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RUPEES

Rs.10

INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

48AB 396184

1903-2-1713083/2021

Lease term - 9 yrs.

Amount Rs. 10,00,000/-

A.A. Rent Rs. 20,83,500/-

Registered  
Document  
Additional Registrar

A.R.A.  
III

INDENTURE OF LEASE

THIS DEED OF LEASE made on this ...02nd... day of January,

Two Thousand and Twenty One.

BETWEEN

Additional Registrar of  
Assurances III Kolkata

05 JAN 2021

71-250/-  
32-500/-  
750/-

Signature

✓  
**Tanishka Builders Private Limited** (PAN no.AACCT6107C), a Company incorporated under the Companies Act, 1956, having its registered office at 5A, Earle Street, P.O. & P.S. Ballygunge, Kolkata- 700026, District- South 24 Parganas, represented by one of its Director namely Raj Kapoor Bhartia, (Pan no.AEHPB2082G), Aadhaar no.632176130572 and Mobile no.9331019098, son of Late Ranjit Chakraborty, by Faith - Hindu, by Natinality- Indian, by occupation-business, residing at 8, Mukherjee Para Lane, P.O. Dhakuria, P.S. Lake, Kolkata- 700031, District - South 24 Parganas, hereinafter collectively referred to as "**the Lessor**", (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **of the One Part;**

✓  
**- AND -**

**HDB FINANCIAL SERVICES LIMITED** (PAN no.AABCH8761M), a Company incorporated under the Companies Act, 1956, having its Registered Office at Radhika, 2<sup>nd</sup> Floor, Law Garden Road, Navrangpura, Ahmedabad 380009 and Corporate Office at Ground Floor, Zenith House, KKMarg, Opp. Mahalaxmi Race Course, Mahalaxmi, Mumbai -400034, represented by one of its Assistant manager namely Saikat Chakraborty, (Pan no.AHAPC9053E, Aadhaar no 352731668555 and Mobile no.9830917132, son of Late Ranjit Chakraborty, by Faith - Hindu, by Nationality- Indian, by occupation-business, residing at 8, Mukherjee Para Lane, P.O. Dhakuria, P.S. Kasba, Kolkata- 700031, District - South 24 Parganas, hereinafter referred to as "**the Lessee**" (which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **of the Other Part;**

**WHEREAS:**

- a. The Lessor is the absolute owner and seized and possessed of or otherwise well and sufficiently entitled to all that premises which are more particularly described in the schedule annexed herewith, and hereinafter referred to as "**the Leased premises**". The Lessor will provide common parking for as per requirement in leased premises.



- b. The Lessee being in need of premises, has requested the Lessortogranta Lease in respect of the Leased premises, which the Lessor have agreed to grant on the terms and conditions hereinafter appearing;

**NOW THIS LEASE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

**1. GRANT OF LEASE:**

In consideration of the rent specified in the schedule annexed herewith and in further consideration of the covenants hereinafter contained on the part of the Lessee to be paid, observed and performed the Lessor doth hereby demise unto the Lessee for the first time the Leased premises together with all the rights, easements and appurtenances belonging thereto, including the rights as specified in clause No. 3 & 5 hereunder commencing from the date and for the period specified in the schedule annexed herewith.

**2. LESSEE'S COVENANTS:**

The Lessee hereby covenants with the Lessor as follows:

- i. That the Lessee will, during the continuance of this Lease pay to the Lessor the rent as specified in the schedule annexed herewith and that such payment will always be subject to deduction of tax at source, if applicable. However, if Lessee is liable to pay the Goods and Service Tax (GST) to the Lessor then Lessee shall make the payment of monthly lease rent and GST only on receipt of GST registration certificate and monthly invoice and Lessor shall ensure that invoice is delivered to Lessee on or before the 25<sup>th</sup> day of each month.

- ii. The Lessee shall use and occupy the Leased premises as its office and or branch and shall permits only its employees, representatives, customers, business associates etc., the use thereof.
- iii. To use the Leased premises with due care and caution and to keep and maintain the same in good order and condition;
- iv. To promptly pay upon receipt of supporting from the Lessor only the actual charges towards electricity consumed by the Lessee in the Leased premises on the basis of separate meter installed/ to be installed by the Lessor in the Leased premises.
- v. To observe and perform all the rules, regulations and bye-laws for the time being in force of the Society/ Association or other body of persons that may be appointed to be in charge of the affairs of the building, in which the Leased premises are located;
- vi. To observe all the rules, regulations and bye-laws for the time being in force of the Municipal Corporation/Municipality/Gram Panchayat and/or all other local or other authorities, from time to time, in respect of the Leased premises;
- vii. Not to do or permit to be done upon the Leased premises anything which may be a nuisance and annoyance to the other occupants of the other premises;
- viii. Not to do any acts, deeds, matters or things whereby or by means whereof any loss, harm or injury is caused to the Lessor and/or to the Leased premises;

- ix. On the expiry of the said period of the Lease or anythereof, the Lessee shall deliver the Leased premises in such order and condition as is consistent with the terms, covenants and conditions on the part of the Lessee herein contained (save and except damage to the Leased premises by fire unless the fire is proved to have occurred due to negligence of the Lessee), riots, earthquake, storm, war, civil commotion, acts of God and other conditions over which the Lessee shall have no control) SUBJECT ALWAYS to what is stated hereinafter.
- ix.) Not to do or cause to be done upon the Leased premises anything which will invalidate the insurance in respect of the Leased premises.

