

3791/2018

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957/18



पश्चिम बंगाल WEST BENGAL

H 936424

THIS INDENTURE OF LEASE made this the 26th day of April Two thousand Eighteen.

BETWEEN

THE GOVERNOR OF THE STATE OF WEST BENGAL, hereinafter called the "LESSOR"/ FIRST PARTY represented by the Special Officer, Urban Development (Town & Country Planning) Department, Government of West Bengal, (which expression shall, unless repugnant to context, be deemed to include his successors-in-office and assigns) of the ONE PART.

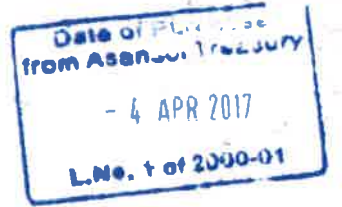
AND

Tractors India Private Limited, Registered Office at Godrej Waterside, Unit No.705, Tower II, 7th Floor, Block- DP, Sector-V, Salt Lake, Kolkata, 700091, represented by Sri Jayanta Bhattacharya (PAN:AFAPB4336H) as Dy. General Manager of the Company registered under the Indian Companies Act, and CIN: U29150WB1995PTC072501, having its Present Office at Plot No.: H-1, ADDA Industrial Estate, Kanyapur, Asansol, 713304, hereinafter called the "LESSEE"/SECOND PARTY (which expression unless excluded by or repugnant to the context be to include its successors heirs, executors, administrators, representatives and permitted assigns) of the OTHER PART.

WHEREAS THE LESSEE has applied before the Government of West Bengal (hereinafter referred to as the 'Government') for a lease for the purpose of building a factory for the Sales and Service of Heavy Equipment & Spares on the land hereinafter mentioned and described in part of the schedule, hereunder written and Government has agreed to grant such lease for the period and on the terms and conditions hereinafter expressed.


ক্রমিক নং 3153  
মূল্য- 500/- তারিখ 17/4/12  
নাম- M/s Tractors India Pvt Ltd  
ঠিকানা-  
ভেণ্ডার শ্রী- প্রমথ চন্দ্র

বিলি, আসানসোল

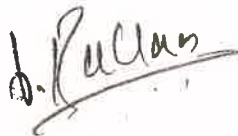


PRASANTA GHANTY  
Asansol Town Stamp Vendor  
Licence No.-1 of 2000-01



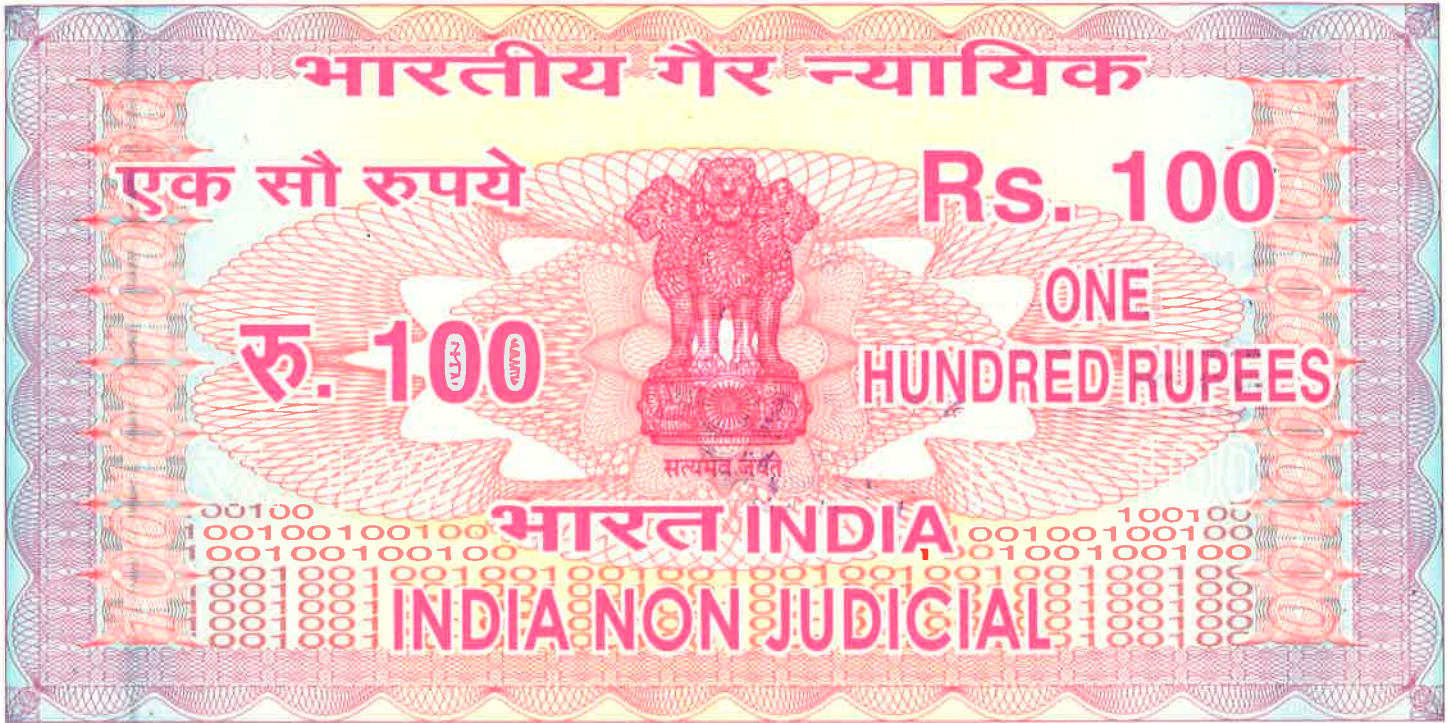
  
Additional Registrar of  
Assurances III Kolkata

26 APR 2018



Parimal Banerjee  
S/O Parimal Banerjee  
H A Pratapacharya Road  
Kolkata - 700026  
P.S. - Tollygunj  
Govt  
Post Office - Kalighat





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 448200

AND WHEREAS an Allotment Letter bearing no. ADDA/ASL/802/V/334/TIPL dated 26.07.2016 was issued by the FIRST PARTY in favour of the SECOND PARTY for the purpose as outlined herein above.

