

01850/18 Ne-409/18 457/574, 457 24C Mathuratal 01772/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 573450

19/04/18
6:10
0/567223/18
MV = 171 9/7/-

Certified that the document is admitted to registration. The signature sheets and the endroesament sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

27 APR 2018

DEED OF LEASE

1. Date: 19th April 2018
2. Place: Kolkata
3. Parties:

02691

07 APR 2018

Sl. No.....Date.....
Name.....
Add.....
AM^o 100K

DIPAK KR. SAHA
Advocate
High Court, Calcutta

Silpa Singh



V.E.T. 9NO-1185

Silpa Singh

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



V.E.T. 9NO-1186

Jordal Buildwell Pvt. Ltd.

Biswan M. Agant
Director

Decisive Building Solutions Pvt. Ltd.

Biswan M. Agant
Director,

Source Buildworth Pvt. Ltd.

Biswan M. Agant
Director

CARNATION NIRMAN PVT. LTD.

Biswan M. Agant
AUTHORISED SIGNATORY



DISTRICT SUB-REGISTRAR-III
Alipore, South 24 Parganas

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for the
Alipore police Co
14/22

- 3.1 **Li Yao Liang**, son of Late Li Chi Jung, residing at 91, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan (formerly Tiljala) (PAN AAZPL8818J)

(Lessor, includes successors-in-interest)

And

- 3.3 **Cordial Buildwel Private Limited**, (PAN AAFCC0374F) a company incorporated under the Companies Act, 1956, having its registered office at 11A/1C, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata 700 046, District 24 Parganas (South), represented by its Director/Authorised Signatory **Mr. Bishan M Agarwal**, (Having PAN No AFJPA 6544H), son of Rambilas Agarwal, residing at 36/1B ,Lala Lajput Rai Road Kolkata-700020, Police Station Bhowanipur. P.O. Lala Laj Path Rai Sarani
- 3.3 **Decisive Building Solutions Private Limited**, (PAN AAECD4400A) a company incorporated under the Companies Act, 1956, having its registered office at 11A/1C, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata 700 046, District 24 Parganas (South), represented by its Director/Authorised Signatory **Mr. Bishan M Agarwal**, (Having PAN No AFJPA 6544H), son of Rambilas Agarwal, residing at 36/1B ,Lala Lajput Rai Road Kolkata-700020, Police Station Bhowanipur. P.O. Lala Laj Path Rai Sarani
- 3.4 **Endorse Buildworth Private Limited**, (PAN AADCE2030L) a company incorporated under the Companies Act, 1956, having its registered office at 11A/1C, East Topsia Road, Post Office Tangra, Police Station Pragati Maidan, Kolkata 700 046, District 24 Parganas (South), represented by its Director/Authorised Signatory **Mr. Bishan M Agarwal**, (Having PAN No AFJPA 6544H), son of Rambilas Agarwal, residing at 36/1B ,Lala Lajput Rai Road Kolkata-700020, Police Station Bhowanipur. P.O. Lala Laj Path Rai Sarani
- 3.5 **Carnation Nirman Private Limited**, (PAN AAECC4727H) a company incorporated under the Companies Act, 1956, having its registered office at 44/6, Hazra Road, Kolkata-700019, Police Station + P.O. Ballygunge, represented by its Director/Authorised Signatory **Mr. Bishan M Agarwal**, (Having PAN No AFJPA 6544H), son of Rambilas Agarwal, residing at 36/1B ,Lala Lajput Rai Road Kolkata-700020, Police Station Bhowanipur. P.O. Lala Laj Path Rai Sarani

(collectively Lessees, includes successors-in-interest and/or assigns).



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Lessor, Confirming Party and Lessees collectively **Parties** and individually **Party**.

