

16449/2022

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15010/22



DEED OF TRANSFER

THIS DEED OF TRANSFER ("This Deed") IS MADE AND EXECUTED ON THIS THE 8th DAY OF DECEMBER of 2022, at Kolkata, West Bengal.

BETWEEN:

AIR INDIA LTD. a company incorporated under the Companies Act, 1956 (including any statutory modification or re-enactment thereof), a company having its registered office at Unit No. Airlines House, 113, Gurudwara Rakabganj Road, New Delhi - 110001 having (CIN No. U62200DL2007PLC16143 and PAN AACCN6194P) (hereinafter referred to as the "TRANSFEROR") (which expressions shall unless repugnant to the context and meaning thereof, be deemed to mean and include its successors, and permitted assigns,) represented by its Authorised Officer, **Mr. Bidhan Chandra Biswas**, son of Santosh Kumar Biswas, aged about 56 years having PAN AEFPB3889M, AADHAR No. 6596-9495-7810 residing at present at Anupama Housing Complex, 63CC/6 VIP Road, Rajarhat Gopalpur (M), North 24-Paraganas, West Bengal - 700052, Mobile No.9831278458 currently working as Regional Director, Eastern Region, Air India Limited, authorized by the Board of Directors of the Transferor vide its Board Resolution in 119th meeting of the Board of Directors dated 28th July 2022, to execute this Deed and to do all acts, deeds and things incidental thereto, being Party of the **FIRST PART**;

3 DEC 2022

AND

AI ASSETS HOLDING LIMITED, a company incorporated under the Companies Act, 2013, having its registered Office at Second Floor, Air India Reservations Building, Safdarjung Airport, New Delhi - 110 003, having CIN U74999DL2018GOI328865 and PAN AAQCA4703M (hereinafter referred to as the "TRANSFEEEE") (which expressions shall unless repugnant to the context and meaning thereof, be deemed to mean and include its successors, and permitted assigns,) represented by its Authorized Signatory, **Shri Shailendra Kumar**, son of Mahendra Pal Singh, aged about 61 years, having PAN AHJPK5049D, AADHAR No. 6527-2500-1205 residing at C/O: Mahendra Pal Singh, 435, Tower - 2, Mount Kailash Apartment, East of Kailash, South Delhi, Delhi - 110065, Mobile No.9313166071, currently working as Chief Financial Officer, AI Asset Holding Limited, authorized by the Board of Directors of the TRANSFEEEE vide Board Resolution dated 7th October 2022, to execute this Deed and to do all acts, deeds and things incidental thereto, being Party be deemed to mean and include its successors and permitted assigns of the **SECOND PART**.

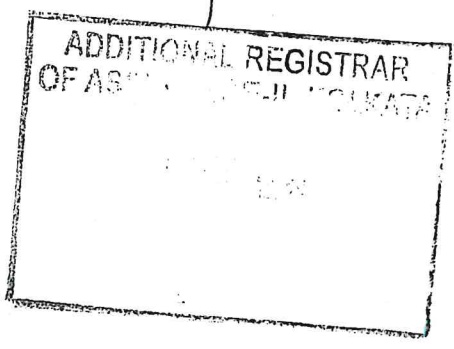
बिधान चन्द्र विश्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पूर्वी, Regional Director - E.R.
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata

Vist Case No. 25/0 16/12
J(1)---
J(2)- 250
Total 100
Realized on 13/12/22

शैलेंद्र कुमार
Shailendra Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited

2

[Handwritten signature]



Identified by
Subrata Chandra
40 Lt. Gopal Chandra
P.O. & Ld. Beirabari
P.S. Haripur, Hajo
712605, professional







