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अन्धिमबङ्ग पश्चिम बंगाल WEST BENGAL

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D 730609

3/173184/18

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

[Signature]
(Hemanta Kalita)
Authorised Signatory

PCM CHEMICALS PRIVATE LIMITED

[Signature]
Authorised Signatory

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

[Signature]
Addl. District Sub-Registrar,
Siliguri-II at Bagdogra

07 MAR 2018

DEED OF ASSIGNMENT

EM SQUARE HOMES PVT. LTD.

[Signature]
Director

NON JUDICIAL STAMP

No. 2864 Date 25.01.18

For PCM Chemicals Pvt Ltd.

at Kolkata

Value Rs. 5000/-



Tannoy Roy
Govt. Stamp Vendor
Barduwa
Lic. No- 546/RM
07 / Darjeeling

030803

NON JUDICIAL STAMP
ISSUED BY THE GOVERNMENT OF WEST BENGAL
ON 25.01.18 AT KOLKATA



Adik. Dist. Sub. Registrar
Barduwa, Dist. Darjeeling

EM SQUARE HOMES PVT. LTD.

Harish Chandra
Director

NO 7 MAR 2018

THIS INDENTURE is made this the 23rd day of February
Two Thousand and Eighteen

BETWEEN

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

AND

PCM CHEMICALS PVT LTD. a Company Registered under the Companies Act 1956 having its Registered Office at 410 Swaika Centre, 4A Pollock Street, Kolkata-700001, in the State of West Bengal identified by Unique Identification No : U2411WB1998ptc086811 and PAN No : AACCP6404G and represented by **AUTHORISED SIGNATORY – MR. ANUP DAS,** (PAN – AEWPD0097G) son of Himangsu Das, aged about 50 years and resident of PCM House, Sevoke Road, Siliguri 734001 duly authorised by the Directors of the Company vide Resolution in the Board of Directors meeting dated 20.1.2018 and hereinafter called the **ASSIGNEE** (which expression shall, unless excluded by or repugnant to the contract, include its successors in business, administrators, liquidators and assigns or legal representatives) of the **OTHER PART**


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

EM SQUARE HOMES PVT. LTD.

Anup Das

Director

LUXMI TOWNSHIP & HOLDINGS LIMIT
 ERSTWHILE LUXMI TOWNSHIP LIMIT


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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

AND WHEREAS based on such representation of the Partners and the SHARING ARRANGEMENT the ASSIGNOR has decided to allot an Area of 3.59 acres, which area is more fully described in the **FIFTH SCHEDULE** hereto and shown on a Plan annexed hereto and thereon bordered in colour **GREEN** (hereinafter referred to as "**the SAID PLOT**"), inter-alia, on the on the Terms and Conditions contained in the **PROVISIONAL ALLOTMENT AGREEMENT** along with other Terms and Conditions in this Deed of Assignment hereinafter referred as **SAID TERMS** to the ASSIGNEE, namely GLOBAL MERCANTILE PVT LTD.

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

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

AND WHEREAS after receiving the agreed payments as mentioned in the Provisional Allotment Agreement referred to hereinabove, the Assignor has since delivered possession of the Said Plot to the Assignor on 20.1.2018.

AND WHEREAS the required permission to transfer the Said Plot has been obtained by the Assignor from the District Land & Land Reform Officer, Darjeeling, vide Memo No.44/Special(Cell)/17 dated 15th February, 2017 for 3.59 Acres in favour of the ASSIGNEE

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

EM SQUARE HOMES PVT. LTD.