NOW THIS DEED OF LEASE WITNESSES, RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:

4 Subject Matter of Lease

- 4.1 **Said Share In Said Property:** 0.10% share and/or interest (**Said Share**) in (1) land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* and 38 (thirty eight) square feet, more or less **together with** structures and dwelling units erected thereon measuring 2,010 (two thousand and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation (**KMC**), comprised in C.S. *Dag* No. 457/574, recorded in C.S. *Khatian* No. 627, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part I** of the **1st Schedule** below (**First Land**) and (2) land measuring 23.05 (twenty three point zero five) decimal, equivalent to 14 (fourteen) *cottah*, more or less **together with** structures and dwelling units erected thereon measuring 5,280 (five thousand two hundred and eighty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of KMC, comprised in C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas, more fully described in **Part II** of the **1st Schedule** below (**Second Land**), the First Land and the Second Land collectively delineated and demarcated on the **Plan** annexed hereto and bordered in colour **Red** thereon and collectively **Said Property**. The Said Share in Said Property **together with** all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Lessor in the Said Share of the Said Property and appurtenances and inheritances for access and user thereof is the subject matter of this Deed of Lease and is more fully described in the **2nd Schedule** below (**Said Share In Said Property**).



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5 Background

- 5.1.1 **Ownership of First Land:** By a Deed of Conveyance dated 31st August, 1971, registered in the Office of the Joint Sub-Registrar, in Book No. I, Volume No. 81, at Pages 63 to 68, being Deed No. 3867 for the year 1971, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the First Land from Nalini Bewa.
- 5.1.2 **Ownership of Second Land:** By a Deed of Conveyance dated 29th April, 1972, registered in the Office of the Joint Sub-Registrar at Alipore, in Book No. I, Volume No. 35, at Pages 104 to 111, being Deed No. 1710 for the year 1972, Li Yao Li, Li Yao Hung and the Vendor jointly purchased the entirety of the Second Land from Manmotha Nath Khamrui.
- 5.1.3 **Ownership of Said Property:** In the circumstances aforesaid, Li Yao Li, Li Yao Hung and the Li Yao Liang (the Purchaser herein) jointly became the owners of the entirety of the Said Property comprising of the First Land and the Second Land, each having 1/3rd (one-third) share and/or interest therein.
- 5.1.4 **Demise of Li Yao Li:** Li Yao Li died intestate leaving behind him surviving his wife Chin O Li and three daughters namely Fui Fui Chung, Fui Hsien Koo Li and Mimi Fui Mi Lim and two sons Fui Lim Li and Fui Chung Li as the only legal heiress and heirs, who became jointly entitled to the share of Li Yao Li in the said property.
- 5.1.5 **Lease of 2/3rd share in the Said Property:** The said Li Yao Hung and the legal heirs and heiress of Li Yao Li by a registered Deed of lease dated 16th day of July 2012 registered in the Office of the D.S.R.-III, South 24 Parganas in Book No.1, CD Volume No.14 Pages from 7132 to 7158 Being Deed No. 06870 for the Year 2012 for a period of 999 (nine hundred and ninety nine) in favour of the Ashwagandha Merchants Pvt. Ltd & 9 Ors herein.
- 5.1.6 **Transfer of 1/3rd share in the Said Property:** The Said Li Yao Liang (Lessor herein) by a registered Deed of Conveyance dated 7th April 2017 registered in the Office of the D.S.R.-III, South 24 Parganas in Book No. I, CD Volume No.1603-2017 Pages from 39001 to 39043, Being Deed No. 1493 for the Year 2017 in favour of the Ashwagandha Merchants Pvt. Ltd & 9 Ors.



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5.1.7 **Transfer of 0.10% share in the Said Property:** The said Ashwagandha Merchants Pvt. Ltd & 9 Ors by a registered Deed of Conveyance dated 2nd day of April, 2018 registered in the Office of the D.S.R.-III, South 24 Parganas in Book No. I, CD Volume No.1603-2018 Pages from 42548 to 42587 Being Deed No. 160301421 for the Year 2018 in favour of the Li Yao Liang, the Vendor herein

5.1.8 **Lessor's Ownership of Said Share In Said Property:** In the circumstances aforesaid, the Vendor has become the sole and absolute owner of the 0.10% Share In Said Property (which is a part of the Said Property) and is in enjoyment of the Said Share In Said Property.

5.5 **Discussions and Negotiations:** With the intention of granting and taking a lease of the Said Share In Said Property (**Lease**), discussions and negotiations have taken place between the Lessor and the Lessees.

5.6 **Recording:** Certain terms and conditions have been finalized between the Parties for grant of Lease of the Said Share In Said Property by the Lessor to the Lessees and such terms and conditions are being recorded by this Deed of Lease.