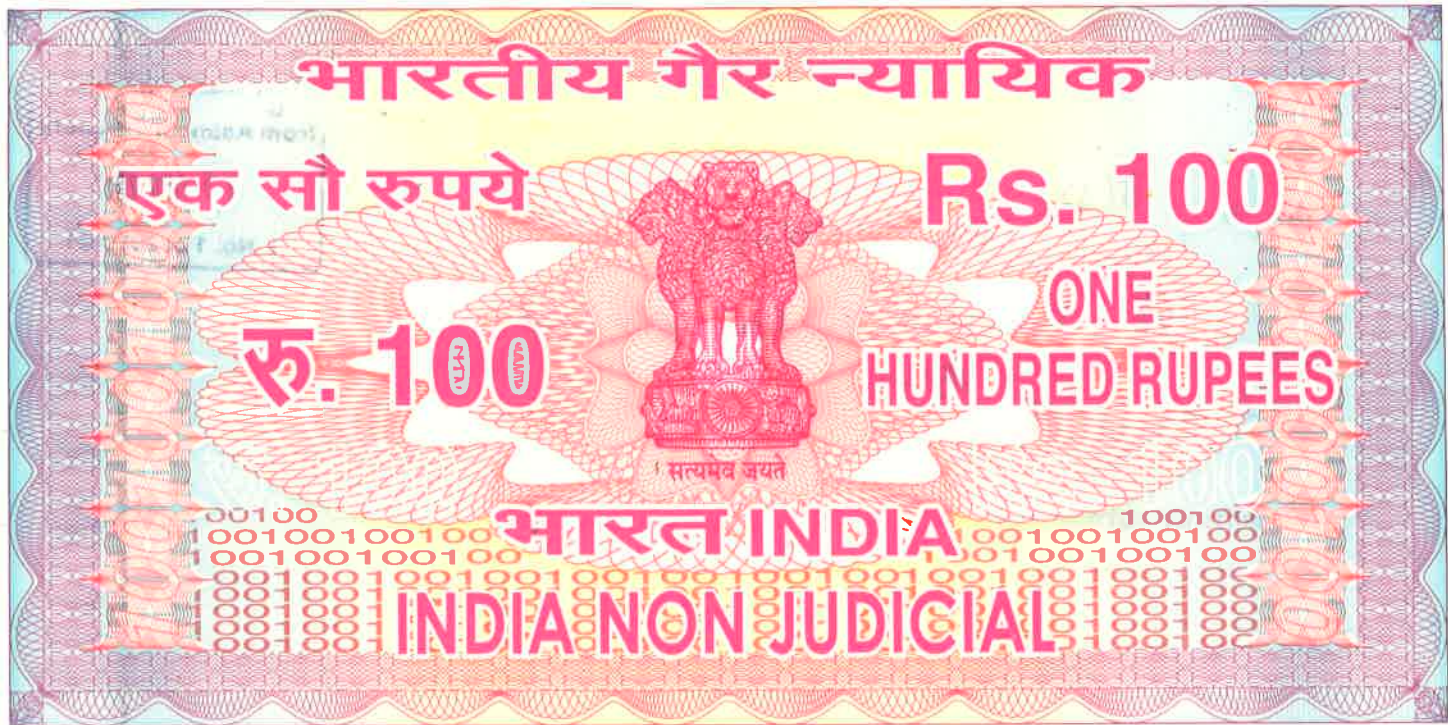
AND WHEREAS the FIRST PARTY has received an amount to the extent of Rs. 3,05,00,000.00 (Rupees Three Crores and five lakhs) only from SECOND PARTY and the said sum of money has been deposited by the SECOND PARTY by D.D. bearing no. 089132, 089636, 047738, 052723, 052832 dated 05/08/2016, 24/08/2016, 20/09/2016, 25/10/2016, 28/11/2016 And the receipt and sufficiency where of has also been acknowledged by the FIRST PARTY.

AND WHEREAS the certificate of Possession dated 28.12.2016 was issued in favour of the LESSEE by the LESSOR on the strength of the memo bearing Ref. No. ADDA/ASL/1948/V/334/TIPL dated 19.01.2017.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-**

Inconsideration of a sum of Rs. 3,05,00,000 (Rupees Three Crores and Five Lakhs) only paid by the LESSEE/SECOND PARTY on or before the execution of the present and the rent hereby reserved and fully mentioned in Part II of the schedule hereunder written and the terms covenants and conditions contained in Part II of the schedule hereunder written on the part of the lessee to be paid, observed and performed, the LESSOR doth hereby grant and demise unto the lessee on "as is where is" all that piece and parcel of land, mentioned and described in part I of the schedule hereunder written (hereunder referred to as the demised premises) TO HOLD the same unto the LESSEE for the period of 60 (Sixty) years from the 28<sup>th</sup> Day of December, 2016 to the 27<sup>th</sup> Day of December, 2076 yielding and paying therefor the rents at the time and in the manner mentioned in Part-II of the said schedule hereunder written.





পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

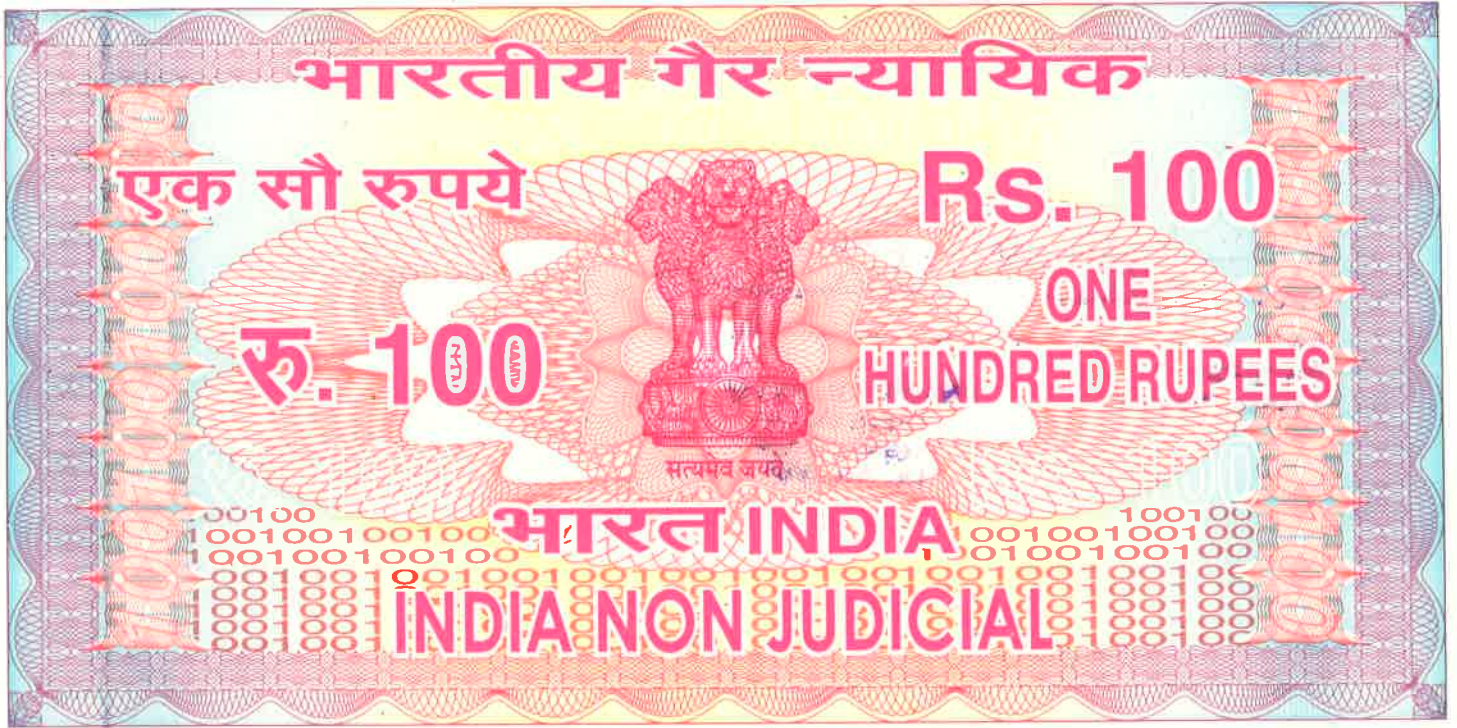
X 449271

THIS SCHEDULE ABOVE REFERRED TO

PART - 1

PARTICULAR OF THE HOLDING

- |                            |   |   |
|----------------------------|---|---|
| 1) No. of R.S. Plot        | : | 1310(P), 1315(P), 1316(P), 1317(P),<br>1318,<br>1646(P), 1654(P), 1655, 1656(P), 1657(P),<br>1658, 1659, 1660(P), 1661(P), 1662(P),<br>1678(P), 1679(P), 1680(P), 1681(P),<br>1682(P), 1683(P), 1684(P), 1696(P),<br>1655/1962(P), 1655/1963(P) &<br>1655/1964(P) |
| 2) Area of Plot            | : | 4.80 Acres  |
| 3) Survey Plot             | : | INS/3.  |
| 4) Name of Mouza           | : | GANRUI  |
| 5) J.L. No.                | : | 12  |
| 6) Name of Thana           | : | ASANSOL   |
| 7) Name of Pargana         | : | SHERGARH  |
| 8) Sub-Registration Office | : | ASANSOL   |
| 9) Name of District        | : | PASCHIM BARDHAMAN   |



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 447081

**BOUNDARIES OF THE PLOTS:**

North	: 60'0" R/W ROAD.
East	: 4.5mtr. Wide Drain & Ramkrishna Mission.
South	: PAYEL FOOD.
West	: 60'0" R/W ROAD.

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

**PART - II**

The lessee/s to the interest that the obligations herein on the part of lessee/s contained shall agree and covenant with the lessor that lessee/s shall duly and punctually fulfill, observe and perform the terms and conditions and covenants hereinafter expressed.

1. The lessee/s shall pay the rent of the demised premises to the LESSOR by 31<sup>st</sup> March of each year amounting Rs. 76,250/- (at the rate of Rs.0.25% of premium) per annum.
2. In default of payment of rent within the year in which the rent falls due the lessee shall be bound to pay in addition to the arrear of the rent interest at the rate of 10% per annum on the amount of the rent in arrear from the date of default till the date of payment and the arrear with interest payable thereon shall be realizable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof of the time being in force.



