

06737/14

I-07063/14



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20/1/14

पश्चिम बंगाल WEST BENGAL
9-16936/14

N/E-1847/14
T 068423

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

[Signature]
Additional Registrar
of Assurances-1 Kolkata
02.0.14

DECLARATION
THIS DEED OF MODIFICATION/~~DECLARATION~~ made on this
...30th... day of ...J.S.14... Two Thousand and Fourteen;

BETWEEN

INDIAN CHURCH TRUSTEES, a body incorporated by Royal Charter dated 11th June, 1929 under the provisions of Sub-Section (1) of Section 6 of the Indian Church Act, 1927 and having its office at "Bishop's House", 51, Chowringhee Road, Kolkata - 700071 represented by its Trustees The Revd. Nigel Llewellyn Pope son of Late Llewellyn Pope residing at 1A, Cathedral Road, Police Station Hastings, Kolkata-700071 and Mr. Terence Ireland, son of Late Douglas Ireland and residing at 165, A.J.C.Bose Road, Police Station Beniapukur, Kolkata-700014, hereinafter referred to as the "LESSOR" (P.A.N. No. AAATI4775Q) (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the FIRST PART;

AND

[Signature]
[Signature]

[Signature]
ATTESTED

R.K. DATTA
NOTARY
Govt. of India
243, Banksha Street
Kolkata



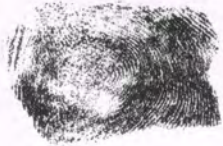
02 FEB 2015

B. K. Jain & Co
Advocates
6A, K. S. Roy Rd
Kol - 1

42660

Sold to.....
Address.....
Value. <u>100</u>
24 JUL 2014
L.S.V., High Court Sujit Sarker High Court, A S

[Handwritten signature]



4257

For Altamira Projects LLP,

[Handwritten signature]

Designated Partner

ANSHUMAN AGARWAL



4258 C

For Altamira Projects LLP,

[Handwritten signature]

Designated Partner

DHRUV AGARWALA

Nigel Hewelbyn Pope



4253 C

INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071



4254 C

Terence Hamilton Ireland

INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071



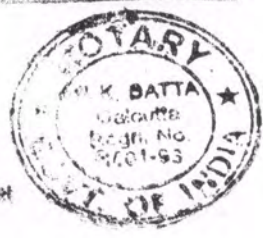
Vikram Poddar
S10 Late Jagdish Prasad Poddar
Shreeking Apartment
6, Alipore Avenue
Kolkata - 700027
Business

2007
FEE

30 JUL 2014

ATTESTED

PK. DATTA
NOTARY
General India
243, Park Street
Calcutta




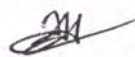

MESSRS ALTAMIRA PROJECTS LLP a Limited Liability Partnership within the meaning of Limited Liability Partnership Act 2008, having its registered office at No. 6, Waterloo Street, Police Station Hare Street, Kolkata-700 069, represented by its Designated Partners **Sri Anshuman Agarwal** son of Sri Arun Agarwal and residing at No.207A, Rash Behari Avenue, Police Station Gariahat, Kolkata-700 019 and also **Sri Dhruv Agarwala** son of Sri Ashok Agarwala and residing at 1A, Cornfield Road, Police Station Gariahat, Kolkata-700 019, by virtue of Resolution dated 29th March 2014 duly passed by its Partners, hereinafter referred to as the "**LESSEE**" (P.A.N. No. AAZFA4420H) (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **SECOND PART**;

AND

MESSRS HOOGLY INK CO. LTD., a Company within the meaning of the Companies Act, 1956, having its registered office at No.67A, Pramothesh Barua Sarani, Police Station Karaya, Kolkata - 700019 represented by its Authorised Signatory **Sri Sushil Kumar Poddar** son of Late Nand Lal Poddar and residing at 42C, Ballygunge Circular Road, Police Station Ballygunge, Kolkata-700 019 by virtue of Resolution dated 30.09.1983 duly passed by its Board of Directors, hereinafter referred to as the "**FIRST CONFIRMING PARTY**" (P.A.N. No. AFTPP5892D) (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the **THIRD PART**;




AND



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P.K. DATTA
NOTARY
Govt of India
263, Barabari Street
Kolkata.