6 Basic Understanding

6.1 **Lease of Said Share In Said Property:** The Lessor has agreed to grant to the Lessees, lease of the Said Share In Said Property described in the 2nd Schedule below and the Lessees have agreed to take such Lease on the terms and conditions mentioned in this Deed of Lease.

6.2 It has been mutually decided and agreed upon amongst the Lessees that the benefit of the lease under this Deed of Lease shall be shared by and between the Lessees as follows:

Cordial Buildwel Private Limited (Lessee No. 3.3) - 33.3% (thirty three point three) percent

Decisive Building Solutions Private Limited (Lessee No. 3.4) – 33.3% (thirty three point three) percent



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Endorse Buildworth Private Limited (Lessee No. 3.5) – 33.3% (thirty three point three) percent

Carnation Nirman Private Limited (Lessee No.3.6) – 0.1% (zero point one) percent

The Lessor is aware of the aforesaid sharing of the Lease right amongst the Lessees and accepts to the same. The Lessor further assures and confirms that he has no objection to the sharing of the right and benefit under this Deed of Lease amongst the Lessees as aforesaid.

7 Grant

- 7.1 **Demise by Lessee:** In consideration of a sum of Rs.50,000/- (Rupees Fifty Thousand only) paid by the Lessees to the Lessor at or before the execution of these presents as and by way of premium and/or salami, receipt of which the Lessor hereby and by the Receipt And Memo of Consideration hereunder written, admits and acknowledges and in consideration of payment of the Lease Rent (defined in Clause 8.1 below) hereby reserved and in further consideration of the various covenants, conditions and stipulations herein contained and on the part of the Lessees to be paid, performed and observed, the Lessor hereby demises and grants to and in favour of the Lessees the Lease of the Said Share In Said Property described in the 2nd **Schedule** below for a period of 999 (nine hundred and ninety nine) years commencing on and with effect from the date of execution of this Deed of Lease (**Commencement Date**) and expiring on 18th April, 3017 (**Tenure**).

8. Lease Rent and Payment

- 8.1 **Lease Rent:** The Lessees shall pay to the Lessor a sum of Rs.1/- (Rupees one) per year as rent of the Said Share In Said Property (**Lease Rent**). The Lease Rent shall remain fixed and shall not escalate under any circumstances during the Tenure.
- 8.2 **Payment:** The Lease Rent shall be paid on or before the 15th day of January of each and every year for the succeeding year for which the same shall become due and payable without any abatement or deduction on any account whatsoever or howsoever excepting that for the first year, that is the year 2017, the Lease Rent shall be paid immediately after signing of this Deed of Lease and although being paid in March, shall be and deemed to be for the full year of 2017. The next date of payment of the Lease Rent shall be on or before 15th January, 2018.



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8.3 **Exclusions:** It is clarified that the Lease Rent shall not include (1) all future municipal rates, taxes and surcharge on the Said Share In Said Property and (2) all other levies and taxes of every nature whatsoever imposed by the Central Government, State Government and Statutory Authorities in respect of the Said Share In Said Property.

9. **Covenants**

9.1 **By Lessees:** The Lessees covenant that:

9.1.1 **Handing over Possession:** The Lessees shall hand over peaceful and vacant possession of the Said Share In Said Property at the end of the Tenure in as good condition as received by the Lessees, except usual wear and tear and/or damages by fire or acts of God, riot or other civil commotion, war, enemy action and/or other cause not within the control of the Lessees.

9.1.2 **Indemnity:** The Lessees shall keep the Lessor indemnified against all actions, claims, demands and expenses on account of performance or non performance and omission or commission by the Lessees of any of the terms, conditions and stipulations of this Deed of Lease that may be found prejudicial to the interest of the Lessor.

9.2 **By Lessor:** The Lessor covenants that:

9.2.1 **Peaceful Holding:** Upon the Lessees paying the Lease Rent hereby reserved in the manner herein provided and observing and performing the covenants, conditions and stipulations herein contained and on the Lessees' part to be observed and performed, the Lessees shall peaceably and quietly hold, possess and enjoy the Said Share In Said Property during the Tenure without any interruption, disturbance, claim and demand by the Lessor or any person lawfully claiming under or in trust for the Lessor.