**3. LESSEE'S RIGHT**

The Lessor doth hereby covenant with the Lessee that on the Lessee paying the rent hereby reserved and observing and performing the covenants on the part of the Lessee to be observed and performed, the Lessee shall hold and enjoy the Leased premises during the entire tenure, of this Lease or any renewal thereof, without any interruption, disturbance, claim, and/or demand whatsoever, by the Lessor or any person or persons lawfully or equitably claiming by, from, through, under, against or in trust for the Lessor. In case of any interruption, disturbance, claim, and/or demand whatsoever as aforesaid, the Lessor shall indemnify the Lessee for the direct I indirect loss(es) causing I caused to Lessee within such period as the Lessee may notify to Lessor failing which the Lessee may charge 18% interest on the amount claimed for the period of delay.

#### 4. LESSOR'S COVENANTS

The Lessor hereby covenants with the Lessee as under:

- i. The Lessor is/are the only owners of the Leased premises and declare that the Leased premises has been mortgaged to...(N/A).... and that the said property is free from any other legal disputes and no litigations are pending against it in any court of law.
- ii. That the Leased premises is in the Lessor's possession and occupation and the Lessor is/are fully empowered to let out the Leased premises to the Lessee for opening their office and the Lessor have no objection whatsoever in this regard. The Lessor shall lease the adjacent and other vacant premises in the building in which Leased Premises is located for office use only.
- iii. The Lessor shall bear and pay all the charges, taxes, penalties and any demands or claims of money levied or charged by society, municipality, local bodies I authorities, government, water board etc. The Lessee shall not be liable to pay any amount I charges towards Sinking Fund, any kind of taxes, (except GST) cess, charges, duties, etc., in respect of the Leased premises. The Lessor will pay the Property Tax for the Leased premises to be used for commercial purpose within three months from the execution of this Indenture of Lease or else as and when due without any delay/ demur.

However, in case of Lessor's failure to pay any of the aforesaid charges, taxes, penalties and any demands or claims of money, in due course, the Lessee shall serve a notice of 7 days to the Lessor asking him to pay the same in 7 days from the date of notice or the due date of payment, whichever is earlier. If the Lessor fails to pay the same within the aforesaid notice period, the Lessee may pay such charges, taxes, penalties and any demands or claims etc. directly to the concerned society, municipality, local bodies I



authorities, government, water board etc. for and on behalf of the Lessor and the charges, taxes, penalties and any demands or claims etc. paid by the Lessee shall be adjusted against the monthly Lease rent I compensation payable to the Lessor. Any action so taken by the Lessee shall not amount to a breach of its obligation to pay the rent and the receipts issued by the concerned authorities will be deemed to be receipts issued by the Lessor and shall be an effective release and discharge of Lessee obligation to pay rent under this agreement.

- iv. That the Lessor has good and valid power, right and authority to grant the Lease hereby created in favour of the Lessee.
- v. That under the municipal zoning/user rules, the Leased premises are capable of being used **for commercial purpose** and the Lessor will obtain all consents, permissions and approvals as may be necessary in law or otherwise for the purpose thereof PROVIDED ALWAYS that the Lessor shall indemnify and keep indemnified the Lessee for all direct or indirect loss(es) at all times from and against occurring due to suit, eviction, action, claim or demand whatsoever arising by reason of the Lessee relying upon the aforesaid covenant of the Lessor or otherwise.
- vi. That the building in which the Leased premises are located is in accordance with the building plans duly approved by Municipal Corporation/Municipality/Gram Panchayat or any other local authority and as per the applicable rules and regulations in that behalf and under the approved building plans, the Municipal Corporation/Municipality/Gram Panchayat or any other local authority has permitted the user of the Leased. premises for commercial use.
- vii. The building in which the Leased premises is located is complete in all respects and is fit for occupation. That the Lessor hereby irrevocably and unconditionally

undertake and agree to indemnify the Lessee its successors and assigns at all times and from time to time from and against all loss, damages, actions, suits, proceedings, claims, demands, costs, charges and expenses which the Lessee may incur, sustain or be put to by reason of or on account of the Lessee having occupied the said premises pending receipt of the Occupation Certificate in respect of the said premises from the Municipal Corporation or due to structural defects in the said premises or the building in which the said premises is located.

- viii. Pending receipt of the Commercial approval / Occupation certificate from local Municipal Corporation, the Company has at the Lessor's request and assurance agreed to occupy the said premises in terms of this Indenture of Lease and carry out the necessary interior works and furnishing and commence business at the Leased premises. That the Lessor hereby irrevocably and unconditionally undertake and agree to indemnify the Lessee its successors and assigns at all times and from time to time from and against all loss, damages, actions, suits, proceedings, claims, demands, costs, charges and expenses which the Lessee may incur, sustain or be put to by reason of or on account of the Lessee having occupied the Leased premises pending receipt of the Commercial approval / Occupation Certificate in respect of the said premises.
- ix. That the Lessor shall observe and perform all the Acts, Rules, Regulations and Bye Laws of the governments, local bodies/ authorities, societies, electricity / water board/distribution companies, for the time being in force in respect of the Leased premises, and shall not do or omit to be done anything so that the Lease hereby created and occupation of the Lessee in respect of the Leased premises is jeopardized PROVIDED ALWAYS that the Lessor hereby indemnify the Lessee in respect of any claim, demand, action or proceedings which may arise in connection therewith.