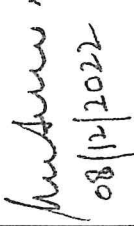


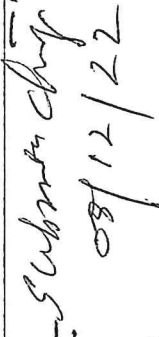
Government of West Bengal

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

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

Signature / LTI Sheet of Query No/Year 19022003288818/2022

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

SI No.	Name of the Executant	Category		Finger Print	Signature with date
1	Mr Bidhan Chandra Biswas City:- Not Specified, P.O:- Airport, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700052	Representative of Seller [Air India Limited]		F011	 08/12/2022
2	Mr Shailendra Kumar City:- , P.O:- Greater Kailash, P.S:-GREATER KAILASH, District:- South, Delhi, India, PIN:- 110065	Representative of Buyer [AI Assets Holding Ltd]		F012	  08/12/2022
SI No.	Name and Address of identifier	Identif		Finger Print	Signature with date
1	Mr Subrata Chatterjee Son of Mr Gopal Chatterjee City:- Not Specified, P.O:- Kaikala, P.S:- Haripal, District:- Hooghly, West Bengal, India, PIN:- 712405	Mr Bidhan Chandra Biswas, Mr Shailendra Kumar		F013	  08/12/22

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE

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0893-3200/00 \$12.00 DOI: 10.1037/0893-3200.14.4.401

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OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal



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(As the context may require, TRANSFEROR and TRANSFEREE shall hereinafter be individually referred to as "Party" and collectively referred to as "Parties").

WHEREAS

- A. The Transferor is the sole and absolute owner, and in uninterrupted possession of all parcel of land hereditaments and premises containing by estimation Sixteen (16) Cottahs Eleven (11) Chittacks and Thirty Seven (37) Square Feet situate lying at and formerly numbered plots 43 and 43/1 of the Calcutta Improvement Scheme No.VII-D and presently as 39, Chittaranjan Avenue, Holding No. 861, in Survey Block XIII, Kolkata, and bounded in the manner on the North by Kapalitola Lane, on the East by Chittaranjan Avenue, on the South by Chittaranjan Avenue and on the West by Hare Street Police station (hereinafter referred to as "Scheduled Property") as more fully described in the **SCHEDULE 1** to this Deed, having purchased through Conveyance Deed registered as Document No. 3672 of 1951 at Registrar of Calcutta dated 04.10.1951.
- B. The Transferor purchased the Scheduled Property in the following manner:
- i. The Transferor had purchased the scheduled property from one Hajee Anisur Rahman, son of Hajee Abdur Rahman, by Conveyance Deed dated 4th October, 1951 between erstwhile The Airways (India) Limited, a Company incorporated under the Indian Companies Act 1913 having its registered office at P-37 Mission Row Extension in Calcutta and Hajee Anisur Rahman. The said Conveyance Deed dated 4th October, 1951, between erstwhile The Airways (India) Limited and Hazeer Anisur Rahman is annexed as Annexure "A" to the Schedule 1 to this Deed.

Title Devolution:

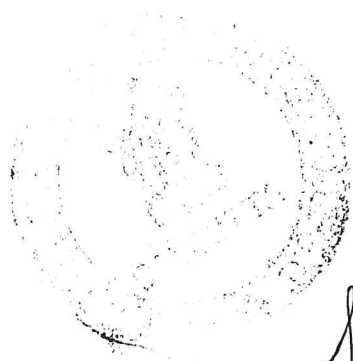
- i. Air India Limited and Indian Airlines Limited were amalgamated to form National Aviation Company of India Limited, a Government of India company, *vide* order dated 22.08.2007 of the Ministry of Corporate Affairs, Government of India. As per the said order, the two Companies viz. Air India Ltd. and Indian Airlines Ltd. were dissolved without the process of winding up and all the properties of Air India Limited and Indian Airlines


For Transferor

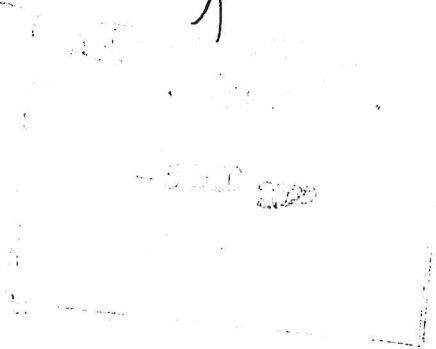
बिधान चन्द्र बिस्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्ष. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
Eastern Region, Kolkata


Shailendra Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited

(Bidhan Chandra Biswas)



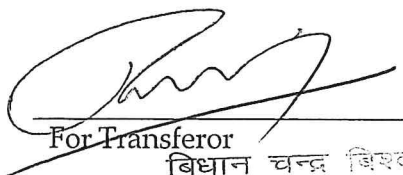
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Identified by me
Subanta Chatterjee
S/o Lt. Gopal Chandra
P.O. Anand, Kailash
P.S. Haripur
Hoyla 712405
Professor

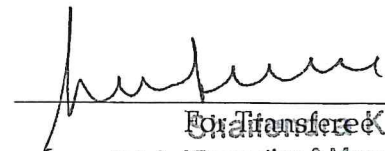
Limited were transferred to the National Aviation Company of India Limited.