9.2.2 **Construction:** The Lessees shall be entitled to prepare and submit map or plan to the KMC and other concerned authority for construction erection and completion of new building or buildings on the Said Share In Said Property and to sign and execute the same and do all necessary lawful acts for sanction of plans and construction of new building or buildings thereon, at the risk, cost and responsibility of the Lessees.



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- 9.3 **By Parties with Each Other:** The Parties covenant with each other that:
- 9.3.1 **Electricity Meter:** The Lessees shall be entitled to apply for electricity connection and the Lessor has no objection in this regard and for which no further consent of the Lessor shall be required and these presents by itself is and shall be deemed to be such consent.
- 9.3.2 **Signage:** The Lessees shall be entitled to erect hoarding/glow-sign on any part or portion of the Said Share In Said Property.
- 9.3.3 **Assignment:** The Lessees shall be entitled to assign, sub-lease, sub-let, charge and mortgage the leasehold interest in the Said Share In Said Property for which no further consent of the Lessor shall be required and these presents by itself is and shall be deemed to be such consent.
- 9.3.4 **Tax Payment:** The Lessees shall be liable and have agreed to make payment of all amounts payable on account of municipal rates taxes and other outgoings payable in respect of the Said Share In Said Property.
- 9.3.5 **Transferrable:** This Lease is transferrable and the Lessees shall be entitled to sub-let, under-let, assign and transfer the Said Share In Said Property or part thereof to any third party/person. In such event if any extra municipal tax is levied, the same shall be paid by the Lessees.
- 9.3.6 **Stamp Duty:** The stamp duty and all other expenses in respect of this Deed of Lease shall be borne and paid by the Lessees.
- 10. Termination**
- 10.1 **Grounds:** Except for default in the manner mentioned in Clause 10.2 below, the Lessor shall not be entitled to terminate this Lease.
- 10.2 **No Re-Entry:** The Lessor has agreed not to exercise the right of re-entry unless the Lease Rent remains in arrears for 3 (three) consecutive years. In the event of the Lessees failing to make payment of the Lease Rent for a consecutive period of 3 (three) years and/or committing breach of any of the terms and conditions herein contained, the Lessor, before termination of this Lease, shall give to the Lessees notice in writing of 60 (sixty) days (**Curing Period**) for remedying and/or rectifying such breaches and/or



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laches and if within the Curing Period the Lessees fail to remedy and/or rectify the breaches and/or laches, then and in such event it shall be lawful for the Lessor to determine and/or terminate this Lease and re-enter upon the Said Share In Said Property.

11. Other Conditions

11.1 **Acquisition:** In case of acquisition of the Said Share In Said Property by any authority under the Land Acquisition Act or any other law for the time being in force within the Tenure, this Lease shall stand determined and the compensation payable by the authority acquiring the Said Share In Said Property shall be paid and received by the Lessees without any right or claim on the part of the Lessor.

11.2 **Requisition:** In the event of the Said Share In Said Property or any part thereof being requisitioned, the compensation payable consequent to such requisition shall belong to and be received by the Lessees to the exclusion of the Lessor.

11.3 **Amalgamation:** The Lessees shall, at their own risk, cost and responsibility, be entitled to and are hereby authorized by the Lessor to amalgamate the Said Share In Said Property with any other property which is adjacent and/or neighbouring and/or in any way connected to the Said Share In Said Property and no consent of the Lessor would be necessary and/or required in this regard and this Deed by itself is and shall be treated as the consent of the Lessor. The Lessees shall be entitled to have ingress and egress right from any of such adjacent and/or neighbouring property.

12. Powers and Authorities

12.1 **Hereby Granted:** The Lessor do hereby appoint the Lessees as their authorized representatives and hereby grant the following powers and authorities in respect of the Said Share In Said Property:

12.1.1 **Soil Testing:** To have the soil tested and the Said Share In Said Property surveyed.

12.1.2 **Conversion:** To apply for and obtain permission for conversion of the user.