3. The Lessee is also entitled to raise structure on the demised land in accordance with the rules prescribed by the competent authority and in compliance with all the terms and conditions, as embodied in this Indenture of Lease.
4. To pray for extension of time, if the demised land with the structure constructed thereon has not been utilised for a period of three years from the date of the execution of the Deed of Lease or from the date of receiving possession thereof, whichever is earlier, failing which the Lessor reserves the right to terminate the term lease forthwith and shall recover possession without prejudice to any other remedy, as available in pursuance of the laws of the land and to reenter into the possession of the land with structure constructed thereon.  
The charges for extension of time shall be such, as would be determined by the party of the First part.
5. It is recorded that the lessee has agreed to obtain lease of the land described in the schedule herein on the terms and conditions mentioned in this present on as is where is basis and the lessee shall pay and bear all proportionate costs, expenses and charges for infrastructural development of the demised leasehold land namely, for the purpose of constructing roads, pathways, drainage system and for providing electricity connection, telecommunication facilities and such other facilities as may be necessary to provide proper infrastructural system in respect of the said demised leasehold land as may be decided by the Government and the lessee shall pay such proportionate costs for infrastructural development within one month from the date on which the Government shall call upon the lessee to do so. Provided that the Government may call upon the lessee to pay for the proportionate infrastructural costs in part or parts or in whole as may be found suitable and necessary.
6. In the event of the Lessee holding over after the expiration of the period of this demise the lessee shall be bound to pay for any year subsequent to the expiry of the period of this demise rent at such rate as may be assessed upon the demised land by the lessor.
7. Should the lessee duly and faithfully observe and fulfill the terms conditions and covenants on the part of the Lessee herein contained, the Lessee shall on the expiration of the aforesaid period of sixty years and thereafter in successive of thirty years have the right to obtain a renewed lease on the same terms and conditions save as to rent which may be increased or otherwise varied in accordance with the provisions of the law or any rules framed by the Government as may be in force for the time being and in the absence of any such law or rules, than as may be fixed by the Government. Such increase shall not exceed twenty five percent of the rent fixed by these presents or the renewed leases as may at the time be in force.

8. The Lessee shall have the right to mortgage or charge it's/their lease hold interest subject to the terms and condition of this lease in favour of LIC, Banks or other Government institutions. Provided, however, before creation of any mortgage or charge in respect of the leasehold interest in favour of any party the prior consent of the Government in writing shall have to be obtained by the Lessee and the Government shall be entitled to impose such term or terms and/or condition or conditions as it may deem necessary before according consent to the lessee for creating any mortgage or charge. Provided that the lessee shall not be entitled to assign, alienate or transfer in any form or nomenclature whatsoever it's/their leasehold interest and the buildings and/or other erections or structures either in whole or in part or parts thereof without the prior consent of the Government in writing and in the event, the Government accords permission to the lessee to effect any transfer "either in whole or in part or parts the Government shall be entitled to impose such term or terms and/or condition or conditions on the lessee as it may deem reasonable and necessary and it shall be the exclusive authority and domain of the Government to decide and/or settle the term or terms and/or condition or conditions for granting permission to the lessee for effecting transfer either in whole or in part or parts.
9. In the event, the Government accords permission for transfer and/or assignment in Transferee and/or Assignee or Assignees concerned shall duly get his/its or their name or names registered with the Government within three calendar months after obtaining possession of the leasehold premises and will possess and use the land subject to the terms and conditions herein and be bound by all terms covenants and conditions herein contained on the part of the lessee/s to be observed, fulfilled and performed.
10. The lessee/s shall not in any way diminish the value of or injure or make any permanent alterations in the said demised land which may impair the value of the land in any way without the previous written consent of the Government or any Officer authorized in that behalf of the Government and shall not all or dispose of any earth, clay, gravel, sand or stone from the demise land nor excavate the same except so far as may be necessary for the execution of the works as stated in clause 15 of those presents. The lessee shall however have the right to remove any surplus earth, sand stones or gravel from the aforesaid premises during or after the construction or erection of any buildings or structure on the demised land. In the event of lessee/s making any ditch or excavation which causes injury to the property with the consent of the Government it shall be filled in after due notice to the lessee/s by the Government or any Officer authorized in that behalf who shall recover from the Lessee/s the expenses incurred by him for the purpose as arrears of rent.

11. The lessee/s shall keep the land free from jungle and all sorts of nuisance and where the land is used for industrial purposes, the lessee/s shall ensure that:

a) No trade effluent or other waste material which is alkaline or obnoxious or will cause toxic reactions or be otherwise injurious to public health, is discharged into any adjoining land, drain, sewer, stream or river, no smoke or fumes is released into open air without adequate treatment, according to such standards as may be prescribed by the Government or other competent authority in this regard.

b) Upon failure of the lessee/s to do so the Government, after notice to the lessee, may cause such nuisance to be removed or otherwise dealt with as the lessor may think fit and proper to do in the interest of public health and safety and all expenses incurred by the Government in that regard shall be recoverable from the lessee/s.

c) The lessee shall have to obtain a no objection certificate and/or an appropriate certificate from the West Bengal Pollution Control Board or the appropriate authority under the law in respect of the industry to be set up by the lessee in the leasehold land and shall furnish duly certified copy of such certificate to the Government and/or appropriate authority within six weeks from the date of execution of this presents. Provided further that the lessee shall also have to obtain appropriate certificate from the West Bengal Pollution Control Board and such other appropriate authority as may be required under the law regarding operation and functioning of the industry in the leasehold land and shall furnish a duly certified copy of such certificate to the Lessor / Government / appropriate authority as and when required by the Government.

12. The lessee/s shall pay and discharge all existing and future rates, taxes and assessment, duties, impositions, outgoing and burdens whatsoever assessed, charged or imposed upon the demised premises or upon the owner or occupier thereof in respect thereof or payable by either in respect thereof If there is no Municipal Law in force the lessee/s shall pay such local taxes and charges for the purpose of conservancy, lighting, water supply, road maintenance, drainage arrangements and the like as shall be fixed from time to time by the lessor or the Govt. of West Bengal.

