

10905/2023

10914/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

N 803232

Ma 30/28/23

A.R.A.
IV

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

2/1866728/23

- 3 AUG 2023

THIS SUPPLEMENTARY DEED OF LEASE made this the ^{28th} day of July, Two Thousand Twenty-Three BETWEEN POWER TOOLS & APPLIANCES CO. PVT. LTD. (PAN AABCP8425E), (CIN NO.U51504WB1929PTC 006026) (MOBILE NO. 9903099991) a company incorporated under the Companies Act, 1956 and having its registered office at No. 2, B. B. D. Bag East, P. O. GPO, P. S. Hare Street, Kolkata- 700 001 being represented by its Director-cum-Principal Officer **Mrs. Bani Roychowdhury (PAN ADGPR 1065E) (AADHAAR NO. 8414 0899 8381) (MOBILE NO. 9903099991)**, wife of Late Panna Lal Roychowdhury duly empowered and authorised on that behalf and at present residing at No. 29 NA, Block-B, New Alipore, P. O. & P. S. New Alipore, Kolkata-700 053 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**.

Power Tools & Appliances Co. Pvt. Ltd.

Dist Case No. 2855 *28/7/23*

Stamp: 250
 Stamp: 100
 Total: 350
 A.R.A.-IV Kolkata

[Signature]

Director

SILVER POINT EDUCATION TRUST

Trustee

[Signature]

Principal

SILVER POINT SCHOOL

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

Sl. No. _____
Name _____
Add. _____
AMT _____

27 JUL 2023 5007

T. C. RAY & CO.
Solicitors & Advocates
6, Old Post Office Street
3rd Floor, Kolkata-700001

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5998

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5999

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5800

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5801

Subhankar Mali

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



ADDITIONAL REGISTRAR
KOLKATA
28 JUL 2023

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Principal
SILVER POINT SCHOOL

SOUMITRA CHANDRA
Licensed Stamp Vendor
8/2, K. S. Roy Road, Kol-

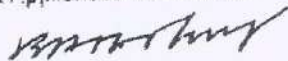
AND

SILVER POINT EDUCATION TRUST, (PAN AACTS 5765J), (MOBILE NO.99030 99992) a Trust created for inculcating knowledge and education and having its Registered Office at 198/1, B. B. Chatterjee Road, P. O. & P. S. Kasba, Kolkata-700 042 being represented by its **Board of Trustees** through **Mr. Purnendu Roychowdhury, (PAN ADBPR 3109D) (AADHAAR NO. 8139 7531 0752) (MOBILE NO.99030 99992)**, son of Panna Lal Roychowdhury, deceased one of the Trustees duly empowered and authorised on that behalf by the Board of Trustees and at present residing at No. 29NA, Block-B, New Alipore, P. O. & P. S. New Alipore, Kolkata-700 053 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:**

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

- A: At all material times the Lessor was seized and possessed of as the sole and absolute owner of ALL THAT pieces and parcels of land, hereditament and premises Together with 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, hereinafter referred to as "**THE FIRST PREMISES**".
- B. At all material times the Lessor was 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 4Bighas3Cottahs17 Chittacks 65Sq.ft. more or less situate, lying at and being premises No.17, Narayan Chandra Chowdhury Road, Kolkata- 700 042, hereinafter referred to as "**THE SECOND PREMISES**".
- 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 the First premises being No. 31/1, Narayan Chandra Chowdhury

