

2503/17 — IV — 1586/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

X 446355

THIS INDENTURE OF MODIFICATION OF LEASE is made on 27th day of March Two thousand Seventeen between THE GOVERNOR OF THE STATE OF WEST BENGAL, hereinafter called the "LESSOR represented by the Special Officer, Urban Development (Town & Country Planning) Department, Government of West Bengal of the ONE PART (which expression unless excluded by or repugnant to the context be deemed to include his successors in office and assigns) AND M/s Tractors India Private Limited, a company incorporated under Companies Act, 1956 having its registered office at Godrej Waterside, Unit No.705, Tower II, 7th Floor, Block- DP, Sector-V, Salt Lake, Kolkata, 700091, hereinafter called the "LESSEE" of the OTHER PART (which expression shall unless exclude by or repugnant to the subject or context mean and include its heirs, successors or successors-in-office, legal representative and assigns).

1. WHEREAS by an Indenture of Lease executed on 27th November, 2000 by and between the Asansol Durgapur Development Authority, a statutory authority constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (W.B. ACT, XIII OF 79) LESSOR there in of the one part (which expression shall unless excluded by or repugnant to the context be deemed to include its heirs, executors, administrators, assigns and representatives) and M/s TIL Limited, a company incorporated under provisions of Companies Act, 1956 of the OTHER PART therein referred to as the LESSEE.

Certified that the above document is a true and correct copy of the original document and is the part of this document.

2. AND WHEREAS by executing the said Indenture of Lease, the Lessor herein had granted lease of the plot of land admeasuring about 5 acres in Survey No. 11-1, Touji-19, Manbhum, Mouja- Ganrui, morefully described in the schedule described in the considerations mentioned in the said lease deed which is registered in the office of A.D.S.R., Asansol and recorded in Book No. 1 Volume No. 173, Pages 51 to 63, being deed no. 5960 for the year 2000.

3. AND WHEREAS the Hon'ble High Court at Calcutta by an order dated 20.08.2010 passed in C.P. 183 of 2010 with C.A. No. 146 of 2010 has been pleased to hold that the properties, rights and interest of the said transferor Company relating to its Caterpillar Dealership business included those specified in the first, second and third parts of the Schedule described in the order thereto be transferred from the said appointed date and vest without further act or deed to the said transferee company in terms of section 394(2) of the companies act, 1956.

4. AND WHEREAS in the said CP No. 183 of 2010 M/s TIL limited was the Transferor Company and Tractors India Private Limited in short TIPL is the lessee herein was the Transferee company and the appointed date was 1st April, 2010.

5. AND WHEREAS the schedule, Part -II appended in the said order included the property being subject matter of this deed of modification and is quoted below:-

"All the rights and leasehold interests in relation to all those pieces and parcels of land situate in Survey Plot No. 11-1, Mouza- 19 Manbhum, Ganrui, Pargana- Shergarh. P.S. & Sub- Registrar- Asansol, Dist. Burdwan in the state of West Bengal (area more or less 5(five) acres, together with premises lying and being thereat and all other building and structures standing thereon. "

6. AND WHEREAS the copy of the said order of the Hon'ble High Court was submitted with the lessor herein and the lessor by its letter being no. ADDA/ASL/1833/PII/39 dated 31.12.2015 addressed to the Lessee herein permitted the change of name of M/s TIL Limited to Tractors India Pvt. Ltd. in the original Lease Deed and other records wherever it is appearing.

AND WHEREAS by a letter dated 03rd February, 2017 the lessee herein has requested the lessor to execute the modification of the lease dated 27th November, 2000 whereby and whereunder the prayer for modification is related to change of name of the Company/Lessee from TIL Ltd. to Tractors India Pvt. Ltd.

7. AND WHEREAS in terms of order passed by Hon'ble High Court at Calcutta and also upon the request of the lessee herein, the lessor has agreed to execute this modification of lease deed dated 27th November 2000 since in accordance with the order passed by Hon'ble High Court, Calcutta in C.P. No. 183 of 2010, "the property being subject matter of the

original Lease Deed dated 27th Nov., 2000 stands transferred in favour of the transferee company which is Lessee herein."