- ii. The name of National Aviation Company of India Limited was changed to Air India Limited, vide a fresh Certificate of Incorporation dated 24.11.2010 (Corporate Identity Number: U62200DL2007GOI161431) issued by the Registrar of Companies, NCT of Delhi & Haryana, Ministry of Corporate Affairs, Government of India.
- C. The Transferor has represented to the Transferee that the Transferor is the absolute owner of the Scheduled Property having purchased the same in the manner stated hereinabove and that it is in uninterrupted lawful and peaceful possession of the Scheduled Property from the date of purchase of the same;
- D. The Parties had entered into Framework Agreement dated 23.11.2020, as a part of the disinvestment of Air India Limited as per the decision of Government of India. Subsequently, the Parties have executed a Restated Framework Agreement on 05.01.2022, and in terms of Schedule II of the Restated Framework Agreement dated 05.01.2022, the Transferor has agreed to transfer the Scheduled Property.
- E. That the Transferee is a Special Purpose Vehicle, which is 100% owned and controlled by the Ministry of Civil Aviation, Government of India, formed for disinvestment of Air India Ltd., and which has been incorporated with one of the objectives of *inter alia* acquiring certain identified non-core properties of the Transferor including the **Scheduled Property**.
- F. The Indian Finance Act was amended vide Notification dated 10th September 2021, through which the Transferor shall not be considered a "SELLER" for the purpose of sub-section (IH) of section 206C of the Indian Finance Act, in relation to transfer of Scheduled Property by it to the Transferee under a plan approved by the Central Government. A copy of the said Notification dated 10th September, 2021 appears at **Annexure - B to the Schedule 2** to this Deed.
- G. The Indian Finance Act was amended vide Notification dated 10th September 2021, through which the Transferee shall not be considered a "BUYER" for the purpose of sub-section (1) of Section 194Q of the Indian Finance Act, in relation to transfer of Scheduled Property by Transferor to



For Transferor

बिधान चन्द्र बिस्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्षे. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.



For Transferee
Sandeep Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited



it under a plan approved by the Central Government vide Notification dated 10th September, 2021. The said Notification dated 10th September, 2021 appears at Annexure – B to the Schedule 2 to this Deed.

- H. That the Schedule Property was mortgaged with Canara Bank for short term loan facility with Canara Bank, which has been satisfied by the Transferor on 11.01.2022 and Scheduled Property has been released from the Bank's charge on 12.01.2022 vide NoC bearing No: LCB-CP/AIR INDIA/L-39/2021 from the Canara Bank, a copy of which appears at Annexure – B to the Schedule 2 to this Deed.

DEFINITIONS:

"Tax" and, collectively "Taxes" shall mean any of the central, state, municipal and local taxes including, assessments and other governmental charges, and property taxes, together with all interest, penalties and additions imposed with respect to such amounts.

NOW THIS DEED OF TRANSFER WITNESSETH AS FOLLOWS: -

1. The Recitals appearing hereinabove shall always be an integral part of this Deed and shall be accordingly binding on the Parties hereto.

