

**SITE VISIT REPORT  
OF  
BIOPOL CHEMICALS LIMITED**



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## Introduction

<b>Company Name</b>	Biopol Chemicals Limited
<b>Period of Visit</b>	September 01, 2025, and September 24, 2025
<b>Visit Conducted By</b>	Mr. Harsh Thakur
<b>Visit Hosted By</b>	Mr. Santanu Sarkar
<b>Site Name &amp; Address</b>	<b>Registered Office:</b> D-211, 2nd floor, Block-D, Sumel Business Park-6, Nr Dudheshwar Circle, Dudheshwar Tavdipura, Ahmedabad, Ahmadabad City, Gujarat, India, 380004 <b>Corporate Office:</b> Unit No 2ES3B1, 2nd Floor Mani Casadona Street No 372 Action Area 1, IIF Newtown Alia University, New Town, North 24 Parganas, West Bengal-700156, India <b>Factory and Manufacturing unit located at:</b> 74, Nilgunj Road, P.O. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700109.

- We undertook the site visit as mentioned above for the proposed SME IPO of Biopol Chemicals Limited.
- This report has been prepared with all reasonable skill, care and diligence and summarises the findings from the site visit.
- All values quoted in this Report are based on information provided by the Client.

## Summary of Business

The Company is engaged in the business of manufacturing and distribution of specialty chemicals under the categories of silicones, emulsifiers, biochemicals and polyelectrolytes. Such products are used in applications across various industry segments, including softeners, emulsions and hardeners for textiles; silicone fluids and cleaning chemicals for home care; silicone adjuvants and surfactants in agriculture; and release agents in industrial chemicals. In addition, the Company also provides technical consultancy services to customers. The Company operates on a business-to-business (B2B) model, catering to institutional clients rather than retail end-users.

## History of the Company

The Company was originally incorporated on April 12, 2023, under the name “Biopol Chemicals Private Limited” under the provisions of the Companies Act, 2013 with the Registrar of Companies, Central Registration Centre. Subsequently, the Company acquired the business of the sole proprietorship firm, M/s. United Chemical Company, established by our promoter, Mr. Santanu Sarkar, as a going concern, pursuant to a Business Takeover Agreement dated September 25, 2023. Thereafter, the status of the Company was changed to public limited Company, and the name of our Company was changed to “Biopol Chemicals Limited” vide Special Resolution passed by the Shareholders at the Extra-Ordinary General Meeting of the Company held on February 22, 2024. The fresh certificate of incorporation consequent to conversion was issued on May 16, 2024, by Registrar of Companies, Central Registration Centre. The Corporate Identification Number of our Company is U20297GJ2023PLC140117.

Mr. Santanu Sarkar and Ms. Vedant Sarkar are the current Promoters of the Company.

## Site Visit Officer

I, Harsh Thakur, Deputy Manager, working at Merchant Banking Division of Smart Horizon Capital Advisors Private Limited (*Formerly known as Shreni Capital Advisors Private Limited*), the Merchant Banker to the proposed Public Offer of Biopol Chemicals Limited, met with Mr. Santanu Sarkar and Ms. Vedant Sarkar, the Promoter of the Company and Mr. Sandip Choudhury, Chief Financial Officer at the Corporate office of the Company and have examined various documents related to Company’s operations and Management. I also visited the Company’s manufacturing unit located at 74, Nilgunj Road, P.O. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700109 and visited the registered office situated at D-211, 2nd floor, Block-D, Sumel Business Park-6, Nr Dudheshwar Circle, Dudheshwar Tavdipura, Ahmedabad, Ahmadabad City, Gujarat, India, 380004 and met with Mr. Santanu Sarkar, Promoter, Chairman and Managing Director.

## Promoters and Executive Directors

Following are the profile of promoter and executive directors based on the documents and discussion:

**Mr. Santanu Sarkar** is the Promoter, Chairman and Managing Director of the Company. He holds a Bachelor's Degree in Chemical Engineering from M/s. Ravishankar University, Raipur qualified in year 1989. He initially started the business through his sole proprietorship firm "M/s. United Chemical Company" in year 2005 and continued the business through his sole proprietorship firm till March 2023. Thereafter in April 2023, he incorporated the Company and the business of the firm was taken over by the Company as a going concern w.e.f September 30, 2023.

**Mr. Vedant Sarkar** is the Promoter and Whole- Time Director of the Company. He has cleared Senior Secondary School Examination from the National Institute of Open Schooling in year 2018. He has been associated with the Company since August 11, 2023, as a director and was later re-designated as the Whole-Time Director of the company with effect from May 31, 2024.

#### Directors

A Brief meeting on the business of the Company was held. We examined all the documents relating to the Non-Executive Director. The profile of the non-executive director is given below based on the documents submitted by them to us:

**Ms. Preety Priya Ghosh** is the Non-Executive Independent Director of the Company. She has been appointed as an Independent Director on the Board of Prizor Viztech Limited with effect from April 16, 2024.

**Mr. Gaurav Mittal** is the Non-Executive Independent Director of the Company. He is a Chartered Accountant, having qualified in year 2012.

**Mr. Kaushikkumar Vasantbhai Darji** is the Non-Executive Independent Director of the Company. He has completed his bachelor's degree in commerce from Gujarat University in the year 2009.