- x. Any and all taxes, levies, rates, charges, cess, duties and outgoings levied by the State Government, Central Government, Municipality, Collector, Gram Panchayat, local authority or any other authorities including property tax, municipal tax, education cess, income tax, etc., of any nature whatsoever relating to the Leased premises and I or the compensation / Lease rent payable in relation to its use which may become applicable pursuant to the execution of this Lease shall be borne and paid by the Lessor only and the Lessee shall not be responsible or liable for the same.
- xi. The Lessor shall permit the Lessee to install or fix in the Leased premises all such fixtures, including air-conditioners, sun blinders, electrical switches and installations, lights, fans, carpets, curtains, partitions, cabins, computers, word processors, fax, telephones, office equipment, telephone exchange and other fittings, fixtures and paraphernalia for the better use of the Leased premises for its business as the Lessee may think fit entirely at the cost and expense of the Lessee.
- xii. The Lessor shall not sell, transfer, mortgage or otherwise dispose of the Leased premises or his/her/their interest therein, during the entire tenure of the Lease, hereby created or any renewal if any thereto, subject to the Lessor obtaining prior written consent of the Lessee. The prospective purchaser, transferee, lender shall abide and agree with the terms of the Indenture of Lease.
- xiii. The Lessor shall not hold the Lessee responsible or liable for any damage to the Leased premises resulting from fire (unless the fire has occurred due to negligence of the Lessee), riot, earthquake, storm, war, civil disturbances, acts of God and other conditions over which the Lessee shall have no control and the Lessor shall at his/her/their own cost and expenses take up reasonable insurance in that behalf.

- xiv. The Lessor hereby agrees to take appropriate steps to make the Leased premises usable by the Lessee and ensure peaceful possession of the premises by the Lessee at all times, including right of way and I or access to the Leased premises not disturbed / obstructed in any manner whatsoever either by the Lessor or by any person or persons lawfully or equitably claiming by, from, through, under, against or in trust for the Lessor, till this indenture of lease is terminated. However, if Lessor fails to provide peaceful possession / right of way during the tenure of this lease then Lessee shall stop paying the lease rent till such possession I right of way is restored.
- xv. The Lessor shall arrange for necessary repairs in respect of any structural damages to the Leased premises, defects or damage to electrical power transmission lines I meter, water supply lines I meter, sanitary pipes, and other facilities available/ provided in respect of the Leased premises within seven days of such defects being notified by the Lessee to the Lessor, provided the same are (i) not caused by any misuse on the part of the Lessee, and (ii) are outside the purview of the internal general repairs and maintenance in respect of the Leased premises. In case the Lessor fails to arrange for the repairs within the period of seven days thereof, the Lessee shall be at liberty to carry out the same at its cost and recover the entire cost from the Lessor, by way of appropriation/deduction/adjustment in/from the rent payable by The Lessee to the Lessor from time to time.
- xvi. The Lessor also hereby irrevocably and unconditionally authorizes the Lessee to affix/display its name board, signage, glow sign board, advertisement material, banners etc. across the breadth of the Leased premises and where feasible, at the entrance of the building ih which the Leased premises are situated. Lessor further agrees to bear the cost towards shifting of the aforesaid and also the cost towards shifting of Air Conditioning Units, Diesel Generators & Satellite Dish

Antenna's I network equipment installed in Leased Premises I terrace in an event if the society/Building goes for redevelopment or if the Lessor undertakes to go for renovation or for further construction of the building during the continuance of the lease and further renewal/s thereof.

- xvii. The Lessor agree and confirm that the Lessee shall at all times during the period of the Lease hereby created be entitled at its own expense to repair, renovate, alter and add to the Leased premises or any part thereof in accordance with all laws and at the Lessee's sole discretion; provided however such repair, renovation or alteration does not adversely affect the Leased premises in any manner whatsoever;
- xviii. The Lessor hereby agrees and undertakes to provide electricity meter of a requisite electricity load as per the specifications of the Lessee within a period of three (3) weeks from the date of execution of the Indenture of Lease of the Leased premises as mentioned in clause (1) of the schedule annexed herewith. The Lessor further agrees and undertakes that in the event of failure by the Lessor to provide separate electricity meter and electricity load within the aforesaid period of three (3) weeks, the Lessee shall, in addition to other legal remedies available to it, be entitled not to pay the Lease fee to the Lessor for the period till the date the electricity meter with the requisite electricity load is provided at the Leased premises. Further, if additional load is required by the Lessee then Lessor shall enhance the load at the cost of the Lessor.

It is expressly agreed that for the purpose of calculating the Lease period and payment of Lease rent, the period till the date the Lessor complies with the aforesaid requisition will be excluded. Provided however, it is clarified that the above mentioned provision of not paying the Lease rent shall not entitle the



Lessor to indefinitely delay the obligation to provide separate electricity meter and electricity load at the Leased premises.

It is further agreed and accepted by the Lessor that in case if any demand notice for additional deposit / additional current consumption deposit is made by electricity department or any other authority than such deposit shall be paid by the Lessor within seven days on receipt of demand notice, failing which the Lessee may pay deposit directly for and on behalf of the Lessor and the said deposit shall be adjusted against the monthly Lease rent payable to the Lessor by the Lessee.

- xix. The Lessee further agrees and confirms that credit of all such monies into the designated account as aforesaid shall constitute as valid and effectual discharge of all the payment obligations of the Lessee towards the Lessor from time to time.
- xx. The Lessor and the Lessee hereby irrevocably agree and undertake to perform their respective special covenants (if any) which are more particularly described/stated in the schedule annexed herewith.
- xxi. The Lessor hereby agrees and confirms that at all such times till the expiry of lease, will allow Lessee to enjoy all the common facilities available in the premises like use of lift, staircase, ground/terrace for installing DG Set, VSAT, etc.
- xxii. The Lessor is liable to pay the maintenance charges (towards water, lift, parking, common lighting, waste management, cleaning and washing and other common facilities provided by the society or common body of the residents / occupants of the building in which the leased premises are situated) in time to ensure peaceful

possession of the Leased premises by the Lessee till the expiry of this Indenture of Lease.

