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**AGREEMENT FOR ASSIGNMENT/TRANSFER OF LEASEHOLD RIGHTS**

THIS AGREEMENT FOR ASSIGNMENT/TRANSFER OF LEASEHOLD RIGHTS under the Lease is made on this the 27<sup>th</sup> day of June, Two Thousand Twenty Two (2022);

**BETWEEN**

[1] **SRI RAVINDRA KUMAR CHOPRA**, having PAN: **ACAPC4647H** and AADHAAR: **9370 9958 0495**, aged about 67 years AND [2] **SRI BIRENDRA KUMAR CHOPRA**, having PAN: **ACPPC0363F** and AADHAAR: **5287 2290 0519**, aged about 63 years, both sons of Late Joychand Lal Chopra, both by occupation - Business, both by religion - Hindu, both by nationality - Indian, both residents of 88, College Road, Rabindra Nagar Complex, Block G, 4<sup>th</sup> Floor, Flat No. 401, Howrah 711 103, Post Office - Botanic Garden, Police Station - AJC Bose Botanic Garden, District - Howrah, hereinafter jointly referred to as the "**ASSIGNORS/TRANSFERORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

✓ Ravindra Kumar Chopra

Birendra Kumar Chopra

REKHA TEWARI  
NOTARY

Regn. No.-10288/13  
C.M.M's Court  
Kolkata - 700 00

27 JUN 2022

Shree Sethi

Bhagys Shree Sethi

Rajat Sethi

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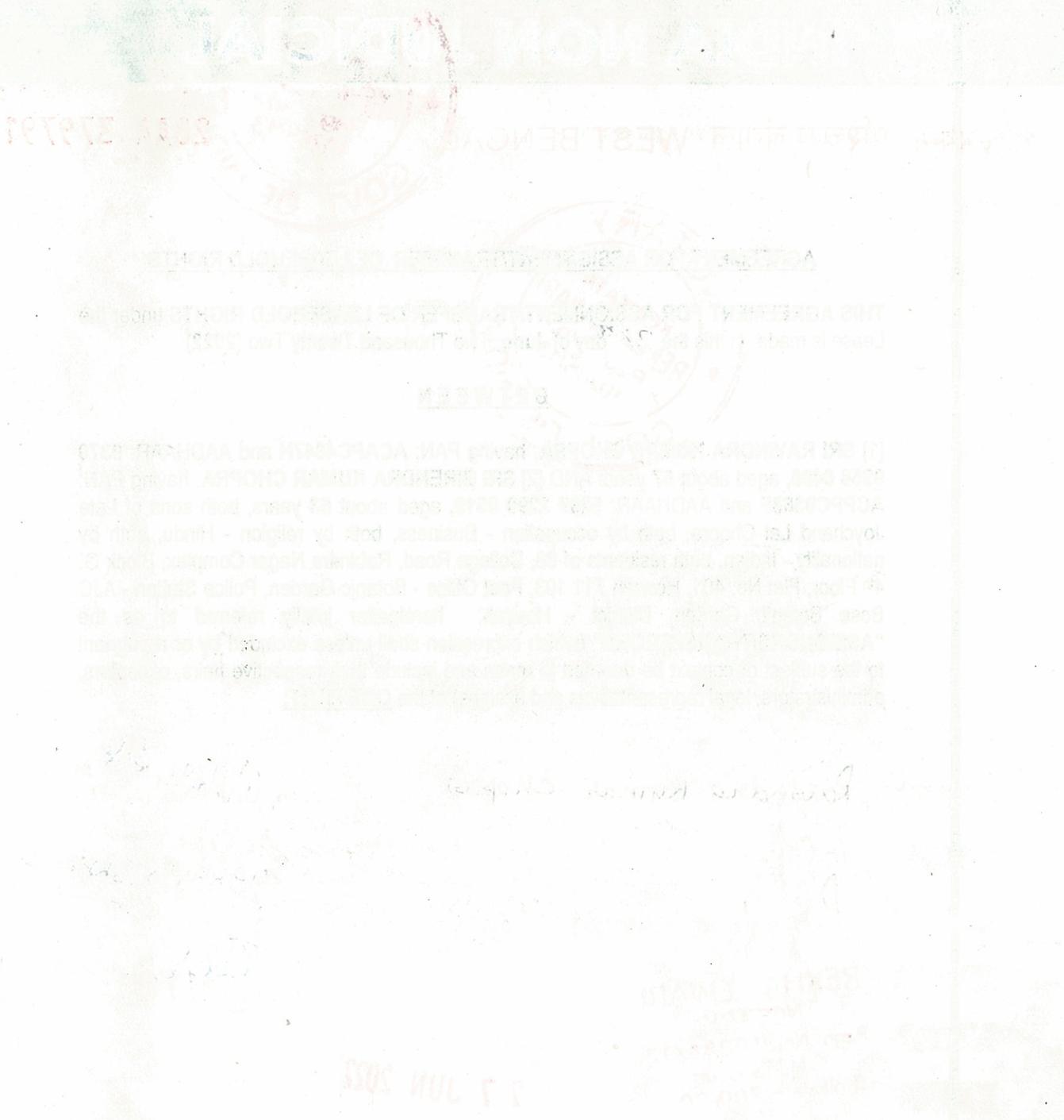
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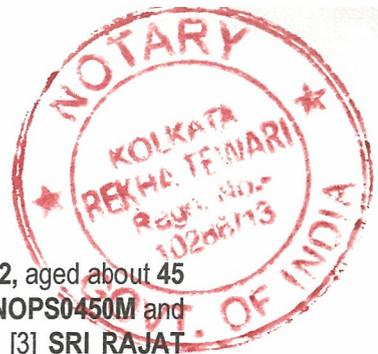
AbuSheer Serini & Co