NOW THIS DEED OF MODIFICATION WITNESSETH AND IT IS HEREBY AGREED, UNDERSTAND, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- (1) That in accordance with the order passed by Hon'ble High Court in C.P. No. 183 of 2010, "the property being subject matter of the original Lease Deed dated 27th Nov., 2000 stands transferred in favour of the lessee herein."
- (2) The name of TIL Limited as appearing in the original lease be substituted with the name of the Lessee herein, more appropriately, being Tractors India Private Limited.
- (3) That the order of the Hon'ble High Court and the letter of lessor dated 31.12.2015 and the request of the lessee by letter dated 03.02.2017 shall form integral part of this Deed of Modification of Lease and described in the schedule written hereunder.
- (4) That all other terms and conditions of the original lease dated 27.11.2000 shall remain same and unaltered.

ALL THAT piece or parcel of land mentioned and described in Part I of the Schedule hereunder written (herein after referred to as the 'demised premises'). To HOLD the same unto the lessee for the period of sixty years from the 12th day of May 2000 to the 11th day of May 2060 yielding and paying thereafter the rents at the time and in the manner mentioned in Part-II of the said schedule hereunder written.

THE SCHEDULE ABOVE REFERRED TO

SCHEDULE- A

Particulars of the Holdings.

1. No. of Survey Plot	:	H-1
2. Khatian No.	:	----
3. J. L. No.	:	12
4. Area of Plot	:	5 (five) Acres
5. Touzi No.	:	19, Manbhumi
6. Name of Mouza	:	GANRUI
7. Name of Pargana	:	SIHERGARH
8. Name of Thana	:	Asansol
9. Sub-Registration Office	:	Asansol
10. District	:	Burdwan

Boundaries of the Plots

The demised premises is shown in the map or plan hereto annexed within boundaries in Red Colour.


SCHEDULE- B

Letter bearing no. ADDA/ASL/1883/PII/39 dated 31.12.2015 addressed to the Lessee by the Lessor.


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


SIGNED AND DELIVERED by the

LESSOR


Chief Executive Officer
Asansol Durgapur Development Authority
& Special Officer Urban Dev.
T & C. P. (Dept.) Govt. of W.B.

In the presence of:

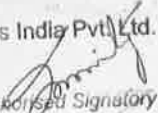

OSD (Land)
ADDA, Asansol.



Asst. Executive Officer
Asansol Durgapur Development Authority
Asansol

SIGNED AND DELIVERED by the

LESSEE

For Tractors India Pvt. Ltd.


Authorised Signatory

WITNESS

Sambal Kumar Chatterjee
Son of - Late Kamal Kumar Chatterjee
5/2, Ghorikhana Road, Sharnagesh.
Pin: 743127, P.S- Jajpur
In the presence of:

DRAFTED BY - TANINA SIL

DRAFTED AS PER ADDA PROFORMA



Asansol Durgapur Development Authority

a Statutory Body of the Government of West Bengal

Asansol Office: Vivekananda Sarani, (Seoraleign Road), Near Kalyanpur Housing Above, Asansol - 713365
Phone no: (0341) 225-7377, 225-7378; Fax: (0341) 225-7379

Durgapur Office: 1st Administrative Building, City Centre, Durgapur - 716
Phone no: (0343) 254-6515, 254-6715, 254-6839; Fax: (0343) 254-6665, 254-6793

Website: www.addaonline.in

e-mail: ceo_adda@yahoo.com, ceoadddas@yahoo.com, adda.asl@gmail.com, addadgp@gmail.com

Memo No. ADDA.ASL 2712/P/11/39/TIPL

Date 24.03.17

From: Special Officer,
Urban Dev. (T & CP) Deptt.
Govt. of West Bengal

&

Chief Executive Officer,
Asansol Durgapur Development Authority.

To: The Addl. Dist. Sub-Registrar,
Asansol.

Sub: Registration of the documents executed between the Special Officer, Urban Dev. (T & CP) Deptt., Govt. of West Bengal and Tractors India Private Limited, Registered Office at Godrej Waterside, Unit No. 705, Tower II, 7th Floor, Block- DP, Sector-V, Salt Lake, Kolkata, 700091

Sir,

Please find enclosed a deed of license agreement duly executed among the Special Officer, Urban Dev. (T & CP) Deptt. Govt. of West Bengal, Tractors India Private Limited, Registered Office at Godrej Waterside, Unit No. 705, Tower II, 7th Floor, Block DP, Sector-V, Salt Lake, Kolkata, 700091 for its registration by your end.