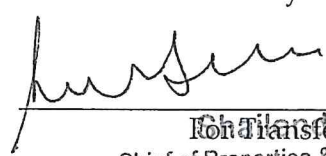
2. **GRANT AND TRANSFER**

FOR THE VALUABLE CONSIDERATION, THE TRANSFEROR HEREBY GRANTS, ASSIGNS, CONVEYS, ASSURES, CHARGES AND TRANSFERS UNTO THE TRANSFEREE ALL THE BENEFICIAL RIGHT, TITLE AND INTEREST OF THE TRANSFEROR IN RESPECT OF THE SCHEDULED PROPERTY, AND ALL RIGHTS TO USE COMMON AREAS AND FACILITIES AND INCIDENTALS ATTACHED THERETO, AND ALL THE ESTATE, RIGHT, TITLE, INTEREST, PROPERTY, CLAIMS AND DEMANDS WHATSOEVER OF THE TRANSFEROR INTO AND UPON THE SAME, TO HAVE AND TO HOLD UNTO AND TO THE USE OF THE TRANSFEREE ABSOLUTELY FOREVER TOGETHER WITH THE ALL RIGHTS, TITLE, EASEMENT, RIGHTS, ADVANTAGES, ATTACHMENTS AND APPURTENANCES PERTAINING TO WHICH TRANSFEROR IS HAVING IN RESPECT OF THE SCHEDULED PROPERTY.

3. That the Transferor shall hand over the physical possession of the Scheduled Property, to the Transferee and assures to keep indemnified from all losses, costs, expenses, damages and whatsoever may be the



For Transferor
बिश्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्ष. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata



For Transferee
Rohan Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited

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LIBRARY OF THE
UNIVERSITY OF
TORONTO

Transferee shall be put into by reason of any defect in the title of the Scheduled Property hereby conveyed by the Transferor upto the date of execution of this Deed.


4. That the Transferee shall hold and enjoy the Scheduled Property as absolute owner as he likes without any coercion or hindrance either from the Transferor or its successors and permitted assigns.

5. **Representations and Warranties**

5.1 **Transferor's Representation**

The Transferor hereby represents and warrants to the Transferee that:

- i. The Transferor is duly incorporated and validly existing under the laws of India and has full power and authority and the legal rights to own its assets, to conduct the business which it conducts and to sue and be sued in its own name. The execution or entering into and performance of obligations under this Deed by the Transferor will constitute, private and commercial acts done and performed for private and commercial purposes.
- ii. The execution and delivery by the Transferor of this Deed and the performance of the transactions contemplated herein have been duly authorised and do not and will not breach the Transferor's Memorandum of Association and Articles of Association or any agreement or obligation under which it is bound or violate any applicable law, rule, regulation or directive.
- iii. The Transferor is legally entitled and possessed of the corporate powers to execute, deliver and perform the terms and provisions of this Deed and has taken all necessary corporate actions to authorise the execution, delivery and performance by it of this Deed;
- iv. The Transferor has obtained all approvals required under the Applicable Law for the creation, effectiveness, priority and the transfer of the Scheduled Property to the Transferee under this Deed;
- v. This Deed when executed and delivered will constitute the legal, valid and binding obligation of the Transferor;


For Transferor
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्षे. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata


Shalendra Kumar
Chief of Properties & Monetization Officer
For Transferee
AI Assets Holding Limited



ADDITIONAL RESISTANCE
OF FINANCIAL RESOURCES

- vi. The Transferor has obtained all approvals, authorizations, consents, licences, permissions and registrations which are necessary or advisable to obtain from any governmental, local, public or other authority or without limitation, any third-party consent with respect to the execution of this Deed;
- vii. The Transferor has good and marketable title to the Scheduled Property free from any mortgage, charge or encumbrance and are not subject to any attachment prohibitory or injunction order, distress or other process issued by any court or authority and is in lawful possession thereof.;
- viii. The execution or entering into and performance of obligations under this Deed by the Transferor will constitute, private and commercial acts done and performed for private and commercial purposes;
- ix. All information in relation to the Scheduled Property as of the date, is provided together with all other information already provided, whether in writing, electronic form or documents furnished to the Transferee and any representatives of the Transferee in connection with the transaction contemplated by this Deed, by or on behalf of the Transferor is true, correct and complete in all material respects on the date hereof and is not false or misleading in any respect nor incomplete by omitting to state any fact necessary to make such information not misleading at such time, in the light of the circumstances under which such information is provided;
- x. The choice of law, jurisdiction and dispute resolution mechanism stated in this Deed is binding on the Transferor and any orders, judgments and/or decisions, whether interim or final, in relation to any dispute and/or claim shall be binding upon and be enforceable against the Transferor as per the terms thereof;
- xi. There are no encumbrances on the Transferor for the Scheduled Property or any part thereof comprised in these presents, and the same shall likewise be the unencumbered and the absolute property of the Transferor;
- xii. That the Transferor has not done and shall not do any act in relation to the Scheduled Property which would violate, in any