#### Human Resources

As on September 01, 2025, there are 21 employees in the Company. The department-wise classification of our employees as on September 01, 2025 is as follows:

Department	Number of permanent employees
Production	6
Sales & Marketing	4
Export and Accounts	3
Planning and Procurement	1
Warehouse	4
Quality Control	1
Administration, General & Human Resource	2
<b>Total</b>	<b>21</b>

#### Shareholders

The following are the shareholders holding in the Company as on September 12, 2025:

Sr No	Name	No. of Equity Shares
1.	Mr. Santanu Sarkar	77,30,500
2.	Mr. Vedant Sarkar	1,80,000
3.	Mr. Dwaipayan Sarkar	100
4.	Mr. Subhradeep Mahanta	100
5.	Mr. Manotosh Debnath	100
6.	Mr. Hunti Bakordor Kharlukhi	100
7.	Mr. Sandip Choudhury	100
	<b>Total</b>	<b>79,11,000</b>

#### Business Activities

Based of discussions with Promoter, companies business activities can be segregated in 4 (Four) segments, namely:

The Company is engaged in the business of manufacturing and distribution of specialty chemicals under the categories of silicones, emulsifiers, biochemicals and polyelectrolytes. Their product portfolio consists of 66 products which comprises of 40 silicone-based products, 5 emulsifier-based products, 15 biochemical products and 6 polyelectrolyte products. In addition, our Company also provides technical consultancy services to customers.

### **Property**

I have visited the respective business premises of the Company:

<b>Sr. No</b>	<b>Address</b>	<b>Purpose</b>
1.	D-211, 2 <sup>nd</sup> Floor, Sumel Business Park-6, Nr. Dudheshwar Circle, Dudheshwar, Ahmedabad-380004, Gujarat	Registered Office
2.	Unit No. 2ES3B1, 2 <sup>nd</sup> Floor, Mani Casadona, Street No. 372, Action Area - I, IIF, Newtown, Alia University, Kolkata - 700156, West Bengal	Corporate Office
3.	74, Nilgunj Road, P.O. Agarpara, Panighati, P.S. Khardah, District- North 24 Parganas, Kolkata - 700109, West Bengal	Manufacturing unit
4.	81, Nilgunj Road, Agarpara in the District of 24-Parganas (N), Pin – 700109, West Bengal	Warehouse

### **Object of the Issue**

The Company has planned to utilize the IPO Proceeds from the offer towards the following.

#### **1. Acquisition of industrial land**

As informed by the Promoters that the Company has identified the requirement for expansion in the State of Gujarat. Accordingly, the Company has identified an industrial land situated at Plot No. 123 & 124, R.S. No. 493, Vatva Industrial Estate, Phase-1, GIDC, Mouje: Vinzol, Ahmedabad, Gujarat. For such acquisition, Company proposes to utilize an estimated amount ₹1,300 Lakhs from the Net Proceeds towards acquisition of industrial land.

#### **2. Repayment or prepayment, in full or in part, of borrowings availed by our Company from banks, financial institutions and non-banking financial companies**

As informed by the Promoters that the Company proposes to utilize an estimated amount of ₹ 1.100.00 Lakhs from the Net Proceeds towards part or full repayment and/or pre-payment of borrowings availed. The Company believes that such repayment and/or pre-payment will help reduce its outstanding indebtedness, debt servicing costs assist them in maintaining a favourable debt-to-equity ratio and enable utilization of some additional amount from our internal accruals for Company's business growth and expansion.

### **Analysis of other Documents and conclusion**

We have examined the registers, records, books and papers of Biopol Chemicals Limited. In our opinion and to the best of information and according to the examinations carried out by us and explanations furnished to us by the company and its officers, the company has kept and maintained all registers and all entries therein have been duly recorded.

The Company has obtained necessary approvals for its business operations in its own name and everything was found to be in order and in compliance with various laws applicable to the Company.

### **Mode of Conveyance**

Transport mode used by Site Officer's: Flight and Car.

## Photographs

### PHOTOS OF THE REGISTERED OFFICE LOCATED AT:

D-211, 2nd Floor, Block-D, Sumel Business Park-6, Near Dudheshwar Circle, Dudheshwar Tavdipura, Ahmedabad, Ahmedabad City, Gujarat, India, 380004



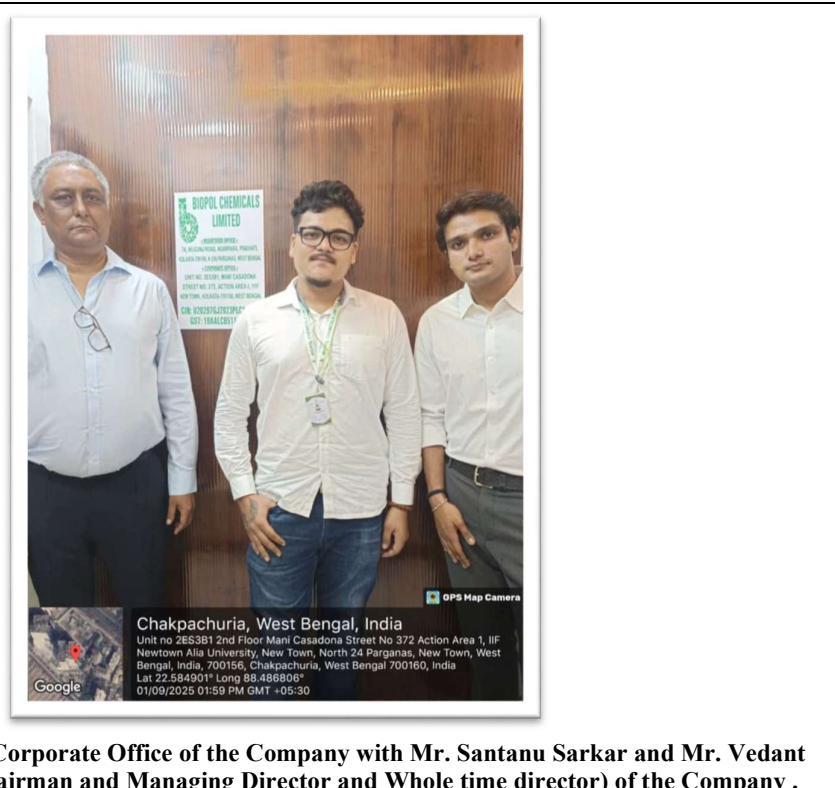
### Entrance Of the Registered Office



### Registered Office Photos With Employees and Director.

**PHOTOS OF THE CORPORATE OFFICE LOCATED AT:**

Unit No 2ES3B1, 2nd Floor Mani Casadona Street No 372 Action Area 1, IIF Newtown Alia University, New Town, North 24 Parganas, West Bengal-700156, India.

