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OLD DEED

9-1824/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL


AE 273762

SP  
12/2/21

245084/21

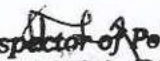
THIS DEED OF Lease made this the 12 day of February, Two Thousand Twenty-one BETWEEN **POWER TOOLS & APPLIANCES CO. PVT. LTD.** (PAN NO.AABCP8425E), (CIN NO.U 51504WB1929PTC 006026) a company incorporated under the Companies Act, 1956 and having its registered office at No. 2, B. B. D. Bag East, Kolkata- 700 001 being represented by its Director-cum-Principal Officer **Mrs.**

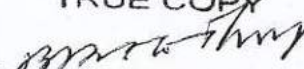
Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

  
District Sub-Registrar-II  
Alipore, South 24 Parganas

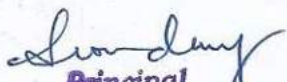
Attested

22 FEB 2021

  
Inspector of Police  
KASBA PS  
Kolkata Police  
23/3/21

ATTESTED  
TRUE COPY  
  
SECRETARY  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROA  
KOLKATA- 42

  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL



T E Ray

NAME.....
ADD.....
Rs.....
- 5 FEB 2021
<b>SURANJAN MUKHERJEE</b>
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kot-1

- 5 FEB 2021  
- 5 FEB 2021

*Premal Raychoudhury*



1260

*Premal Raychoudhury*



1261

*Boni Ray Chowdhury*



1262

*Biswanath Chakravarty*

*Admission  
High Level  
Kali*

*Dr. G. S. Chakravarty*

**ATTESTED  
TRUE COPY**

*[Signature]*  
**SECRETARY  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA-42**



*District Sub-Registrar-II  
Alipore, South 24 Parganas*

18 JAN 2021

*Attested*

*[Signature]*  
**Inspector of Police  
KASBA PS  
Kolkata Police  
23/3/21**

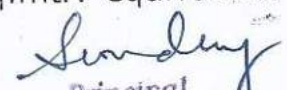


**Bani Roychowdhury** (PAN NO.ADGPR-1065F) (AADHAAR NO. 8414 0899 8381) (MOBILE NO. 9903099991), wife of Late Panna Lal Roychowdhury duly empowered and authorised on that behalf and hereinafter called the **LESSOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-office and/or assigns) of the **ONE PART AND SILVER POINT EDUCATION TRUST**, (PAN NO.AACTS 5765J), a Trust created for inculcating knowledge and education and having its Registered Office at 198/1, B. B. Chatterjee Road, Kolkata being represented by its **Board of Trustees** through **Mr. Purnendu Roychowdhury**, son of Panna Lal Roychowdhury (PAN NO.ADBPR 3109D) (AADHAAR NO.8139 7531 0752) (MOBILE NO.99030 99992), one of the trustees duly empowered and authorised on that behalf by the Board of Trustees and hereinafter for the sake of brevity referred to as the **LESSEE** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective survivor or survivors of Trustees and/or successor or successors-in-office and/or assigns) of the **OTHER PART**

W H E R E A S:

- A. The Lessor is seized and possessed of as the sole and absolute owner of **ALL THAT** pieces and parcels of land, hereditament and premises Together the buildings and structures standing thereon and/or part thereof containing by estimation an area of **3 Bighas 4 Cottahs 28 Chittacks 68 Sq. ft.** more or less situate, lying at and being premises No.31/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042.
- B. The Lessor is also seized and possessed of as the sole and absolute owner of **ALL THAT** pieces and parcels of land, hereditament and premises Together the buildings and structures standing thereon and/or part thereof containing by estimation an area of **4 Bighas 3 Cottahs 17 Chittacks 65 Sq. ft.** more or less situate, lying at and being premises No.17, Narayan Chandra Chowdhury Road, Kolkata- 700 042.
- C. The Lessee in its usual course of activities approached the Lessor for grant of lease in its favour demarcated curved out South Western part of premises No.33/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042 containing by estimation an area of 1239 Sq.mtr. equivalent to

  
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 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD

  
 Principal  
 SILVER POINT SCHOOL



District Sub-Registrar  
Alipore, South 24 Parganas

18 JAN 2021

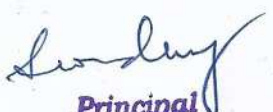
MANAGER  
NEW POINT SCHOOL  
24 PARGANAS



13336.49 sq. ft. corresponding to 3 Cottahs 10 Chittacks and 33 Sq.ft. more or less comprising of buildings structures and lawn standing thereon or part thereof and hereinafter described and mentioned as the **'FIRST PLOT'**.