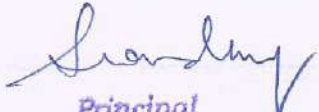
Power Tools & Appliances Co. Pvt. Ltd

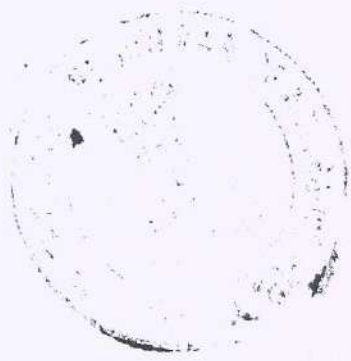

Director

SILVER POINT EDUCATION TRUST


Trustee


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


Principal
SILVER POINT SCHOOL



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

ADDITIONAL REGISTRAR
KOLKATA
28 JUL 2023

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Principal

SILVER POINT SCHOOL

Road, Kolkata-700 042 containing by estimation an area of 1239 Sq. mtr. equivalent to 13336.49 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 the Second Premises being No.17, Narayan Chandra Chowdhury Road, Kolkata- 700 042 containing by estimation an area of 1799.842 Sq. mtr. equivalent to 19373.499 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. In pursuance to such request on the part of the Lessee, by a Deed of Lease dated 12th February, 2021 and registered in the Office of DSR-II South 24 Parganas, and recorded in Book No. I, being Deed No. 160201834 for the year 2021 (hereinafter referred to as the Original Lease) the Lessor hath demised unto the Lessee by way of lease All That the **Original Leasehold Demised Premises** comprising of **First Plot and Second Plot** forming part of premises Nos. 31/1 and 17, Narayan Chandra Chowdhury Road, Kolkata-700 042 respectively containing by estimation an area of 3039.Sq. Mtr. in aggregate be the same a little more or less Together with a five storied building and/or structure standing thereon or on part thereof containing a super built up area of 36000 sq. ft. more or less Together also with all rights, easements, existing appurtenances and other rights Together also with the right to install, erect and maintain at the cost of the Lessee the building, premises, road path, facilities and services for a term of 20 years commencing from 15th June, 2019 and expiring on 14th June, 2039 yielding and paying a monthly lease rent of Rs. 36,000/- only but subject to an escalation of such lease rent at the rate of 20% on the expiration of each five year term and subject also to other terms and covenants to be observed and performed on the part of the Lessee and more particularly contained in the said Deed of Original Lease and hereinafter, for the sake of brevity referred to as the "**Original Leasehold Demised Premises**".
- F. Thereafter the Lessor for better use, utilisation and enjoyment applied before the Kolkata Municipal Corporation authorities seeking amalgamation of the adjacent contiguous properties whereupon the

Power Tools & Appliances Co. Pvt. Ltd.

SILVER POINT EDUCATION TRUST




Trustee


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


Principal
SILVER POINT SCHOOL



[Signature]

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

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
28 JUL 2023

[Signature]
Principal
SILVER POINT SCHOOL

said amalgamated premises is known and numbered as 31/1 Narayan Chandra Chowdhury Road.

- G. With the intent of effecting further expansion of the school run and managed by the Lessee, they have approached the Lessor with the proposal for grant of lease of additional contiguous adjacent land forming part of the said amalgamated premises being No. 31/1 Narayan Chandra Chowdhury Road unto and in their favour needed for expansion and upgradation so as to comply with the requirement of the Central Board of Secondary Education, West Bengal.
- H. Upon due consideration of the said proposal of the Lessee and in order to enable the Lessee to comply with the requirements of the Central Board of Secondary Education needed for upgradation of the school, the Lessor hath agreed to grant unto the Lessee a right to use and occupy as and by way of a Supplementary Lease All That adjacent and contiguous pieces and parcels of land, hereditament and premises containing an area of **16 Cottah 6 Chittacks 10 sq. ft.** be the same a little more or less equivalent to 1094.38 sq. mtr. more or less situated at Mouza Kasba, J.L. No. 13, C.S. Dag Nos. 1121 (P), and 1125, appertaining to Khatian No. 1168/2, within the present limit of the Kolkata Municipal Corporation under Ward No. 91, at and forming part portion of Municipal Premises No. 31/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042, in the District of South 24-Parganas (hereinafter referred to as the **Supplementary Demised Premises**) more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written and delineated and shown in the map or plan hereto annexed and thereon enclosed within **Red Border Line** in addition to the **Original Leasehold Demised Premises** which is also delineated and shown in the said map or plan annexed hereto and thereon enclosed within Blue Border line.
- I. The Lessor has agreed to grant lease of the Supplementary Demised Premises in addition to the **Original Leasehold Demised Premises** (hereinafter referred to as **Said Supplementary Demised Premises**) for the remaining period of the Original Lease with effect on and from the date hereof on the terms, conditions and stipulations as specified in the Agreement for Lease dated 19th June, 2019.

- J. The Lessor has made the following representations to the Lessee :

Power Tools & Appliances Co. Pvt. Ltd

[Signature]

Managing Director

SILVER POINT EDUCATION TRUST

[Signature]
Trustee

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

[Signature]
Principal
SILVER POINT SCHOOL



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

ADDITIONAL REGISTRAR
OF ASSURANCE - IV, KOLKATA
28 JUL 2023

Principal
SILVER POINT SCHOOL

- a) The Lessor has full power and absolute authority to grant this Lease to the Lessee in respect of the **Said Supplementary Demised Premises**;
- b) The Said Supplementary Demised 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 Supplementary Demised 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) There is no impediment legal or otherwise in transferring, assigning or granting lease of the **Said Supplementary Demised Premises**.

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

- a) 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 19th June, 2019 and the rent reserved hereunder 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 a revised lease and/or supplementary lease of **ALL THAT the Said Supplementary Demised Premises** being part of premises No. 31/1 Narayan Chandra Chowdhury Road, Kolkata-700 042 measuring an area of **16 Cottahs 6 Chittacks 10 sq. ft.** be the same a little more or less equivalent to 1094.38 sq. mtr. more or less more fully and particularly described and mentioned in the **FIRST SCHEDULE** hereunder written which is contiguous and adjacent to the **Original Demised Leasehold Premises** containing by ad-measurement an area of **2 Bighas 5 Cottahs 12 chittacks and 31.7 sq. ft.** equivalent to 3039 sq. mtr. be the same a little more or less and thereby the Lessor hath demised unto the Lessee by way of lease of the said premises containing an aggregate area of **3 Bighas 1 Cottah 12 Chittacks 31.7 sq.**

Power Tools & Appliances Co. Pvt. Ltd.