Director

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

AND WHEREAS the ASSIGNEE has represented to the ASSIGNOR that their share of contribution in the GROSS AMOUNT RECEIVED, is Rs.94479825/- (Rupees Nine Crore Forty Four Lac Seventy Nine Thousand Eight Hundred Twenty Five only) to be appropriated towards consideration of ASSIGNEES share for the SAID PLOT

I. NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs.94479825/- (Rupees Nine Crore Forty Four Lac Seventy Nine Thousand Eight Hundred Twenty Five only) out of the GROSS AMOUNT RECEIVED is appropriated towards Assignee's share of the consideration to the Assignor, the Assignor hereby assigns in favour of the Assignee all its right, title and interest under the Parent Lease in respect of the Said Plot, which Plot is more fully and particularly mentioned and described in the Fifth Schedule hereunder written and delineated in the MAP or PLAN annexed hereto and thereon bordered in colour "GREEN" **TOGETHER WITH** all rights, easements, privilege sand entitlements appurtenant thereto belonging thereto with liberty ad power to the Assignee to erect and/or complete building(s) and structure(s) therein in accordance with the terms and conditions and covenants mentioned herein below and to lay out sewers, drains, water courses, pipes and cables there under free from all encumbrances, trust, liens, lispendense and attachments but subject to the terms and conditions of the Parent Lease and the applicable Rules and Regulations made by the Said Authority i.e. Siliguri Jalpaiguri Development Authority or any other authority replacing the Said Authority by order of the Government of West Bengal TO HOLD the Said Plot of Land unto the Assignee for all the unexpired residue now to come of the said term of 99 years commencing from 23rd day of April,2002 granted by the Parent Lease with an option for renewal for a further period of 99 years and thereafter, to successive renewals for like periods, save as to rent which may be

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Director

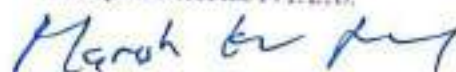
increased or otherwise varied by the Government of West Bengal in accordance with the provisions of law as may be in force from time to time, **YIELDING AND PAYING** therefore the rent for the area of the Said Plot (as would be payable under the applicable law(s), in force from time to time) in the office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

II. OBLIGATIONS OF THE ASSIGNEE :


The Assignee covenants with the Assignor as follows -

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

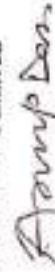
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Director

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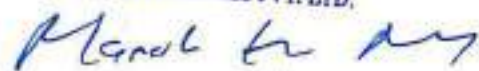
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the State Government may then fix the rate of granting such fresh lease.

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

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

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 Director

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

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Arup Des.
Director

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

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

III. OBLIGATIONS OF THE ASSIGNOR :

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

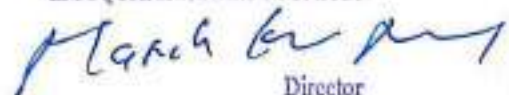
IV. COMMENCEMENT DATE :

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

V. ASSIGNEE DEEMED ASSIGNOR :

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

EM SQUARE HOMES PVT. LTD.



Director

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

(Hemanta Kalita)
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PCM CHEMICALS PRIVATE LIMITED

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

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

Plot No.	Area in Acres
311	0.62
313	0.04
320	2.21
303	3.37
319	0.45
310	0.36
310/447	0.58
309	1.28
304	0.58
147/166	0.15
147/163	0.17
147/168	0.21
147/161	0.23
157	0.20
147/177	0.23
148/176	2.02
147/170	0.21
129	12.59
129/154	0.22
129/156	0.02
129/155	0.67
129/159	0.09
129/158	0.05
129/152	0.21
175	0.16
147/164	1.06
147/165	1.89
147/167	3.93
147/162	19.00
169	0.62
148 (PART)	1.64
147/178 (PART)	0.42
147	8.43
147/160	3.37
147/171	10.35
147/173	15.32
174	3.43
	<u>96.38</u>

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Plutok Das
Director

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

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Plot No.	Area in Acres
463 (PART)	0.01
461	0.28
504 (PART)	5.22
467	0.32
473	8.80
472	0.28
471	4.60
466 (PART)	32.07
468 (PART)	10.32
475 (PART)	0.27
477 (PART)	10.29
478	0.26
498 (PART)	4.99
500 (PART)	40.27
489	33.17
487	5.38
493	5.80
496	0.28
495	5.38
488	0.60
497	0.60
492	0.16
494	0.18
501	0.38
499	0.66
474	0.30
457 (PART)	5.70
461 (PART)	13.68
465	0.20
464	2.27
	<u>192.72</u>