- D. The Lessee in its usual course of activities approached the Lessor for grant of lease in its favour demarcated curved out South Western part of premises No.17, Narayan Chandra Chowdhury Road, Kolkata- 700 042 containing by estimation an area of 1799.842 Sq. mtr. equivalent to 1915.059 Sq. ft. corresponding to 5 Cottahs 4 Chittacks and 11 Sq. ft. more or less comprising of buildings structures and lawn standing thereon or part thereof and hereinafter described and mentioned as the **"SECOND PLOT"**.
- E. The First and Second plots are adjacent and contiguous to each other and are more fully and particularly collectively described and mentioned in the **SCHEDULE** hereunder written and hereinafter collectively referred to as the **'THE SAID PREMISES'**.
- F. In order to meet its requirements arising out of popular demand by student community of the locality including enlargement and diversification activities in furtherance of the scope and objects of the trust the Lessee hath approached the Lessor for grant of lease of **ALL THAT** the said premises containing by estimation an area of 8 Cottahs 14 Chittacks and 44 Sq. ft. equivalent to 3039 Sq. mtr. more or less including the building and/or structures standing thereon and/or on part thereof containing an aggregate built up area of **36000 Sq.ft.** more or less Together With the beneficial use and utilisation of the playground and pond situate therein for fully and particularly carrying out and performing its objects and purposes in continuing to run the Silver Point High School and/or open, run and manage such other or further institutions and/or organisations as pr the object of the Lessee in due compliance with all requisite formalities for a term of 20 years on the terms, conditions-and stipulations hereinafter appearing.
- G. The Lessor has made the following representations to the Lessee :
- a) The Lessor has full power and absolute authority to grant this Lease to the Lessee in respect of the **SAID PREMISES**;

  
 MANAGER  
 SILVER POINT SCHOOL  
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 KOLKATA - 42

  
 Principal  
 SILVER POINT SCHOOL



District Sub-Registrar,  
Alipore, South 24 Parganas

18 JAN 2021

SILVER POINT ROAD



- b) The SAID PREMISES is free from all encumbrances and charges and the Lessor is holding a valid and marketable title thereto ;
- c) No notice of acquisition or requisition or alignment has been received by the Lessor from any competent authority nor the Said Premises and/or any part thereof has on being acquired been vested with the Government of West Bengal under any Law for the time being in force.
- d) The Said Premises as per the permission granted by the Urban Land and Ceiling Authorities by the order dated 20<sup>th</sup> July, 2005 can be transferred by way of lease or otherwise, inter alia, unto and in favour of Educational Institutions in discharging public purposes by providing wisdom and knowledge to the children of the Society and/or public at large.
- H. Upon due consideration of the said proposal of the Lessee the Lessor hath agreed to grant unto the Lessee a right to use and occupy and Said Premises as a Lessee on the terms, consideration and stipulations and for the period hereinafter mentioned and contained in the Agreement for lease dated 19<sup>th</sup> day of June, 2019.

NOW THIS DEED OF LEASE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED AND DECLARED BY AND BETWEEN PARTIES HERETO AS HEREUNDER :

1. That in consideration of the covenants and conditions to be observed and performed and/or of the lease rent and other payment under the said agreement for lease dated 19<sup>th</sup> June, 2019 and also herein contained rent reserved to be paid and discharged by the Lessee unto the Lessor in the manner and within the time specified hereunder the Lessor doth hereby grant and demise unto the Lessee lease of **ALL THAT** the Said Premises being part of premises No. 33/1 and 17, Narayan Chandra Chowdhury Road, Kolkata- 700 042 measuring 8 cottahs 14 chittacks and 44 sq. ft. more or less **TOGETHER WITH** 5 storied building and/or structure standing thereon and/or on part thereof containing a built up area of 36000 sq. ft. more or less more fully and particularly described and mentioned in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "**SAID DEMISED PREMISES**" and delineated and shown in the

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 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

*Sundary*  
 Principal  
 SILVER POINT SCHOOL



District Sub-Registrar-1  
Alipore, South 24 Parganas

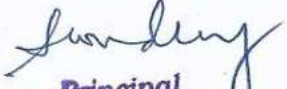
18 JAN 2023



map or plan hereto annexed and thereon enclosed within **RED BORDERLINE TOGETHER WITH** all rights, easements, existing appurtenances and other rights, if any, including privileges belonging thereto **TOGETHER ALSO WITH** the right to install, erect, maintain at their costs the building, premises, road, path, facilities and services during the term specifically reserved including any extension thereof **TO HAVE AND TO HOLD** the Said Demised Premises unto and to the use of the Lessee for a term of 20 (Twenty) Year commencing from 15<sup>th</sup> day of June, 2019 **and ending 14<sup>th</sup> June, 2039** yielding and paying a monthly rent of Rs. 36,000/- only calculated at the rate of Rs. 1/- per sq. ft. together with the applicable statutory duties in the manner and within the time hereinafter specified including periodical increase thereof as is hereinafter provided.