[Signature]

Managing Director

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[Signature]
Trustee

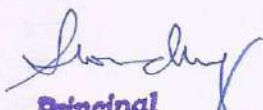
[Signature]
MANAGER
SILVER POINT SCHOOL
31/1 N. C. CHOWDHURY ROAD
KOLKATA - 42

[Signature]
Principal
SILVER POINT SCHOOL




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

ADDITIONAL REGISTRAR
OF ASSURANCE IN KOLKATA
28 JUL 2023


Principal
SILVER POINT SCHOOL

an aggregate area of **3 Bighas 1 Cottah 12 Chittacks 31.7 sq. ft.** equivalent to 4133.38 sq. mtr. be the same a little more or less **TOGETHER WITH** a five storied building and/or structure standing thereon and/or on part thereof containing a built up area of **42000 sq. ft.** more or less more fully and particularly described and mentioned in the **SECOND SCHEDULE** hereunder written **TOGETHER WITH** all rights, easements, existing appurtenances and other rights, if any, including privileges appurtenant 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 upon execution and registration of a fresh Deed or Deed of Lease **TO HAVE AND TO HOLD** the **Said Supplementary Demised Premises** unto and to the use of the Lessee for the unexpired term of the Original Lease commencing from the date hereof and ending on 14th June, 2039 yielding and paying an annual rent of Rs. 6,00,000/- only **Together With** the applicable proportionate share of municipal rates and taxes and other duties and outgoings both statutory or otherwise in the manner and within the time hereafter specified including periodical increase if any thereof as is hereinafter provided.

2. **The Lessor doth hereby covenants with the Lessee as hereunder specified :-**

- a) The Lessee shall pay to the Lessor an annual lease rent of Rs. 6,00,000/- at the rate of Rs. 50,000/- per month with periodical enhancement of 5% on the expiration of each five year term inclusive of proportionate share of municipal rates, taxes, surcharges and other impositions and outgoings statutory or otherwise regularly and punctually whereby the Lessor shall be deemed to have put the Lessee in possession of the said **Supplementary Demised Premises** in addition to the said Original Leasehold Demised Premises on and with effect from the date hereof.
- b) Upon the Lessee paying the rent hereby and hereunder reserved within 10th day 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

SILVER POINT EDUCATION TRUST

Power Tools & Appliances Co. Pvt. Ltd.

Director

Trustee

MANAGER

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

Principal



[Signature]
MANAGER
SILVER POINT SCHOOL
34/1 N. C. CHOWDHURY ROAD
KOLKATA - 42

ADDITIONAL REGISTRAR
OF ASSURANCE - IV, KOLKATA
28 JUL 2023

[Signature]
Principal
SILVER POINT SCHOOL

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 Supplementary Demised Premises or any part thereof unto and in 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 annual lease rent of Rs. 6,00,000/- amounting to Rs. 50,000/- per month together with applicable GST per month including the periodical enhancement thereof freed and discharged of all deductions on or before the 10th 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 @ 5% 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 the Lessor shall continue to pay proportionate share of municipal rates and taxes during the term hereby reserved, and be also liable to pay all other duties and outgoings 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 Supplementary Demised 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.

Power Tools & Appliances Co. Pvt. Ltd.

[Signature]

Managing Director

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

SILVER POINT EDUCATION TRUST

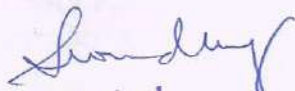
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 Trustee

[Signature]
 Principal
 SILVER POINT SCHOOL




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

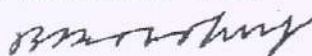
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 JUL 2023


Principal
SILVER POINT SCHOOL

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.

- 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 Supplementary Demised 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 in carrying out necessary repair and maintenance in running the said school at or from the **Said Supplementary Demised 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 its name board or other particulars at designated place as would be specified by the Lessor.
- g) At all times during the term of the Original Lease to use and occupy the Said Supplementary Demised 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 supplementary demised 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 Supplementary Demised Premises to inspect the condition and/or to give notice of all damages or defects that need be repaired.

Power Tools & Appliances Co. Pvt. Ltd.



Managing Director


SILVER POINT EDUCATION TRUST


Trustee


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

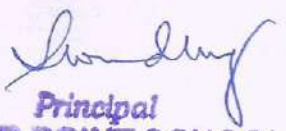

Principal
SILVER POINT SCHOOL





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

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 JUL 2023


Principal
SILVER POINT SCHOOL

- 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 supplementary demised Premises or any part thereof to any person or concern whomsoever and shall not be entitled to effect any structural modification, or alteration thereto.
- 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 Supplementary Demised 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 Supplementary Demised 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 :-**

- a) 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 shall be entitled to compensation at the rate of Rs. 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.

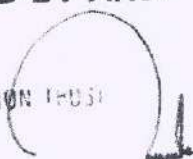
5. **IT IS HEREBY SPECIFICALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES HERETO :-**

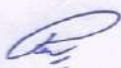
Power Tools & Appliances Co. Pvt. Ltd.



Managing Director

SILVER POINT EDUCATION TRUST


Trustee


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


Principal
SILVER POINT SCHOOL



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MANAGER
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KOLKATA - 42

[Handwritten signature]
Principal

SILVER POINT SCHOOL

ADDITIONAL REGISTRAR
OF ASSURANCES IV KOLKATA
28 JUL 2023

- a) 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.