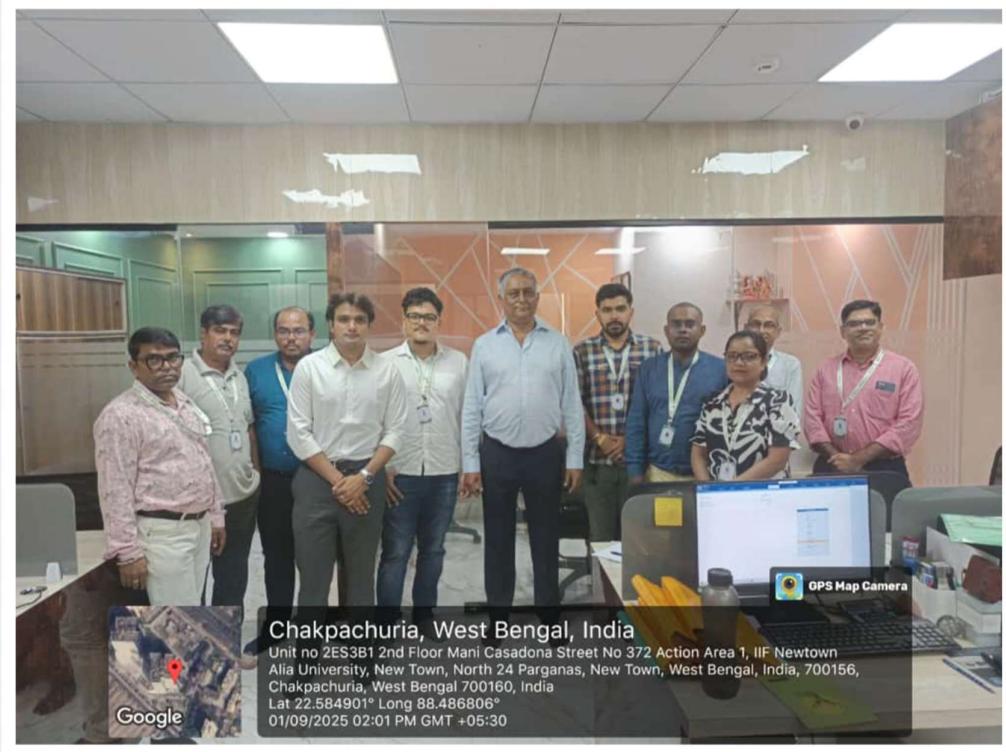


**At the entrance of the Corporate Office of the Company with Mr. Santanu Sarkar and Mr. Vedant Sarkar (Promoter, Chairman and Managing Director and Whole time director) of the Company .**



**Directors Desk of Mr. Santanu Sarkar, Chairman and Managing Director.**





### Employees at the Corporate Office of the Company



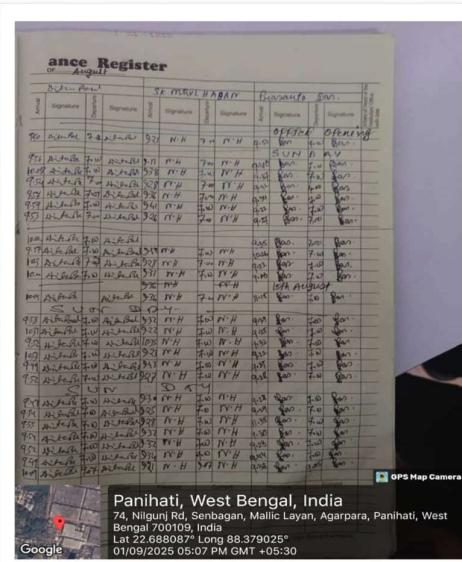
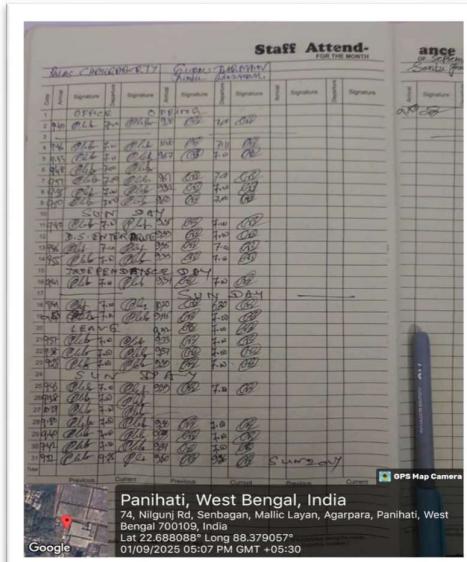
### Certificates At Corporate Office