2. The Lessor hereby covenants with the Lessee as hereunder specified:-
- a) The Lessor shall pay a non-refundable advance of Rs.1,50,00,000/- (Rupees One Crore Fifty Lakhs) out of which a sum of Rs. 1,10,00,000/- (Rupees Once Crore Ten Lakhs) has been paid by the Lessee between 30<sup>th</sup> March, 2007 and 9<sup>th</sup> April, 2008 and subject to payment of the balance sum of Rs. 40,00,000/- (Forty Lakhs) within a period of three years from the date hereof and subject also to fulfilment of the obligations and covenants by the Lessee as also due and punctual payment of monthly lease rent with periodical enhancement and other impositions and outgoings statutory or otherwise, the Lessor shall deemed to have put the Lessee in possession of the said premises on the 19<sup>th</sup> day of June, 2019 in terms of this lease.
  - b) Upon the Lessee paying the rent hereby and hereunder reserved within 10 days of the current month for which it is payable in the manner herein provided and observing and performing the covenants and conditions, herein contained the Lessee shall quietly and peaceably hold, possess and enjoy the Said Premises during the said term without any claim, interruption or disturbance by the Lessor or any person claiming under or in trust for it.
  - c) The Lessor further undertakes that during the term of this lease it shall not deal with, dispose of, alienate or encumber or part with possession of the Said Premises or any part thereof unto and in

  
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**MANAGER**  
**SILVER POINT SCHOOL**  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

  
**Principal**  
**SILVER POINT SCHOOL**



District Sub-Registrar  
Alipore, South 24 Parganas

18 JAN 2023

OFFICE OF THE DISTRICT SUB-REGISTRAR, ALIPORE, SOUTH 24 PARGANAS



favour of any third party save within the prior approval of the Lessor.

3. The Lessee hereby covenant with the Lessor as follows:-


a) To pay the monthly lease rent @ Rs.1/- per sq. ft. of built up area amounting to Rs. 36,000/- per month and the premium together with applicable GST per month including any periodical enhancement thereof freed and discharged of all deductions on or before the 10<sup>th</sup> day of every current month in advance for which such lease rent is payable and such payment shall be made either at the address of the Lessor as aforesaid or by means of bank transfer in the account of the Lessor as shall be specified by the Lessor on that behalf.

b) The rent hereby reserved shall be subject to **an escalation @20%** on the expiration of every five year term and the Lessee shall be bound to pay such enhanced rent on and from the date it becomes payable notwithstanding any demand being made on that behalf by the Lessor.

c) Besides the rent and non-refundable advance mentioned as above, the Lessor shall continue to pay proportionate share of municipal rates and taxes at the rate of Rs. 1770/- per quarter from the date hereof during the term hereby reserved, and be also liable to pay all the municipal rates and taxes including commercial surcharge, water tax and/or any other levies that would hereafter be assessed and imposed by the Kolkata Municipal Corporation Authorities, Kolkata Metropolitan Development Authorities or any other statutory bodies or body corporate exercising jurisdiction and authority concerning or relating to the Said Premises and/or any part thereof and all such payments are to be made periodically without any delay or default and the Lessor shall furnish copies of receipts evidencing payment unto the Lessee within 7 days from the date of payment:

In the event of delay the Lessee shall be liable to pay interest on the outstanding bill amount at the rate of 3% per month until the entire bill amount is fully liquidated.

  
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 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

  
 Principal  
 SILVER POINT SCHOOL




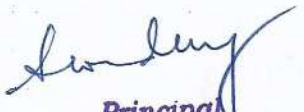
District Sub-Registrar  
Alipore, South 24 Parganas

18 JAN 2021



- 7
- d) The Lessee shall, at its own costs and expenses, with the consent of the Lessor, apply for and obtain separate electricity meter and/or connection in its name concerning or relating to the consumption of electricity in respect of the Said Premises and shall be liable for payment of all such electricity consumption dues as per the bill to be raised on that behalf from time to time by CESC Authorities without any claim of adjustment.
- e) The Lessee shall, at its own costs and expenses, be liable for obtaining and/or renewing the requisite license, permission, sanction and/or authority including effecting and incarrying out necessary repair and maintenance in running the said school at or from the Said Premises and/or part thereof as are envisaged and/or required to be so done, obtained and/or renewed for lawfully carrying out the activities relating to operation of the said school.
- f) The Lessee shall be entitled to affix name board or other particulars at such conspicuous outer part and/or gate of the Said Premises for public information without being required to obtain any further consent or approval from the Lessor on that behalf.
- g) At all times during the term of this Lease to use and occupy the Said Premises strictly for holding and running the school for imparting education and other vocational training to the students and not to carry on or permit anyone to carry on any other trade or business or activities from the Said Premises and/or any part thereof nor shall use or permit others to use the same for any illegal or immoral purposes.
- h) To permit the Lessor, its servants and agents at all reasonable hours to enter into the Said Premises to inspect the condition and/or to give notice of all damages or defects that need be repaired.
- i) Without previous consent in writing being obtained from the Lessor not to assign sub-lease, sub-let or part with possession of the Said Premises or any part thereof to any person or concern whomsoever and shall not be entitled to effect any structural modification, or alteration thereto.

