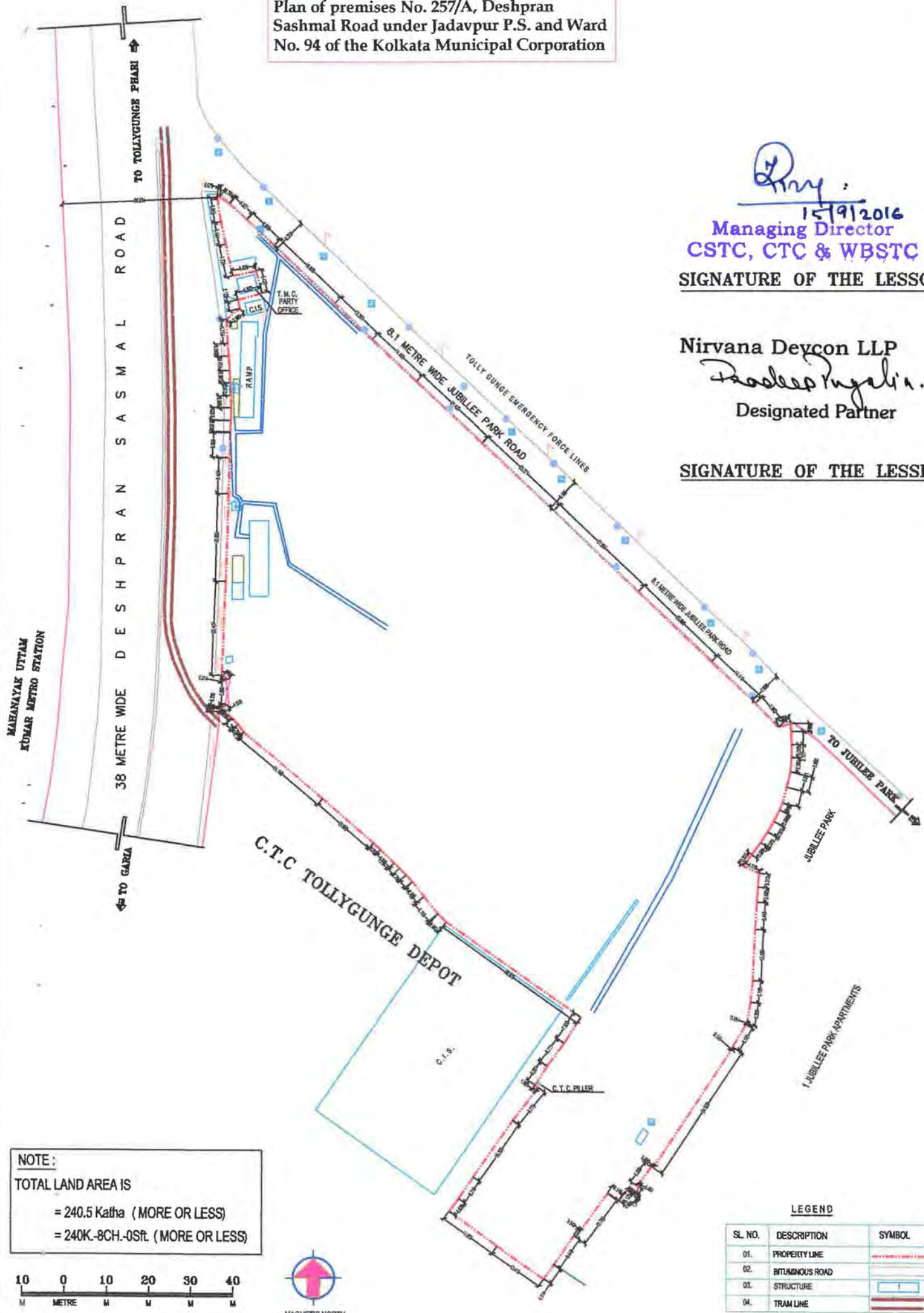


ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2016

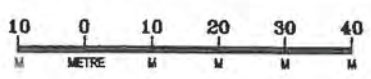
Plan of premises No. 257/A, Deshpran  
 Sashmal Road under Jadavpur P.S. and Ward  
 No. 94 of the Kolkata Municipal Corporation

*Dny*  
 15/9/2016  
 Managing Director  
 CSTC, CTC & WBSTC  
 SIGNATURE OF THE LESSOR

Nirvana Deycon LLP  
*Rudra Pradhan*  
 Designated Partner  
 SIGNATURE OF THE LESSEE