6. **IT IS HEREBY FURTHER SPECIFICALLY AGREED AND UNDERSTOOD BY AND BETWEEN THE PARTIES :-**

- a) 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 **Said Supplementary Demised Premises.**

7. **It is further certified :-**

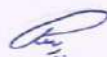
- a) That the Silver Point School, run and managed by the Lessee herein is located on the **Original Leasehold Demised Premises.**

FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the **Additional Demised Premises** being part of premises No. 31/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042 measuring an area of **16 Cottah 6 Chittacks 10 sq. ft.** be the same a little more or less equivalent to 1094.38 sq. mtr. more or less and situated at Mouza Kasba, J.L. No. 13, C.S. Dag Nos. 1121 (P) and 1125, appertaining to Khatian No. 1168/2, within the present limit of the Kolkata Municipal Corporation under Ward No. 91, at and being the portion of Municipal Premises No.31/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042, in the District of South 24-Parganas **TOGETHER ALSO WITH** unobstructed right of ingress and egress

Power Tools & Appliances Co. Pvt. Ltd.

SILVER POINT EDUCATION TRUST


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


 Managing Director


 Trustee


Principal
SILVER POINT SCHOOL



[Handwritten signature]

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

[Handwritten signature]

Principal
SILVER POINT SCHOOL

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
28 JUL 2023

through and from the adjoining plots of land OR HOWSOEVER OTHERWISE and the said supplementary demised land is butted and bounded by :-

- ON THE NORTH : By balance of Premises No. 31/1, Narayan Chandra Chowdhury Road, and 20 Narayan Chandra Chowdhury Road, Kolkata- 700 042;
- ON THE SOUTH : By Sarat Ghosh Garden Road ;
- ON THE EAST : By balance of premises No. 31/1, Narayan Chandra Chowdhury Road, Kolkata- 700 042
And
- ON THE WEST : By premises Nos. 12, 13 and 14, Narayan Chandra Chowdhury Road, Kolkata- 700 042;

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

SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT the **Said Supplementary Demised Premises** being part of premises No. 31/1, Narayan Chandra Chowdhury Road, Kolkata-700 042 measuring an area of 03 Bigha 01 Cottahs 12 Chittaks 31.7 sq. ft. be the same a little more or less equivalent to **4133.38 Sq. meter** more or less along with a 5 storied building having a built up area of 42000 sq. ft. more or less and situated at Mouza Kasba, J.L. No. 13, CS Dag Nos. 1121, 1124, 1125, 1126, 1127, 1128 & 1129 appertaining to Khatian No 1168/2, within the present limit of the Kolkata Municipal Corporation, under ward No.91, at and being portion of Municipal Premises No. 31/1, Narayan Chandra Chowdhury Road, under Police Station Kasba, Kolkata - 700 042, in the District of South 24 Parganas TOGETHER ALSO WITH unobstructed right of ingress and egress through and from the adjoining plots of land OR **HOWSOEVER OTHERWISE** and the Said Land/Premises is is butted and bounded by:-

- ON THE NORTH : By remaining part of Premises No. 31/1, Narayan Chandra Chowdhury Road, and 20 Narayan Chandra Chowdhury Road, Kolkata- 700 042;

Power Tools & Appliances Co. Pvt. Ltd.

SILVER POINT EDUCATION TRUST

[Signature]
Managing Director

[Signature]
Trustee

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

[Signature]
Principal
SILVER POINT SCHOOL



Sundhya
Principal
SILVER POINT SCHOOL

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

ADDITIONAL REGISTRAR
OF ASSURANCES IN KOLKATA
28 JUL 2023

ON THE SOUTH : By Sarat Ghosh Garden Road ;
 ON THE EAST : By remaining part of premises No. 31/1, Narayan
 Chandra Chowdhury Road, Kolkata- 700 042
 And
 ON THE WEST : By premises Nos. 12, 13 and 14,
 Narayan Chandra Chowdhury Road,
 Kolkata- 700 042;


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

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the ~~28th~~ day of July, 2023

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

1. Niket Gha
 S/o Bijay Kumar Gha
 6, Old Post office Street
 Kolkata - 700 001.

Power Tools & Appliances Co. Pvt. Ltd.


 Managing Director

2. Shamuck Ray
 S/o Somnath Ray
 6, Old Post office Street
 Kolkata - 700 001.

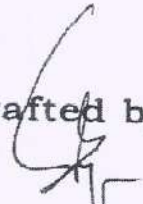
Signed and Sealed by the LESSEE
 at Kolkata in the presence of :


1. Niket Gha
 2. Shamuck Ray

SILVER POINT EDUCATION TRUST


 Trustee

Drafted by


 Somnath Ray
 Solicitor & Advocate
 ENR. No. WB/1132/76


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


 Principal
 SILVER POINT SCHOOL



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

Principal
SILVER POINT SCHOOL

29 JUL 2023





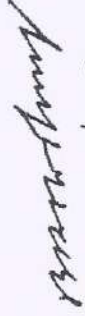



Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19042001866727/2023

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





Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Bani Roy Chowdhury 29 ND, New Alipore, Block/Sector: B, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India. PIN:- 700053	Represent ative of Lessor [POWER TOOLS & APPLIAN CES COMPAN Y PRIVATE LIMITED]		5799 	 25/7/23
2	Mr Purnendu Roy Chowdhury 29NA, New Alipore, Block/Sector: B, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India. PIN:- 700053	Represent ative of Lessee [SILVER POINT EDUCATI ON TRUST]		5798 	 28/7/2023