  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL




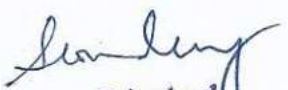
j) The Lessee paying the rent and other outgoings regularly and punctually and observing and performing all the terms, conditions and covenants herein contained shall hold, possess and enjoy the said premises without any obstruction, objection or hindrance by the Lessor or any person or concern claiming through or under them for the term hereby reserved.

k) On the expiration of the term of this Lease or on sooner determination thereof, the Lessee shall be bound to deliver unto the Lessor peaceful, vacant and khas possession of the Said Premises in "AS GOOD AS IT WERE" at the time of grant of such lease without claiming any adjustment on any account whatsoever.

4. **IT IS EXPRESSLY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO** that in case of non-payment of rent for any particular month and/or non-payment of any part of municipal rates, taxes, surcharges and other outgoings beyond 30 (Thirty) days or in the event of breach of any of the conditions and covenants to be observed and performed by the Lessee the lease hereby granted at the option of the Lessor shall stand determined notwithstanding any condonation of delay in payment of lease rent prayed by the Lessee and/or waiver of any right accrued into the Lessor owing to the circumstances causing in such breach of the Lessee and the Lessor shall on the happening of such event be entitled to compensation at the rate of 3.00 per sq. ft. per month without prejudice to its right including the right to recover all arrear rents and damages, if any, arising from non-payment of lease rent and/or breach of any such conditions and covenants.

5. **IT IS HEREBY SPECIFICALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO** that in the event the Lessee is unable to obtain necessary permission and/or sanction from the concerned Statutory Authorities relating to the objects and purposes for which this Lease is obtained then in such event, at the option of the Lessee the Lease hereby granted may be terminated and/or determined. Provided, however, in such case the Lessee shall be obliged to give at least three months prior notice thereof to the Lessor in writing.

  
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 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

  
 Principal  
 SILVER POINT SCHOOL



6. **IT IS HEREBY FURTHER SPECIFICALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES** that in the event it is decided by the Lessee to acquire any other land or property for more effectively and efficiently carrying out its activities in due obedience to the objects of the Trust at any time prior to expiration of the term hereby reserved, then in such event the Lessee shall be eligible to determine this lease upon giving to the Lessor three months notice in writing whereupon this lease hereby created shall stand determined on the expiration of the period of such notice but only subject to the right of the Lessor being reserved in appropriating compensation and/or liquidated damages likely to be sustained by the Lessor in and around the premises:

**SCHEDULE ABOVE REFERRED TO :**

**ALL THAT** pieces and parcels of land, hereditament and premises including the buildings and structures standing thereon or part thereof containing by estimation an aggregate area of 8 cottahs 14 chittacks and 49 sq.ft. equivalent to 3039 Sq. meter equivalent to 32711.50 Sq.ft. more or less and comprised of part of premises No. 31/1, Narayan Chandra Chowdhury Road, Kolkata- 700042 (measuring 3 cottahs 10 chittacks and 33 Sq.ft. equivalent to 1239 Sq. mtr. more or less) and part of premises No. 17, Narayan Chandra Chowdhury Road, Kolkata- 700042 (measuring 5 cottahs 4 chittacks and 11 sq.ft. equivalent to 1799.842 Sq. Mtr. more or less) **TOGETHER WITH** 5 storied building and/or structure standing thereon and/or on part thereof containing a built up area of 36000 sq. ft. more or less P. S. Kasba within Ward No. 63 of Kolkata Municipal Corporation **Together Also With** unobstructed right of ingress and egress through and from the adjoining plots of land **OR HOWSOEVER OTHERWISE** the said two contiguous premises is known, numbered and distinguished and butted and bounded in the manner as hereunder:-

ON THE NORTH : By part of N. C. Chowdhury Road comprising of building Nos. 25, 26 and 27 ;

ON THE SOUTH : By part of Sarat Ghosh Road ;

ON THE EAST : By part of premises No. 17, N. C. Chowdhury Road belonging to Power Tools Appliances & Co. Pvt. Ltd.

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 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

*Sudhoy*  
 Principal  
 SILVER POINT SCHOOL

And  
ON THE WEST : By Pond, boundary wall and part of buildings being  
No. 12, 13 and 14, N. C. Chowdhury Road.

And delineated and shown in the map or plan annexed hereto and  
thereon enclosed within RED BORDER LINE.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed  
their respective hands to these presents on the ----day of-----,  
2020.