NOTE:  
 TOTAL LAND AREA IS  
 = 240.5 Katha ( MORE OR LESS)  
 = 240K-8CH-05ft. ( MORE OR LESS)



LEGEND

SL. NO.	DESCRIPTION	SYMBOL
01.	PROPERTY LINE	
02.	BITUMINOUS ROAD	
03.	STRUCTURE	
04.	TRAM LINE	



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
15 SEP 2016

आयकर विभाग  
INCOME TAX DEPARTMENT  
NARAYAN SWAROOP NIGAM



भारत सरकार  
GOVT. OF INDIA

VISHNU SWAROOP NIGAM

25/12/1973

Permanent Account Number  
AAGPN6549K



12092015

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाएं:-  
आयकर पैन सेवा इकाई, एन एस डी एल  
5 वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/3,  
मॉडल कॉलोनी, दीप 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, Mantri Sterling,  
Plot No. 341, Survey No. 997/3,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in





*copy*  
*8. 12/16*

# INCOME TAX PAN SERVICES UNIT

Managed by UTI Technology Services Ltd.

(Formerly known as - Unit Trust of India Investor Services Ltd.)

Plot No. 3, Sector 11, Post Bag No. 20, CBD Belapur,  
Navi Mumbai - 400 614. E-mail : utitsl.gsd@utitsl.co.in

Dear Sir /-Madam,

Reg :

**AABCT7674D**

Your request for correction / change in particulars on PAN Card has been processed and corrected PAN card is enclosed. The inconvenience caused on account of errors is regretted.

We wish to inform you that quoting of PAN on return of income tax and challans for payment of taxes is necessary to ensure accurate credit of taxes paid by you and faster processing of return of income. **Please quote PAN on all communications with the department as it helps to improve taxpayer service.**

Income Tax Department maintains a website : [www.incometaxindia.gov.in](http://www.incometaxindia.gov.in) for providing information and services to citizens. This site also contains detailed information on PAN.



Income Tax Department

PSA/ISW CODE: 2WBA100 Coupon No:021839523

Bundle-ID : KOL- 26730 2/1

Despatch ID : 32624874

THE CALCUTTA TRAMWAYS COMPANY

THE CALCUTTA TRAMWAYS COMPANY 1978 LIMITED

THE CALCUTTA TRAMWAYS CO

12 R N MUKHERJEE ROAD

B B D BAG

KOLKATA

WEST BENGAL Dist.

Pin 700001 Phone 033-22483277



*S. Chatterjee 12-2/16*

**S. Chatterjee**  
Chief Accounts Officer  
The C.T.C. (1978) Ltd.  
12, R.N. Mukherjee Rd., Kolkata-700001.

(This being a computer-generated letter, no signatures are required)



✓



**Nirvana Devcon LLP**  
*Deep Singh*  
Designated Partner

पुणे, महाराष्ट्र

MILANUS DESIGN LLP

यदि कोणी व्यक्ती/व्यक्ती वर प्रस्तावित कर/कराव  
संश्लेषण करून देतो, तो त्या व्यक्ती  
सोबतच, तो व्यक्ती,  
व्यक्ती नं. 341, फोन नं. 99718,  
पुणे महाराष्ट्र, येथे प्रस्तावित करून देतो,  
फोन - 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, Mantri Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bangalore Chowk,  
Pune - 411 016.  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [ininfoc@nsdl.co.in](mailto:ininfoc@nsdl.co.in)

In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यदि कार्ड खो जाने पर कृपया सूचित करें/ लौटायें :  
आयकर सेवा यूनिट, UHISL,  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,  
नवी मुंबई-४०० ६१४.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PRADEEP KUMAR PUGALIA  
SUMER MAL PUGALIA

18/07/1975

Permanent Account Number

AIUPP4838M


*Pradeep Pugalia*


Signature



*Pradeep Pugalia.*




  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD**      WB/23/146/ 075097  
 পরিচয় পত্র



**Elector's Name** : PRADEEP PUJALIA  
 নির্বাচকের নাম : প্রদীপ পুজালিয়া  
**Father/Mother/Husband's name** : SUMERMAL  
 পিতা/মাতা/স্বামীর নাম : সুমেরমাল  
**Sex** : MALE  
 লিঙ্গ : পুরুষ  
**Age as on 1.1.1995** : 19  
 ১.১.১৯৯৫এ বয়স : ১৯

**Address** : 8/1A MOIRA STREET  
 FLAT 303  
 ঠিকানা : ৮/১এ মোরা স্ট্রীট  
 ফ্লট নং ৩০৩



**Fascimile Signature**  
**Electoral Registration Officer**  
 নির্বাচক নিবন্ধন অধিকারিক  
**For** CHOWRINGHEE      Assembly Constituency  
 চৌরঙ্গী      বিধানসভা নির্বাচন ক্ষেত্র

**Place** : CALCUTTA  
 স্থান : কলিকাতা  
**Date** : 1.1.1995  
 তারিখ : ১.১.১৯৯৫

Pradeep Pujalia.