- xxiii. The Lessor hereby also agrees that if Lessee's furniture and fixture gets damaged due to water seepage/ structural damage then the Lessor shall repair/ replace such furniture and fixture within seven days of such damaged being notified by the Lessee to the Lessor. In case the Lessor fails to repair / replace such furniture and fixture within the period of seven days or as mutually decided, the Lessee shall repair / replace the same and shall recover the entire cost from the Lessor, by way of appropriation/deduction/adjustment from the future rent payable to the Lessor by the Lessee.
- xxiv. In case of any breach of any of the provisions of this Indenture of Lease or breach of any law, statute, enactment (including but not limited to laws, rules, notification of local bodies/ authorities) for the time being in force, the Lessor shall immediately pay to the Lessee on demand, all damages, loss, cost, expenses or any charges including liquidated damages for loss of reputation, goodwill, furnishing and I or investment made by the Lessee in the Leased Premises etc. that the Lessee may suffer, pay or incur in connection there with.
- xxv. In the event of any breach of the provisions of this Indenture of Lease then Lessor shall be liable to pay liquidated damages as may be quantified by the Lessee without any delay or demur.
5. **INSTALLTION OF VSAT, GENERATOR- SET AND RADIO TOWER**
- The Lessor hereby unconditionally and irrevocably agrees and undertakes that the lessee shall have, at all times without any extra cost /payment, an exclusive,

unrestricted and absolute right to use and occupy an aggregate area, more particularly described in the schedule annexed hereto for the purpose of installation/erecting/locating/maintaining of :

- i. VSAT, Radio Tower and/or other equipments/machines, which are used or are capable of being used for the functioning/operation of the branch/ office of the Lessee.
  - ii. Any machines/equipments for generating power/electricity. The Lessee shall be entitled to install/locate the generator set and other equipments used for generating power/electricity at a place specified in the schedule annexed herewith.
  - iii. The Lessor hereby unconditionally and irrevocably agrees and hereby grants to the Lessee without any extra cost/payment, all the easements of necessity/right of way and access to the terrace of the building in which the Leased premises are located. The Lessee at all times be entitled to connect the Leased premises with VSAT and other equipments/machines, generator set etc., by appropriate cables or other means.
6. **ASSIGNMENT/TERMINATION/RENEWAL**
- i. The Lessee shall be entitled to assign or otherwise allow use and occupation of the Leased premises or any part thereof to its business associates, affiliate companies but not beyond the tenure of this Lease or renewal thereof (if any) as mentioned hereunder and on same terms and conditions mentioned herein.



- ii. Notwithstanding anything contained herein, the Lessee shall always be entitled, without assigning any reason, to terminate this Lease at any time before the expiry of the tenure of this Lease or any renewal period (if any) thereof, by giving to the Lessor three months prior notice in writing.
- iii. It is agreed by and between the parties hereto that upon expiry/termination or determination of this Agreement, the Lessee shall be absolutely entitled to dismantle, remove and take away all the items of work, things, article, equipment's, installations put up by the Lessee pursuant to the renovation work done irrespective whether done by the Lessor or the Lessee in the Leased premises and hand over to the Lessor the Leased premises on "as is where is basis". The Lessor hereby agrees and undertakes to take the possession of the Leased premises without any contestation, dispute or claims etc. in this regards and the Lessee shall fully stand discharge of its obligation as per the terms of this Agreement.
- iv. The Lessee shall have an option to renew the Lease on the terms and conditions stated in the schedule annexed herewith by execution and registration of a fresh new lease.
- v. In the event, the Lessee intends to exercise its option to renew this Lease as per the terms and conditions stated in the schedule annexed herewith, the Lessee shall give to the Lessor notice in writing of its intention to renew the Lease. Such notice shall be deemed to have been served on the Lessor by the Lessee unless a notice of intention to vacate the said premises is given by the Lessee to the Lessor.
- vi. In the event the Lessee has exercised its option to renew this Lease as specified hereinabove, the Lessor shall execute in favour of the Lessee at the

cost and expenses of the Lessee, as the Lessee may require from the Lessor all such further/fresh Indenture of Lease and such renewed Lease transaction shall be completed within a period of thirty (30) days from the date of expiry of the period of this Lease hereby created and in the meantime the Lessee shall be entitled to continue and occupy the said premises as the Lessee thereof.

7. NOTICES

Any notices / communications to be served by either of the parties hereunder upon the other shall be deemed to have been sufficiently served if delivered by hand or by means of Registered Post A.O., or Speed Post, or Private Courier, or electronic mail (e-mail) at the addresses given herein, which has relevant mechanism to track and confirm the status of the delivery of such notices / communications.

8. STAMP DUTY CHARGES

Stamp duty charges of and incidental to this Indenture of Lease shall be borne & paid by the Lessor & Lessee in equal proportions and registration charges, if any, of and incidental to this Indenture of Lease shall be borne and paid by the Lessor.

9. SECURITY DEPOSIT

- i. The Lessee shall pay to the Lessor the interest free refundable security deposit as mentioned in Schedule hereunder upon completion of Lessor scope of work.
- ii. Notwithstanding anything herein contained if during the subsistence of this agreement, if the Leased premises is destroyed or damaged by fire or any act of God so that the Lessee cannot use the same and the Lessee exercises its right to terminate the said Lease Agreement or its, the Lessor shall forthwith

refund the said deposit to the Lessee immediately on handing over the possession.