02 FEB 2015



5255C

For HOOGHLY INK CO. LTD.

Director/Authorised Signatory

Sushil Kumar Podder



5256C

For Hooghly Ink Co. (Bombay) Ltd.

Authorised Signatory

A. R. Ghosh

A. R. Ghosh

Sushil Kumar Podder

Utkarsh Podder

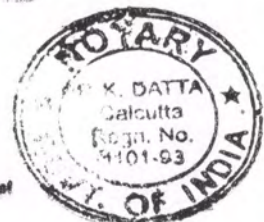


NOTARY PUBLIC
OF INDIA
30 JUL 2014

02 FEB 2014

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P. K. DATTA
NOTARY
Govt of India
243, Barindra Street
Calcutta



MESSRS HOOGHLY INK CO. (BOMBAY) LTD., a Company within the meaning of the Companies Act, 1956, having its registered office at No.67A, Pramothesh Barua Sarani, Police Station Karaya, Kolkata - 700019 represented by its Authorised Signatory **Sri Arun Kumar Agarwal** son of Late Sri Rama Nand Agarwala, of No. 1A, Cornfield Road, Police Station Gariahat, Kolkata-700 019 by virtue of Resolution dated 26.04.2014 duly passed by its Board of Directors, hereinafter referred to as the "**SECOND CONFIRMING PARTY**" (P.A.N. No. AABCH5488H) (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in office and/or assigns) of the FOURTH PART;

AND

(1) SRI ARUN KUMAR AGARWALA, son of Late Sri Rama Nand Agarwala, of No. 1A, Cornfield Road, Police Station Gariahat, Kolkata-700019 (P.A.N. No. AFTPP5892D) **AND** (2) SRI SUSHIL KUMAR PODDAR son of Late Nand Lal Poddar and residing at 42C, Ballygunge Circular Road, Police Station Ballygunge, Kolkata-700019, (P.A.N. No. AFTPP5892D), hereinafter jointly referred to as the "**THIRD CONFIRMING PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and/or assigns) of the FIFTH PART;

WHEREAS:

(A) The Indian Church Trustees, the Lessor herein at all times has been and still is the absolute owner in respect of the Land and Premises commonly known as "Bishop's College" situated lying at amongst other premises, Municipal Premises No.67A, Ballygunge Circular Road (now known as Pramotheshi Barua Sarani), Kolkata - 700019.

ATTESTED
K. DATTA
Kolkata
Pan. No.
1101-93
Govt. of India
883, 8th Street
SC-1115



02 FEB 2015

(B) By an Indenture of Lease dated the 7th day of June, 1967 registered in Book No.I, Volume No.96, Pages 288 to 295, Being No.3079 for the year 1967 at the office of the Registrar of Assurances, Kolkata, the Lessor herein had demised unto Messrs Hooghly Ink Co. Ltd., the First Confirming Party herein All That the piece or parcel of land admeasuring an area of 1 Bigha, 13 Cottahs, 12 Chittacks and 14 Square Feet more or less together with building, hereditament, message, tenement and premises whatsoever lying erected and/or built thereon situate and lying within the Bishop's College Complex being portion of Premises No.67A, Ballygunge Circular Road (now named Pramothes Barua Sarani), Kolkata-700 019, more fully described in the Schedule thereunder written (hereinafter referred to as the "said Premises") for a period of 10 (ten) years commencing from the 1st January, 1966 with option for renewal of the said term and at the lease rent and on the terms recorded therein.

(C) The term of the said Indenture of Lease dated the 7th June, 1967 having expired the Confirming Parties herein had jointly agreed and decided to acquire the Lease in respect of Northern ½ (one-half) portion of the "said Premises" in the name of their nominee Messrs Altamira Projects LLP and in respect of Southern ½ (one-half) portion of the "said Premises" in the name of their nominee Messrs Trimurti Villa Private Limited and accordingly, they had approached the Lessor.