Signed and Sealed by the LESSOR  
at Kolkata in the presence of :

*Somnath Ray, Solicitor*  
*Biswanath Chakraborty*  
*Advocate*  
*H/c Head*

Power Tools & Appliances Co. P.A. Ltd

*Bmi Roychowdhury*  
Director

Signed and Sealed by the LESSEE  
at Kolkata in the presence of :

*Somnath Ray, Solicitor*  
*Biswanath Chakraborty*  
*Adv*

SILVER POINT EDUCATION TRUST

*Purnendu Roychowdhury*  
Trustee

**Drafted by**

*Somnath Ray*  
Solicitor & Advocate

*[Signature]*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*  
Principal  
SILVER POINT SCHOOL

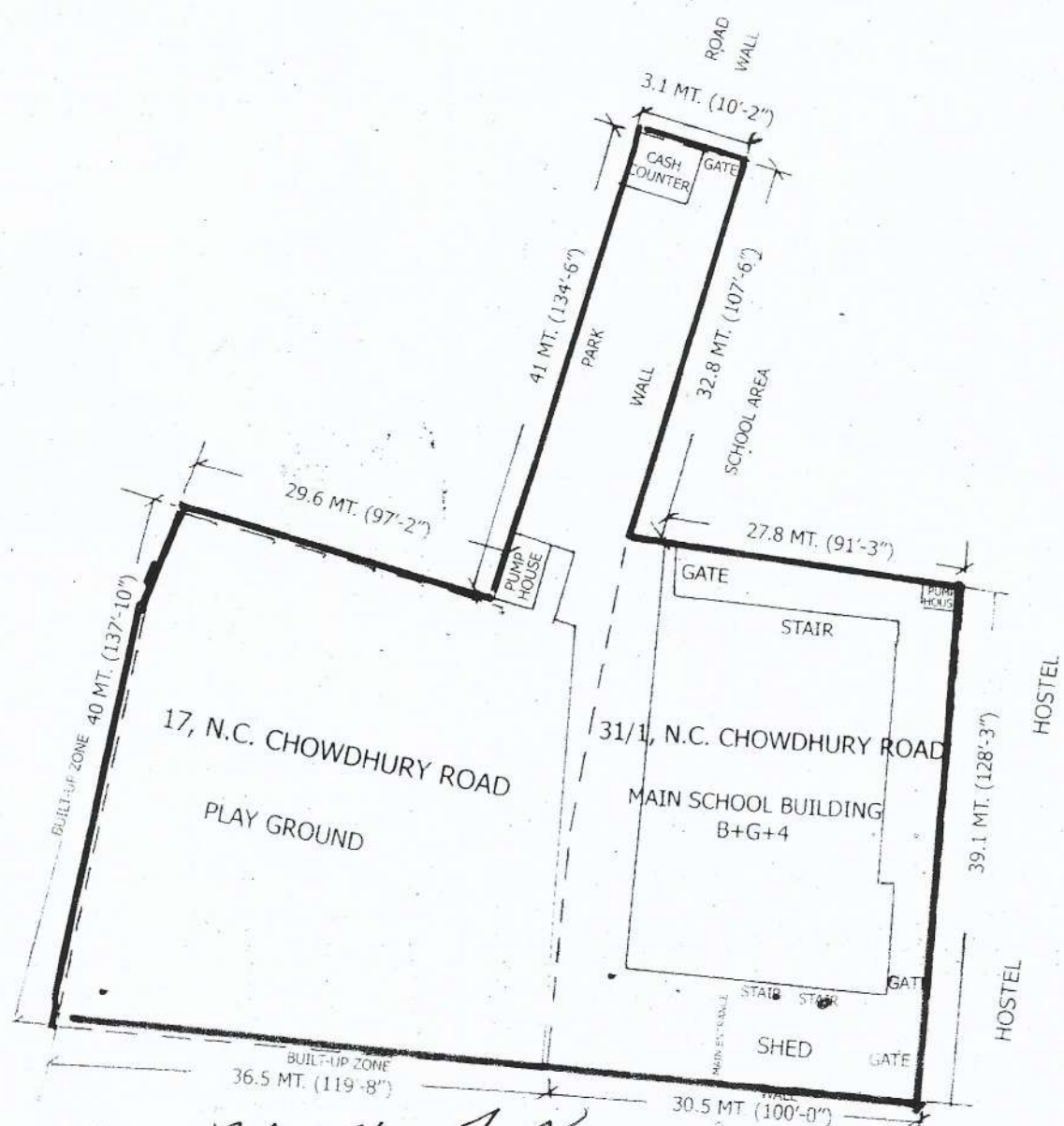


IN OF PREMISES NO. 31/1 AND 17, NATAN CHANDRA CHOWDHURY ROAD, P.O. & P.S. - KASBA, WITHIN WARD NO. 63 OF KOLKATA MUNICIPAL CORPORATION.