13. The lessee/s shall preserve intact the boundaries of the holding and will keep them well demarcated according to the requisition from time to time as may be made by the Government or any Officer authorized in that behalf and shall point them out when required by the Government or any Officer authorized in that behalf The Government or any its Officers authorized by the Government. on that behalf shall be allowed to inspect the demised premises at any time during the day time upon



notice be in given, should any boundary mark be missing the lessee/s shall report the fact of the Chief Executive Officer of the Asansol Durgapur Development Authority or any Officer authorized in that behalf.

14. After execution of this deed of lease granted in favour of a registered company/society/partnership firm (registered/unregistered), any change of share holdings or outgoings of the existing pattern on any account whatsoever will be treated as transfer/proportionate transfer and charges will be payable either fully or on prorata basis of the leasehold right and all the terms and conditions of transfer will be applicable to the said company/society/firm and the LESSEE is liable to pay the charges and Transfer Fees either fully or on prorata basis, as per rules and regulations of this Authority prevalent from time to time PROVIDED FURTHER that if there is a transfer of more than 50% shareholding of the lessee after allotment that will be treated as full transfer of leasehold right and the LESSEE will be liable to pay the charges of Transfer Fees as per prevalent norms in the office of the Lessor.

15. The lessee/s shall not be entitled to convert or allow to be used the demised land or any part thereof into a place of religion worship or use or allow the demised premises or any part thereof to be used as place for cremation or burial or for any religious purposes.

16. The lessee/s shall not sublet the demised land or any part thereof or assign its lease hold interests or part with the possession of the same without the consent in writing first had and obtained from the lessor, or the Govt. of West Bengal and the LESSOR is entitled to impose such foundations, as it may deem necessary.

17. The lessee/s shall not use nor permit any other person to use the demised land or any part thereof for a purpose other than that for which it is leased or in a manner which renders at unfit for used for the purposes of the tenancy.

18. The lessee/s shall not use nor permit any other person to use the demised land or any part or portion thereof for any immoral or illegal purposes or in any manner so as to become a source of grave danger to the public peace or public safety or allow any activities therein subversive of the Government established by law in India.

19. If the demised land or any part thereof shall, at any time, be required by the Government for a public purpose the lessee/s shall vacated debar possession of the same on demand upon payment of the compensation that may be assessed to be payable to the lessee/s by the appropriate authority. If the land is required permanently the lease shall forthwith be determined and the lessee/s shall be entitled to such fair and reasonable compensation for buildings and improvements effected by the lessee/s as shall be decided by the Government or any Officer authorized in that behalf. If a part of the land is required, whether permanently or temporarily or if the whole land is required temporarily the lease shall not be determined, but in the former case the lessee/s shall be entitled to proportionate reduction of rent and in the latter case to a total remission of rent and to such compensation in the latter case as shall be decided by the said Government of West Bengal which shall be final.

20. The lessor reserve the right to all minerals in the lands together with such rights of way any other reasonable facilities as may be requisite for working, winning, gathering and carrying away such minerals.

21. The lessee/s shall before building any pucca house structure, privy or latrine or making any additions thereto or alternations therein, to the plan thereof approved by the Officer authorized in that behalf by the lessor, or the Govt. of West Bengal.

22. The lessee/s shall permit the Government or its Officers authorized in that behalf on 24 hours notice at all reasonable time during the erection of the buildings and subsequent thereto to enter upon the demised premises to view the condition of the building for the time being erected or in course of erection thereon and for all other reasonable purpose.

23. On breach or non-observance of any of the foregoing covenants, terms or condition herein on the part of the lessee/s contained or on the lessee/s being adjudged insolvents or making any composition with its/their creditors the Government shall have the right to determine this lease and the lessee/s shall be liable to ejectment in accordance with the provisions of the law for the time being enforce but without prejudice to any other right or remedy of the Government that might have accrued.

24. Should the lessee/s fail and neglect to erect and construct the factory within two years from the date of those presents the Government shall have the right and be entitled to determine these present and thereafter to re-enter into the demised premises or a portion thereof in the name of the whole or current price of the land be charged.

25. (a) Should the said land at any time thereafter lease for a period of six consecutive months to be hold and used or ceased to be required for the purpose or purposes provided for in the foregoing clauses then and in any such clause, the government may forthwith re-enter upon and take possession of the said demised land together with all buildings thereon, whether such buildings were erected before or after the demise of the land to the lessee/s and thereupon the lessee/s shall have no further right title or interest in the said land and building and its demise shall absolutely cease and determine.

(b) In case of determination of lease by surrendered /resumption /cancellation of allotment, the premium of the property is to be refunded to the lessee provided that the property is surrender/resumed in the same condition in which it was leased out. However the lessor has right to deduct do amount of 5 per cent of premium or salami realized or liable to be realized as administrative cost for such surrender or resumption.

26 .On taking such possession the Government may sell or otherwise deal in the said land and buildings as it may think proper.

27. Should the lessor sell the land with the buildings the lessor after deducting the expenses incurred in connection with the said taking of possession and such sale shall pay the proceeds to the lessee after deducting there from the value of the lease hold land and all sums as may remain due and owing to the lessor, or the Govt. of West Bengal.

28. Should the lessor decide not to sell the land buildings, the lessor shall retain the said land and building, thereon in which case the Government shall, pay to the lessee/s the market value as on the day of re-entry of all the buildings only erected by the lessee and may its discretion on sufficient grounds refund the premium or salami.

29. Should the lessor decide to sell the buildings only upon such sale the Government shall, after deduction the expresses of taking possession and selling, pay the balance of the proceeds of sale of the said buildings after deducting any other sums as may be to the Government and may on sufficient grounds refund the premium or salami paid by the lessee/s.



30. The parties doth hereby agree and confirm that any of the conditions as set out in this indenture of Lease may either be excluded or any other condition in this Indenture of Lease may be included, subject to mutual agreement and subsequent execution of an amendment Deed with the consent of both the parties.