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Director

LUXMI TOWNSHIP & HOLDINGS LIMN
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Mouza - Ujanu, J.L. No. 86, P.S. Matigara

<u>Plot No.</u>	<u>Area in Acres</u>
451 (PART)	0.68
297 (PART)	1.02
299	6.16
245/437	2.90
340	6.20
295/439	6.25
469	0.86
299/440	0.64
338/447	3.10
346	0.60
335	6.96
446	5.81
370/470	0.88
305	1.94
304	1.44
303	0.72
342	0.86
295/453	0.90
338	2.52
300	0.56
301	0.10
340/471 (PART)	1.22
343 (PART)	2.77
344	2.60
345	0.40
349	1.74
295/455 (PART)	7.58
295/456	0.23
295/457	0.40
454	0.08
295/458 (PART)	8.25
297/459 (PART)	5.03
295 (PART)	13.65
74	3.02
73	0.25
72	4.65
336	0.46
75	0.72
	104.15
TOTAL AREA OF LAND:	
Mouza - Gourcharan	96.38 Acres
Mouza - Baragharla	192.72 Acres
Mouza - Ujanu	104.15 Acres
	393.25 Acres

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Arup Das
Director

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EM SQUARE HOMES PVT. LTD.


Director

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

[Signature]
(Hemanta Kalita)
Authorised Signatory

PCM CHEMICALS PRIVATE LIMITED

[Signature]
Authorised Signatory

**THE THIRD SCHEDULE ABOVE REFERRED TO
(AMOUNTS RECEIVED)**

LUXMI TOWNSHIP LIMITED

Ledger Vouchers


LEDGER : Advance South of Highway

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

EM SQUARE HOMES PVT. LTD.

[Signature]

Director

LUXMI TOWNSHIP & HOLDINGS LIMIT
ERSTWHILE LUXMI TOWNSHIP LIMIT

 (Hemanta Kali)
 Authorised Signat

PCM CHEMICALS PRIVATE LIMITED


 Anup Das
 Authorised Signatory

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

EM SQUARE HOMES PVT. LTD.


 Director

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

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

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

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

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

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

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

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

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

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

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

EM SQUARE HOMES PVT. LTD.



Director

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

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

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

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

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

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

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

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

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

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

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


Director

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

R.S. Plot No. 299, L.R. Plot No. 811, area 1.05 Acre,
 R.S. Plot No. 305, L.R. Plot No. 810, area 0.09 Acre,
 R.S. Plot No. 335, L.R. Plot No. 759, area 0.96 Acre,
 R.S. Plot No. 338, L.R. Plot No. 761, area 0.55 Acre,
 R.S. Plot No. 336, L.R. Plot No. 819, area 0.19 Acre,
 R.S. Plot No. 439, L.R. Plot No. 720, area 1.03 Acre,
 R.S. Plot No. 440, L.R. Plot No. 801, area 0.19 Acre,
 R.S. Plot No. 446, L.R. Plot No. 736, area 0.04 Acre,

under Mouza - Ujanu, J.L. No. 85, under P.S. Matigara, in the District of Darjeeling, for the remaining un-expired period of the Lease of 99 years commencing from the 23rd day of April, 2002 granted under the parent lease land more fully delineated in the **MAP** or **PLAN** marked as English letter "C" annexed hereto and butted and bounded as follows:

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

ON THE SOUTH : Plot No. 335/759 (P);

ON THE EAST : Land of Assignor to be transferred to PCM Chemicals Pvt. Ltd. ;

ON THE WEST : Land of Assignor hereof to be transferred to LOVELY Mercantile Pvt. Ltd.;

LUXMI TOWNSHIP & HOLDINGS LIMITE
 ERSTWHILE LUXMI TOWNSHIP, LIMITE

(Hemanta Kalit
 Authorised Signato

PCM CHEMICALS PRIVATE LIMITED
 Authorised Signatory

Pramp Das

PCM CHEMICALS PRIVATE LIMITED
 Authorised Signatory

EM SQUARE HOMES PVT. LTD.

Manoj Kumar
 Director

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

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

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

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

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

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

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

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

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

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

EM SQUARE HOMES PVT. LTD.