ক্রেতার নাম ও সাং  
স্ট্যাম্প ভেঙার স্বাক্ষর  
বিধান নং ক, সল্টালেক সার্টি এ ডি এস আর ও  
মোট স্ট্যাম্প ক্রয় এর  
চালান নং মোট কত টাকা খরিস  
ট্রেকারী-বারাকপুর, ভেঙার-মিতা দত্ত

৪৭. ডি. আবু'স Serini & Co  
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AND

[1] **SRI ABHISHEK SETHI**, having PAN: **AKUPS2075H** and AADHAAR: **4015 2335 2202**, aged about 45 years, son of late Gyan Chand Sethi [2] **SMT. BHAGYASHREE SETHI**, having PAN: **ANOPS0450M** and AADHAAR: **6350 4781 2870**, aged about 41 years, wife of Sri Abhishek Sethi AND [3] **SRI RAJAT SETHI**, having PAN: **IOJPS4555H** and AADHAAR: **8513 8631 2907**, aged about 23 years, son of Sri Abhishek Sethi, all by occupation - Business, all by religion - Jain, all by nationality - Indian, all residents of 37, Dr. Abani Dutta Road, Salkia, Howrah 711 106, Post Office - Salkia, Police Station - Golabari, District - Howrah, hereinafter jointly referred to as the "**ASSIGNEES/TRANSFEREES**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives, nominees and assigns) of the OTHER PART;

WHEREAS:

- A. By an Indenture of **Lease** dated the **20<sup>th</sup> day of August, 1970** made between the Governor of the State of West Bengal therein described as the **Lessor** and hereinafter referred to as "THE SUPERIOR LANDLORD" of the One Part and **Bishnu Pada Das** (since deceased) and **Smt. Arati Das**, therein described as the **Lessees** of the Other Part and registered at the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. I, Volume No. **95**, Pages **73 to 79**, Being No. **6162** for the year **1970** (hereinafter referred to as "**THE ORIGINAL LEASE**") the said Governor of the State of West Bengal for the premium and/or salami amounting to **Rs.19,197.50** and also the yearly Lease Rent and the terms and conditions therein mentioned, had duly granted and demised unto the said Bishnu Pada Das (since deceased) and Smt. Arati Das ALL THAT the piece or parcel of land measuring **4.2395 Cottahs** be the same a little more or less situate lying at and being **Plot No. 130** in Block - **EC** in Sector - I in Northern Salt Lake City Extension Area (now Salt Lake City) in the District of Twenty-four Parganas (now North 24 Parganas), Police Station - Dum Dum (now North Bidhannagar), Registration Office Cossipore Dum Dum (now Bidhannagar), (hereinafter referred to as the "**Plot of land**") for a period of **999 years** commencing on and from the date of execution of the said Original **Lease** dated **20<sup>th</sup> day of August, 1970**.
- B. In pursuance of the "said **Lease**" dated **20<sup>th</sup> August, 1970**, the said Lessees **Bishnu Pada Das** (since deceased) and **Smt. Arati Das** were made over possession of the aforesaid "**Plot of land**" vide **Possession Certificate No. 2522** dated **25<sup>th</sup> July, 1975**.
- C. The said **Bishnu Pada Das** (since deceased) and **Smt. Arati Das** obtained revised building plan vide Sanction no. **SL/P/BP-1646 R3** dated **13<sup>th</sup> January, 1987** and constructed a ground floor building measuring about **1259 Sq. ft.** and covered garage measuring about **120 Sq. ft.** at the said "**Plot of Land**" and further obtained **Clearance Certificate** vide No. **933(4)** dated **19<sup>th</sup> February, 1988**. The aforesaid "**Plot of land**" and the entire ground floor building measuring about **1259 Sq. ft.** and covered garage measuring about **120 Sq. ft.** made thereon are collectively referred to as "**the said property**", morefully described in the **Schedule** hereunder.
- D. The said **Bishnu Pada Das** died intestate on **15<sup>th</sup> July, 1990**, leaving behind his wife **Smt. Arati Das**, his only son **Sri Amit Kumar Das** and his only daughter **Smt. Anjana Chanda** as his only surviving natural and legal heirs. The said Smt. Arati Das, Sri Amit Kumar Das and Smt. Anjana Das mutated their names in respect of undivided 50% share of "**the said property**" in equal ratio vide **Mutation Letter No. 2203-SL(AL)/(EC-130)** dated **6<sup>th</sup> August, 2002** issued by Joint Secretary to the Government of West Bengal, Urban Development Department.