For Transferor बिद्यवास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्ष. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata



Shailendra Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited



1
ADDITIONAL REGISTRAR
OF ASSISTANCE-II, KOLKATA
- 5 330 2079

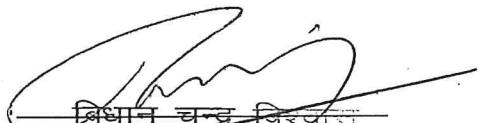
manner, any law, rule, regulation, contractual obligation, third party rights, or other legal and/or contractual obligation to which the Transferor was or is bound;

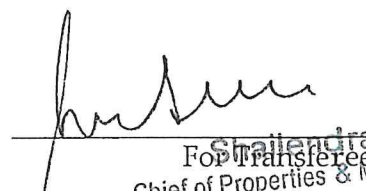
- xiii. It is generally subject to commercial law and to legal proceedings and neither it nor any of its assets or revenues is entitled to any immunity or privilege (sovereign or otherwise) from any set-off, judgment, execution, attachment or other legal process.
- xiv. All fees, Taxes, duties, rents or other statutory or contractual payments due in respect of the Scheduled Property have been duly made and all the terms, conditions, covenants and stipulations required to be observed and performed by the Transferor in respect thereof have been duly observed and performed by the Transferor.
- xv. Other than as provided in this Deed, it has not granted or agreed to grant in favour of any other person any interest in or any other rights in respect of the Scheduled Property or any part thereof and no charge of any kind whatsoever exists, has been granted or created or agreed to be granted or created in or over all or any part of the Scheduled Property;
- xvi. The Transferor shall not be in breach of its obligation or incur any liability to the Transferee for any losses or damages of any nature whatsoever incurred or suffered beyond the date of this Deed.
- xvii. The Transferor is in compliance with all the applicable laws and that the transfer by the Transferor is in accordance and compliance of the provisions of the Companies Act and other applicable laws; and
- xviii. The person signing this Deed on its behalf has the authority to execute this Deed on its behalf.

5.2 Transferee's Representation

The Transferee hereby represents and warrants to the Transferor that:

- i. The Transferee is duly incorporated and validly existing under the laws of India and has full power and authority and the legal rights to own its assets, to conduct the business which it conducts and to sue and be sued in its own name;


 Himanshu Chandra Biswas
 क्षेत्रीय निदेशक - पू.क्षे. / Regional Director - ER
 एअर इंडिया लिमिटेड / AIR INDIA LTD.
 पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata



 Chaitendra Kumar
 For Transferee
 Chief of Properties & Monetization Office
 AI Assets Holding Limited



1
ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 DEC 2022

- ii. The execution and delivery by the Transferee of this Deed and the performance of the transactions contemplated herein have been duly authorised and do not and will not breach the Transferee's Memorandum of Association and Articles of Association or any agreement or obligation under which it is bound or violate any applicable law, rule, regulation or directive;
 - iii. The Transferee is legally entitled and possessed of the corporate powers to execute, deliver and perform the terms and provisions of this Deed and has taken all necessary corporate actions to authorise the execution, delivery and performance by it of this Deed;
 - iv. The person signing this Deed on its behalf has the authority to execute this Deed on its behalf.
 - v. The execution or entering into and performance of obligations under this Deed by the Transferor will constitute, private and commercial acts done and performed for private and commercial purposes;
 - vi. The Transferee has conducted detailed due diligence to its satisfaction with respect to all the Information (regarding the title, revenue records, etc) pertaining to the Scheduled Property.
6. That the Transferor hereby declares that they are the absolute owners of the Scheduled Property and every part thereof in manner aforesaid according to the true intent and meaning of this deed.
 7. That the Transferor further agrees to sign and execute all such papers and documents which shall be required reasonably in getting change of name in the municipal records or in any other concerned departments at the expenses of the Transferee only.
 8. That the Parties hereby declare and affirm that they are exempted from payment of stamp duty costs on this Deed and the instruments and documents executed pursuant hereto, pursuant to amendment to Section 8G of the Indian Stamp Act, 1899 inserted by way of Finance Act, 2021. A copy of amendment to Indian Stamp Act, 1899 appears at **Annexure - B to the Schedule 2 to this Deed.**