IN WITNESS WHEREOF THE parties to these present have hereunto set and subscribe their respective hands and the day, month and year first above written.

SIGNED SEALED AND DELIVERED BY:


Special Officer, Urban Development (T & CP)  
Department, Government of West Bengal,  
on behalf of the Governor of West Bengal.

  
Special Officer Urban Development T & CP (Deptt.)  
Govt. of W. B.

In the Presence of:

  
OSD (Land)  
ADDA, Asansol


Signed sealed and delivered by:

  
Asst. Executive Officer  
Asansol Durgapur Development Authority  
Asansol

Sarmit Banerjee  
71A Pratapaditya Road,  
Kolkata. 700026

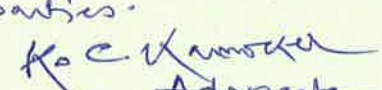
Lessee:

For Tractors India Pvt. Ltd.

  
Authorised Signatory

In the Presence of:

Ravindra Sircar  
Cadmey Waterside  
Block DP, Salt Lake, Cal-9,

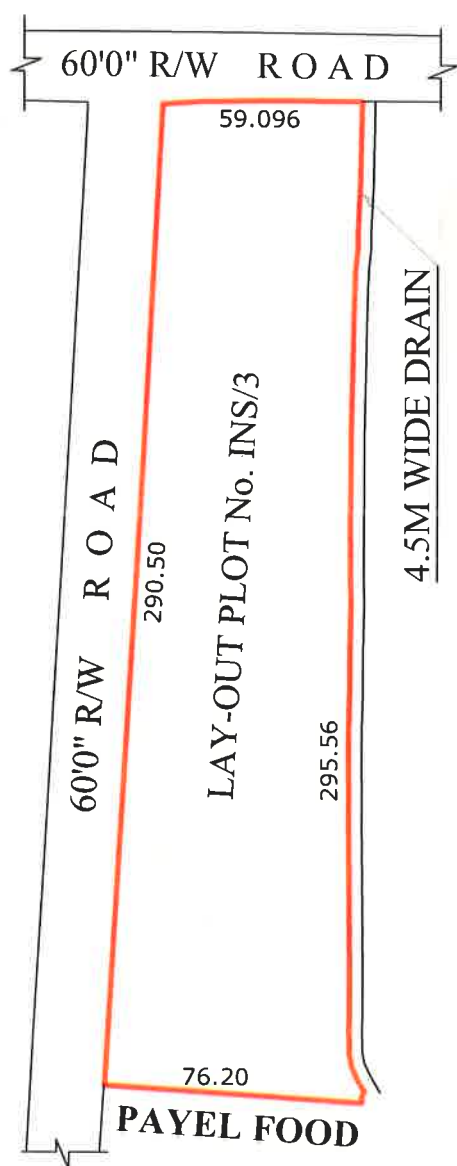
Drafted by me  
as per declaration  
by the parties.  
  
Advocate  
High Courts Calcutta  
WB/867/183

**SITEPLAN SHOWING THE INDUSTRIAL LAND OF TRACTORS INDIA PVT. LTD. REPRESENTED BY DY. GENERAL MANAGER OF SRI JAYANTA BHATTACHARYA S/o JITENDRA NATH BHATTACHARYA AT K. S. T. P. INDUSTRIAL ESTATE, ASANSOL, DEVELOPED BY ADDA, ASANSOL, HAVING LAY-OUT PLOT No. INS/3, WHICH IS SHOWN IN RED COLOUR, MOUZA GANRUI, J.L. No. 12, UNDER ASANSOL MUNICIPAL CORPORATION, P.S. ASANSOL(N), DIST BARDDHAMAN, WITHIN R.S. PLOT No. 1310(P), 1315(P), 1316(P), 1317(P), 1318, 1646(P), 1654(P), 1655, 1656(P), 1657(P), 1658, 1659, 1660(P), 1661(P), 1662(P), 1678(P) - 1684(P), 1696(P), 1655/1962(P), 1655/1963(P) & 1655/1964(P).**

**AREA OF THE PLOT 4.80(FOUR POINT EIGHT) ACRE(APPROX.).**

### LIGEND

**ALLOTTED LAND IS MARKED WITH RED BORDER .....**



NOT TO SCALE

*Tractor India Pvt. Ltd.*

<b>ADDA</b>		<b>ASANSOL DURGAPUR DEVELOPMENT AUTHORITY</b>	
<i>[Signature]</i> TOWN PLANNER		SCALE	DATE: 26-05-2017
<i>[Signature]</i> ARCHITECT PLANNER		<i>[Signature]</i> SPECIAL OFFICER URBAN DEV.(T&CP) DEPTT. GOVT. OF WEST BENGAL & C.E.O, ADDA	
<i>[Signature]</i> SURVEYOR	<i>[Signature]</i> DRAWN BY		
DWG No.			

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

GRN: 19-201819-021274803-2

Payment Mode

Counter Payment

GRN Date: 04/04/2018 16:15:21

Bank : AXIS Bank

BRN : 31905042018SST52668691

BRN Date: 05/04/2018 00:00:00

**DEPOSITOR'S DETAILS**

Id No. : 19030000535053/5/2018

[Query No./Query Year]

Name : JAYANTA BHATTACHARYA

Contact No. :

Mobile No. : +91 9748768469

E-mail :

Address : Tower IIBlock DP Salt Lake Kolkata 700091

Applicant Name : Shri Jayanta Bhattacharya

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks :

Lease, Lease by Govt./Govt. Authority/Govt. Undertaking  
Payment No 5

**PAYMENT DETAILS**





Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19030000535053/5/2018	Property Registration- Stamp duty	0030-02-103-003-02	2150716
2	19030000535053/5/2018	Property Registration- Registration Fees	0030-03-104-001-16	306898