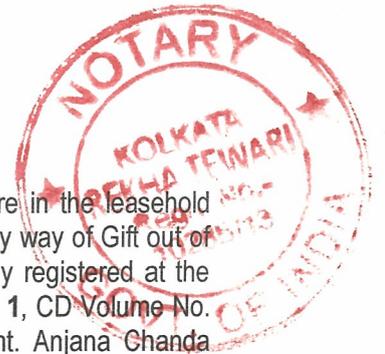
REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M.'s Court  
Kolkata - 700 00.

Rawinder Kumar Chopra

Brendra Kumar Chopra

27 JUN 2022

Abhishek Sethi  
Bhagyashree Sethi  
Rajat Sethi



- E. **Smt. Anjana Chanda** obtained permission for transfer of her undivided share in the leasehold rights in respect of **“the said property”** in favour her mother Smt. Arati Das by way of Gift out of natural love and affection and by a **Deed of Gift** dated **23<sup>rd</sup> April, 2010** duly registered at the office of D.S.R.-II, North 24 Parganas, West Bengal and recorded in Book No. **1**, CD Volume No. **11**, Pages **3670** to **3680** Being No. **03596** for the year **2010**, the said Smt. Anjana Chanda assigned/transferred her undivided share in the leasehold rights in respect of **“the said property”** under the **“said Lease”** dated **20<sup>th</sup> August, 1970** in favour her mother Smt. Arati Das by way of Gift out of natural love and affection. Due to certain mistake in the said **Deed of Gift** dated **23<sup>rd</sup> April, 2010**, a **Deed of Declaration** was executed on **16<sup>th</sup> July, 2010** and registered at the office of D.S.R.-II, North 24 Parganas, West Bengal and recorded in Book No. **1V**, CD Volume No. **2**, Pages **892** to **899** Being No. **00558** for the year **2010**.
- F. **Sri Amit Kumar Das** obtained permission for transfer of his undivided share in the leasehold rights in respect of **“the said property”** in favour his mother Smt. Arati Das by way of Gift out of natural love and affection and by a **Deed of Gift** dated **23<sup>rd</sup> April, 2010** duly registered at the office of D.S.R.-II, North 24 Parganas, West Bengal and recorded in Book No. **1**, CD Volume No. **11**, Pages **3681** to **3691** Being No. **03597** for the year **2010**, the said Sri Amit Kumar Das assigned/transferred his undivided share in the leasehold rights in respect of **“the said property”** under the **“said Lease”** dated **20<sup>th</sup> August, 1970** in favour his mother Smt. Arati Das by way of Gift out of natural love and affection. Due to certain mistake in the said **Deed of Gift** dated **23<sup>rd</sup> April, 2010**, a **Deed of Declaration** was executed on **16<sup>th</sup> July, 2010** and registered at the office of D.S.R.-II, North 24 Parganas, West Bengal and recorded in Book No. **1V**, CD Volume No. **2**, Pages **884** to **891** Being No. **00557** for the year **2010**.
- G. Subsequent to transfer by way of Gift both by the said Smt. Anjana Chanda and Sri Amita Kumar Das as stated above, the name of the said **Smt. Arati Das** was mutated and recorded as **Sole Lessee** of **“the said property”** vide **Mutation Letter** No. **905(2)-UD/SL(AL)/EC-130** dated **19<sup>th</sup> April, 2011** issued by the Land Manager, O.S.D. & Ex-Officio Deputy Secretary to the Government of West Bengal, Urban Development Department.
- H. **Smt. Arati Das** obtained permission for transfer of her leasehold rights in respect of **“the said property”** for the residual period of lease in favour of **Sri Ravindra Kumar Chopra** and **Sri Birendra Kumar Chopra** vide an Order issued by the Land Manager, Bidhannagar and O.S.D. & Ex-Officio Deputy Secretary to the Government of West Bengal, Urban Development Department vide memo no. **59-SL(AL)SC/(EC-130)** dated **28<sup>th</sup> March, 2013** and assigned/transferred her leasehold rights in respect of **“the said property”** for the residual period of lease under the **“said Lease”** dated **20<sup>th</sup> August, 1970** in favour of Sri Ravindra Kumar Chopra and Sri Birendra Kumar Chopra vide a **Transfer of Lease/Deed of Assignment** dated **5<sup>th</sup> April, 2013** registered at the office of Addl. District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. **I**, CD Volume No. **3**, Pages **3497** to **3511** Being No. **01096** for the year **2013**. The names of **Sri Ravindra Kumar Chopra** and **Sri Birendra Kumar Chopra** were mutated as Co-Lessees of **“the said property”** vide **Order for Mutation** issued vide memo no. **66-SL(AL)3L-35/66(EC-130)** dated **13<sup>th</sup> January, 2021** issued by Land Manager, Bidhannagar, Department of Urban Development & Municipal Affairs, Government of West Bengal. Names of Sri Ravindra Kumar Chopra and Sri Birendra Kumar Chopra were also recorded as Co-Lessees of **“the said property”** in the assessment list of Bidhannagar Municipal Corporation vide No. **BMC/AST/106602** dated **21<sup>st</sup> April, 2021**.