## PHOTOS OF THE FACTORY/MANUFACTURING UNIT LOCATED AT:

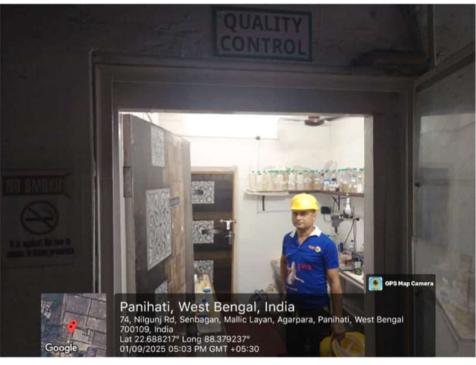
74, Nilgunj Road, P.O. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700109



Entrance Of the Factory/Manufacturing Unit



Attendance Register for the Factory/Manufacturing Unit



Quality Control Room at Factory/Manufacturing Unit



Factory/Manufacturing Unit photos



### Factory/Manufacturing Unit photos



Factory Supervisor



### Process Water Treatment



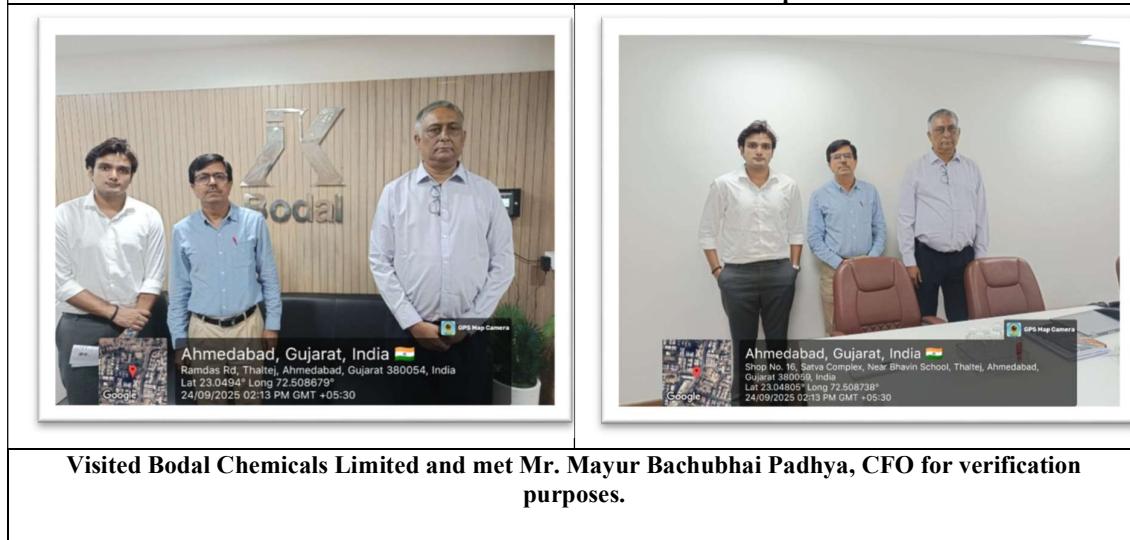
### Power Backup

**PHOTOS OF IDENTIFIED LAND FOR ACQUISITION AS PER OBJECTS OF THE ISSUE LOCATED AT PLOT NO. 123 & 124, R.S. NO. 493, VATVA INDUSTRIAL ESTATE, PHASE-1, GIDC, MOUJE: VINZOL, AHMEDABAD, GUJARAT.**