**Total**

**2457614**

In Words : Rupees Twenty Four Lakh Fifty Seven Thousand Six Hundred Fourteen only



नाम / नाम / PERMANENT ACCOUNT NUMBER		
AFAPB4336H		
	नाम / NAME	JAYANTA BHATTACHARYA
	पिता का नाम / FATHER'S NAME	JITENDRA NATH BHATTACHARYA
	जन्म तिथि / DATE OF BIRTH	05-02-1975
हस्ताक्षर / SIGNATURE		
		आयकर आयुक्त, रांची COMMISSIONER OF INCOME TAX, RANCHI

*Jayanta Bhattacharya*

युस कार्ड के खो / मिल जाने पर कृप्या जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
आसकर आयुक्त,  
केन्द्रीय राजस्व भवन,  
मेन रोड,  
रांची - 834001.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Commissioner of Income-tax,  
Central Revenue Building,  
Main Road,  
Ranchi - 834001.

*Always always*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SAIKAT BARDHAN

PARIMAL BARDHAN

14/03/1979

Permanent Account Number

AIUPB8128Q

*A. Pallan*  
Signature



14/03/2011

इस कार्ड के खोने / पाणे पर कृपया सूचित करें / लौटारें :-  
आयकर सैन सेवा इकाई, एन एस डी एस  
तीसरी मंजील, सफ़ायर चैंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुणे - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to :-  
Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

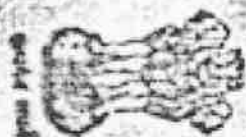
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in

*A. Pallan*



आयकर विभाग

INCOME TAX DEPARTMENT



TRACTORS INDIA PRIVATE LIMITED

30/06/1995

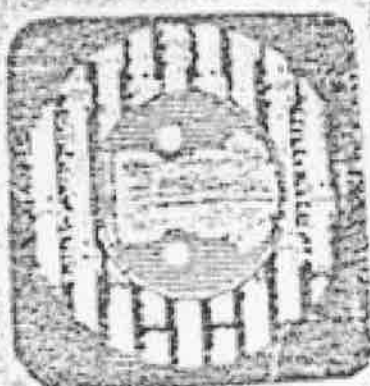
Permanent Account Number

AABCT1656K

Signature

भारत सरकार

GOVT. OF INDIA





# Asansol Durgapur Development Authority

(A Statutory Body of the Government of West Bengal)

**Asansol Office:** Vivekananda Sarani, (Senraleigh Road), Near Kalyanpur Housing More, Asansol - 713305

Phone no: (0341) 225-7377, 225-7378; Fax: (0341)-225-7379

**Durgapur Office:** 1<sup>st</sup> Administrative Building, City Centre, Durgapur - 16

Phone no: (0343) 254-6815, 254-6716, 254-6889; Fax: (0343) 254-6665, 254-5793

Website: [www.addaonline.in](http://www.addaonline.in)

e-mail: [ceo\\_adda@yahoo.com](mailto:ceo_adda@yahoo.com), [ceoadda.ud@gmail.com](mailto:ceoadda.ud@gmail.com), [adda.asl@gmail.com](mailto:adda.asl@gmail.com), [adda.dgpr@gmail.com](mailto:adda.dgpr@gmail.com)

Memo No.: ADDA/ASL/ 1562/V/334/TIPL

Date: 21.08.17

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, represented by Sri Jayanta Bhattacharya, Dy. General Manager, Tractors India Private Limited.

Sir,

Please find enclosed a deed of licence agreement duly executed among the Special Officer, Urban Dev. (T & CP) Deptt. Govt. of West Bengal, and Tractors India Private Limited, represented by Sri Jayanta Bhattacharya, Dy. General Manager, 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.

Enclo.: As stated above.


Yours faithfully,



**Special Officer,**

Urban Dev. (T & CP) Deptt.  
Govt. of West Bengal

&

**Chief Executive Officer,**  
Asansol-Durgapur Development Authority.

  
ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD  
NU00444455

	
নির্বাচকের নাম :	জয়ন্ত ভট্টাচার্য
Elector's Name :	Jayanta Bhattacharjee
পিতার নাম :	জিতেন্দ্র ভট্টাচার্য
Father's Name :	Jitendra Bhattacharjee
লিঙ্গ/Sex :	পুরুষ M
জন্ম তারিখ Date of Birth :	XX/XX/1975

*Traps always*



NU00444455

119/94/2, 850, Kharagpur, Kharagpur Sadar  
Medinipur, 721305

Address:

119/94/2, INDA, KHARAGPUR,  
KHARAGPUR TOWN, PASCHIM  
MEDINIPUR, 721305

Date: 16/08/2010

224-Kharagpur Sadar Constituency

Facsimile Signature of the Electoral

Registration Officer for

224-Kharagpur Sadar Constituency

These marks are the marks of the Electoral  
Registration Officer for the 224-Kharagpur  
Sadar Constituency.