REKHA TEWARI  
NOTARY  
Regn. No.-10288/13  
C.M.M's Court  
Kolkata - 700 00

Ravindra Kumar Chopra

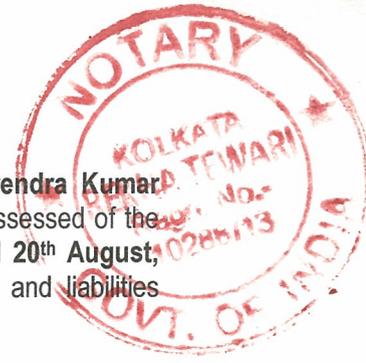
Birendra Kumar Chopra

Abhishek Sethi

Bhagys Shree Sethi

Rajat Sethi

27 JUN 2022



- I. In the premises aforesaid, the said **Sri Ravindra Kumar Chopra** and **Sri Birendra Kumar Chopra**, the Assignors/Transferors herein are fully and completely seized and possessed of the leasehold rights in respect of "**the said property**" under the "**said Lease**" dated **20<sup>th</sup> August, 1970**, free from all encumbrances, mortgage, charges, liens, lispendens, trusts and liabilities whatsoever as co-lessees, each having equal undivided  $\frac{1}{2}$  share therein.
- J. Sri Ravindra Kumar Chopra and Sri Birendra Kumar Chopra, the **Assignors/Transferors** herein, have agreed to Assign/Transfer their leasehold rights in respect of "**the said property**" for the residual period of lease under the "**said Lease**" dated **20<sup>th</sup> August, 1970**, free from all encumbrances but subject to permission of the Superior Landlord and **Sri Abhishek Sethi, Smt. Bhagyashree Sethi** and **Sri Rajat Sethi**, the **Assignees/Transferees** herein, have agreed to acquire Assignment/Transfer of leasehold right of "**the said property**", on the consideration and on the terms and conditions mutually agreed by and between the parties and recorded hereunder.