Query No:-19042001866727/2023, 28/07/2023 04:21:51 PM KOLKATA (A.R.A. - IV)


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

Page 2 of 3

Principal
SILVER POINT SCHOOL

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Shameek Ray Son of Mr Somnath Ray , Tample Chamber, 3rd Floor, 6, Old Post Office Street, City:- Kolkata, P.O:- Kolkata GPO, P.S:- Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001	Mrs Bani Roy Chowdhury, Mr Purnendu Roy Chowdhury		 5800	<i>Shameek Ray</i> 28.07.2023
2	Mr Subhankar Mali Son of Late Badal Mali College Pally, City:- Barrackpore, P.O:- Sewli, P.S:-Titagarh, District:-North 24- Parganas, West Bengal, India, PIN:- 700121	Mrs Bani Roy Chowdhury		 5801	<i>Subhankar Mali</i> 28.07.2023

(Mofful Mukhopadhyay)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

Query No:-19042001866727/2023, 28/07/2023 04:21:51 PM KOLKATA (A.R.A. - IV)


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

Page 3 of 3

Principal
SILVER POINT SCHOOL

SPECIMENT 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



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

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

Principal
 SILVER POINT SCHOOL



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

Handwritten signature of the Principal
Principal
SILVER POINT SCHOOL

ACD
OF A
MINISTRAN
KOLKATA
28 JUL 2023



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



280720232014678604

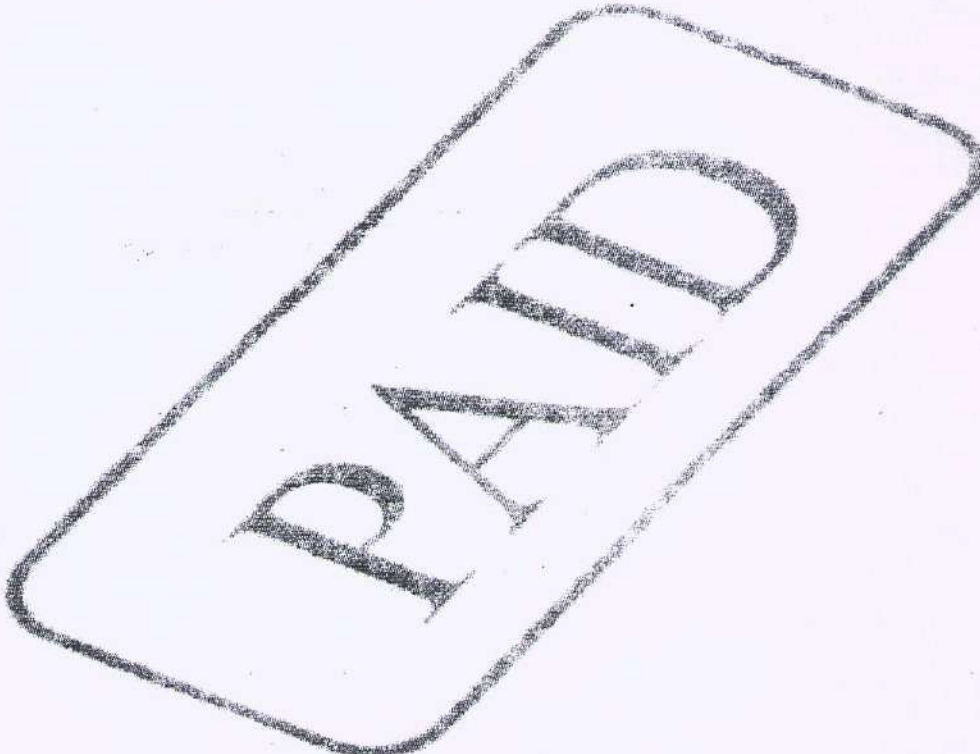
GRIPS Payment ID: 280720232014678604 **Payment Init. Date:** 28/07/2023 12:55:25
Total Amount: 88302 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 5962034630423 **BRN Date:** 28/07/2023 12:56:39
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor's Name: Ms T C Ray And Company
Mobile: 9836177773

1	192023240146786058	Directorate of Registration & Stamp Revenue	88302
Total			88302