(D) The Indian Church Trustees, the Lessor herein on being approached and requested by the Confirming Parties as aforesaid and also by virtue of the decision taken at their full Board Meeting held on 14th November 1981 and further after negotiations with the confirming parties duly agreed to grant two separate Leases respectively in respect of the Northern Portion of the "said premises" and Southern Portion of the "said premises" respectively in favour of Messrs Altamira Projects LLP and Messrs

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NO. 1101-93
Registrar of Assurances
Kolkata Street
Kolkata



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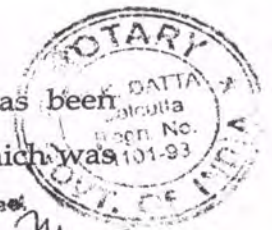
Trimurti Villa Private Limited, both nominees of the Confirming Parties at or for the agreed non-refundable and non-adjustable premium and the agreed monthly lease rent and on agreed terms and conditions.

(E) In pursuance of the said recommendation and nomination made by the Confirming Parties as aforesaid, the Lessor agreed vide its resolution in the meeting dated 3rd December 2013 to demise unto and in favour of the Lessee abovenamed All That the Northern portion of the "said Premises", at or for the agreed non refundable and non adjustable premium amount and also the agreed monthly lease rent and on agreed terms and condition.

(F) By virtue of an Indenture of Lease dated 14th May 2014 registered at the office of the Additional Registrar of Assurances-I, Kolkata, copied in Book No. I, CD Volume No.9, Pages from 2093 to 2127 being Deed No. 04297 for the year 2014, the Indian Church Trustees, the Lessor herein has Leased out unto and in favour of Messrs Altamira Projects LLP, the Lessee above named All That the Northern ½ (one-half) of the premises being the piece or parcel of land ad-measuring an area of 16 Cottahs 14 Chittacks and 7 Square Feet be the same a little more or less together with pucca brick built building, garages, outhouses, hereditaments, tenements and premises lying erected and/or built thereon situate and lying within the Bishop's College Complex being portion of Municipal Premises No.67A, Pramothesh Barua Sarani (formerly Ballygunge Circular Road), Police Station - Karaya, Ward No. 63, Kolkata - 700019, (hereinafter referred to as the "demised Premises") and the same shown and delineated in Green borders in the map or plan marked "X" annexed thereto and also more fully and particularly described in the *Third Schedule* there under written.

(G) It has since transpired that due to inadvertence, there has been mistake in the said plan in respect of the "demised Premises" which was

ATTESTED



P. K. Datta
Govt. Notary
73, Bankshall Street
Calcutta

02 FEB 2015

marked "X" and annexed to the said Indenture of Lease dated 14th May 2014.

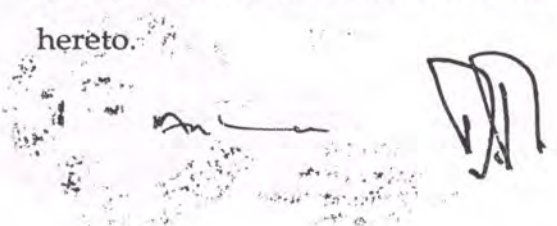
(H) In view of the above, the parties hereto are desirous of suitably modifying and/or rectifying the said hereinbefore in part recited registered Indenture of Lease dated 14th May 2014 made between the parties hereto, in the manner and to the extent as hereafter stated.


(I) These presents are supplemental to the said hereinbefore in part recited registered Indenture of Lease dated 14th May 2014.

NOW THIS INDENTURE WITNESSETH that in the premises aforesaid and in pursuance of the said Agreement, the said hereinbefore in part recited registered Indenture of Lease dated 14th May 2014 be and the same is hereby modified and/or rectified by replacing the plan in respect of the said "demised Premises" marked "X" annexed hereto in place and stead of the plan marked "X" annexed to the said Indenture of Lease dated 14th May 2014;

AND THAT the said registered Indenture of Lease dated 14th May 2014 should be read and construed as if the plan in respect of the said "demised Premises" marked "X" annexed hereto has always been lying annexed with and formed part of the said Indenture of Lease dated 14th May 2014;

AND the parties hereto hereby agree, declare and confirm that save as modified and/or rectified in the manner and to the extent as hereinbefore stated, the said hereinbefore in part recited Indenture of Lease dated 14th May 2014 shall continue to be legal, valid and binding in full force and virtue AND THAT this Deed shall be deemed to be supplemental to the said Indenture of Lease dated 14th May 2014 made between the parties hereto.