**Plot No. 123 & 124, R.S. No. 493, Vatva Industrial Estate, Phase-1, GIDC, Mouje: Vinzol, Ahmedabad, Gujarat**

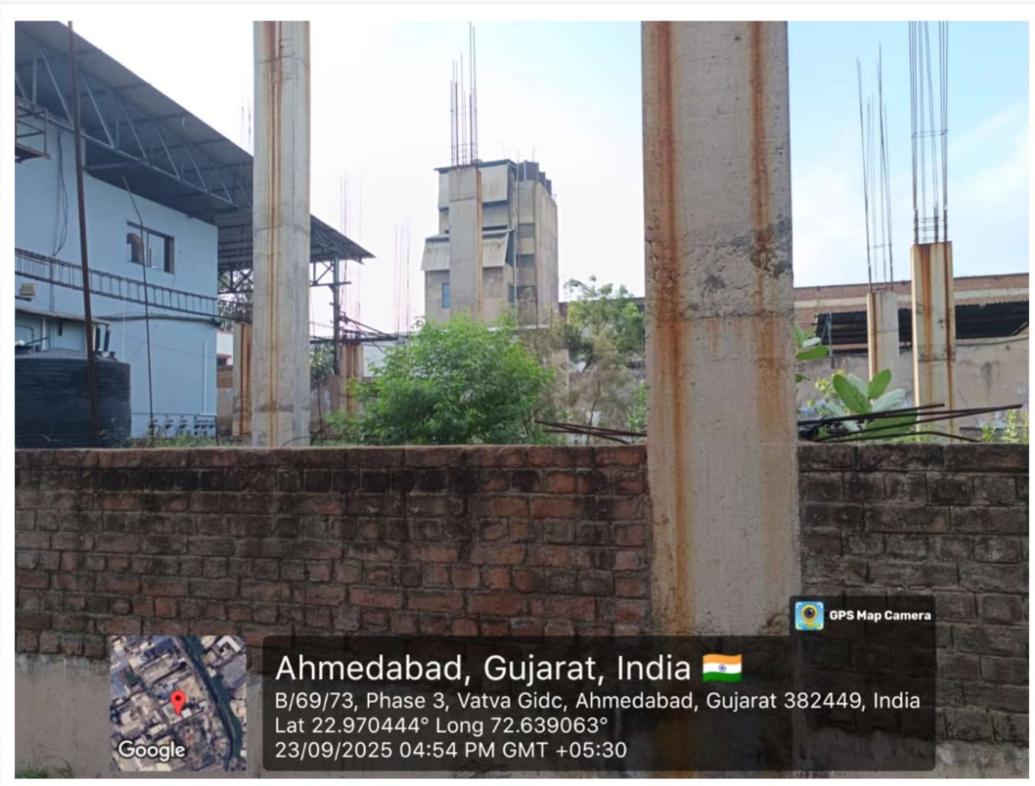
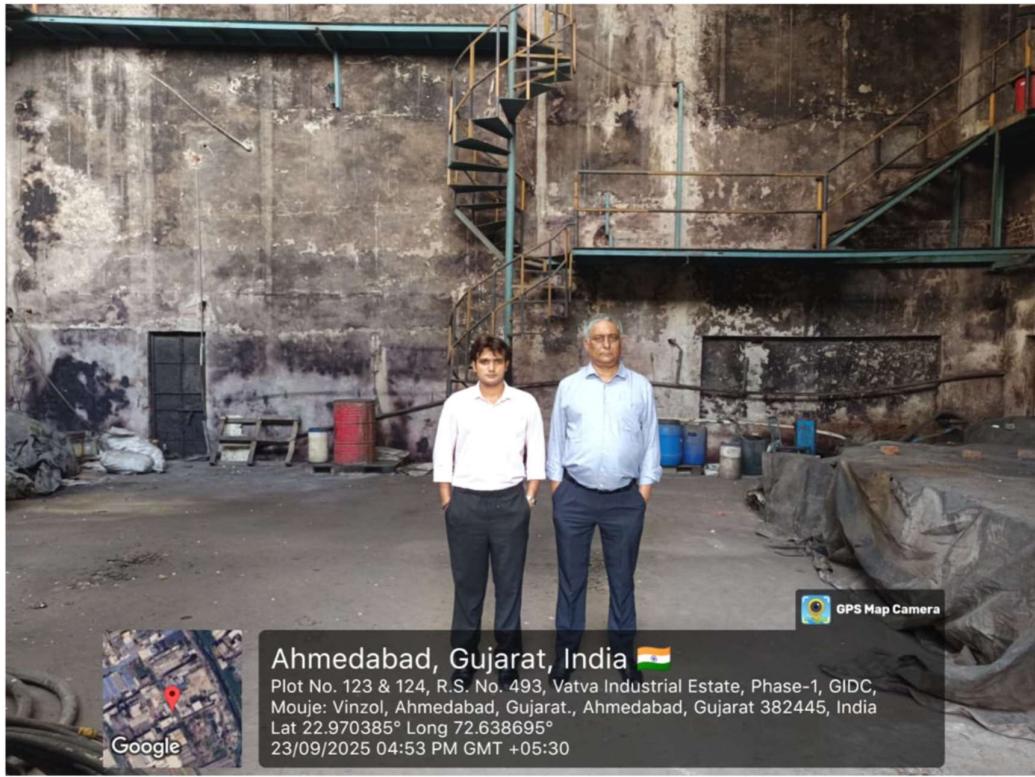
**Photos of the industrial land acquired as per the objects of the issue  
Photos of the external structure of the land and premises**



**Visited Bodal Chemicals Limited and met Mr. Mayur Bachubhai Padhy, CFO for verification purposes.**



Photos of the premises currently occupied by Bodal Chemicals Limited



**Photos of the land where the manufacturing plant will be set up**



Ahmedabad, Gujarat, India  GPS Map Camera  
128, Phase I, Vatva Gidc, Ahmedabad, Gujarat 382445, India  
Lat 22.97041° Long 72.638894°  
23/09/2025 04:50 PM GMT +05:30



Ahmedabad, Gujarat, India  GPS Map Camera  
128, Phase I, Vatva Gidc, Ahmedabad, Gujarat 382445, India  
Lat 22.970424° Long 72.638892°  
23/09/2025 04:50 PM GMT +05:30



Ahmedabad, Gujarat, India  GPS Map Camera  
122, Phase I, Vatva Gidc, Ahmedabad, Gujarat 382445, India  
Lat 22.97046° Long 72.638847°  
23/09/2025 04:50 PM GMT +05:30



Ahmedabad, Gujarat, India  GPS Map Camera  
29-30, Phase I, Vatva Gidc, Ahmedabad, Gujarat 382445, India  
Lat 22.969885° Long 72.638616°  
23/09/2025 04:46 PM GMT +05:30



**Thanking You,**

**For Smart Horizon Capital Advisors Private Limited**  
*(Formerly known as Shreni Capital Advisors Private Limited)*



Sd/-

**Name:** Mr. Harsh Thakur  
**Designation:** Deputy Manager  
**Place:** Mumbai  
**Date:** September 24, 2025

**Enclosures:**

- Annexure 1:** Certificate of Incorporation
- Annexure 2:** HR certified Employees details
- Annexure 3:** Factory Licence
- Annexure 4:** Property Documents
- Annexure 5:** Shareholder List
- Annexure 6:** Flight and Train tickets detail for site visit



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Processing Centre  
Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

**Certificate of Incorporation Consequent upon conversion to public company**

Corporate Identity Number: U20297GJ2023PLC140117

IN THE MATTER OF BIOPOL CHEMICALS PRIVATE LIMITED

I hereby certify that BIOPOL CHEMICALS PRIVATE LIMITED which was originally incorporated on TWELFTH day of APRIL TWO THOUSAND TWENTY THREE under Companies Act, 1956 as BIOPOL CHEMICALS PRIVATE LIMITED and upon an intimation made for conversion into public company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC, CPC vide SRN AA7201532 dated 15/05/2024 the name of the said company is this day changed to BIOPOL CHEMICALS LIMITED

Given under my hand at ROC, CPC this SIXTEENTH day of MAY TWO THOUSAND TWENTY FOUR

Certification signature by DS CPC 1  
<VIVEK.MEENA@GOV.IN>, Validity Unknown

Digitally signed by  
DS CPC 1  
Date: 2024.05.16 15:37:06 IST

N Chinnachamy

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies

Central Processing Centre

Note: The corresponding form has been approved by N Chinnachamy, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014.