Director

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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


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

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

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

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

EM SQUARE HOMES PVT. LTD.


Director

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

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

R.S. Plot No. 299, L.R. Plot No. 811, area 2.58 Acre,
R.S. Plot No. 301, L.R. Plot No. 806, area 0.07 Acre,
R.S. Plot No. 303, L.R. Plot No. 808, area 0.06 Acre,
R.S. Plot No. 305, L.R. Plot No. 810, area 0.04 Acre,
R.S. Plot No. 335, L.R. Plot No. 759, area 0.32 Acre,
R.S. Plot No. 336, L.R. Plot No. 819, area 0.20 Acre,
R.S. Plot No. 439, L.R. Plot No. 720, area 0.07 Acre,
R.S. Plot No. 440, L.R. Plot No. 801, area 0.25 Acre,

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

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

EM SQUARE HOMES PVT. LTD.


Director

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

SIGNED, SEALED AND DELIVERED by the **ASSIGNOR** above named through its authorized officer Mr. Hemanta Kalita authorized by Board Resolution dated 21st Day of August, 2017 in the presence of:

Sunandilā Guha
Uttorayan, Matigara

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

LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

[Signature]
(Hemanta Kalita)
Authorised Signatory

SIGNED, SEALED AND DELIVERED by the **ASSIGNEE** above named at Bagdogra the presence of:

Dhrubagyoti Dey
Lat. Dakshina Konjan Dey
Paticolony Road No 1
P.O Pradhannagar
Dist Darjeeling

The Contents of this deed understood personally by me / us

PCM CHEMICALS PRIVATE LIMITED

[Signature]
Authorised Signatory

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

[Signature] Mohanta
Advocate, Siliguri

Regd. No. WB-1034 of 2002.

EM SQUARE HOMES PVT. LTD.

[Signature]
Director

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

Memo No. 44 / Special (Cell)/17

dated: 15/02/2017

From : The District Land & Land Reforms Officer
Darjeeling
To : The Director
M/s Luxmi Township Ltd
Kishore Bhawan, 17, R.N Mukhrjee Rd
Kol - 01
Sub : Transfer of leasehold Land.
Ref. : Memo No 201/ SDLLRO/ Slg dated 07.02.2017

With reference to above ref memo permission is hereby accorded to the Lessee, M/s Luxmi Township Ltd to assign his lease hold right in respect of Plot. No 299,301,303,305,335,336 & 439,440 (RS) 811,806,808,810,759,819,720,801 (LR) in Mouza Ujanu, J.L No 86 having an area 3.59 Acs of his leasehold interest to M/s PCM Chemicals Pvt Ltd, Uttorayon , as detailed in the schedule below, for the unexpired period of lease on the same terms and conditions as mentioned in the original lease deed of Luxmi Township Limited in addition to the following terms and conditions.

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

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

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

SCHEDULE

Dist	P.S	Mouza	J.L. No	Plot No (RS)	Plot No (L.R)	Area (In Acs)
Darjeeling	Matigara	Ujanu	86	299,301,303,305,335,336 & 439,440	811,806,808,810,759,819,720,801	3.59 Acs

With Draft
District Land & Land Reforms Officer
Darjeeling

Memo No. 44 /1(2)/Spl.(Cell)/17

dated: 15/02/2017

Copy forwarded for information to:-

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

Copy 14022017
District Land & Land Reforms Officer
Darjeeling.

EM SQUARE HOMES PVT. LTD

Mark to my
Director

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

PURCHASER :-PCM CHEMICALS Pvt. Ltd.
Registered Office at 410 Swaika Centre 4A Pollock Street,
Kol-01. PLOT AREA=3.59 Acre (More or Less)