- iii. In the event this Agreement expires by efflux of time and Lessee chooses for not to renew the same for further period, then, the Lessee is entitled stop payment of monthly rentals to the Lessor for the last 3 months and accordingly adjust/ appropriate the security deposit amount receivable from the Lessor against the rentals payable by the Lessee to the Lessor. Such Adjustment would be treated as a valid discharge of the Lessee's obligation of payment of rentals for the said period.
- iv. Upon the Lessee serving the termination notice, the Lessee shall not be liable to pay the monthly lease rent/compensation and the Lessor shall be entitled to adjust the rental (Net of TDS) against the security deposit as aforesaid. The Lessor shall be jointly and severally liable to refund the balance security deposit to the Lessee at the time of vacation of premises/ handover of premises by the lessee to the lessor.
- v. In the event the Lessor does not refund the said deposit to the Lessee, which remains outstanding till time of vacation of premises/ handover of premises as aforesaid, then the consequences mentioned in para nos. a) to c) hereunder shall follow:
  - a. The Lessee shall (without prejudiceto its rights and remedies inlaw), not be obliged or bound to vacate and give charge of the Leased premises to the Lessor and the Lessee shall be entitled to use or permit the Leased premises to be used byany person of its choice without being liable to pay any Lease rent, outgoings or damages to the Lessor until such time as the Lessee recovers the amount of the Depositand any other dues in full; and



- b. In addition, the Lessor shall be liable to pay to the Lessee interest @ 18% p.a. compounded quarterly, on the said deposit from the date of termination or expiry of the said Indenture of Lease till the date of refund of the said deposit by the Lessor to the Lessee; and
- c. In the event the Lessor is unable to return the deposit as aforesaid for a period of 30 days from the date it becomes due, the Lessee shall be at liberty to further sub-let the Leased premises for a period of not less than 12 months at a time on such terms and conditions as the Lessee may in its absolute discretion may deem fit and the Lessor shall be deemed to have agreed to the same.

10. **ARBITRATION:**

In the event of a dispute, difference or claim between the parties hereto, arising out of this Indenture of Lease or in any way relating hereto, or any term, condition or provision herein mentioned or the construction or interpretation thereof or otherwise in relation hereto, the parties shall first Endeavour to settle such difference, dispute, claim or question amicably. If disputes and differences cannot be settled amicably between the parties then it shall be settled by Arbitration to be held at Mumbai with the provisions of the (Indian) Arbitration and Conciliation Act, 1996 or any statutory amendments thereof or any statute enacted for replacement thereof and shall be referred to the sole arbitration of a person to be appointed by the Lessee. The expenses of the arbitration shall be borne in such manner as the arbitrator may determine. In the event of death, refusal, neglect, inability or incapability of the person so appointed to act as an arbitrator, the Lessee shall appoint a new arbitrator. The arbitration proceedings shall be conducted in English. The award including interim award/s of the arbitration shall be

final, conclusive and binding on all parties concerned. The arbitrator may lay down from time to time the procedure to be followed by him in conducting arbitration proceedings and shall conduct the arbitration proceedings in such manner as he considers appropriate.

SCHEDULE

1.	Date of commencement of the Lease	: 8th day Of September 2020 rent free period of 45 days.  The Lessor agrees for rent free period of 45 days from date of i) Compliance with Clause 4 (xviii) ii) Satisfactory completion of Lessor's scope of work as mentioned below. iii) Execution of Indenture of Lease iv) Satisfactory possession taken from owner whichever later.
2.	Term/duration of the Lease:	: 9 Commencing on 08.09.2020 to expiry on 07.09.2021.
3.	Monthly Lease rent Compensation and due date of Payment:	: Rs. 1,50,000/- P.M. (Rupees One Lakh Fifty Thousand Only) including maintenance and other charges subject to deduction of tax at source and subsequent calendar month for which it is due and payable during the tenure of the Lease.  Lessee will pay to the lessor advance rent for three months amounting to Rs.

*Registered*

	<p>3,00,000/- (Rupees Three lakh Only )</p> <p>subject to deduction of tax at source and the Lessee will be entitled to recover the advance rent by deducting Rs.1,50,000/- (Rupees One Lakh Fifty Thousand only) per month subject to deduction of tax at source from the rent payable to the Lessor every month after completion of rent free period, till the entire advance rent of Rs.3,00,000/- (Rupees Three Lakh only) is fully recovered</p> <p>The Lessee shall pay Goods &amp; Service Tax (GST) at the prevailing rate to the Lessor along with the aforesaid monthly rentals, only upon the Lessor complying with the following conditions:</p> <p>a. The Lessor being registered with the Competent Authority and holding a proper GSTIN and submit documents to that effect to the Lessee .</p> <p>b. The Lessor to raise a valid invoice in a prescribed format from the State of location of the Leased premises for receipt of the aforesaid monthly rentals together with GST from the Lessee on or before the 25th day of each month during the</p>
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		period of the lease.
4.	Interest Free Refundable Security Deposit:	<p><b>Escalation In Lease Rental</b></p> <p>The lease rent shall stand increased by 15% after expiry of every successive period of 3 years.</p> <p>The lessee shall deposit with the lessor an amount of Rs.6,00,000/- (Rupees Six Lakh Only) As interest free refundable security deposit</p>
5.	Renewal of the Lease and terms thereto	: On the same terms and conditions except the duration/period and the Lease rent to be mutually agreed upon by and between the parties hereto, at the time of renewal.
6.	Area	: an aggregate of 2000 sq. ft. of Carpet Area on the first and second floor i.e. 1000 sq. ft. on each floor
7.	Address of the Leased premises.	: First Floor and Second Floor, 5C, Ward N0.82, Chetla Central Road, Above ICICI Bank, P.S. Chetla, Kolkata - 700026
8.	Address of the Lessors(s)	: 5A. Earle Street P.S. Ballygunge, Kolkata 700026
9.	Monthly payment of Corporation / Municipal rates, charges; taxes cessess, Society charges and all other outgoings	: To be borne by the Lessor only.
10.	Location of VSAT and other	: <b>FOR TRIPOD WITH POLE:</b>