MEASURING - 3039.104 SQ. M.  
EQUIVALENT TO 8 K. - 14 CH. - 44 SQ. FT. (MORE OR LESS)  
SHOWN IN RED COLOUR



- NOTES :-
1. ALL DIMENSIONS ARE IN METERS.
  2. TOTAL AREA OF THE PLOT = 3039.104 SQ. M.  
= 0.751 ACRE (32715.955 SQ. FT.)
  3. TOTAL BUILT UP AREA OF THE PLOT (SCHOOL, CASH COUNTER, 2 NO. PUMP HOUSE, METER ROOM & SECURITY ROOM) = 628.774 SQ. M. = 6764.350 SQ. FT. = 9 KATHA 6 CHATAK 14.350 SQ. FT.
  4. MAIN SCHOOL B+G+4 EACH FLOOR IS 6000 SQ. FT. TOTAL COVERED AREA OF MAIN BUILDING = 6000 X 6 = 36000 SQ. FT.
  5. 17, N.C. CHOWDHURY ROAD = 2809.563 SQ. M. (PART)
  6. 31/1, N.C. CHOWDHURY ROAD = 1239.262 SQ. M. (PART)
  7. B = BASEMENT
  8. G = GROUND FLOOR



*Boni Roy Chowdhury*

*Premendra Roychowdhury*

*[Signature]*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*  
Principal  
SILVER POINT SCHOOL

SPECIMEN FORM FOR TEN FINGERPRINTS



*Bani Prayachandny*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



*Ramesh Prayachandny*

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

P

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

  
 MANAGER  
 SILVER POINT SCHOOL  
 31/1 N. C. CHOWDHURY ROAD  
 KOLKATA - 42

  
 Principal  
 SILVER POINT SCHOOL





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16022000045084/2021

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	Mrs BANI ROYCHOWDHURY 2, B.B.D. Bag East, P.O.- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Representative of Lessor [POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED]			 12-02-21
2	Mr PURNENDU ROYCHOWDHURY 198/1, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042	Representative of Lessee [SILVER POINT EDUCATION TRUST]			 Trustee 12-02-21

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

Principal  
SILVER POINT SCHOOL



भारत सरकार  
GOVERNMENT OF INDIA



Bani Roychowdhury  
Bani Roychowdhury  
DOB: 28-04-1948  
Gender: Female



8414 0899 8381

आधार - आम आदमी का अधिकार

*Bani Roychowdhury*



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
W/O Panna Lal Roychowdhury; W/o Panna Lal Roychowdhury;  
Block-B, 29N/A, Diamond Block-b, 29n/a, Diamond Harbour  
Harbour Road, New Alipore, Road, New Alipore, New Alipore  
New Alipore S.O, Kolkata, West S.o, Kolkata, West Bengal, 700053  
Bengal. 700053



1947-  
1800 300 1947

help@uidai.gov.in

www. uidai.gov.in

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

MOBILE No: 9903099991

*[Signature]*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*  
Principal  
SILVER POINT SCHOOL



भारत  
सरकार

*Principals*



*[Signature]*

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*

Principal  
SILVER POINT SCHOOL



ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

WB/22/155/237709



নির্বাচকের নাম : বিশ্বনাথ চ্যাট্টাৰ্জী

Elector's Name : Biswanath Chatterjee

পিতার নাম : জদবেন্দ্র চ্যাট্টাৰ্জী

Father's Name : Jadabendra Chatterjee

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : 19/02/1951  
Date of Birth

WB/22/155/237709

ঠিকানা:  
23 ড: পঞ্চানন মিত্র লেন. কে.এম.সি. বেলিয়াঘাটা  
কলকাতা 700085

Address:  
23 DR.PANCHANAN MITRA LANE.  
K.M.C. BELIAGHATA KOLKATA 700085

Date: 09/02/2010  
164-বেলেঘাটা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন  
আধিকারিকের স্বাক্ষরের অনুলিপি  
Facsimile Signature of the Electoral  
Registration Officer for  
164-Belaghata Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার পিঠে নাম  
তোলা ও একই নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার  
জন্য নির্দিষ্ট ফর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
In case of change in address mention this 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.

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

Principal  
SILVER POINT SCHOOL



कर विभाग

TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

NENDU ROYCHOWDHURY

ANALAL ROYCHOWDHURY

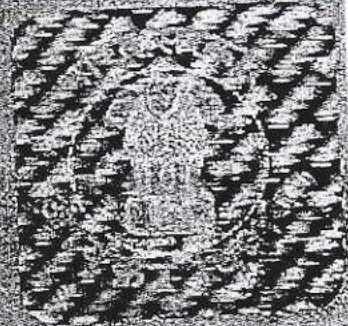
12/1969

Permanent Account Number

DBPR3109D

*[Signature]*

Signature



*[Handwritten signature]*

MOBILE No: 99030 99992

*[Signature]*

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*

Principal  
SILVER POINT SCHC...