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- 12.1.3 **Sanction:** To prepare or cause to be prepared maps or plans and submit the same for sanction to the authorities concerned for construction of new building and/or buildings.
- 12.1.4 **Construction:** To apply for and obtain all necessary permissions, approvals, consents and/or sanctions as may be necessary and/or required for construction, erection and completion of the said new building and/or buildings.
- 12.1.5 **Execution:** To sign and execute all plans, applications, declarations and affidavits as may be required by various authorities from time to time for obtaining the sanction of the maps or plans from the authorities concerned and also for the purpose of construction, erection and completion of the said new building and/or buildings.
- 12.1.6 **Registration:** To sign and execute all documents and to cause the same to be duly registered with the concerned registration authorities.
- 12.1.7 **Appearance:** To appear and represent the Lessor before all concerned statutory bodies and/or authorities including KMC, KMDA and Tribunals and/or courts and to sign all papers, pleadings, declarations and representations on behalf of the Lessor.
- 12.1.8 **Rent Collection:** To realize and/or receive rents, issues, profits, benefits and usufructs in respect of the Said Share In Said Property and to grant receipts and discharge for the same in full settlement and/or satisfaction as facts and circumstances may require, arise and justify.
- 12.1.9 **Representation:** To appear and to do and perform all necessary acts and deeds in all Courts i.e. Civil, Revenue or Criminal whether original or appellate and in the Registration Office, Income Tax Office and any Government Office, KMC and in the offices of any other local body or authority in connection with and/or touching and/or in relation to the Said Share In Said Property or any portion or portions thereof.
- 12.1.10 **Litigation:** To file suit and to defend the Lessor in any suit brought against the Lessor and in this regard to sign and verify plaints, written statements, petitions including petitions of claims and objections, affidavits, memorandum of appeal and all other pleadings and applications and to file the same in any such court or office in connection with and/or in relation to and/or touching the Said Share In Said Property.



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- 12.1.11 **Outgoings:** To pay all rates and taxes and other outgoings and impositions in respect of the Said Share In Said Property or any portion or portions thereof and to obtain receipts for such payments.
- 12.1.12 **Appointment:** To appoint any Advocate, Pleader, Barrister at Law, Solicitor, Supreme Court Agent or Supreme Court Advocate, Revenue Agent or any other legal practitioner or Lawyer.
- 12.1.13 **Deposit:** To deposit money into and withdraw money from any Court or public authority.
- 12.1.14 **Bond:** To sign and execute any Bond of Indemnity or paper or receipt and to do and perform all acts and deeds for and in respect of and in connection with and for having and getting and receiving any claim.
- 12.1.15 **Conveyance:** To execute and register conveyance of the reversionary right in the Said Share In Said Property in such manner as may be deemed fit by the Lessees.
- 12.1.16 **General Acts:** To generally do all such acts deeds and things in the name of the Lessor by virtue of such power and authority granted and the Lessor hereby ratify and agree to ratify all acts, deeds and things which may be done by the Lessees lawfully into or upon and/or in connection with the Said Share In Said Property.

13. Arbitration

- 13.1 **Dispute Referral System:** All disputes and differences between the Parties hereto in any way touching or concerning these presents or as regards the rights and liabilities of the Parties hereto or as regards the interpretation, scope or effect of any of the terms and condition herein contained shall be resolved by referring the same to arbitration of a tribunal comprising of 1 (one) arbitrator nominated by the Lessor, 1 (one) arbitrator nominated jointly by the Lessees and the presiding arbitrator nominated jointly by the first 2 (two) arbitrators. (**Arbitral Tribunal**). Such arbitration shall be carried out in terms of the Arbitration and Conciliation Act, 1996.
- 13.2 **Jurisdiction of Courts:** Courts at Kolkata alone shall have jurisdiction to entertain and try all actions, suits and proceedings arising out of these presents.



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1st Schedule
[Said Property]
Part I
(First Land)

Land measuring 13 (thirteen) decimal, equivalent to 7 (seven) *cottah* 13 (thirteen) *chittack* and 38 (thirty eight) square feet, more or less **together with** structures and dwelling units erected thereon measuring 2,010 (two thousand and ten) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in C.S. *Dag* No. 457/574, recorded in C.S. *Khatian* No. 627, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:

- On the North** : By *Dag* No. 461(P), being portion of Premises No. 24C/1, Matheswartola Road, Kolkata-700046
- On the East** : By *Dag* No. 457(P), being portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046
- On the South** : By Khomg Sen Tannery
- On the West** : By portion of Municipal Premises No.46B, Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the First Land and appurtenances and inheritances for access and user thereof.