	equipments etc.,	<p>Requisite space on the terrace of the building in which the Leased premises are located.</p> <p><b>FORDGSET:</b> Requisite space on the terrace/ground of the building in which the Leased premises are located.</p>
11.	Special Covenants	<p>: <b>LESSOR'S SCOPE OF WORK:</b></p> <ul style="list-style-type: none"> <li>• The Lessor shall arrange to provide copper cables of sufficient thickness from the main junction to the Leased premises to cater for <b>40 KW</b> of electricity load.</li> <li>• The Lessor shall also arrange to obtain the necessary sanctions from the electricity supply company/board or other appropriate authority for electricity load of <b>40 KW</b> for commercial purpose.</li> <li>• The Lessor shall install a separate meter for the requisite electricity load as per the specifications of the Lessee within a period of 3 weeks from the date of commencement as mentioned in clause (1) above</li> <li>• The Lessor shall provide sufficient provision of water availability on the</li> </ul>

	<p>Leased premises.</p> <ul style="list-style-type: none"><li>• The Lessor shall construct toilets as per the specifications of the lessee's architect on the Leased premise.</li><li>• The Lessor shall Provide flooring as per the specifications of the Lessee on the Leased premise.</li><li>• The Lessor shall construct pantry platform with stainless steel sink with all the plumbing and accessories as per the specifications of the Lessee on the Leased premise.</li><li>• The Lessor shall provide space for AC outdoor unit on the Leased premises</li><li>• The Lessor shall provide rolling shutter at the entrance of the Leased Premises;</li><li>• The lessor shall provide temporary electricity, water supply and toilet facilities for construction on the-Leased premise.</li></ul> <p>The Lessor will complete scope of work as mentioned above on or before - 24 th July 20 and rent commencement</p>
--	--



		date Will be extended accordingly
--	--	-----------------------------------

THE SCHEDULE REFERRED TO ABOVE:

ALL THAT piece and parcel of a commercial office space on the first and second floor measuring about 2000 sq. ft. super built area more or less ( First floor measuring about 1000 sq. ft. area and Second floor measuring about 1000 sq. ft. area ) ALONG WITH all easement right, right to egress and ingress and all common amenities and facilities Lying Situate at and being Premises no. 5C, Chetla Central Road,, P.S. Chetla, Kolkata - 700026 , within Kolkata Municipal Corporation , Ward No.82, District- South 24 Parganas .

CALCULATION OF SHEET

Lease Period : 9 years

Rent: Rs. 1, 50,000/- per month for first three .

Rent : Rs. 1, 72,500/- per month for second three years .

Rent: Rs. 1,98,375/- per month for third three years .

First three years Rent: Rs. 54,00,000.00

Second three years: Rs. 62,10,000.00

Third three years : Rs. 71,41,500.00

Total rent for 9 years : 1,87,51,500.00

One year's average rent : Rs. 20,83,500.00

Advance rent: Rs. 3,00,000/-

Advance amount : Rs. 6,00,000/-

The lease rent shall stand increased by 15% after expiry of every successive period of 3 years.

- 26 -

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

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:

1. Rajesh Khandelwal  
150, 4<sup>th</sup> Floor, Banskina  
Kolkata. 700060

(Sankat Chakraborty)

Tanishka Builders Pvt. Ltd.

2. Susanta Jana,  
8, Old Post office  
street, PO-1,

Rajajayanta Banta  
Director

LESSOR

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:

1. Rajesh Khandelwal

HDB FINANCIAL SERVICES LIMITED

Sankat Chakraborty

ASST. MANAGER

2. Susanta Jana.

LESSEE

DRAFTED BY:

Raja Adhikary  
Advocate,  
(RAJA ADHIKARY)

High Court, Calcutta,

Enrolment no. WB/475/2006



- 272

MEMO OF CONSIDERATION

RECEIVED on and from the within named purchaser the sum of Rs. 9,00,000/- (Rupees nine lacs) only as and by way full consideration money for the purpose of sale as per Memo below:

MEMO OF CONSIDERATION

<u>Date:</u>	<u>Cheque/ cash:</u>	<u>Amount:</u>
02/01/2021	By cheque	9,00,000/-

-----  
Total Rs. 9,00,000.00

-----  
(Rupees nine lacs) only .

WITNESSES:

1. Rajesh Khandwal

2. Supanta Bama.

Tanishka Builders Pvt. Ltd.