LAND SCHEDULE :-

Mouza Ujanu J.L No.- 86

Sheet No.-2 Khatian No -307

Plot No. Area In

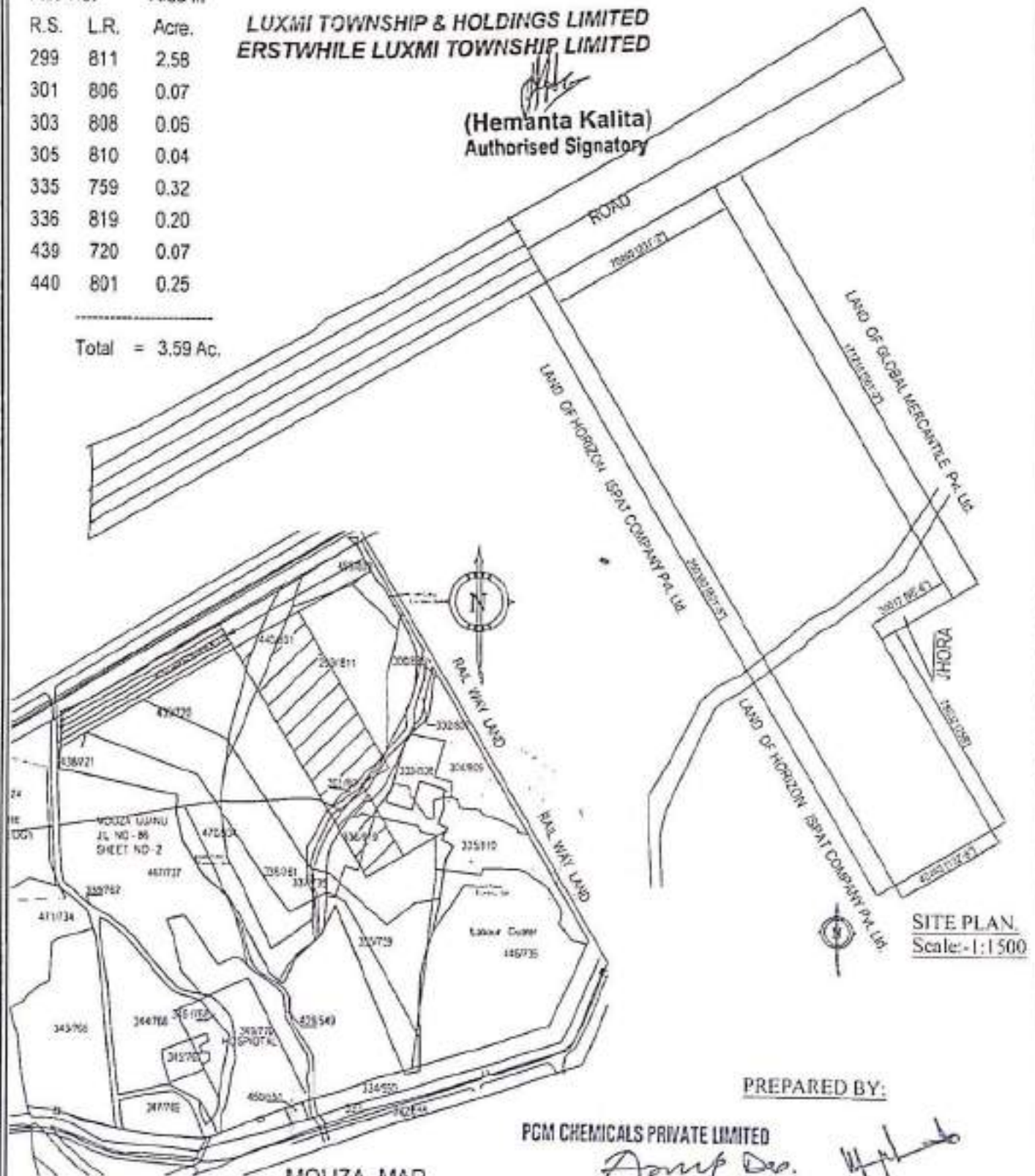
R.S.	L.R.	Acre.
299	811	2.58
301	806	0.07
303	808	0.06
305	810	0.04
335	759	0.32
336	819	0.20
439	720	0.07
440	801	0.25

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

(Signature)
**(Hemanta Kalita)
Authorised Signatory**

Authorised Representative.- Shri Niranjan Kumar Mittal
S/O Late. Punam Chand Mittal.
Resident of PCM House. 2nd. Mile. Sevok Road, Siliguri.