ATTESTED
NOTARY
GOVT. OF INDIA
75-2, Birla Industrial Street
Calcutta.


02 FEB 2015

IN WITNESS WHEREOF the Vendors above named has hereunto put their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED

by the LESSOR abovenamed at Kolkata in the presence of:

[Signature]
Sanchita Binns
51, Chowringhee Rd
Kolkata 700071
Bradley Richard Samuel
51 Chowringhee Rd. K1-71

Nigel Llewellyn Pope
INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071

Terence Hamilton Ireland
INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071

SIGNED SEALED AND DELIVERED

by the LESSEE abovenamed at Kolkata in the presence of:

Mahendra Patni
2A Saket Bose Road
Kolkata 700020

For Altamira Projects LLP,

[Signature]
Designated Partner

[Signature]
For Altamira Projects LLP,
Designated Partner

SIGNED SEALED AND DELIVERED

by the FIRST CONFIRMING PARTY abovenamed at Kolkata in the presence of:

Mahendra Patni

For HOOGHLY INK CO. LTD.

[Signature]
Director/Authorized Signatory

ATTESTED

P.K. DATTA
NOTARY
Govt. of India
243, Bankim Street
Calcutta.



02 FEB 2015

SIGNED SEALED AND DELIVERED
by the **SECOND CONFIRMING PARTY** abovenamed at Kolkata in the presence of:

For Hooghly Ink Co. (Bombay) Ltd.

[Handwritten Signature]
Authorized Signatory

meherasa patni

SIGNED SEALED AND DELIVERED
by the **THIRD CONFIRMING PARTY** abovenamed at Kolkata in the presence of:

[Handwritten Signature]
[Handwritten Signature]

meherasa patni

[Handwritten Signature]

Prepared & Drafted by: B.K.Jain & Co.
(Advocates), 6A, K. S. Roy Road,
Kolkata-700001.



ATTESTED

[Handwritten Signature]
P.K. DATTA
NOTARY
Govt. of India
243, Barikesh Street
Calcutta