Mailing Address as per record available in Registrar of Companies office:

BIOPOL CHEMICALS LIMITED

D-211, 2nd floor, BLOCK-D, SUMEL BUSINESS PARK-6, NR DUDHESHWAR CIRCLE, Dudheshwar Tavdipura, Ahmedabad City, Ahmedabad- 380004, Gujarat

*N Chinnachamy*  
BIOPOL CHEMICALS LIMITED





## **BIOPOL CHEMICALS LIMITED**

**(Formerly known as Biopol Chemicals Private Limited)**

**CIN NO.: U20297GJ2023PLC140117**

Regd. Office : D-211, 2nd Floor, Block -D, Sumel Business Park-6,  
Nr. Dudheshwar Circle, Dudheshwar Tavdipura Ahmedabad,

Ahmedabad City, - Gujarat - 380004, India

Email id : [info@biopolchemicals.com](mailto:info@biopolchemicals.com)

Contact No: +91 9147076778

Website : [www.biopolchemicals.com](http://www.biopolchemicals.com)

**BIOPOL CHEMICALS LIMITED**

**HR Department**

**Date: 01/09/2025**

### **TO WHOMSOEVER IT MAY CONCERN**

This is to certify that the details of employees registered with statutory schemes as on **September 01, 2025**, are as follows:

Company have department wise number of employees as per below table,

#### **Department-wise employee break-up**

<b>Department</b>	<b>No of Employees</b>
Production	6
Sales & Marketing	4
Exports and Accounts Department	3
Planning and Procurement	1
Warehouse	4
Administration, General & Human Resource	2
Quality Control	1
<b>Total</b>	<b>21</b>

**Detailed List of Employees** is as below,

#### **List of Employees**

<b>Name</b>	<b>Designation</b>	<b>Department</b>
Rajat Choudhury	President	Planning and Procurement
Vandan Vij Sarkar	Operation & Management Head	Administration, General & Human Resource Department
Hunti Bakordor Kharlukhi	HR Manager	Administration, General & Human Resource Department
Subhradeep Mahanta	Export & Import Manager	Exports and Accounts Department



## **BIOPOL CHEMICALS LIMITED**

**(Formerly known as Biopol Chemicals Private Limited)**

**CIN NO.: U20297GJ2023PLC140117**

Regd. Office : D-211, 2nd Floor, Block -D, Sumel Business Park-6,  
Nr. Dudheshwar Circle, Dudheshwar Tavdipura Ahmedabad,

Ahmedabad City, - Gujarat - 380004, India

Email id : [info@biopolchemicals.com](mailto:info@biopolchemicals.com)

Contact No: +91 9147076778

Website : [www.biopolchemicals.com](http://www.biopolchemicals.com)

Sandip Choudhury	CFO	Exports and Accounts Department
Biplab Das	Accounts Executive	Exports and Accounts Department
Umesh Kumar Khiri	Marketing Manager	Sales and Marketing Department
Baban Roy	Office Helper	Warehouse
Ayon Chakraborty	Senior Manager- Business Development	Sales and Marketing Department
Sankar Paul	Laboratory Assistant	Quality Control
Santu Ghosh	Machine Operator	Production
Ditu Paul	Machine Operator	Production
Palash Chakraborty	Machine Operator	Production
Shib Prakash Sen	Production Manager	Production
Sk Nurul Hasan	Factory Support Staff	Production
Guddu Barman	Factory Support Staff	Production
Sajan Mallick	Cleaning Staff	Warehouse
Dipankar Ghosh	Stock Incharge	Warehouse
Joyanta Kumar Mitra	Business Development Manager	Sales and Marketing Department
Manotosh Debnath	Marketing Executive	Sales and Marketing Department
Prasanta Das	Support Staff	Warehouse

This certificate is issued upon request for official and compliance purposes.

For Biopol Chemicals Limited,

**BIOPOL CHEMICALS LIMITED**

*Authorised Signatory*

Hunti Bkordor Kharlukhi  
HR Manager





### FORM-3

[See rules5(1),6(4),7(1) and 8(2)]  
GOVERNMENT OF WEST BENGAL



DIRECTORATE OF FACTORIES

### LICENCE TO WORK A FACTORY

Licence No. **24197** Reg. No. **0269-TP(N)/X/2024** . Date of amenability **26TH APR 2023** H.P **10(HP)** Worker **20** Fee Rs. **8500/-** Licence is hereby granted to **BIOPOL CHEMICALS LIMITED**, valid only for the factory known as **BIOPOL CHEMICALS LIMITED** situated at **74, NILGUNJ ROAD, PANIHATI, P.O.- AGARPARA, P.S.- KHARDAH, WARD-9, PANIHATI MUNICIPALITY ,BARRACKPORE, PS - KHARDAH , PO - AGARPARA S.O,NORTH 24 PARGANAS , PIN- 700109, WEST BENGAL**, subject provisions of the Factories Act, 1948, and the rules made thereunder.