Rajesh Bhatta  
Director

LESSOR

# SPECIMEN FORM FOR TEN FINGERPRINTS



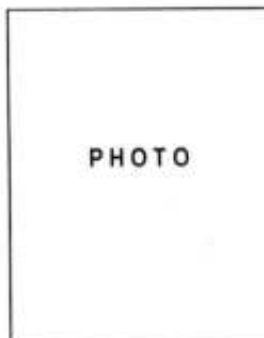
Saikat Chakraborty	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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



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



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19032001713083/2020

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Saikat Chakraborty 8,mukherjee Para Lane, P.O:- Dhakuria, P.S:- Lake, District:-South 24- Parganas, West Bengal, India, PIN - 700031	Represent ative of Lessee [Hdb Financial Services Limited]			Saikat Chakraborty 2.1.2021
2	Mr Raj Kapoor Bhartia 640,block-o,new Alipore, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053	Represent ative of Lessor [Tanishka Bulders Private Limited]			Raj Kapoor Bhartia 02.01.2021
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Susanta Jana Son of Mr Jagannath Jana 8,old Post Office Street, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001	Mr Saikat Chakraborty, Mr Raj Kapoor Bhartia			Susanta Jana 02.01.2021

(Probir Kumar Golder)  
ADDITIONAL REGISTRAR  
OF ASSURANCE



OFFICE OF THE A.R.A. -  
III KOLKATA  
Kolkata, West Bengal

Office

Office Date

Office

Office

Name

Contact No.

Gender

Address

Applicant Name

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address

Office Address



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

GRN: 19-202021-018263746-1

GRN Date: 28/12/2020 16:08:04

BRN: 56605990

Payment Mode Online Payment

Bank: ICICI Bank

BRN Date: 28/12/2020 16:12:35

DEPOSITOR'S DETAILS

Id No.: 2001713083/7/2020  
[Query No./Query Year]

Name: resolution  
Contact No.: 9831690076 Mobile No.: +91 9831690076  
E-mail: rajaadhikary@gmail.com  
Address: address 8 old post office street kol1  
Applicant Name: Mr RAJA ADHIKARI  
Office Name:  
Office Address:  
Status of Depositor: Solicitor firm  
Purpose of payment / Remarks: Lease, Lease Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	2001713083/7/2020	Property Registration- Stamp duty	0030-02-103-003-02	304030
2	2001713083/7/2020	Property Registration- Registration Fees	0030-03-104-001-16	29849

In Words: Rupees Three Lakh Thirty Three Thousand Eight Hundred Seventy Nine only

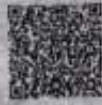
Total

333879

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AEHPB2082G



नाम / Name  
RAJ KAPOOR BHARTIA

पिता का नाम / Father's Name  
BHANWAR LAL BHARTIA

जन्म की तारीख / Date of Birth  
03/03/1950

हस्ताक्षर / Signature



In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services (Unit, UH1154,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड को खाने/पाने पर कृपया सुरक्षित करें, लौटाएं।  
आयकर सेवा सेवा युनिट, UH1154,  
प्लॉट नं. 3, सेक्टर-11, सीडीबीएलपीए,  
नवी मुंबई-400 614.

Raj Kapoor Bhartia





ভারত সরকার



রাজ কাপুর ভারতীয়া  
Raj Kapoor Bhartia  
পিতা : ভান্‌ওয়ার লাল ভারতীয়া  
Father : BHANWAR LAL BHARTIA

জন্মতারিখ/DOB: 03/03/1950  
পুরুষ / Male



6321 7613 0572

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: , ব্লক-ও, নিউ আলিপুর  
নিউ আলিপুর, কোলকাতা, পশ্চিমবঙ্গ

Address: 640, BLOCK-O,  
New Alipore, New Alipore,  
Kolkata, West Bengal,  
700053

6321 7613 0572

1947  
1800 300 1947

✉  
help@uidai.gov.in

WWW  
www.uidai.gov.in

Raj Kapoor Bhartia

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SAIKAT CHAKRABORTY

RANJIT CHAKRABORTY

04/08/1974

Permanent Account Number

AHAPC9053E

Saikat Chakraborty  
Signature



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

Income Tax PAN Services Unit, UTIISI,

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आपकर पैन सेवा यूनिट, UTIISI,

प्लॉट नं: ३, सेक्टर ११, सीडीबी बेलपुर,

नवी मुंबई-४०० ६१४.

Saikat Chakraborty



ভারত সরকার  
GOVERNMENT OF INDIA



নাম: SAIKAT  
SAIKAT CHAKRABORTY  
পিতা: রঞ্জিত চক্রবর্তী  
Father: RANJIT CHAKRABORTY

জন্ম: 1974  
বছর: Year of Birth: 1974  
লিঙ্গ: Male



3527 3166 8555

আধার সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ওফিস: ৮, মুখার্জী লেন  
দিল্লি, কলকাতা, পশ্চিমবঙ্গ, ৭০০০৩১

Address: 8, MUKHERJEE  
PARA LANE, Dhakuria S.O.,  
Dhakuria, Kolkata, West  
Bengal, 700031

1947  
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947  
Bengaluru-560 001

Saikat Chakraborty



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

YMD1945104



নির্বাচকের নাম : সুশান্ত জানা

Elector's Name : Susanta Jana

পিতার নাম : জগন্নাথ জানা

Father's Name : Jagannath Jana

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ  
Date of Birth : 15/06/1997

YMD1945104

ঠিকানা:

এরালচক, এরালচক, পিংলা, পশ্চিম মেদিনীপুর- 721140

Address:

ERALCHAK, ERALCHAK, PINGLA,  
PASCHIM MEDINIPUR- 721140

*Orer*

Date: 27/11/2015

227-পিংলা নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন অফিসারের দ্বারা

স্বাক্ষরের অনুমতি

Facsimile Signature of the Electoral  
Registration Officer for

227-Pingla Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে নতুন ঠিকানার খোঁজের নিমিত্ত নতুন ফর্ম নথি  
সহকারী নতুন সঠিক পরিবর্তন পত্রের জন্য নির্দিষ্ট ফর্ম এই  
পরিবর্তনপত্রের সহায়ী হিসেবে কাজ করবে।

In case of change in address mention the Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.