IN WORDS: EIGHTY EIGHT THOUSAND THREE HUNDRED TWO ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



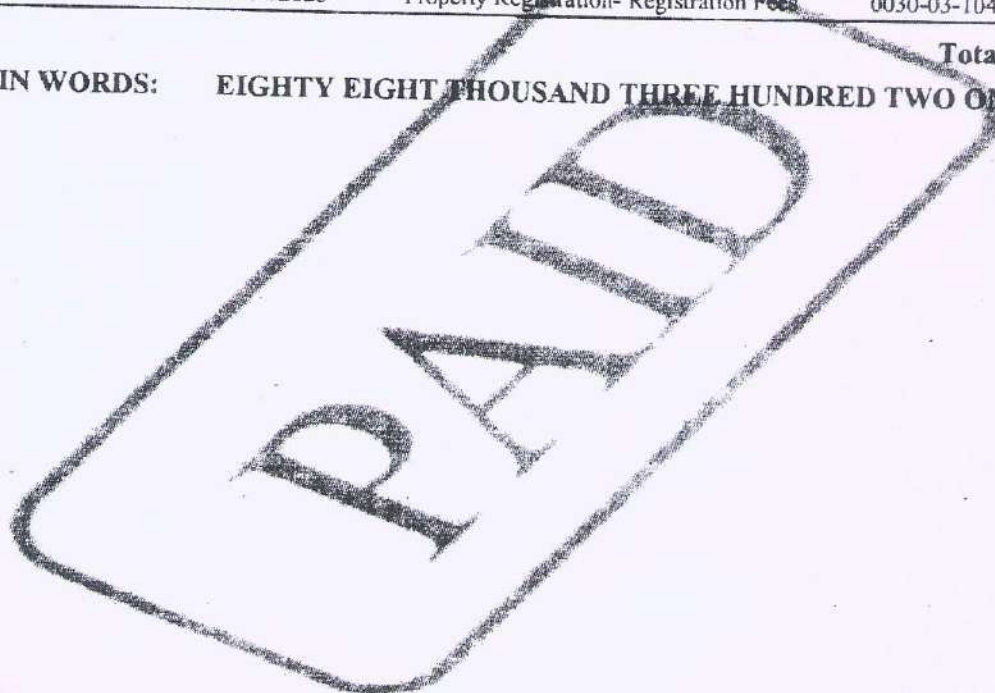
192023240146786058

GRN: 192023240146786058 Payment Mode: SBI Epay
GRN Date: 28/07/2023 12:55:25 Bank/Gateway: SBIEpay Payment Gateway
BRN : 5962034630423 BRN Date: 28/07/2023 12:56:39
Gateway Ref ID: 232095597630 Method: HDFC Retail Bank NB
GRIPS Payment ID: 280720232014678604 Payment Init. Date: 28/07/2023 12:55:25
Payment Status: Successful Payment Ref. No: 2001866727/4/2023
[Query No*/Query Year]

Depositor's Name: Ms T C Ray And Company
Address: 6 Old Post Office Street
Mobile: 9836177773
Period From (dd/mm/yyyy): 28/07/2023
Period To (dd/mm/yyyy): 28/07/2023
Payment Ref ID: 2001866727/4/2023
Dept Ref ID/DRN: 2001866727/4/2023

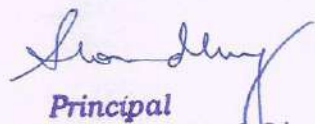
1	2001866727/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	75607
2	2001866727/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	12695
Total				88302

IN WORDS: EIGHTY EIGHT THOUSAND THREE HUNDRED TWO ONLY.