  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন  
**IDENTITY CARD** CHK1734367  
 পরিচয় পত্র





<b>Elector's Name</b>	Subhro Chatterjee
নির্বাচকের নাম	শুভ্র চাটার্জী
<b>Father's Name</b>	Bijankumar
পিতার নাম	বিজয়কুমার
<b>Sex</b>	M
লিঙ্গ	পুং
<b>Age as on 1.1.2001</b>	20
১.১.২০০১-এ বয়স	২০

Subhro Chatterjee  
 15/9/16

**Address**  
 321 Tamlipara 12,13-Hooghly-Chunchura  
 Chunchura Hooghly 712103

ঠিকানা  
 ৩২১ তামলীপাড়া ১২,১৩-হুগলী-চুঁচুড়া চুঁচুড়া হুগলী  
 ৭১২১০৩

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক নিবন্ধন আধিকারিক

**For 186-Chinsurah** Assembly Constituency  
 ১৮৬-চুঁচুড়া বিধানসভা নির্বাচন ক্ষেত্র

**Place Hooghly**  
 স্থান হুগলী

**Date 08.02.2001**  
 তারিখ ০৮.০২.২০০১

1510778



आयकर विभाग  
INCOME TAX DEPARTMENT  
SUBHRO CHATTERJEE



भारत सरकार  
GOVT. OF INDIA

BIJAN KUMAR CHATTERJEE

27/12/1979

Permanent Account Number  
AIGPC8553N

*Subhro Chatterjee*

Signature



*Subhro Chatterjee*  
15/9/16

इस कार्ड के खोने/याने पर कृपया सूचित करें/लौटाएं:  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कमला मिल्स कंपाउंड, एस. बी. मार्ग,  
लोअर परेल, मुंबई-400 013

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

Income Tax PAN Services Unit, NSDI,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S.B.Marg, Lower Parel, Mumbai - 400 013.

Tel: 91-22-2495 4650, Fax: 91-22-2495 0664  
email: tininfo@nsdl.co.in










Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19011000327580/2016

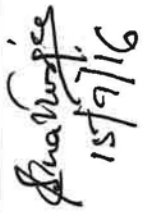
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN SWAROOP NIGAM 12, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Lessor [WEST BENGAL TRANSPORT CORPORATION LTD. FORMERLY THE C.T.C. 1978 LTD ]		THUMB IMPRESSION DISPENSED WITH	 15/11/2016 Managing Director CSTC, CTC & WBSTC
PRESENTANT	Mr PRADEEP KUMAR PUGALIA 8/1, LAL BAZAR STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Lessee [NIRVANA DEVCON LLP ]		 4788	 9/16/15





ADDITIONAL REGISTRAR  
OF ASSURANCES-1, KOLKATA  
13 SEP 2016

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr SUBHRO CHATTERJEE Son of Late BIJAN KUMAR CHATTERJEE 321, VIVEKANANDA ROAD, BABUGUNJ, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103	Mr NARAYAN SWAROOP NIGAM, Mr PRADEEP KUMAR PUGALIA	 15/9/16

(Pradipta Kishore Guha)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. - I  
 KOLKATA  
 Kolkata, West Bengal



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
15 SEP 2014



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201617-002235996-1 Payment Mode Online Payment  
GRN Date: 09/09/2016 15:18:20 Bank : Oriental Bank of Commerce  
BRN : 23148817 BRN Date: 09/09/2016 16:18:43

DEPOSITOR'S DETAILS

Id No. : 19011000327580/2/2016  
[Query No./Query Year]

Name : SUBHRO CHATTERJEE  
Contact No. : Mobile No. : +91 9836825757  
E-mail : accounts@rdbindia.com  
Address : 321 VIVEKANANDA ROAD CHINSURAH HOOGLHY 712103  
Applicant Name : Mr SUBHRO CHATTERJEE  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Lease, Lease by Govt./Govt. Authority/Govt. Undertaking  
Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19011000327580/2/2016	Property Registration- Registration Fees	0030-03-104-001-16	19014929 ✓
2	19011000327580/2/2016	Property Registration- Stamp duty	0030-02-103-003-02	121383211 ✓
<b>Total</b>				<b>140398140</b>