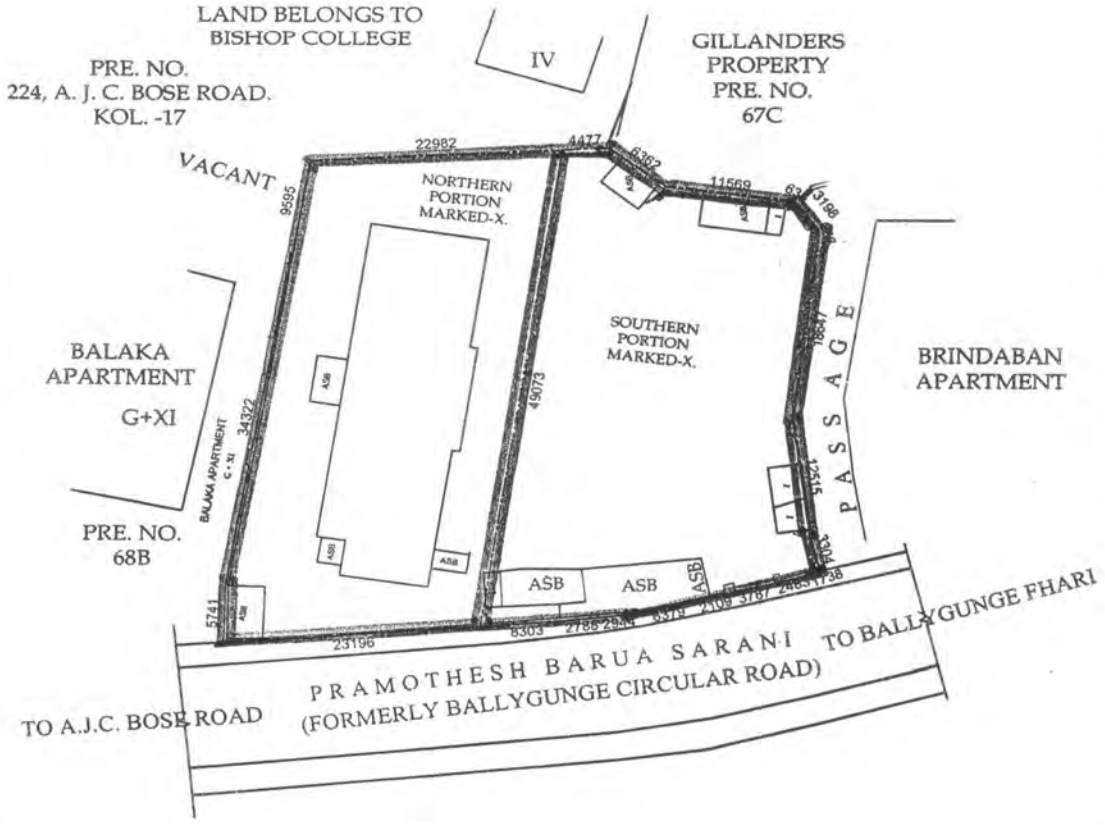


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X

**SITE PLAN OF PREMISES NO.67A,
BALLYGUNGE CIRCULAR ROAD, K. M. C. WARD NO.69,
BOROUGH - VIII, KOLKATA-700019**

SCALE = 1 : 600



DRAWN BY:-

For Altamira Projects LLP,

[Signature]
Designated Partner

For HOOGHLY INK CO. LTD.

[Signature]
Director/Authorised Signatory

Nigel Llewellyn Pope

INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071

ATTESTED



For Hooghly Ink Co. (Bombay) Ltd.

[Signature]
Authorised Signatory












P.K. DATTA
NOTARY
Public of India
No. 1101-2005
Kolkata












INDIAN CHURCH TRUSTEES
51, CHOWRINGHEE ROAD
KOLKATA - 700 071
02 FEB 2006








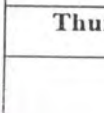
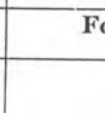
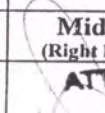
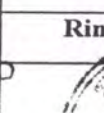
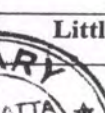
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Designated
[Signature]

[Signature]

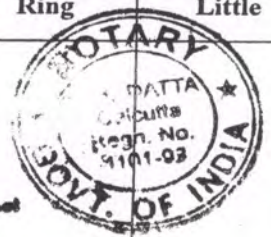
SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Nigel Hewelllyn Pope</i>					
						

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Terence Hamilton Ireland</i>					
						



Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
						
						


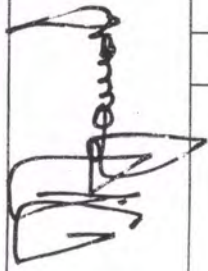





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 P.K. DATTA
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 Govt. of India
 263, Bankasha Street
 Calcutta.


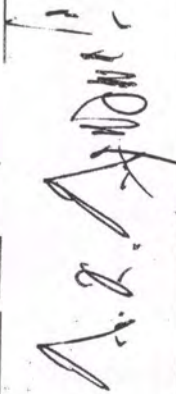


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SPECIMEN FORM FOR TEN FINGERPRINTERS

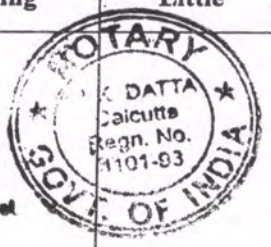
Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	

Sl. No.	Signature of the executants/and/ or purchaser Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb	
							
		Thumb	Fore	Middle (Right Hand)	Ring	Little	

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P.K. DATTA
 NOTARY
 Govt. of India
 243, Bankshall Street
 Calcutta.



02 FEB 2015



Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 07063 of 2014
(Serial No. 06737 of 2014 and Query No. 1901L000016936 of 2014)

On 30/07/2014

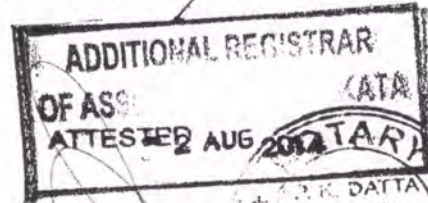
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15.55 hrs on :30/07/2014, at the Private residence by Anshuman Agarwal, one of the Claimants.