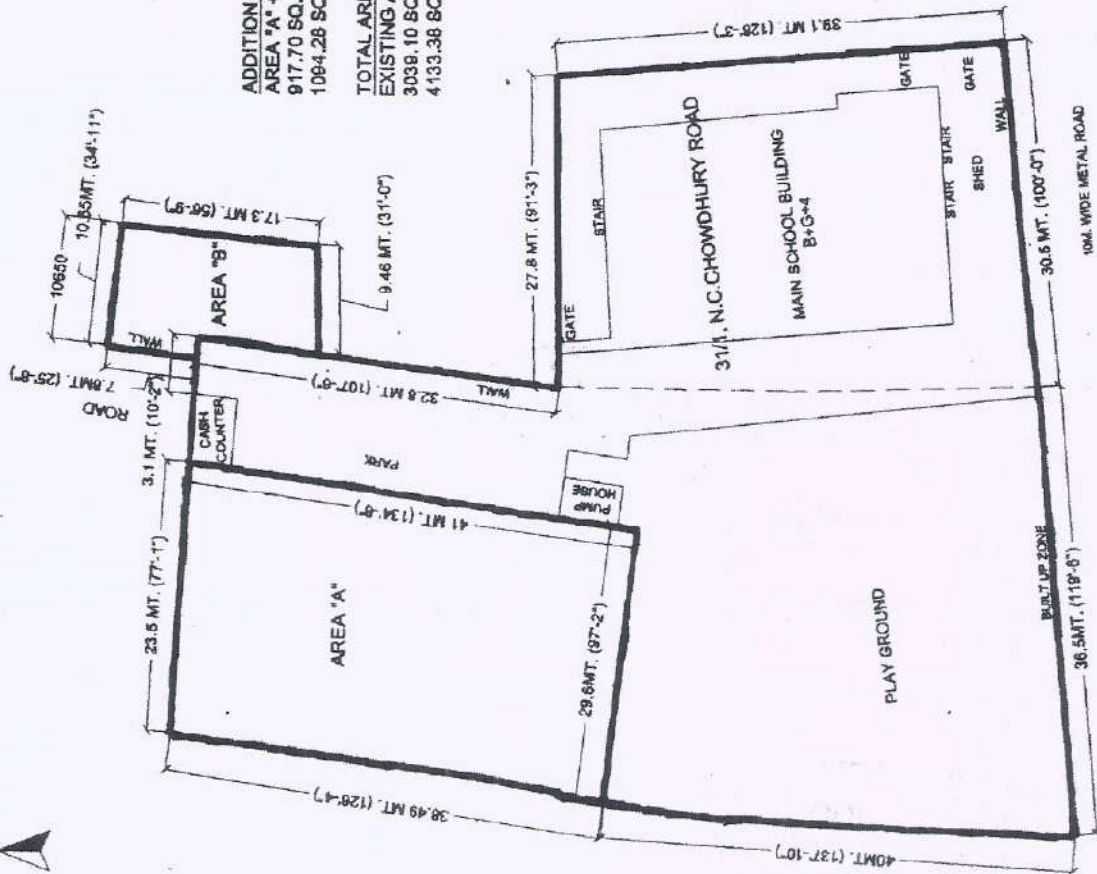




MANAGER
SILVER POINT SCHOOL
31/1 N. C. CHOWDHURY ROAD
KOLKATA - 42



Principal
SILVER POINT SCHOOL



ADDITION OF EXTRA LAND:
 AREA "A" + AREA "B"
 917.70 SQ.M. + 176.58 SQ.M.
 1094.28 SQ.M. (i.e. 0.269 Acre)

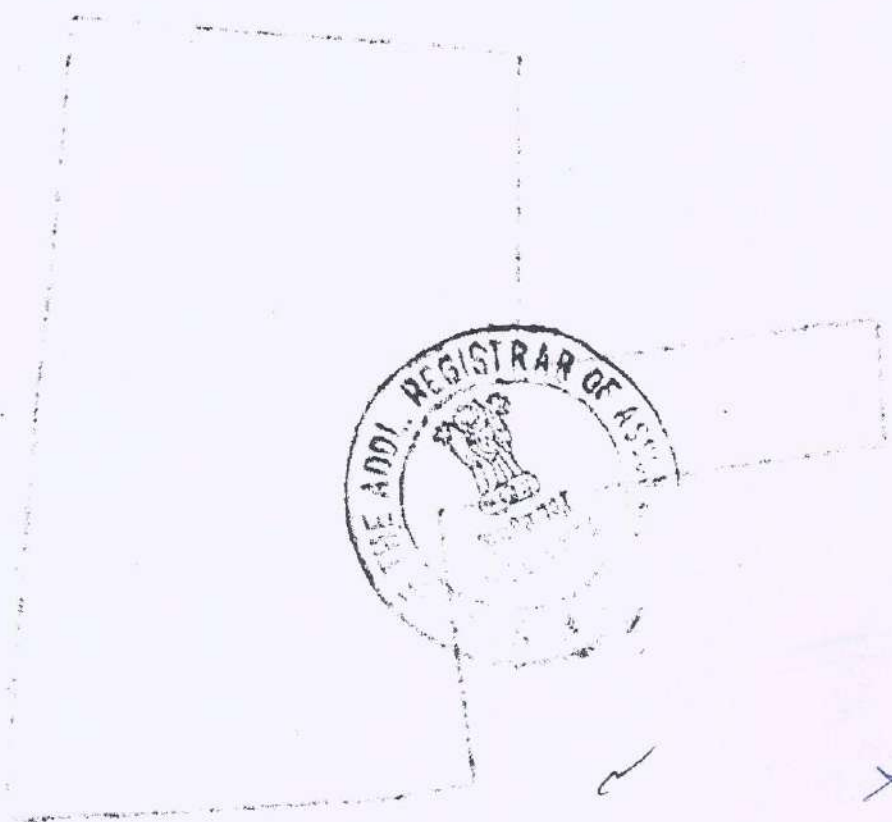
TOTAL AREA FOR SCHOOL:
 EXISTING AREA + ADDED AREA
 3038.10 SQ.M. + 1094.28 SQ.M.
 4133.38 SQ.M. (i.e. 1.021 Acre)

Power Tools & Appliances Co. Pvt. Ltd.
M. S. S. S.
 Managing Director

SILVER POINT EDUCATION TRUST
[Signature]
 Trustees

[Signature]
 MANAGER
 SILVER POINT SCHOOL
 31/1 N. C. CHOWDHURY ROAD
 KO!KATA - 42

[Signature]
 Principal
 SILVER POINT SCHOOL



[Handwritten Signature]

Principal
SILVER POINT SCHOOL

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

ADDL. REGISTRAR
OF ASSAM, KOLKATA
28 JUL 2023

Major Information of the Deed

Deed No :	I-1904-10914/2023	Date of Registration	03/08/2023
Query No / Year	1904-2001866727/2023	Office where deed is registered	
Query Date	21/07/2023 11:47:19 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	T C Ray And Company 6 Old Post Office Street, 3rd Floor, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9836177773, Status :Solicitor firm		
Transaction	Additional Transaction		
[0403] Lease, Lease	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 22,33,45,045/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 76,107/- (Article:35)	Rs. 12,779/- (Article:A(1), E)		
Remarks	Lease Period 15 Years 11 Months Average annual Rent Rs 6,34,058/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement 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: 091 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
L1	(RS :-)		School	3 Bigha 1 Katha 12 Chatak 31.7 Sq Ft		18,71,98,795/-	Property is on Road
Grand Total :				101.9602Dec	0/-	1871,98,795 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	42000 Sq Ft.	0/-	3,61,46,250/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 8400 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 8400 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 8400 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 3, Area of floor : 8400 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 4, Area of floor : 8400 Sq Ft.,Semi Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		42000 sq ft	0/-	361,46,250 /-	