Total = 3.59 Ac.



SITE PLAN.
Scale:-1:1500

**MOUZA MAP
SCALE :-16"= 1 MILE.**

SOLD AREA SHOWN IN HATCH MARK.

PREPARED BY:

PCM CHEMICALS PRIVATE LIMITED

(Signature)
Authorised Signatory

M/S. B.M. DAS & SONS
(GOVT. APPROVED SURVEYOR.)
(REGD. NO -4-58555)

EM SQUARE HOMES PVT. LTD.

(Signature)
Director

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



LUXMI TOWNSHIP & HOLDINGS LIMITED
ERSTWHILE LUXMI TOWNSHIP LIMITED

Hemanta Kalita

Signature

(Hemanta Kalita)
Authorised Signatory

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

Signature

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



Anup Das

PCM CHEMICALS PRIVATE LIMITED

Anup Das
 Authorised Signatory

Signature

EM SQUARE HOMES PVT. LTD.

Manish Kumar
 Director



Adl. Dist. Lab. Office,
Siliguri-II, West Bengal, Dist. Darjeeling

07 MAR 2018

EM SQUARE HOMES PVT. LTD.

[Handwritten Signature]
Director

PCM CHEMICALS PRIVATE LIMITED

CIN - U24117WB1998PTC086811

410, SWAIKA CENTRE, 4A POLLOCK STREET, 4TH FLOOR, KOLKATA - 700 001
Tel: 033 - 22264856, Fax - 0353-2540734, Email: pcm@pcmgrouppco.in

EXTRACTS

Certified True Copy from the minutes of Board Meeting of PCM Chemical Private Ltd. held on, 20.01.2018 at its corporate office at PCM Tower, 2nd Mile, Sevoke Road, Siliguri - 734001 at 11.00 A.M.

The Chairman informed the board that Company shall take fresh lease of Land admeasuring about 3.59 acres located in Mouja Ujanu, JL No - 86, P.S. Matigara in Siliguri in the District of Darjeeling, West Bengal. Accordingly it was resolved as under:-

Resolved that the Company be and is hereby authorized to acquire lease of land admeasuring about 3.59 acres located in Mouja Ujanu, JL No - 86, P.S. Matigara in Siliguri in the District of Darjeeling, West Bengal from Luxmi Township & Holding Ltd (bearing CIN: U70101WB1994PLC063441).

Resolved Further That "Mr. Anup Das, S/o/ Late Humangsa Das residing at Siliguri be is hereby authorized to sign all documents, agreements, deeds and any relevant papers, make submissions and collect all relevant documents, and represent the company in front of the Seller or Assignor or any other authority by whatever name may be called for carrying out the said transfer and complete all administrative revenue and legal formalities. He is further authorized to effectuate all relevant requisitions to get the document of conveyance appropriately registered before the Registering Authority and to acquire a clear marketable title pertaining to the said property

Resolved Further That the copies of the foregoing resolutions certified to be true copies by one of the Director of the company, be furnished to the respective authority and they be requested to act there on.

Sd.
Chairman

Certified to be true copy

PCM CHEMICALS PRIVATE LIMITED

Niranjan Kumar Mittal
Director DIRECTOR
Niranjan Kumar Mittal
DIN: 00240497

LUXMI HOMES PVT. LTD.

Manoj Kumar
Director



My Profile

PAN Details	Principal Contact	Address	Contact Details
PAN			AACCP6404B
Name			PCM CHEMICALS PVT LTD
Date of Birth			24/03/1998
Gender			
Category			Company
Address			410, SWAIKA CENTRE, 4A POLLOCK STREET, KOLKATA, WEST BENGAL, 700001
Status			Active
Indian Citizen			Yes
Jurisdiction Details			
Area Code			WBG
AO Type			W
Range Code			105
AO Number			2
Jurisdiction			WARD 5(2), KOLKATA
Building Name			AAYAKAR BHAVAN, KOLKATA
Email ID			KOLKATA.ITOS.2@INCOMETAX.GOV.IN

EM SQUARE HOMES PVT. LTD.