Kindly note that the duplicate copy is needed by the Govt. for record and the Govt. is exempted in paying stamp duty and registration fee as per Govt. Notification of the Judicial Deptt. It may also note that the undersigned is exempted from personal appearance at the time of registration of the document under section of Act-XVI of 1908 of IR Act-1908.

Yours faithfully,

Encl. As stated above.

(Signature)
Special Officer,
Urban Dev. (T & CP) Deptt.
Govt. of West Bengal

&

Chief Executive Officer,
Asansol-Durgapur Development Authority.

(Signature)



Attache by
me.

Sanjay



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB / 32 / 223 / 708206
পরিচয় পত্র



Elector's Name : Sanjib Maiti
নির্বাচকের নাম : সঞ্জিব মাইতি
Father / Mother /
Husband's Name : Sushil Maiti
পিতা/মাতা/স্বামীর নাম : সুশীল মাইতি
Sex : Male
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 19
১.১.১৯৯৫ এ বয়স : ১৯



Address

Ward : 19
P.S. : Kotayall
Mun : Midnapur
Dist : Midnapur
বিধানসভা :
ওয়ার্ড : ১৯
থানা : কোতায়ালী
জিলা : মেদিনীপুর
জেলা : মেদিনীপুর

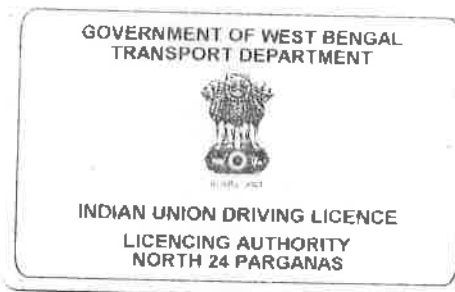
Facsimile Signature
Electoral Registration Officer

নির্বাচক - নিবন্ধন অধিকারিত
For 223 - Midnapur Assembly Constituency
২২৩ - মেদিনীপুর বিধানসভা নির্বাচন কেন্দ্র

Place : Midnapur
স্থান : মেদিনীপুর
Date : 16.4.1995
তারিখ : ১৬.৪.১৯৯৫

INDIAN UNION DRIVING LICENCE											
WEST BENGAL STATE											
No	WB-2319850057728		Issue D: 14-10-1985								
Name	SAIBAL KR CHATTERJEE										
S/D/W of	K	KR CHATTERJEE									
Blood Gr	U	DOB 15-07-1963									
Address	52 GHARA HANAND PO-SHYAMNAGAR PS-JAGATOL N 24 PGS 743127										
<small>Authorisation to drive the following vehicle class for licence holder</small> <table border="1"> <tr> <td>Class</td> <td>Valid till</td> </tr> <tr> <td>1</td> <td>14-07-2018</td> </tr> <tr> <td>2</td> <td>14-10-1985</td> </tr> <tr> <td>3</td> <td>14-10-1985</td> </tr> </table>				Class	Valid till	1	14-07-2018	2	14-10-1985	3	14-10-1985
Class	Valid till										
1	14-07-2018										
2	14-10-1985										
3	14-10-1985										
<table border="1"> <tr> <td>N</td> <td>14-07-2018</td> </tr> <tr> <td>Trans</td> <td>LMV-NT</td> </tr> <tr> <td>Trans</td> <td>MCYWO</td> </tr> </table>		N	14-07-2018	Trans	LMV-NT	Trans	MCYWO	 Holder's Signature  Licensing Authority Ballackpore			
N	14-07-2018										
Trans	LMV-NT										
Trans	MCYWO										

Chatterjee



SPECIMEN FORM FOR TEN FINGERPRINTS



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

PHOTO

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

PHOTO

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

PHOTO

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

Major Information of the Deed










Deed No :	IV-1903-01586/2017	Date of Registration	27/03/2017
Query No / Year	1903-1000099687/2017	Office where deed is registered	
Query Date	27/03/2017 1:05:04 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TRACTORS INDIA PRIVATE LIMITED BLOCK-D P, SEC- V, SALT LAKE, Thana : Bidhannagar, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830628704, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :


Sl No	Name,Address,Photo,Finger print and Signature
1	THE GOVERNOR OF THE STATE OF WEST BENGAL (Others) URBAN DEVELOPMENT DEPT KALYANPUR ASANSOL, P.O:- RAMKRISHNAMISSION, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 State Government OfficeStatus : Organization, Executed by: Representative
2	M /S TRACTORS INDIA PRIVATE LIMITED (Private Limited Company) TOWER- 2, BLOCK- D P, SEC- V, SALT LAKE, P.O:- BIDHAN NAGAR, P.S:- Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN - 700091 PAN No.:AABCT1656KStatus : Organization, Executed by: Representative

Representative Details :

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	Mr SHASHANK SETHI Son of Mr N A KALYANPUR ASANSOL, P.O:- ASANSOL, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713305, Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, State Government Office Status : Representative, Representative of : THE GOVERNOR OF THE STATE OF WEST BENGAL (as CHIEF EXECUTIVE OFFICER)												
2	<table><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr><tr><td>Mr SANJIB MAITY (Presentant) Son of Late SUSHIL KUMAR MAITY Date of Execution - 27/03/2017, , Admitted by: Self, Date of Admission: 27/03/2017, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Mar 27 2017 2:12PM</td><td>LTI 27/03/2017</td><td>27/03/2017</td></tr></table> <p>NUTANBAZAR, P.O:- NATUNBAZAR, P.S:- Kotawaly, District:-Paschim Midnapore, West Bengal, India, PIN - 712201, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:ARIPM6811A Status : Representative, Representative of : M /S TRACTORS INDIA PRIVATE LIMITED (as SR EXECUTIVE)</p>	Name	Photo	Finger Print	Signature	Mr SANJIB MAITY (Presentant) Son of Late SUSHIL KUMAR MAITY Date of Execution - 27/03/2017, , Admitted by: Self, Date of Admission: 27/03/2017, Place of Admission of Execution: Office					Mar 27 2017 2:12PM	LTI 27/03/2017	27/03/2017
Name	Photo	Finger Print	Signature										
Mr SANJIB MAITY (Presentant) Son of Late SUSHIL KUMAR MAITY Date of Execution - 27/03/2017, , Admitted by: Self, Date of Admission: 27/03/2017, Place of Admission of Execution: Office													
	Mar 27 2017 2:12PM	LTI 27/03/2017	27/03/2017										

Identifier Details :

Name & address	
Mr SAIBAL CHATTERJEE Son of Late KAMAL KUMAR CHATTERJEE 5/2, GHARI KHANA ROAD, P.O:- SHYAMNAGAR, P.S:- Jagaddal, District-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Identifier Of Mr SHASHANK SETHI, Mr SANJIB MAITY	
	27/03/2017

Endorsement For Deed Number : IV - 190301586 / 2017**On 27-03-2017****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.

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

Presented for registration at 11:56 hrs on 27-03-2017, at the Office of the A.R.A. - III KOLKATA by Mr SANJIB MAITY

Admission Execution (for exempted person)

Execution by Mr SHASHANK SETHI, , CHIEF EXECUTIVE OFFICER, THE GOVERNOR OF THE STATE OF WEST BENGAL (Others), URBAN DEVELOPMENT DEPT KALYANPUR ASANSOL, P.O:- RAMKRISHNAMISSIION, P.S:- Asansol, District-Burdwan, West Bengal, India, PIN - 713305

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 27-03-2017 by Mr SANJIB MAITY, SR EXECUTIVE, M /S TRACTORS INDIA PRIVATE LIMITED (Private Limited Company), TOWER- 2, BLOCK-D P, SEC- V, SALT LAKE, P.O:- BIDHAN NAGAR, P.S:- Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Mr SAIBAL CHATTERJEE, , Son of Late KAMAL KUMAR CHATTERJEE, 5/2, GHARI KHANA ROAD, P.O: SHYAMNAGAR, Thana: Jagaddal, , North 24-Parganas, WEST BENGAL, India, PIN - 743127, by caste Hindu, by profession Others

Payment of Fees

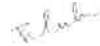
Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp/ Type: Impressed, Serial no 5050, Amount: Rs.100/-, Date of Purchase: 23/02/2017, Vendor name: Pradip Kumar Panja



Pradipta Kishore Guha
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 - IV

Volume number 1903-2017, Page from 39149 to 39164

being No 190301586 for the year 2017.



Digitally signed by PRADIPTA KISHORE
GUHA

Date: 2017.03.27 14:40:18 +05:30

Reason: Digital Signing of Deed.

Pradipta Kishore Guha

(Pradipta Kishore Guha) 27/03/2017 14:40:17
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)