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED 2, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx5E,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	SILVER POINT EDUCATION TRUST 198/1, B B Chatterjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700000 , PAN No.:: AAxxxxxx5J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Bani Roy Chowdhury Wife of Late Panna Lal Roy Chowdhury 29 ND, New Alipore, Block/Sector: B, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx5F, Aadhaar No: 84xxxxxxxx8381 Status : Representative, Representative of : POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED (as Director / Principal)
2	Mr Purnendu Roy Chowdhury (Presentant) Son of Late Panna Lal Roy Chowdhury 29NA, New Alipore, Block/Sector: B, City:- , P.O:- New Alipore, P.S:-New Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700053, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx9D, Aadhaar No: 81xxxxxxxx0752 Status : Representative, Representative of : SILVER POINT EDUCATION TRUST (as Trustee)


Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shameek Ray Son of Mr Somnath Ray , Temple Chamber, 3rd Floor, 6, Old Post Office Street. City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs Bani Roy Chowdhury, Mr Purnendu Roy Chowdhury			
Mr Subhankar Mali Son of Late Badal Mali College Pally, City:- Barrackpore, P.O:- Sewli, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700121			

03/08/2023 Query No:-19042001866727 / 2023 Deed No :I - 190410914 / 2023, Document is digitally signed.

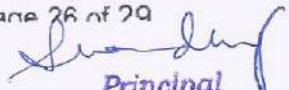
Page 25 of 29


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


Principal
SILVER POINT SCHOOL



MANAGER
SILVER POINT SCHOOL
MOUNT LEBY ROAD

Page 26 of 29

Principal
SILVER POINT SCHOOL

On 28-07-2023

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

Presented for registration at 19:30 hrs on 28-07-2023, at the Private residence by Mr Purnendu Roy Chowdhury .

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 22,33,45,345/-

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

Execution is admitted on 28-07-2023 by Mrs Bani Roy Chowdhury, Director / Principal, POWER TOOLS & APPLIANCES COMPANY PRIVATE LIMITED (Private Limited Company), 2, Benoy - Badal - Dinesh - Bag, City:- Kolkata, P.O:- Kolkata GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr Shameek Ray, , Son of Mr Somnath Ray, , Temple Chamber, 3rd Floor, 6, Road: Old Post Office Street, , P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 28-07-2023 by Mr Purnendu Roy Chowdhury, Trustee, SILVER POINT EDUCATION TRUST (Trust), 193/1, B B Chatterjee Road, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700000

Identified by Mr Shameek Ray, , Son of Mr Somnath Ray, , Temple Chamber, 3rd Floor, 6, Road: Old Post Office Street, , P.O: Kolkata GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 01-08-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,779.00/- (A(1) = Rs 12,681.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 12,695/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 12:56PM with Govt. Ref. No: 192023240146786058 on 28-07-2023, Amount Rs: 12,695/-, Bank: SBI EPay (SBlePay), Ref. No. 5962034630423 on 28-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,107/- and Stamp Duty paid by by online = Rs 75,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/07/2023 12:56PM with Govt. Ref. No: 192023240146786058 on 28-07-2023, Amount Rs: 75,607/-, Bank: SBI EPay (SBlePay), Ref. No. 5962034630423 on 28-07-2023, Head of Account 0030-02-103-003-02

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-08-2023

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,779.00/- (A(1) = Rs 12,681.00/- , E = Rs 14.00/- , I = Rs 55.00/- , M(a) = Rs 25.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,107/- and Stamp Duty paid by Stamp Rs 500.00/-


Description of Stamp

1. Stamp: Type: Impressed, Serial no 13251, Amount: Rs.500.00/-, Date of Purchase: 27/07/2023, Vendor name: S Chanda


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal


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 - I

Volume number 1904-2023, Page from 510000 to 510028
being No 190410914 for the year 2023.



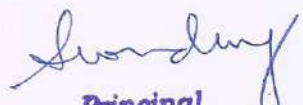
Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.08.03 17:11:40 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/08/03 05:11:40 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.



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


Principal
SILVER POINT SCHOOL

(This document is digitally signed.)

On 03-08-2023

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.

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Certified that required Registration Fees payable for this document is Rs 12,779.00/- (A(1) = Rs 12,681.00/- ,E = Rs 14.00/- ,J = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 76,107/- and Stamp Duty paid by Stamp Rs 500.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 13251, Amount: Rs.500.00/-, Date of Purchase: 27/07/2023, Vendor name: S Chanda

Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

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

Principal
SILVER POINT SCHOOL

DATED THE ^{28th} DAY OF JULY, 2023

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

SUPPLEMENTARY DEED OF LEASE



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


Principal
SILVER POINT SCHOOL

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