The licence shall remain in force till **25th Apr 2026**

The 26th Sep 2024

Santanu Banerjee  
Joint Chief Inspector of Factories, West Bengal

for The Chief Inspector of Factories, West Bengal

### RENEWALS

Valid up to	H.P	Worker	Fee for renewal	Date of payment	Late fee for renewal	Signature of Joint Chief Inspector of Factories, West Bengal

### TRANSFERS

To whom transferred	Date of Transfer	Date of payment of transfer fee	Signature of Joint Chief Inspector of Factories, West Bengal
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### AMENDMENTS

Date of amendment	Amended worker	Amended H.P	Date of payment of Amendment fee	additional fee	Signature of Joint Chief Inspector of Factories, West Bengal
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This Licence is Computer generated and does not require any signature. For authenticity of this Certificate, please scan the QR Code on the top right corner.

BEFORE THE NOTARY  
GOVERNMENT OF INDIA



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

05AC 995964

16 MAY 2025

**LEAVE AND LICENSE AGREEMENT**

This agreement of Leave and License is made and executed at Kolkata on this 16<sup>th</sup> day of May, 2025.

**BETWEEN:**

**Owner**

**SUDIP KUMAR SHAW**  
Holding No.74, Nilgunj  
Road, P.O. Agarpura,  
Municipality: Panihati,  
P.S. Khardah, District-  
North 24 Parganas,  
Kolkata- 700 109

Hereinafter referred to as the "LESSOR" (Owner) of the  
**ONE PART:**



6537

30/4/25

Date.....

Address.....

P.S.....

Dist.....

Name of Treasury : Barrackpore

Name of Vendor : RANA SARKAR

Date of Purchase .....

Total Amount .....

Signature of Vendor.....

RAJA SARKAR  
ADVOCATE  
BARRACKPORE COURT

24 APR 2025

LICENSEE

**Biopol Chemicals Limited**  
**Through its Director Mr. Santanu**  
**Sarkar Residing at Greenfield**  
**Heights, Flat-4D, Shrobona, Plot-**  
**5, Block - DJ, AA-1, New Town,**  
**North 24 Parganas,**  
**West Bengal- 700156.**

Hereinafter referred to as the "**LESSEE**" of the **OTHER PART**:

**WHEREAS** One Part is the absolute owner of a property lying and situated at **Holding No.74, Nilgunj Road, P.C. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700 109**, West Bengal, Ward No. 09 and the property is under the possession and occupation of the ONE PART.

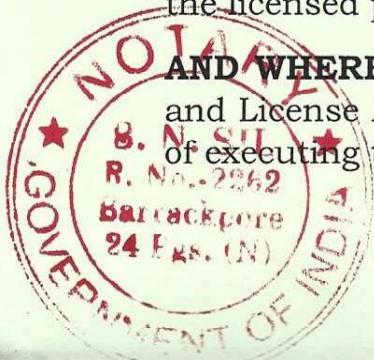
**AND WHEREAS** the One part intends to allow License of a workshop in middle portion measuring an area of 5000 Sq.ft. more or less, on the Ground Floor, with allow License of an Office Room, measuring an area of 900 Sq.ft. more or less, on the First Floor of the said building lying and situated at **Holding No.74, Nilgunj Road, P.O. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700 109, West Bengal**, Ward No. 09, as License for a period as of 11 (Eleven) months on and from 16.05.2025.

**AND WHEREAS** the One Party of the Other Part inspected and after satisfied agreed to execute the Leave and License Agreement for a period of 11 (Eleven) months for his commercial purposes only.

**AND WHEREAS** The One Part agreed and accepted the offer of the other part and License Fee settled by and between them Rs. 70,000/- (Rupees Seventy Thousand) only for Workshop purpose and also Rs. 20,000/- (Rupees Twenty Thousand) only for office purpose, total License Fee **Rs. 90,000/- (Rupees Ninety Thousand)** only per months on and from without electric consumption charges, the party of the Other Part agreed and accepted the offer of the Other Part and total Rs. **90,000/- (Rupees Ninety Thousand)** only per months became the License fee of Licensed premises per month.

**AND WHEREAS** the licensee deposited with the Lessor a Sum of **Rs. 1,80,000/- (Rupees One Lakh Eighty Thousand )** only has already paid as interest free security Deposit and the amount will remain with the Lessor and the amount will be refund at the time of peaceful vacating the licensed premises.

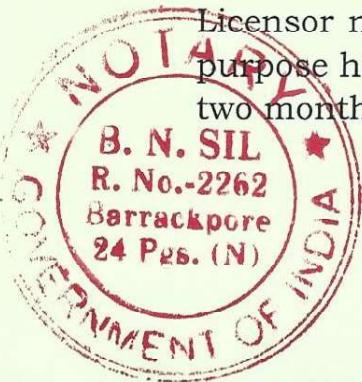
**AND WHEREAS** it is agreed by and between the parties that the Leave and License Agreement will be for 11 (Eleven) months only from the date of executing this agreement.