For Transferor
बिहान चन्द्र बिहवास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्षे. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पश्चिम क्षेत्र, कोलकाता / Eastern Region, Kolkata


For Transferee
Shanchandra Kumar
Chief of Properties & Monetization Officer
AI Assets Holding Limited




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9. That the Parties hereby declare and affirm that they are exempted from any payment of taxes, deduction of taxes, etc., as may be applicable in respect of this transfer of the present Schedule Property to Transferee, pursuant to the notifications issued by the Ministry of Finance dated 10th September, 2021.
10. In case the Government levies any tax, duties, cess on the transfer of the Scheduled Property or any component of consideration relating to the Scheduled Property or the execution of this Deed (other than Income Tax or Capital Gains Tax) either by virtue of interpretation or operation of law, the same shall be borne by the Transferee.
11. This Deed is governed by and to be construed in all respects by the Indian Laws and the Parties agree that the courts at Kolkata shall have the exclusive jurisdiction in all matters arising out of this Deed.
12. Each Party shall bear and pay the fees of their respective Advocates.
13. No amendment, modification or variation of any of the provisions of this Deed shall be binding or effective unless the same has been made in writing and signed by each of the Parties hereto.
14. Except as otherwise expressly provided herein, any notice, request, consent, demand or other communication required or permitted to be given by this Deed must be in English, in writing and must be sent by registered mail or e-mail at the address mentioned hereinbelow:

- (a) Mailing Address of the Transferor:
Kind attention: Regional Director-Eastern Region
Airlines House, 39 Chittaranjan Avenue, P.O. Bowbazar,
Kolkata - 700012.
Telephone: 033-22116953 / 033-22118873
Email: errd@airindia.com
- (b) Mailing Address of the Transferee:
Kind attention: Chief Financial Officer
Second Floor, Air India Reservations Building,
Safdurjung Airport, New Delhi-100 003,
Telephone: 011-24690422
Email: chief-properties@aiahl.in

or at such other address as the Party to whom such notices, requests, demands or other communication is to be given shall have last notified


For Transferor
बिधान चन्द्र विश्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निर्देशक - पू.क्षे. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata


Shalendra Kumar
Chief of Transfer Fee Monetization Officer
AI Assets Holding Limited



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the Party giving the same in the manner provided in this Deed, but no such change of address shall be deemed to have been given until it is actually received by the Party sought to be charged with the knowledge of its contents.

15. The Transferor has on this _____ day of December, 2022 delivered quiet, vacant and peaceful possession of the Scheduled Property to the Transferee as the owners thereof along with all the available original/true copies of documents as listed in Annexure -A of Schedule - 2 relating to the Scheduled Property.

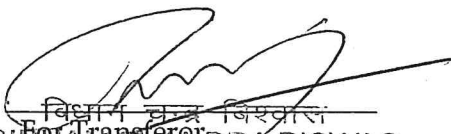
IN WITNESS whereof the Transferor and Transferee, abovenamed have herewith, set his/their hands to the TRANSFER DEED today on the day, month and year first above written at Kolkata, West Bengal.

<p>Signed Sealed and Delivered by Air India Limited, the within named Transferor by hand of its Authorized Official Shri Bidhan Chandra Biswas.</p> <p>The Common Seal of Air India Ltd, has been hereunto affixed pursuant to the resolutions passed in the meeting of its Board of Directors held on 28th July, 2022, in the presence of Shri. Kalpana Rao its Company Secretary who has in token thereof signed these presents:</p>	<p>Signed Sealed and Delivered by AI Asset Holding Company Limited, the within named Transferor by hand of its Authorized Official Shri Shailendra Kumar.</p> <p>The Common Seal of AI Asset Holding Company Ltd, has been hereunto affixed pursuant to the resolutions passed in the meeting of its Board of Directors held on 7th October 2022 in the presence of Shri Kavita Tanwar its Company Secretary who has in token thereof signed these presents:</p>
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Witness

- 1) DIPANKAR DAS
Advocate
6 Old Post Office Street,
Room 29A, Kolkata-700001
- 2) Subrata Chatterjee
7, Old Post Office St.,
2nd floor, Kolkata-1.