In Words : Rupees Fourteen Crore Three Lakh Ninety Eight Thousand One Hundred Forty only







सत्यमेव जयते  
GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies  
Nizam Palace, 2nd MSO Building 2nd Floor, Kolkata, West Bengal, India, 700020

**Certificate of Incorporation pursuant to change of name**  
*[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]*

Corporate Identification Number (CIN): U63090WB1982SGC035337

I hereby certify that the name of the company has been changed from THE CALCUTTA TRAMWAYS COMPANY (1978) LIMITED to WEST BENGAL TRANSPORT CORPORATION LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name THE CALCUTTA TRAMWAYS COMPANY (1978) LIMITED.

Given under my hand at Kolkata this Twenty second day of August two thousand sixteen.




BIBEKANANDA MOHANTY  
Deputy Registrar of Companies  
Registrar of Companies  
RoC - Kolkata

Mailing Address as per record available in Registrar of Companies office:

WEST BENGAL TRANSPORT CORPORATION LIMITED

12, R.N. MUKHERJEE ROAD, KOLKATA, West Bengal, India, 700001



  
15/9/2016  
Managing Director  
CSTC, CTC & WBSTC





**GOVERNMENT OF INDIA**  
**MINISTRY OF CORPORATE AFFAIRS**

Registrar West Bengal  
Nizam Palace , 2nd MSO Building , 2nd Floor , 234/4, A.J.C.Bose Road , Kolkata -  
700020, West Bengal, INDIA

FORM 16

[Refer Section 12(1)(b) of the LLP Act, 2008]

CERTIFICATE OF INCORPORATION

LLP Identification Number: AAE-9340

I hereby certify that NIRVANA DEVCON LLP is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act 2008.

Given at West Bengal this Fifteenth day of October Two Thousand Fifteen.

Validity unknown  
2015  
REGISTRAR OF COMPANIES (WEST BENGAL)  
DATE: 15/10/2015  
CERT-16-01

Registrar ,West Bengal

Note: The corresponding form has been approved by DIP NARAYAN CHOWDHURY, Deputy Registrar and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 36(3)(ii) of the Limited Liability Partnership Rules, 2009  
The digitally signed certificate can be verified at the Ministry website ([www.mca.gov.in](http://www.mca.gov.in)).

Mailing Address as per record available in Registrar office:

NIRVANA DEVCON LLP  
8/1, LAL BAZAR STREET, 1ST FLOOR, BIKANER BUILDING, ROOM NO-11,  
KOLKATA - 700001,  
West Bengal, INDIA



**CERTIFIED TRUE COPY**

Nirvana Devcon LLP

**Nirvana Devcon LLP**

*Radospingalia*  
Designated Partner



# SPECIMEN FORM FOR TEN FINGERPRINTS



Pradeep Ingolia

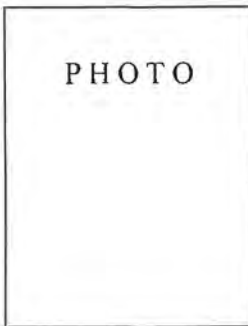
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



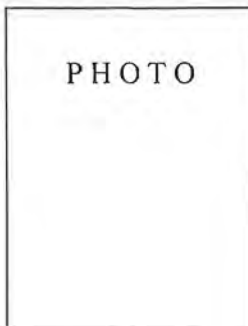
Pradeep

Director  
Managing Director  
CSTC, CTC & WBSTC

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



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



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



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
15 SEP 2016



## Major Information of the Deed

<b>Deed No :</b>	<b>I-1901-06951/2016</b>	<b>Date of Registration</b>	<b>9/16/2016 3:41:41 PM</b>
<b>Query No / Year</b>	<b>1901-1000327580/2016</b>	<b>Office where deed is registered</b>	
<b>Query Date</b>	<b>01/09/2016 12:52:15 PM</b>	A.R.A. - I KOLKATA, District: Kolkata	
<b>Applicant Name, Address &amp; Other Details</b>	SUBHRO CHATTERJEE 321, VIVEKANANDA ROAD, Thana : Chinsurah, District : Hooghly, WEST BENGAL, PIN - 712103, Mobile No. : 9836825757, Status :Advocate		
<b>Transaction</b>		<b>Additional Transaction</b>	
<b>[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking</b>		<b>[4308] Other than Immovable Property, Agreement [No of Agreement : 2]</b>	
<b>Set Forth value</b>		<b>Market Value</b>	
		Rs. 111,59,20,154/-	
<b>Stampduty Paid(SD)</b>		<b>Registration Fee Paid</b>	
Rs. 12,13,83,311/- (Article:35)		Rs. 1,90,14,929/- (Article:A(1), E, M(a), M(b), I)	
<b>Remarks</b>	Lease Period 99 Years Advance/Premium Rs 171,77,71,950/- Average annual Rent Rs 54,24,543/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Desh Pran Sasmal Road, Road Zone : (Anwar Shah Road -- Tolly Metro (Ward Nos. 94 & 97)) , , Premises No. 257/A, Ward No: 94