M. S. G. K. P. J.
Director

স্থায়ী হিসাব নম্বর / PERMANENT ACCOUNT NUMBER

AEWPD0097G



নাম / NAME
ANUP DAS

পিতার নাম / FATHER'S NAME
HIMANSHU DAS

জন্ম তারিখ / DATE OF BIRTH
26-03-1968

স্বাক্ষর / SIGNATURE

Anup Das

Anup Das

স্বাক্ষর নম্বর, স.স. / 111

COMMISSIONER OF INCOME TAX, WB. - II

এই কার্ড কে খোঁ / ফিল কার্ড খর কৃপা করি করবে
কারি করিয়ারী খো পুত্রি / সনক খর হে
কৃপা করবে সনক(কৃপা করি করিয়ারী),
ক-7,
কিংস কংক্রিট,
কলকাতা - 700 069.

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

Major Information of the Deed

Deed No.:	I-0403-01407/2018	Date of Registration	07/03/2018
Query No / Year	0403-0000173184/2018	Office where deed is registered	
Query Date	02/02/2018 10:44:25 PM	A.D.S.R. BAGDOGRA, District: Darjeeling	
Applicant Name, Address & Other Details	D K Agarwal Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9999999999, Status : Solicitor firm		
Transaction	Additional Imposition		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 9,44,79,825/-	Rs. 12,47,76,000/-		
Stamp Duty Paid (SD)	Registration Fee Paid		
Rs. 74,86,580/- (Article:63)	Rs. 12,47,774/- (Article:A(1), E, E)		
Remarks			

Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-299	RS-260	Bastu	Bastu	2.58 Acre	6,78,99,150/-	8,87,52,000/-	Property is on Road
L2	RS-301	RS-260	Bastu	Bastu	0.07 Acre	18,42,225/-	24,08,000/-	Property is on Road
L3	RS-303	RS-260	Bastu	Bastu	0.06 Acre	15,79,050/-	20,64,000/-	Property is on Road
L4	RS-305	RS-260	Bastu	Bastu	0.04 Acre	10,52,700/-	13,76,000/-	Property is on Road
L5	RS-335	RS-260	Bastu	Bastu	0.32 Acre	84,21,600/-	1,10,08,000/-	Property is on Road
L6	RS-336	RS-260	Bastu	Bastu	0.2 Acre	52,63,500/-	68,80,000/-	Property is on Road
L7	RS-439	RS-260	Bastu	Bastu	0.07 Acre	18,42,225/-	26,88,000/-	Property is on Road
L8	RS-440	RS-260	Bastu	Bastu	0.25 Acre	65,79,375/-	96,00,000/-	Property is on Road
TOTAL :					359Dec	944,79,825 /-	1247,76,000 /-	
Grand Total :					359Dec	944,79,825 /-	1247,76,000 /-	

Transferor Details :

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












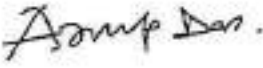


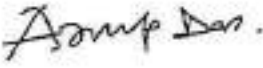


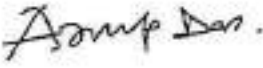
Major Information of the Deed :- I-0403-01407/2018-07/03/2018

(Handwritten Signature)