**NOW THIS AGREEMENT WITNESSETH** and it is hereby mutually and declared by and between the parties hereto as follows:

1. The **Assignors/Transferors** do and each of them doth hereby declare to have made the under mentioned various representations and assurances to the **Assignees/Transferees**
  - a) That the **Assignors/Transferors** are competent to assign/transfer their leasehold right for the residual period in respect of "**the said property**", more fully described in the **Schedule** hereunder written, under the "**said Lease**" dated **20<sup>th</sup> August, 1970** ("**Said Lease**") after obtaining permission of the Superior Landlord;
  - b) That the leasehold right of the **Assignors/Transferors** under the "**Said Lease**" are free from all encumbrances;
  - c) That there has been no default or breach on the part of the **Assignors/Transferors** and/or their predecessors-in-title with regard to the terms, conditions, covenants and stipulations contained in the "**said Lease**";
  - d) That apart from the **Assignors/Transferors** and the Superior Landlord, no other person has got any right title or interest in "**the said property**" or the said "**Plot of land**" or the leasehold right of the **Assignors/Transferors** in respect of "**the said property**";
  - e) That no litigation in respect of "**the said property**" of any nature is pending before any Court of Law.
  - f) That the "**Said Lease**" is still subsisting and the same has not been in any manner revoked and/or cancelled/terminated and/or surrendered;
  - g) That there is no bar or impediment of any nature whatsoever for the **Assignors/Transferors** to apply for and obtain the requisite permission and/or approval from the Superior Landlord and for assignment/transfer of leasehold right in respect of "**the said property**" for the residual period under the said Lease in favour of the **Assignees/Transferees**;

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Ravindra Kumar Chopra

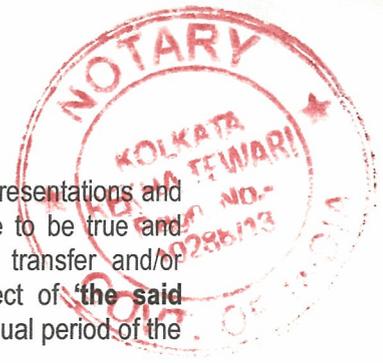
Birendra Kumar Chopra

Abhishek Sethi

Bhagyashree Sethi

Rajat Sethi

27 JUN 2022



2. The **Assignees/Transferees** herein relying on the abovementioned various representations and assurances made by the **Assignors/Transferors** as also believing the same to be true and correct and further placing full faith thereon, have agreed to acquire the transfer and/or assignment of the leasehold rights of the **Assignors/Transferors** in respect of "the said property". more fully described in the **Schedule** hereunder written for the residual period of the "said Lease";
3. It is recorded that the **Assignors/Transferors** have agreed to assign and/or transfer AND the **Assignees/Transferees** have agreed to acquire the assignment/transfer of **ALL THAT** the leasehold rights of the **Assignors/Transferors** in respect of "the said property", morefully described in the **Schedule** hereunder written, for the residual period of the "said Lease, free from all encumbrances".
4. It is also recorded that the total consideration for the assignment/transfer of the **Assignors/Transferors'** leasehold rights in respect of "the said property" for the residual period under the "said Lease" dated **20<sup>th</sup> August, 1970**, free from all encumbrances, has been mutually agreed to be the sum of **Rs.2,20,00,000/-** (Rupees Two Crores Twenty Lakhs only) *exclusive* of transfer/permission fees payable to the Superior Landlord @ Rs. 5 Lakh per Cottahs for grant of permission for transfer and/or assignment of the leasehold rights shall be payable to the **Assignors/Transferors** in the manner hereinafter stated. The payment of the total consideration amount shall be subject to deduction of applicable **TDS** as per the prevailing provisions of the Income Tax Act, 1961, which shall be deposited by the **Assignees/Transferees** after deductions within the stipulated time to the credit of Income Tax Department on account of the **Assignors/Transferors**:
  - i) It is recorded that on or before execution of this Agreement, the **Assignees/Transferees** have duly paid to the **Assignors/Transferors** a sum of **Rs.20,00,000/-** (Rupees Twenty Lakhs Only) towards part payment of the above-mentioned agreed consideration, the receipt whereof the **Assignors/Transferors** doth hereby as also by the receipt and/or the Memo of Consideration hereunder written admits and acknowledges.
  - ii) It has been agreed that the balance consideration sum of **Rs.2,00,00,000/-** (Rupees Two Crores Only) shall be paid by the **Assignees/Transferees** to the **Assignors/Transferors** simultaneously upon registration of Deed of Assignment of Lease in respect of assignment/transfer of leasehold right of "the said property" for the residual period in favour of the **Assignees/Transferees** after grant of permission by the Superior Landlord as well as upon handing over vacant and peaceful physical possession of "the said property" along with all original title documents thereof to the **Assignees/Transferees**.
5. It has also been agreed that the **Assignors/Transferors** shall hand over the vacant and peaceful physical possession along with all original title documents, plan and connected documents of "the said property" to the **Assignees/Transferees** at the time of registration of Deed of Assignment of Lease and upon receipt of the balance consideration amount mentioned in clause 4 ii) above.
6. It is also recorded that the **Assignors/Transferors** have already submitted an application and all other related papers to the Superior Landlord i.e., Department of Urban Development & Municipal Affairs, Government of West Bengal on **15<sup>th</sup> February, 2022** seeking permission for assignment/transfer of leasehold rights of "the said property" for the residual period of Lease