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		240.5 Katha		111,59,20,154/-	Property is on Road
<b>Grand Total :</b>					<b>396.825Dec</b>	<b>0 /-</b>	<b>11159,20,154 /-</b>	

### Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>WEST BENGAL TRANSPORT CORPORATION LTD. FORMERLY THE C.T.C. 1978 LTD</b> 12, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AABCT7674D, Status :Organization, Executed by: Representative

### Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>NIRVANA DEVCON LLP</b> 8/1, LAL BAZAR STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No. AAMFN9689E, Status :Organization



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr NARAYAN SWAROOP NIGAM</b> Son of Mr 12, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AAGPN6549K, Status : Representative, Representative of : WEST BENGAL TRANSPORT CORPORATION LTD. FORMERLY THE C.T.C. 1978 LTD (as MANAGING DIRECTOR)
2	<b>Mr PRADEEP KUMAR PUGALIA</b> Son of Mr 8/1, LAL BAZAR STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AIUPP4838M, Status : Representative, Representative of : NIRVANA DEVCON LLP (as PARTNER)

**Identifier Details :**

Name & address
Mr SUBHRO CHATTERJEE Son of Late BIJAN KUMAR CHATTERJEE 321, VIVEKANANDA ROAD, BABUGUNJ, P.O:- CHINSURAH, P.S:- Chinsurah, District:-Hooghly, West Bengal, India, PIN - 712103, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NARAYAN SWAROOP NIGAM, Mr PRADEEP KUMAR PUGALIA

**Endorsement For Deed Number : I - 190106951 / 2016****On 15-09-2016****Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:30 hrs on 15-09-2016, at the Private residence by Mr PRADEEP KUMAR PUGALIA ,

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

Execution is admitted on 15/09/2016 by Mr NARAYAN SWAROOP NIGAM MANAGING DIRECTOR, WEST BENGAL TRANSPORT CORPORATION LTD. FORMERLY THE C.T.C. 1978 LTD, 12, R N MUKHERJEE ROAD, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr SUBHRO CHATTERJEE, Son of Late BIJAN KUMAR CHATTERJEE, 321, VIVEKANANDA ROAD, BABUGUNJ, P.O: CHINSURAH, Talana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, By caste Hindu, By Profession Advocate

Execution is admitted on 15/09/2016 by Mr PRADEEP KUMAR PUGALIA PARTNER, NIRVANA DEVCON LLP, 8/1, LAL BAZAR STREET, P.O:- G P C, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001



Indetified by Mr SUBHRO CHATTERJEE, Son of Late BIJAN KUMAR CHATTERJEE, 321, VIVEKANANDA ROAD, BABUGUNJ, P.O: CHINSURAH, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712103, By caste Hindu, By Profession Advocate

*Pradipta*

**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**

**On 16-09-2016**

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,90,14,929/- ( A(1) = Rs 1,90,14,831/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,90,14,929/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/09/2016 4:18PM with Govt. Ref. No: 192016170022359961 on 09-09-2016, Amount Rs: 1,90,14,929/-,  
Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 23148817 on 09-09-2016, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 12,13,83,211/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 12,13,83,211/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 003553, Amount: Rs.100/-, Date of Purchase: 13/04/2016, Vendor name: S Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 09/09/2016 4:18PM with Govt. Ref. No: 192016170022359961 on 09-09-2016, Amount Rs: 12,13,83,211/-,  
Bank: Oriental Bank of Commerce ( ORBC0100392), Ref. No. 23148817 on 09-09-2016, Head of Account 0030-02-103-003-02

*Pradipta*

**Pradipta Kishore Guha**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - I KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 228935 to 228969  
being No 190106951 for the year 2016.



*Pradipta*

Digitally signed by PRADIPTA KISHORE  
GUHA  
Date: 2016.09.16 16:33:30 +05:30  
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 16-09-2016 16:33:29  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)