Purnendu Roychowdhury  
Purnendu Roychowdhury  
DOB: 11-12-1969  
Gender: Male



8139 7531 0752

आधार - आम आदमी का अधिकार



UNIQUE IDENTIFICATION AUTHORITY OF INDIA

S/O Panna Lal Roychowdhury,  
29 NA Block-B, New Alipore,  
P.S.- New Alipore, New Alipore  
S.O, Kolkata, West Bengal,  
700053

Address:


S/o Panna Lal Roychowdhury, 29  
Na Block-b, New Alipore, P.s.- New  
Alipore, New Alipore S.o, Kolkata,  
West Bengal, 700053

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 70



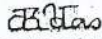
Principal  
SILVER POINT SCHO



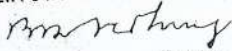
स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER  
AACTS5765J 

नाम /NAME  
SILVER POINT EDUCATION TRUST


निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION  
24-08-1998

  
आयकर अधीक्षक, प.सं.-111  
COMMISSIONER OF INCOME-TAX, W.B. - III

SILVER POINT EDUCATION TRUST

  
Trustee

  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN No: 192020210220697768  
GRN Date: 05/02/2021 12:55:39  
BRN: 5814088800833  
Gateway Ref ID: 210369761064  
Payment Status: Successful  
Payment Mode: Online Payment (SBI Epay)  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 05/02/2021 12:02:50  
Method: HDFC Retail Bank NB  
Payment Ref. No: 2000045084/9/2021  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shameek Ray  
Address: 6 Old Post Office Street Temple Chambers  
Mobile: 9836177773  
E Mail: shameekray01@gmail.com  
Contact No: 22307282  
Depositor Status: Solicitor firm  
Query No: 2000045084  
On Behalf Of: Mr Biswanath Chatterjee  
Identification No: 2000045084/9/2021  
Remarks: Lease, Lease Payment No 9

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000045084/9/2021	Property Registration- Stamp duty	0030-02-103-003-02	1154372
2	2000045084/9/2021	Property Registration- Registration Fees	0030-03-104-001-16	161609
			<b>Total</b>	<b>1315981</b>

IN WORDS: THIRTEEN LAKH FIFTEEN THOUSAND NINE HUNDRED EIGHTY ONE ONLY.

  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL

Major Information of the Deed

I-1602-01834/2021	Date of Registration	22/02/2021
1602-2000045084/2021	Office where deed is registered	
07/01/2021 10:59 PM		1602-2000045084/2021
Bhawana: S. Banerjee High Court, Calcutta, Tanna : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831095191, Status : Advocate		
	Additional Transaction	
	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
	Market Value	
		Rs. 6,63,34,251/-
	Registration Fee Paid	
		Rs. 1,61,641/- (Article:A(1). E)
Stamp duty Paid(SD) Rs. 11,54,472/- (Article:35)		
Remarks:	Lease Period 20 Years s Advance/Premium Rs 1,50,00,000/- Average annual Rent Rs 5,79,735/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assemer slip.(Urban area)	


Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. C. Chowdhury Road, , Premises No: 31/1, , Ward No: 063 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	(RS :- )		Bastu	3 Katha 10 Chatak 33 Sq Ft		1,32,00,315/-	Property is on Road

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N. C. Chowdhury Road, , Premises No: 17, , Ward No: 063 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :- )		Bastu	5 Katha 4 Chatak 11 Sq Ft		1,89,33,936/-	Property is on Road
Grand Total :				14.7446Dec	0 /-	321,34,251 /-	

  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL



	Area of Structure	Settorth Value (In Rs.)	Market value (In Rs.)	Other Details
1, L2	36000 Sq Ft.	0/-	3,42,00,000/-	Structure Type: Structure
<p>Floor No: 1, Area of floor : 7200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 7200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 7200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 7200 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>				
Total :	36000 sq ft	0/-	342,00,000 /-	

#### Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>POWER TOOLS &amp; APPLIANCES COMPANY PRIVATE LIMITED</b> 2, B.B.D. Bag East, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 . PAN No.:: AAxxxxx5E,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>SILVER POINT EDUCATION TRUST</b> 198/1, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042 . PAN No.:: AAxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs BANI ROYCHOWDHURY</b> Wife of Late Panna Lal Roychowdhury 2, B.B.D. Bag East, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxx5F, Aadhaar No: 84xxxxxxxx8381 Status : Representative, Representative of : POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED (as director)
2	<b>Mr PURNENDU ROYCHOWDHURY (Presentant )</b> Son of Mr Panna Lal Roychowdhury 198/1, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ADxxxxx9D, Aadhaar No: 81xxxxxxxx0752 Status : Representative, Representative of : SILVER POINT EDUCATION TRUST (as Board of Trustees)

  
 MANAGER  
**SILVER POINT SCHOOL**  
 31/1 N. C. CHOWDHURY ROAD

  
 Principal  
**SILVER POINT SCHOOL**

Details :

	Photo	Finger Print	Signature
<b>ANATH CHATTERJEE</b> ANATH CHATTERJEE Calcutta, P.O:- GPO, P.S:- Kolkata, District:-Kolkata, India, PIN - 700001			
By Mr. BANI ROYCHOWDHURY, Mr PURNENDU ROYCHOWDHURY			

  
-----  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL



Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs 201/-

*S-a*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24  
PARGANAS  
South 24-Parganas, West Bengal

12-02-2021

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

Presented for registration at 17:14 hrs on 12-02-2021, at the Private residence by Mr PURNENDU ROYCHOWDHURY .