Part II
(Second Land)

Land measuring 23.05 (twenty three point zero five) decimal, equivalent to 14 (fourteen) *cottah*, more or less **together with** structures and dwelling units erected thereon measuring 5,280 (five thousand two hundred and eighty) square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C, Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No. 66 of the Kolkata Municipal Corporation, comprised in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 588, *Mouza* Tangra, J.L. No. 5, Sub-Registration District Alipore, District South 24 Parganas and butted and bounded as follows:



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- On the North** : By *Dag* Nos. 458(P), 554(P) and 455(P), all being portions of Municipal Premises No.24C/1, Matheswartola Road, Kolkata-700046.
- On the East** : By *Dag* No. 457(P), being portion of Premises No. 113A, Matheswartola Road, Kolkata-700046
- On the South** : By Khong Sen Tannery
- On the West** : By *Dag* No. 457/574, being portion of Premises No. 24C Matheswartola Road, Kolkata-700046

Together with all benefits, easements, authorities, claims, demands, usufructs, tangible and intangible rights of whatsoever or howsoever nature of the Vendor in the Second Land and appurtenances and inheritances for access and user thereof.

2nd Schedule
(Said Share In Said Property)
[Subject Matter of this Deed of Lease]

The Said Share, being 0.10% undivided share and/or interest in the **Said Property** i.e equivalent to the land measuring 16 square feet, more or less **together with** Tiles Shed structures and dwelling units erected thereon equivalent to 7 square feet, more or less, situate, lying at and being a portion of Municipal Premises No. 24C , Matheswartola Road, Kolkata-700046, Police Station Pragati Maidan, within the limits of Ward No.66 of the Kolkata Municipal Corporation, comprised in C.S. *Dag* No. 457/574 and in a portion of C.S. *Dag* No. 457, recorded in C.S. *Khatian* No. 627 and C.S. *Khatian* No. 588 respectively, *Mouza* Tangra, J.L. No.5, Sub-Registration District Alipore, District South 24 Parganas, **together with** all benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of howsoever or whatsoever nature of the Lessor in the Said Share In Said Property and appurtenances and inheritances for access and user thereof.



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14. Execution and Delivery

14.1 In Witness whereof the Parties hereto have executed this Deed of Lease on the date mentioned above.

✓
Li Yoo jiang

(Lessor)

Jordal Buildwell Pvt. Ltd.

Bishan, M. Agawal
Director

Decisive Building Solutions Pvt. Ltd.

Bishan, M. Agawal
Director,

suorse buildworth Pvt. Ltd

Bishan, M. Agawal
Director

CARNATION NIRMAN PVT. LTD.

Bishan, M. Agawal

AUTHORISED SIGNATORY

(Lessees)



District Sub-Registrar-III
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Witnesses:Signature Jayanta PanditName JAYANTA PANDITFather's Name GOUR NAR PANDITAddress 1002 EM Ry Pass.
Ku- 700105.Signature B D DasName BABI DASFather's Name H. Sunil DasAddress Alipore police Ct.
Kolkata - 700027**Receipt and Memo of Consideration**

Received from the withinnamed Lessees the withinmentioned sum of Rs. 50,000/- (Rupees Fifty Thousand only) towards full and final payment of premium for grant of lease of the Said Share In Said Property described in the 2nd Schedule above, in the following manner:

Mode	Date	Bank	Amount (Rs.)
Cheque	30.03.2018	ICICI Bank, Topsia Branch	16650
Cheque	30.03.2018	ICICI Bank, Topsia Branch	16650
Cheque	30.03.2018	ICICI Bank, Topsia Branch	16650
Cheque	30.03.2018	HDFC, Stephen House	50
Total:			50,000/-

✓ Jayanta Pandit

(Lessor)

Witnesses:Signature Jayanta PanditName JAYANTA PANDIT

1002 em Ry Pass.
Ku- 700105.