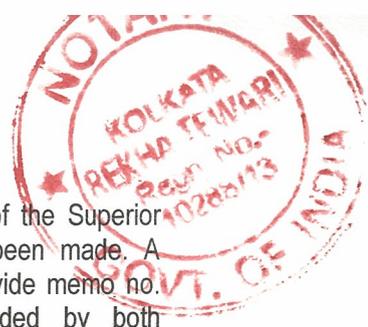
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Ravindra Kumar Chopra

Brendra Kumar Chopra

27 JUN 2022

Abhinav Sethi  
Bhagys Shree Sethi  
Rajat Sethi



in favour of the **Assignees/Transferees**. Requisite enquiries by the officials of the Superior Landlord, Police Department and Bidhannagar Municipal Corporation have been made. A hearing was fixed by the Superior Landlord on **26<sup>th</sup> May, 2022** at **11.30 a.m.** vide memo no. **1367-SL(AL)-3L-35/66(EC-130)** dated **24<sup>th</sup> May, 2022**, which was attended by both **Assignors/Transferors** and the **Assignees/Transferees**, wherein both the parties have given their respective consent to this assignment/transfer. A memo no. **1430-SL(AL)-3L-35/66(EC-130)** dated **27<sup>th</sup> May, 2022** was issued by the Superior Landlord to the **Assignors/Transferors** to deposit an amount of **Rs.21,19,750/-** (Rupees Twenty-One Lakhs Nineteen Thousand Seven Hundred Fifty Only) towards permission fees.

7. The **Assignors/Transferors** confirm and undertake to do all acts and deeds required to be done for obtaining permission of the superior landlord and subsequent execution and registration of Deed of Assignment of Lease in respect of assignment/transfer of leasehold rights of **"the said property"** for the residual period of **Lease** in favour of the **Assignees/Transferees**. The **Assignors/Transferors** have also agreed to personally appear before any competent authority at their own cost and expenses as and when required for obtaining permission and/or for execution and registration of Deed of Assignment of Lease.
8. Apart from the above, the **Assignors/Transferors** shall apply at appropriate time for obtaining all necessary permissions, sanctions, approvals, clearances and no objections as may be necessary or required for the completion of transfer and/or assignment of the leasehold rights of the **Assignors/Transferors** in respect of **"the said property"** for the residual period under the **"said Lease"** as also the execution and registration of the proposed Deed of Assignment of Lease in favour of the **Assignees/Transferees**.
9. As per the request of the **Assignees/Transferees**, the **Assignors/Transferors** shall sign revised building plan with all connected papers for submission to Bidhannagar Municipal Corporation for sanction for modification of the existing building or for construction of a new Parking + Three storied building by demolishing the old building. All cost and expenses in this regard shall be borne by the **Assignees/Transferees**. However, work for demolition and construction will not be carried out at **"the said property"** until the possession of the same is handed over to the **Assignees/Transferees** upon execution and registration of Deed of Assignment of Lease and also upon receipt of balance consideration amount.
10. On and from the date of handing over vacant and peaceful physical possession of **"the said property"**, the **Assignees/Transferees** shall be entitled to use and utilize **"the said property"** in the manner they think fit and proper without any obstruction and/or hindrance from the **Assignors/Transferors** and/or anybody representing them and/or any one of them.
11. The **Assignors/Transferors** hereby agree that pending the completion of the execution and registration of the appropriate Deed of Assignment of Lease of the leasehold right of the **Assignors/Transferors** in respect of **"the said property"** in favour of the **Assignees/Transferees** in the manner as aforesaid, the **Assignors/Transferors** shall not in any manner surrender their leasehold rights in respect of **"the said property"** nor shall in any manner encumber their leasehold right under the **"said Lease"** nor do any act deed matter or thing which may cause surrender or termination or forfeiture of the **"said Lease"**.
12. The **Assignors/Transferors** hereby agree and undertake to make payment of all rates, taxes, outgoing, costs, charges, expenses, levies and liabilities whatsoever relating to **"the said property"** for the period up to the date of handing over to the **Assignees/Transferees** the vacant