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

Execution is admitted on 12-02-2021 by Mrs BANI ROYCHOWDHURY, director, POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED, 2, B.B.D. Bag East, P.O:- GPO, P.S:- Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN - 700001

Identified by Mr BISWANATH CHATTERJEE, , Son of Late J CHATTERJEE, High Court, Calcutta, P.O: GPO, The Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-02-2021 by Mr PURNENDU ROYCHOWDHURY, Board of Trustees, SILVER POINT EDUCATION TRUST, 198/1, B.B. Chatterjee Road, P.O:- Kasba, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700042

Identified by Mr BISWANATH CHATTERJEE, , Son of Late J CHATTERJEE, High Court, Calcutta, P.O: GPO, The Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

*S-a*

Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 15-02-2021

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 1,61,641/- ( A(1) = Rs 1,61,595/- ,E = Rs 14 ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by by online = Rs 1,61,609/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/02/2021 12:57PM with Govt. Ref. No: 192020210220697768 on 05-02-2021, Amount Rs: 1,61,609/-, Bank: SBI EPay ( SBlePay), Ref. No. 5814088800833 on 05-02-2021, Head of Account 0030-03-104-001-16

*S-a*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*S-a*  
Principal  
SILVER POINT SCHOOL

ed that required Stamp Duty Rs. 11,54,372/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal, Ref. No. 2020210220697768 on 05-02-2021, Amount Rs: 11,54,372/-  
online on 05/02/2021 at 12:57PM with Transaction ID: 18008000 on 05-02-2021, Head of Account 0030-02-103-003-02  
Bank: SBI EPay (SBIPay), Ref. No. 18008000 on 05-02-2021

*[Signature]*  
Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 22-02-2021

**Certificate of Admissibility (Rule 43, West Bengal Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 3 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fee payable for this document is Rs 1,61,641/- (A(1) = Rs 1,61,595/-, E = Rs 14/-, H = Rs 28/-, M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 32/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 11,54,372/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 273782, Amount: Rs.100/- Date of Purchase: 05/02/2021, Vendor name: Suranjan Mukherjee

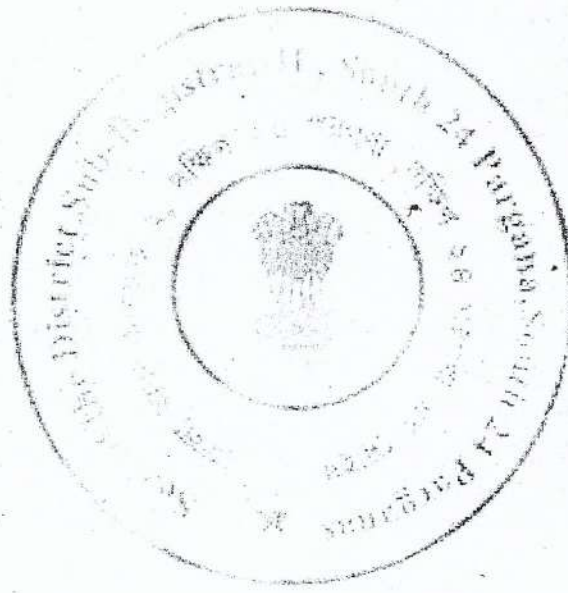
*[Signature]*  
Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH  
PARGANAS  
South 24-Parganas, West Bengal

*[Signature]*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

*[Signature]*  
Principal  
SILVER POINT SCHOOL



Registered in Book - I  
Volume number 1602-2021, Page from 97400 to 97429  
being No 160201834 for the year 2021.



*Handwritten signature*

Digitally signed by SAMAR KUMAR PRAMANICK  
Date: 2021.03.16 11:57:15 +05:30  
Reason: Digital Signing of Deed.

Samar Kumar Pramanick) 2021.03.16 11:57:15 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

*Handwritten signature*  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA

*Handwritten signature*  
Principal  
SILVER POINT SCHOOL

\*\*\*\*\*

Dated This 12<sup>th</sup> day of Feb, 2021

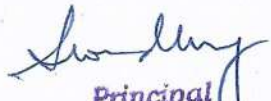
.....

POWER TOOLS & APPLIANCES CO. PVT.  
LTD.  
AND  
SILVER POINT EDUCATIN TRUST

DEED OF LEASE

T. C. RAY & CO.  
SOLICITORS & ADVOCATES  
6, OLD POST OFFICE STREET  
KOLKATA - 700 001.

  
.....  
MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 42

  
Principal  
SILVER POINT SCHOOL



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1903-2021, Page from 10486 to 10514

being No 190300341 for the year 2021.



Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2021.03.19 12:14:22 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/03/19 12:14:22 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

MANAGER  
SILVER POINT SCHOOL  
31/1 N. C. CHOWDHURY ROAD  
KOLKATA - 700042

Principal  
SILVER POINT SCHOOL