3. आर.एस.के. बेक/R.S.K. BECK
स्था. महाप्रबंधक (कार्मिक)
Actg. General Manager (Personnel)
एअर इंडिया/AIR INDIA
पूर्वी क्षेत्र, कोलकाता/Eastern Region, Kolkata


विभाग मन्त्र बिश्वास
BIDHAN CHANDRA BISWAS
क्षेत्रीय निदेशक - पूर्.क्ष. / Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata


Shri Shailendra Kumar
Chief of Properties & Monetization Office
AI Assets Holding Limited



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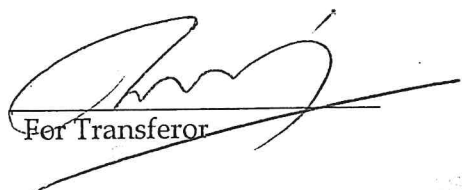
SCHEDULE- 1

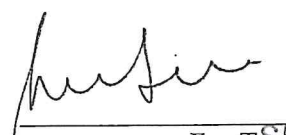
All that Land & Building named as "Airlines House" located at 39, Chittaranjan Avenue, Holding No. 861, in Survey Block XIII, Kolkata, (formerly plots 43 and 43/1 of the Calcutta Improvement Trust Scheme No. VII-D) admeasuring by estimation 16 Cottahs, 11 Chittacks and 37 square feet and bounded by :

- NORTH** : Kapalitola Lane
- SOUTH** : Chittaranjan Anenue
- EAST** : Chittaranjan Avenue
- WEST** : Hare Street Police Station

Building Floor-wise area in Sq Ft:

Floor	Area (Sq. Feet)
Basement	11,514
Ground	12,026
Mezzanine	2,710
First	11,751
Second	11,751
Third	11,751
Fourth	11,149
Fifth	10,026
Sixth	10,026
Total	92,704


 For Transferor


 For Transferor
 Shalendra Kumar
 Chief of Properties & Monetization C
 AI Assets Holding Limited



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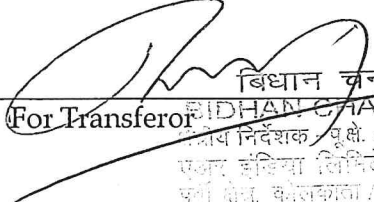
1977

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SCHEDULE -2

ANNEXURE-A

1. Copy of Board Resolution of Transferor
2. Copy of Board Resolution of Transferee
3. Original Conveyance Deed dated [04.10.1951]
4. Copy of Property tax invoice for 2022-2023
5. Copy of Latest Utility Bills
6. Copy of NOC dated 12.01.2022 bearing no: LCB-CP/AIR INDIA/ L-39/2021 issued by the Canara Bank.
7. Floor wise Built up area of the Schedule Property


बिधान चन्द्र बिश्वास
BIDHAN CHANDRA BISWAS
Regional Director - ER
एअर इंडिया लिमिटेड / AIR INDIA LTD.
पूर्वी क्षेत्र, कोलकाता / Eastern Region, Kolkata


Shalendra Kumar
Chief of Properties & Monetization Office
AI Assets Holding Limited



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SCHEDULE-2

ANNEXURE-B

- 1 Copy of Notifications dated 10th September 2021 bearing no. CG-DL-E-10092021-229538
- 2 Copy of Notifications dated 10th September 2021 bearing no. CG-DL-E-10092021-229537
- 3 Copy of amendment to Indian Stamp Act, 1899 brought in by Indian Finance Acts 2021



For Transferor

বিধান চন্দ্র বিশ্বাস
BIDHAN CHANDRA BISWAS
Regional Director - ER
AI Assets Holding Limited
Academ Bagot, Kolkata



For Transferee

Shailendra Kumar
For Transferee & Monetization
AI Assets Holding Limited



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ADDITIONAL INFORMATION
OF THE...
- 8 DEC 2022

SPECIMEN FORM FOR TEN FINGERPRINTS



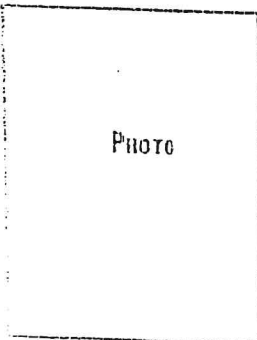
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature [Handwritten Signature]



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature [Handwritten Signature]



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 8 DEC 2022