780339

Susanta Jana.





Tanishka Builders Pvt. Ltd.

*Rajeshwar Bhat*  
Director



CERTIFIED TRUE COPY  
For HDB Financial Services Limited

*Handwritten Signature*  
Company Secretary

*Saikat Chakraborty*

-28-

The Day of

28 January 2021

BETWEEN

Tanishka Builders Private Limited

LESSOR

AND

HDB FINANCIAL SERVICES LIMITED

LESSEE

INDENTURE OF LEASE

DRAFTED BY:-

Mr. Raja Adhikary

Advocate

High Court, Calcutta  
"Resolution",  
Advocates & Associates,  
8, Old Post Office Street,  
Ground Floor,  
Kolkata- 700001

### Major Information of the Deed

Deed No :	I-1903-00067/2021	Date of Registration	05/01/2021
Query No / Year	1903-2001713083/2020	Office where deed is registered	
Query Date	17/12/2020 3:39:38 PM	1903-2001713083/2020	
Applicant Name, Address & Other Details	RAJA ADHIKARI HIGH COURT CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9330873700, Status :Advocate		
Transaction		Additional Transaction	
[0403] Lease, Lease		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 1,95,62,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,04,040/- (Article:35)		Rs. 29,933/- (Article:A(1), E)	
Remarks	Lease Period 9 Years e Advance/Premium Rs. 0.00.000/- Advance against Rent Rs.		



**Apartment Details :**

District: South 24-Parganas, P.S:- Chetla, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 5c,  
Ward No: 082, Road: Chetla Central Road, Pin Code : 700026

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Built-up Area: 2000	0/-	1,95,62,500/-	Floor No: 1, Apartment Type: Flat/Apartment Commercial Use , Floor Type: Marble, Age of Flat: 10 Year ,Property is on Road, Other Amenities: Lift Facility, New Flat ,

**Lessor Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Tanishka Bulders Private Limited</b> 5a,earle Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026 , PAN No.:: AAAAAAAAA7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

**Lessee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Hdb Financial Services Limited</b> Radhika, P.O:- Navrangpura, P.S:- NAVARANGPURA, District:-Ahmadabad, Gujarat, India, PIN - 380009 , PAN No.:: AAxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr Saikat Chakraborty</b> Son of Late Ranjit Chakraborty 8,mukherjee Para Lane, P.O:- Dhakuria, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3E, Aadhaar No: 35xxxxxxxx8555 Status : Representative, Representative of : Hdb Financial Services Limited (as Assistant Manager)
2	<b>Mr Raj Kapoor Bhartia (Presentant )</b> Son of Late Bhanwar Bhartia 640,block-o,new Alipore, P.O:- New Alipore, P.S:- New Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx2G, Aadhaar No: 63xxxxxxxx0572 Status : Representative, Representative of : Tanishka Bulders Private Limited (as Director)

**Identifier Details :**

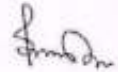
Name	Photo	Finger Print	Signature
<b>Mr Susanta Jana</b> Son of Mr Jagannath Jana 8,old Post Office Street, P.O:- Gpo, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
Identifier Of Mr Saikat Chakraborty, Mr Raj Kapoor Bhartia			



On 30-12-2020

**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 1,95,62,500/-.



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

On 02-01-2021

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

Presented for registration at 17:30 hrs on 02-01-2021, at the Private residence by Mr Raj Kapoor Bhartia ..

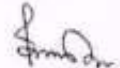
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 02-01-2021 by Mr Saikat Chakraborty, Assistant Manager, Hdb Financial Services Limited (Private Limited Company), Radhika, P.O:- Navrangpura, P.S:- NAVARANGPURA, District:-Ahmadabad, Gujarat, India, PIN - 380009

Indetified by Mr Susanta Jana, , Son of Mr Jagannath Jana, 8,old Post Office Street, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk

Execution is admitted on 02-01-2021 by Mr Raj Kapoor Bhartia, Director, Tanishka Bulders Private Limited (Private Limited Company), 5a,earle Street, P.O:- Ballygunge, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700026

Indetified by Mr Susanta Jana, , Son of Mr Jagannath Jana, 8,old Post Office Street, P.O: Gpo, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Law Clerk



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

On 04-01-2021

**Payment of Fees**

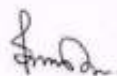
Certified that required Registration Fees payable for this document is Rs 29,933/- ( A(1) = Rs 29,835/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 29,849/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2020 4:12PM with Govt. Ref. No: 192020210182637461 on 28-12-2020, Amount Rs: 29,849/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56605990 on 28-12-2020, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,04,040/- and Stamp Duty paid by online = Rs 3,04,030/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/12/2020 4:12PM with Govt. Ref. No: 192020210182637461 on 28-12-2020, Amount Rs: 3,04,030/-, Bank: ICICI Bank ( ICIC0000006), Ref. No. 56605990 on 28-12-2020, Head of Account 0030-02-103-003-02



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

**On 05-01-2021**

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

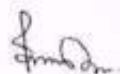
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 29,933/- ( A(1) = Rs 29,835/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,04,040/- and Stamp Duty paid by Stamp Rs 10/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 38530, Amount: Rs.10/-, Date of Purchase: 22/12/2020, Vendor name: Anjushree Banerjee



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 25031 to 25075

being No 190300067 for the year 2021.



Digitally signed by PROBIR KUMAR  
GOLDER

Date: 2021.01.16 13:24:51 +05:30

Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/01/16 01:24:51 PM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)

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