REKHA TEWARI  
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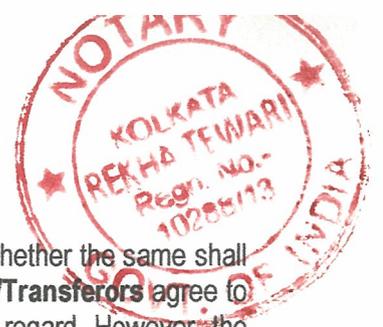
Rawindra Kumar Chopra

Brendra Kumar Chopra

Mohan Sethi  
Bhagys Shree Sethi

Rajat Sethi

27 JUN 2022



and peaceful physical possession of **“the said property”** in its entirety, whether the same shall be due as on that date and/or are demanded in future and the **Assignors/Transferors** agree to keep the **Assignees/Transferees** indemnified and harmless fully in this regard. However, the **Assignees/Transferees** shall be responsible for payment of all outgoings in respect of **“the said property”** on and from the date of taking over vacant and peaceful physical possession of **“the said property”** in entirety.

13. **That** the cost of preparation of all deeds, documents and papers including the proposed Deed of Assignment of Lease in favour of the **Assignees/Transferees**, as may from time to time be as signed, executed and registered in pursuance of this Agreement, as well as all legal charges, permission fees payable to the Superior Landlord, cost of stamp duty and registration fees payable upon registration of Deed of Assignment of Lease shall be borne and paid by the **Assignees/Transferees**. The **Assignors/Transferors** shall not be responsible for any such payment.
14. **That Assignors/Transferors**, are in receipt of **demand memo no. 1430-SL(AL)-3L-35/66(EC-130)** dated **27<sup>th</sup> May, 2022** for payment of permission fees amounting to **Rs.21,19,750/-** (Rupees Twenty-One Lakhs Nineteen Thousand Seven Hundred Fifty Only), and as per **clause no. 13** of this Agreement, the permission fees is payable by the **Assignees/Transferees** and as such the **Assignors/Transferors** requested the **Assignees/Transferees** vide their letter dated **23<sup>rd</sup> June, 2022** to pay the aforesaid sum directly to the credit of the Superior Landlord in their names as agreed upon, which was duly paid by the **Assignees/Transferees** on **24<sup>th</sup> June, 2022**. In case, after such payment of permission fees by the **Assignees/Transferees** to the Superior Landlord on behalf of the **Assignors/Transferors**, the Superior Landlord does not grant permission for any reason whatsoever, the **Assignees/Transferees** shall be entitled to seek refund of permission fees duly paid by them along with interest thereon from the **Assignors/Transferors** herein, who shall be responsible for such payment within a fortnight from the date of receipt of such notice from the **Assignees/Transferees**.
15. **That** the **Assignors/Transferors** shall from time to time and at all times hereafter at the request of the **Assignees/Transferees** make, do, acknowledge, execute such further lawful and reasonable acts deeds matter and things as may from time to time be required for completion of the assignment/transfer as per this Agreement in a Lawful manner.
16. **That** both parties shall be entitled to seek specific performance of this Agreement against each other, if any party fails and/or neglects to perform to do all acts and deeds required to be done for effecting assignment/transfer of leasehold rights of **“the said property”** for the residual period of **Lease**.
17. **That** this Agreement shall continue and shall be deemed to be in force till the execution and registration of Deed of Assignment of Lease after grant of permission by the Superior Landlord is completed in favour of the **Assignees/Transferees** within the time stipulated by the Superior Landlord in the permission order and until then none of the parties hereto shall be entitled to terminate this Agreement.
18. This Agreement is executed in two counterparts, each of which shall be deemed to be an original, one to be retained by each party.

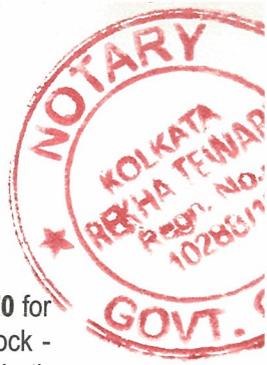
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Rawindra Kumar Chopra

Brendra Kumar chopra

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Abhinav Sethi  
Bhagesh Shree Sethi  
Rajat Sethi



**THE SCHEDULE ABOVE REFERRED TO:**  
**THE SAID PROPERTY**

**ALL THAT** leasehold rights of the **Assignors/Transferors** under the **Lease** dated **20<sup>th</sup> August, 1970** for the residual period in respect of **"Plot of land"** measuring **4.2395** Cottahs, being Plot No. **130**, Block - **EC**, Sector - **I**, Salt Lake City, Kolkata - 700 064, District North 24 Parganas, Police Station North Bidhannagar, Registration Office Bidhannagar together with ground floor building measuring about **1259 Sq. ft.**, covered garage measuring about **120 Sq. ft.**, boundary-walls, butted and bounded as follows:

- ON THE NORTH : Plot No. 24 (5K), 25 (5K) and 129 (4K) in Block EC
- ON THE SOUTH : Plot No. 131 (4K) in Block EC & Type VI Road
- ON THE EAST : Plot No. 129 (4K) in Block EC & Type VI Road
- ON THE WEST : Plot No. 24 (5K) and 131 (4K) in Block EC

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

**SIGNED AND DELIVERED** by the **ASSIGNORS/TRANSFERORS** hereto in the presence of:

**GAURAV CHOPRA**  
88 College Road  
Block G, 4th Floor  
Howrah - 71103

**Ravindra Kumar Chopra**

**Birendra Kumar Chopra**  
**Assignors/Transferors**

**SIGNED AND DELIVERED** by the **ASSIGNEES/TRANSFEREES** hereto in the presence of:

**RAKESH KUMAR JAIN**  
870 Bhag Chand Jain  
14, Bijoy Kuma- Mukherjee Road  
Howrah - 71106

**Abhishek Sethi**

**Bhagyashree Sethi**

**Rajat Sethi**  
**Assignees/Transferees**



**REKHA TEWARI**  
**NOTARY**  
Regn. No.-10288/13  
C.M.M's Court  
Kolkata - 700 001

**ATTESTED BY ME**

**REKHA TEWARI**  
**NOTARY**  
Regn. No.-10288/13  
C.M.M'S Court  
Kolkata - 700 001

**27 JUN 2022**

**RECEIVED** from the within named **Assignees/Transferees** the within mentioned sum of **Rs.20,00,000/-** (Rupees Twenty Lakhs Only) as part payment as detailed below out of the total agreed consideration money payable to the **Assignors/Transferors**:

**MEMO OF CONSIDERATION**

Issued by	Favouring	CHEQUE			TDS	Gross Amount
		Bank & Branch	No. & Date	Amount	@ 1%	
Abhishek Sethi	<b>Ravindra Kumar Chopra</b>	Federal Bank, Howrah	<b>156060</b> 27.06.2022	3,30,001	3,333	3,33,334
Bhagyashree Sethi			<b>185462</b> 27.06.2022	3,30,000	3,333	3,33,333
Rajat Sethi		Axis Bank, Belur Bazar	<b>002496</b> 27.06.2022	3,30,000	3,333	3,33,333
Abhishek Sethi	<b>Birendra Kumar Chopra</b>	Federal Bank, Howrah	<b>210156</b> 27.06.2022	3,30,000	3,333	3,33,333
Bhagyashree Sethi			<b>185463</b> 27.06.2022	3,30,001	3,333	3,33,334
Rajat Sethi		Axis Bank, Belur Bazar	<b>002497</b> 27.06.2022	3,30,000	3,333	3,33,333
<b>TOTAL</b>				<b>19,80,002</b>	<b>19,998</b>	<b>20,00,000</b>

(TOTAL: Rupees Twenty Lakhs Only)

**WITNESS:**

  
GAURAV CHOPRA

*Ravindra Kumar Chopra*

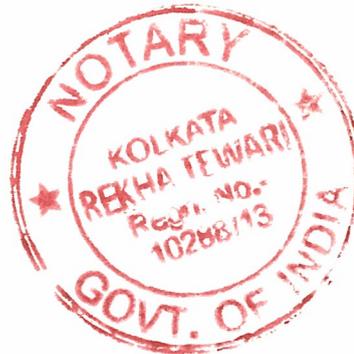
Ravindra Kumar Chopra

*Birendra Kumar Chopra*

Birendra Kumar Chopra

**Assignors/Transferors**

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M's Court  
Kolkata - 700 00



27 JUN 2022

=====  
DATED THIS THE 27<sup>th</sup> DAY OF JUNE, 2022  
=====

BETWEEN

SRI RAVINDRA KUMAR CHOPRA  
SRI BIRENDRA KUMAR CHOPRA

... Assignors/Transferors



AND

SRI ABHISHEK SETHI  
SMT. BHAGYASHREE SETHI  
SRI RAJAT SETHI

... Assignees/Transferees

REKHA TEWARI  
NOTARY  
Regn. No. - 10288/13  
C.M.M's Court  
Kolkata - 700 00

AGREEMENT FOR ASSIGNMENT/TRANSFER OF LEASE

27 JUN 2022