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

*Trishu Chakraborty*



भारत सरकार  
GOVERNMENT OF INDIA



সৈকত বর্ধন  
Saikat Bardhan  
জন্মতারিখ/DOB: 14/03/1979  
পুরুষ/ MALE



7733 7324 8278



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

এস/ও: সৈকত বর্ধন, ৭১ এ,  
প্রতাপাদিত্যা রোড, কলকাতা, কালিঘাট,  
কলকাতা,  
পশ্চিম বঙ্গ - ৭০০০২৬

Address :

S/O: Late Parimal Bardhan, 71 A,  
PRATAPADITYA ROAD, KOLKATA, Kalighat,  
Kolkata,  
West Bengal - 700026



1947  
1800 300 1947

help@uidai.gov.in

www.uldai.gov.in

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

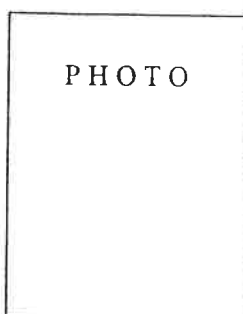
*L. Pullan*

# SPECIMEN FORM FOR TEN FINGERPRINTS

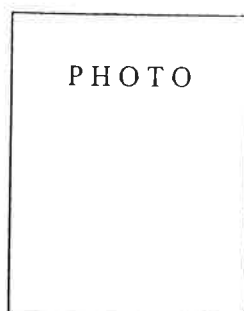


Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

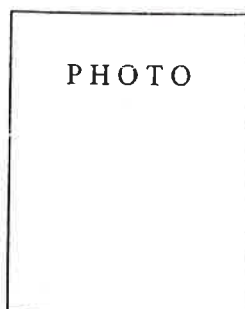
Tajinder Arora



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

## Major Information of the Deed

Deed No :	I-1903-00957/2018	Date of Registration	26/04/2018
Query No / Year	1903-0000535053/2018	Office where deed is registered	
Query Date	02/04/2018 2:09:30 PM	A.R.A. - III KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Jayanta Bhattacharya , Adda Industrial Estate, Thana : Asansol, District : Burdwan, WEST BENGAL, Mobile No. : 9748768469, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 6,59,78,112/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 21,51,216/- (Article:35)	Rs. 3,06,898/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Lease Period 60 Years s Advance/Premium Rs 3,05,00,000/- Average annual Rent Rs 89,975/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: Burdwan, P.S:- Asansol, Municipality: ASANSOL MC, Road: G T Road, Road Zone : (Baradhemmo (On Road) -- Baradhemmo (On Road)) , Mouza: Garui

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1318		Land For Industrial Use	Land For Industrial Use	4.8 Acre		6,59,78,112/-	Width of Approach Road: 60 Ft.,
Grand Total :					480Dec	0 /-	659,78,112 /-	

### Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ASANSOL DURGAPUR DEVELOPMENT AUTHORITY</b> , Vivekananda Sarani, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713305 , State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative




### Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>TRACTORS INDIA PRIVATE LIMITED</b> , Tower II, 7th Floor, Block -DP, Sec-V, Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.: XXXXX1200V, Status :Organization, Executed by: Representative


Major Information of the Deed :- I-1903-00957/2018-26/04/2018



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Jayanta Bhattacharya (Presentant)</b> Son of Mr Date of Execution - 26/04/2018, , Admitted by: Self, Date of Admission: 26/04/2018, Place of Admission of Execution: Office	<b>Photo</b>  Apr 26 2018 1:10PM	<b>Finger Print</b>  LTI 26/04/2018	<b>Signature</b>  26/04/2018
	, Tower II, 7th Floor, Block -DP, Sec-V, Salt Lake, Kol, P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AFAPB4336H Status : Representative, Representative of : TRACTORS INDIA PRIVATE LIMITED (as DY GENERAL MANAGER)			
2	<b>Mr Shashank Sethi</b> Son of , Vivekananda Sarani, P.O:- Asansol, P.S:- Asansol, District:-Burdwan, West Bengal, India, PIN - 713305, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: XXXXX4512B Status : Representative, Representative of : ASANSOL DURGAPUR DEVELOPMENT AUTHORITY (as Chief Executive Officer)			

**Identifier Details :**

Name & address	
Saikat Bardhan Son of Parimal Bardhan , 7/A, Pratapaditya Road, P.O:- Kalighat, P.S:- Tollygunge, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700026, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Jayanta Bhattacharya	26/04/2018 PIN - B (as
	

**Endorsement For Deed Number : I - 190300957 / 2018****On 26-04-2018****Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Major Information of the Deed :- I-1903-00957/2018-26/04/2018

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

Presented for registration at 12:07 hrs on 26-04-2018, at the Office of the A.R.A. - III KOLKATA by Shri Jayanta Bhattacharya ,

**Admission Execution (for exempted person)**

Execution by Mr Shashank Sethi , Chief Executive Officer, ASANSOL DURGAPUR DEVELOPMENT AUTHORITY, Vivekananda Sarani, P.O:- Asansol, 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 26-04-2018 by Shri Jayanta Bhattacharya, DY GENERAL MANAGER, TRACTORS INDIA PRIVATE LIMITED, , Tower II, 7th Floor, Block -DP, Sec-V, Salt Lake, P.O:- Bidhannagar, P.S:- Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by Saikat Bardhan, , , Son of Parimal Bardhan, , 7/A, Pratapaditya Road, P.O: Kalighat, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,06,898/- ( A(1) = Rs 3,06,800/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 3,06,898/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2018 12:00AM with Govt. Ref. No: 192018190212748032 on 04-04-2018, Amount Rs: 3,06,898/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 31905042018SST52668691 on 05-04-2018, Head of Account 0030-03-104-001-16

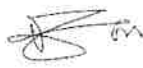
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 21,51,216/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 21,50,716/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3153, Amount: Rs.500/-, Date of Purchase: 17/04/2018, Vendor name: Prasanta Ghanty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/04/2018 12:00AM with Govt. Ref. No: 192018190212748032 on 04-04-2018, Amount Rs: 21,50,716/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. 31905042018SST52668691 on 05-04-2018, Head of Account 0030-02-103-003-02

  
**Malay Kanti Das**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Major Information of the Deed :- I-1903-00957/2018-26/04/2018

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1903-2018, Page from 42706 to 42739  
being No 190300957 for the year 2018.**



Digitally signed by MALAY KANTI DAS  
Date: 2018.04.27 16:06:17 +05:30  
Reason: Digital Signing of Deed.

**(Malay Kanti Das) 4/27/2018 4:04:38 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.**

**(This document is digitally signed.)**

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