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

Execution is admitted on 30/07/2014 by

1. Nigel Llewellyn Pope
Trustee, Indian Church Trustees, Bishops House, 51, Chowringhee Road, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071.
, By Profession : Others
2. Terence Ireland
Trustee, Indian Church Trustees, Bishops House, 51, Chowringhee Road, Kolkata,
Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, Pin :-700071.
, By Profession : Others
3. Sushil Kumar Poddar
Authorised Signatory, M/ S. Hooghly Ink Co. Ltd., 67 A, Pramothesh Barua Sarani, Kolkata,
Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Others
4. Arun Kumar Agarwal
Authorised Signatory, M/ S. Hooghly Ink Co. (Bombay) Ltd., 67 A, Pramothesh Barua Sarani, Kolkata,
Thana:-Karaya, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Others
5. Arun Kumar Agarwala, son of Lt. Sri Rama Nand Agarwala , 1 A, Cornfield Rd.(R.K.Mukherjee Sarani),
Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste
Hindu, By Profession : Others
6. Sushil Kumar Poddar, son of Lt. Nand Lal Poddar , 42 C, Ballygunge Circular Road, Kolkata,
Thana:-Bullygunge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste
Hindu, By Profession : Others
7. Anshuman Agarwal
Designated Partner, M/ S. Altamira Projects L L P, 6, Waterloo Street, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others
8. Dhruv Agarwala
Designated Partner, M/ S. Altamira Projects L L P, 6, Waterloo Street, Kolkata, Thana:-Hare Street,
District:-Kolkata, WEST BENGAL, India, Pin :-700069.
, By Profession : Others



P.K. DATTA
NOTARY
(Ditabandhu Roy)

ADDL. REGISTRAR OF ASSURANCE I OF KOLKATA

143, Be... Endorsement Page 1 of 2
Calcutta.

02/08/2014 13:09:00

02 FEB 2015



**Government Of West Bengal
Office Of the A.R.A. - I KOLKATA
District:-Kolkata**

**Endorsement For Deed Number : I - 07063 of 2014
(Serial No. 06737 of 2014 and Query No. 1901L000016936 of 2014)**

Identified By Vikram Poddar, son of Lt. Jagadish Prasad Poddar, 6, Alipore Avenue, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Business.

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 02/08/2014

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 : 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 73.00/-, on 02/08/2014

(Under Article : ,E = 7/- ,I = 55/- ,M(a) = 7/- ,M(b) = 4/- on 02/08/2014)

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.- /-

Certified that the required stamp duty of this document is Rs.- 10 /- and the Stamp duty paid as: Impressive Rs.- 100/-

(Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



**ADDITIONAL REGISTRAR
OF AS
- 2 AUG 2014
P.K. DATTA (Dinabandhu Roy)
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA**

Govt. of West Bengal
243, Bankshaal Street
Calcutta.

NOTARY
P.K. DATTA
Calcutta

Endorsement Page 2 of 2
OF 19

02/08/2014 13:09:00

02 FEB 2015

~~~~~  
DATED THIS 30th DAY OF JULY..... 2014  
~~~~~

BETWEEN

THE INDIAN CHURCH TRUSTEES

..... LESSOR

AND

MESSRS ALTAMIRA PROJECTS LLP

..... LESSEE

AND

MESSRS HOOGHLY INK CO.LTD.

..... FIRST CONFIRMING PARTY

AND

MESSRS HOOGHLY INK CO. (BOMBAY) LTD.

..... SECOND CONFIRMING PARTY

AND

(1) SRI ARUN KUMAR AGARWAL AND

(2) SRI SUSHIL KUMAR PODDAR

..... THIRD CONFIRMING PARTY

~~~~~  
DEED OF MODIFICATION/RECTIFICATION  
~~~~~

ATTESTED

P.K. DATTA
NOTARY
Govt of India
143, Barfocal Street
Calcutta.



2 FEB 2015

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 334 to 349
being No 07063 for the year 2014.



MR

(Dinabandhu Roy) 07-August-2014
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal

WITNESSED

AK
Govt. Secy
203, Bank Street
Calcutta - 700 001



02 FEB 2015