Signature B D DasName BABI DAS

Alipore police Ct.
Kat-27



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Alipore, South 24 Parganas

1-9 APR 2018

FORM FOR PHOTOGRAPHS & FINGER PRINTS



Li Yao Jiang



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND



Basim M. Agamp



Little



Ring



Middle



Fore



Thumb

LEFT HAND



Thumb



Fore



Middle



Ring



Little

RIGHT HAND

Little

Ring

Middle

Fore

Thumb

LEFT HAND

Thumb

Fore

Middle

Ring

Little

RIGHT HAND



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19 APR 2018

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

GRN: 19-201819-022309999-1 Payment Mode Online Payment
GRN Date: 19/04/2018 10:34:31 Bank : Indian Bank
BRN : IB19042018062046 BRN Date: 19/04/2018 10:32:39

DEPOSITOR'S DETAILS

Id No. : 16030000567223/2/2018
(Query No./Query Year)

Name : BAPI DAS
Contact No. : Mobile No. : +91 9836299921
E-mail :
Address : ALIPORE COURT THANA ALIPORE
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Transfer of lease Transfer of Lease/Deed of Assignment

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030000567223/2/2018	Property Registration- Stamp duty	0030-02-103-003-02	10335
2	16030000567223/2/2018	Property Registration- Registration Fees	0030-03-104-001-16	1765

Total 12100

In Words : Rupees Twelve Thousand One Hundred only



Decisive Building Solutions Pvt. Ltd.

Bishan K. Aggarwal
Director.

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ಕರ್ನಾಟಕ ಸರ್ಕಾರ



Endorse Buildworth Pvt. Ltd.

Bishan Lal Aggarwal
Director



आयकर विभाग
INCOME TAX DEPARTMENT
CORDIAL BUILDWELL PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

02/11/2012
Permanent Account Number
AAFCC0374F

Signature



Cordial Buildwell Pvt. Ltd.

B. M. Agawal
Director

100



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CARNATION NIRMAN PRIVATE LIMITED



29/06/2011

Permanent Account Number

AAECC4727H

02060011

CARNATION NIRMAN PVT. LTD.

B. M. Agamb.
AUTHORISED SIGNATORY





आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BISHAN M AGARWAL

RAMBILAS AGARWAL

06/01/1969

Permanent Account Number

AFJPA6544H

Signature



23072015


Bishan M. Agarwal



100

100



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER AAZPL8816J		
	पति / NAME LI YAO LIANG	
पिता का नाम / FATHER'S NAME LI CHI JUNG		
जन्म तिथि / DATE OF BIRTH 09-01-1937		
हस्ताक्षर / SIGNATURE 		
		आयकर अधीक्षक, व.स. - XI COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
 संयुक्त आयकर अधीक्षक (प्रशासकीय एवं तकनीकी),
 पी-7,
 चौराहा चौक,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

KNHG583860

পরিচয় পত্র



Elector's Name Bapi Das

নির্বাচকের নাম বাপী দাস

Father's Name Sunil

পিতার নাম সুনীল

Sex M

সিঙ্গল পুরুষ

Age as on 1.1.2000 23

১.১.২০০০-এ বয়স ২৩

Address

127 SARAT GHOSH GARDEN ROAD
KASBA Calcutta 700031

ঠিকানা

১২৭ সারথ গোস্বামী গার্ডেন রোড
কাসবা কলিকাতা
৭০০০৩১

Facsimile Signature
Electoral Registration Officer
নির্বাচন নিয়ন্ত্রণ অফিসারের

For 151-Dhakuria

Assembly Constituency

১৫১-ডাকুরিয়া

বিধানসভা নির্বাচন ক্ষেত্র

Place Calcutta

স্থান কলিকাতা

Date 22.09.2000

তারিখ ২২.০৯.২০০০

Major Information of the Deed

Deed No :	I-1603-01772/2018	Date of Registration	27/04/2018
Query No / Year	1603-0000567223/2018	Office where deed is registered	
Query Date	07/04/2018 9:35:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, Status :Advocate		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 1,71,917/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,435/- (Article:63)	Rs. 1,765/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tangra, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Matheswartala Road, , Premises No. 24C, Ward No: 66

Sch No	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Commercial		16 Sq Ft	49,000/-	1,66,667/-	Property is on Road
Grand Total :					.0367Dec	49,000 /-	1,66,667 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	7,Sq Ft.	1,000/-	5,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 7 Sq Ft.,Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		7 sq ft	1,000 /-	5,250 /-	

Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Li Yao Liang (Presentant) Son of Late Li Chi Jung 91, Matheswartola Road, P.O:- Gobindo Khatlick, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Male, By Caste: Others, Occupation: Others, Citizen of India, PAN No.: AAZPL8818J, Status :Individual, Executed by: Self, Date of Execution: 19/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/04/2018 , Admitted by: Self, Date of Admission: 19/04/2018 ,Place : Pvt. Residence

Major Information of the Deed :- I-1603-01772/2018-27/04/2018

Transferee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Cordial Buildwell Private Limited 11A/1C, East Topsis Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAFCC0374F, Status :Organization, Executed by: Representative
2	Decisive Building Solutions Private Limited 11A/1C, East Topsis Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAECD4400A, Status :Organization, Executed by: Representative
3	Decisive Building Solutions Private Limited 11A/1C, East Topsis Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AAECD4400A, Status :Organization, Executed by: Representative
4	Endorse Buildworth Private Limited 11A/1C, East Topsis Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046 , PAN No.:: AADCE2030L, Status :Organization, Executed by: Representative
5	Carnation Nirman Private Limited 44/6, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AECC4727H, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Bishan M Agarwal Son of Rambilas Agarwal 36/1B ,Lala Lajpat Rai Road, P.O:- Lala Lajpat Rai Sarani, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN - 700020, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFJPA6544H Status : Representative, Representative of : Cordial Buildwell Private Limited (as Director/Authorised Signatory), Decisive Building Solutions Private Limited (as Director/Authorised Signatory), Decisive Building Solutions Private Limited (as Director/Authorised Signatory), Endorse Buildworth Private Limited (as Director/Authorised Signatory), Carnation Nirman Private Limited (as Director/Authorised Signatory)

Identifier Details :

Name & address	
Mr Bapi Das Son of Late Sunil Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Li Yao Liang, Mr Bishan M Agarwal	

Major Information of the Deed :- I-1603-01772/2018-27/04/2018

Endorsement For Deed Number : I - 160301772 / 2018

On 19-04-2018

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

Presented for registration at 18:10 hrs on 19-04-2018, at the Private residence by Li Yao Liang ,Executant.

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 1,71,917/-

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

Execution is admitted on 19/04/2018 by Li Yao Liang, Son of Late Li Chi Jung, 91, Matheswartola Road, P.O: Gobindo Khatick, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Others, by Profession Others

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-04-2018 by Mr Bishan M Agarwal, Director/Authorised Signatory, Cordial Buildwell Private Limited, 11A/1C, East Topsia Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046; Director/Authorised Signatory, Decisive Building Solutions Private Limited, 11A/1C, East Topsia Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046; Director/Authorised Signatory, Decisive Building Solutions Private Limited, 11A/1C, East Topsia Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046; Director/Authorised Signatory, Endorse Buildworth Private Limited, 11A/1C, East Topsia Road, P.O:- Tangra, P.S:- Tangra, District:-South 24-Parganas, West Bengal, India, PIN - 700046; Director/Authorised Signatory, Carnation Nirman Private Limited, 44/6, Hazra Road, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by Mr Bapi Das, , Son of Late Sunil Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Asish Goswami

**DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

On 20-04-2018

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,765/- (A(1) = Rs 1,719/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,765/-


Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2018 10:32AM with Govt. Ref. No: 192018190223099991 on 19-04-2018, Amount Rs: 1,765/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB19042018062046 on 19-04-2018, Head of Account 0030-03-104-001-16

Major Information of the Deed :- I-1603-01772/2018-27/04/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,335/- and Stamp Duty paid by online = Rs 10,335/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/04/2018 10:32AM with Govt. Ref. No: 192018190223099991 on 19-04-2018, Amount Rs: 10,335/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB19042018062046 on 19-04-2018, Head of Account 0030-02-103-003-02



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-04-2018

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 63 of Indian Stamp Act 1899.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,335/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no Z573450, Amount: Rs.100/-, Date of Purchase: 07/04/2018, Vendor name: Soumitra Canda



Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1603-01772/2018-27/04/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2018, Page from 54259 to 54288

being No 160301772 for the year 2018.



Digitally signed by ASISH GOSWAMI
Date: 2018.04.27 13:47:00 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 27/04/2018 13:46:32

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