Transferee Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	PCM CHEMICALS PVT LTD 410 Swatika Centre, 4A Pollock Street., P.O:- Pollock Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AACCP6404G, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <tr> <td> Mr Hemanta Kalita (Presentant) Son of Late Ganti Ram Kalita Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 23 2018 2:04PM</td> <td>LTI</td> <td>23/02/2018</td> <td></td> </tr> </table> <p>Uttorayon, P.O:- Matigara, P.S:- Matigara, District:-Darjeeling, West Bengal, India, PIN - 734010, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD (as Authorised Signatory)</p>	Mr Hemanta Kalita (Presentant) Son of Late Ganti Ram Kalita Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office				Feb 23 2018 2:04PM	LTI	23/02/2018	
Mr Hemanta Kalita (Presentant) Son of Late Ganti Ram Kalita Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office									
Feb 23 2018 2:04PM	LTI	23/02/2018							
2	<table border="1"> <tr> <td> Mr Anup Das Son of Late Punam Chand Mittal Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 23 2018 2:04PM</td> <td>LTI</td> <td>23/02/2018</td> <td></td> </tr> </table> <p>Sevoke Road Siliguri, P.O:- Siliguri, P.S:- Bhaktinagar, Siliguri Mc, District:-Jalpaiguri, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : PCM CHEMICALS PVT LTD (as authorised singnatory)</p>	Mr Anup Das Son of Late Punam Chand Mittal Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office				Feb 23 2018 2:04PM	LTI	23/02/2018	
Mr Anup Das Son of Late Punam Chand Mittal Date of Execution - 23/02/2018, , Admitted by: Self, Date of Admission: 23/02/2018, Place of Admission of Execution: Office									
Feb 23 2018 2:04PM	LTI	23/02/2018							

Identifier Details :

Name & address	Date
Dhrubajyoti Dey Son of Late Dakshina Ranjan Dey Pali Colony, P.O:- Siliguri, P.S:- Siliguri, District:-Darjeeling, West Bengal, India, PIN - 734001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Hemanta Kalita, Mr Anup Das	23/02/2018
Dhrubajyotidcy	

Major Information of the Deed :- I-0403-01407/2018-07/03/2018

(Handwritten signature)

Endorsement For Deed Number : 1 - 040301407 / 2018

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

Presented for registration at 13:20 hrs on 23-02-2018, at the Office of the A.D.S.R. BAGDOGRA by Mr Hemanta Kalita .

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 12,47,76,000/-

Admission of Execution (Under Section 58, WB Registration Rules, 1962) (Representative)

Execution is admitted on 23-02-2018 by Mr Hemanta Kalita, Authorised Signatory, LUXMI TOWNSHIP & HOLDINGS LIMITED ERSTWHILE LUXMI TOWNSHIP LTD, Kishore Bhavan 17 R N Mukherjee Road, P.O:- R N Mukherjee Road, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Dhrubajyoti Dey, , Son of Late Dakshina Ranjan Dey, Pati Colony, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business

Execution is admitted on 23-02-2018 by Mr Anup Das, authorised signatory, PCM CHEMICALS PVT LTD, 410 Swaika Centre, 4A Pollock Street,, P.O:- Pollock Street, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Dhrubajyoti Dey, , Son of Late Dakshina Ranjan Dey, Pati Colony, P.O: Siliguri, Thana: Siliguri, , Darjeeling, WEST BENGAL, India, PIN - 734001, by caste Hindu, by profession Business



Suraj Lepcha

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
Darjeeling, West Bengal

Date: 07/03/2018

Certificate of Admissibility (Rule 43, WB Registration Rules 1962)

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

Payment of fees

Certified that required Registration Fees payable for this document is Rs 12,47,774/- (A(1) = Rs 12,47,760/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 12,47,774/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2018 12:00AM with Govt. Ref. No: 192017180187026792 on 02-03-2018, Amount Rs: 12,47,774/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90001277 on 02-03-2018, Head of Account 0030-03-104-001-16



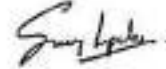
Major Information of the Deed :- I-0403-01407/2018-07/03/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 74,86,580/- and Stamp Duty paid by Stamp Rs 5,000/-, by online = Rs 74,81,580/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-
 2. Stamp: Type: Impressed, Serial no 2864, Amount: Rs.5,000/-, Date of Purchase: 25/01/2018, Vendor name: T Roy
- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/03/2018 12:00AM with Govt. Ref. No: 192017180187026792 on 02-03-2018, Amount Rs: 74,81,580/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90001277 on 02-03-2018, Head of Account 0030-02-103-003-02



Suraj Lepcha

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA**

Darjeeling, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0403-2018, Page from 28553 to 28590

being No 040301407 for the year 2018.



Digitally signed by Suraj Lepcha
Date: 2018.03.07 14:07:09 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 07/03/2018 14:06:34
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BAGDOGRA
West Bengal.

(This document is digitally signed.)