16 MAY 2020

**NOW IT IS AGREED** by and between them as under:-

1. That this License Fee agreed by and between the One Part and Other Part **at Rs. 90000/- (Rupees Ninety Thousand) only** per English calendar month on and from 16.05.2025.
2. That the electric consumption and maintenance charges will have to pay/borne by the License excluding license fee, as per commercial meter in the name of Sudip Kumar Shaw. The electric meter is installed at S M Bose Road, Agarpara, LP-15/10/1, Kolkata-700109. In name of Sudip Kumar Shaw.
3. That this Leave and License Agreement shall be valid for **11(eleven) months** commencing from day of **16<sup>th</sup> day of May, 2025 to 15<sup>th</sup> day of April, 2026** and after the expiry of 11 (eleven) months this Leave and License Agreement will be cancelled.
4. That the licensed premises shall be kept neat and clean and no addition/alteration shall be done by the Licensee without the written permission of the Licenser.
5. That no inflammable articles shall be stored by the Licensee in the said licensed premises and the Licensee shall have to procure all licenses from the competent authority to run his Commercial purposes.
6. That the License fee shall have to be deposited with the Licenser within 10<sup>th</sup> day of every English calendar month.
7. If the License Fee falls due for consecutive 3 (three) months, this Leave and License Agreement shall be treated as cancelled and the Licensee shall have to vacate the processed licensed premises forthwith and there shall be no relation between the Licenser and the Licensee, since then onwards.
8. If the Licensee intends to vacate the licensed Workshop and office Room, the Licensee shall have to furnish notice to the Licenser prior two months' notice of vacating and the other hand if the Licenser need the said Workshop and office Room for his personal purpose he will have to serve notice upon the Licensee allowing him two months' time.



10 MAY 2025

16 MAY 2025

## SCHEDULE OF THE PROPERTY

**ALL THAT** the measuring an area of 5000 Sq.ft more or less, Cemented Floor, lying of the ground Floor of the said two storied building consisting of Workshop, and the measuring an area of 900 Sq.ft more or less, Tiles Floor, lying of the First Floor of the said two storied building consisting of Office Room with Latrine and bath, electric (separate meter), lying and situated at, **Holding No. 74 , Nilgunj Road, P.O. Agarpara, Panihati, P.S. Khardah, District- North 24 Parganas, Kolkata- 700 109**, West Bengal, under the limit of Panihati Municipality being in Ward No 9 in the state of West Bengal, butted and bounded as follows:-

*Hautarud*  
North: Sanjay Bhuinya.

*Sudip Banerjee*  
East : Priya Biscuits.

South: Soni Shaw.

West : Avijit Basu.

**IN WITNESS WHEREOF** both the parties have put their respective ands/signatures on this agreement on the day, month and year first above written

WITNESSES:

1. Hunti B. Kharukhi

*Hunti B. Kharukhi*

*Sudip Banerjee*  
Signature of the LICENSOR

2. Biplab Das

*Biplab Das*

*Hautarud*  
Signature of the LICENCEE



Drafted by me

*Priya Bhuinya*  
Advocate

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

ई- स्थायी लेखा संख्या कार्ड  
e - Permanent Account Number (e-PAN) Card  
AALCB5111B

नाम / Name

BIOPOL CHEMICALS LIMITED

निर्गमन/गठन की तारीख

Date of Incorporation / Formation

12/04/2023

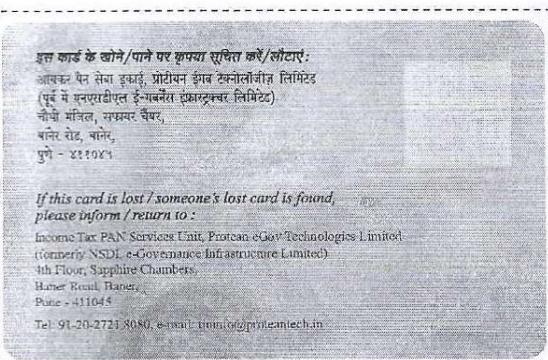


Signature valid

Digitally signed by  
Income Tax Dept.  
Date: 2024.05.29 04:55:29 IST

- ✓ Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc. relating to a taxpayer. स्थायी लेखा संख्या (पैन) एक करदाता से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायता होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाती आदि भी शामिल है।
- ✓ Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962) आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई दोनों दस्तावेजों के लिए स्थायी लेखा संख्या (पैन) का उल्लेख अब अनिवार्य है (आयकर नियम, 1962 के नियम 114B, का संदर्भ है)
- ✓ Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000. एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का दंड लगाया जा सकता है।
- ✓ The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card". संलग्न पैन कार्ड में एनहाईस्प एन्ड्रॉइड मोबाइल ऐप द्वारा पढ़नी चाही दी जाती है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

Cut



Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#).

*Kantawala*



GOVERNMENT OF INDIA  
MINISTRY OF CORPORATE AFFAIRS

Central Processing Centre  
'Manesar, Plot No. 6,7, 8, Sector 5, IMT Manesar, Gurgaon, Haryana, 122050, India

**Certificate of Incorporation Consequent upon conversion to public company**

Corporate Identity Number: U20297GJ2023PLC140117

IN THE MATTER OF BIOPOL CHEMICALS PRIVATE LIMITED

I hereby certify that BIOPOL CHEMICALS PRIVATE LIMITED which was originally incorporated on TWELFTH day of APRIL TWO THOUSAND TWENTY THREE under Companies Act, 1956 as BIOPOL CHEMICALS PRIVATE LIMITED and upon an intimation made for conversion into public company under Section 18 of the Companies Act, 2013; and approval of Central Government signified in writing having been accorded thereto by the ROC, CPC vide SRN AA7201532 dated 15/05/2024 the name of the said company is this day changed to BIOPOL CHEMICALS LIMITED

Given under my hand at ROC, CPC this SIXTEENTH day of MAY TWO THOUSAND TWENTY FOUR

Certification signature by DS CPC 1  
<VIVEK.MEENA@GOV.IN>, Validity Unknown

Digitally signed by  
DS CPC 1  
Date: 2024.05.16 15:37:06 IST

N Chinnachamy

Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies  
Central Processing Centre

Note: The corresponding form has been approved by N Chinnachamy, Assistant Registrar of Companies/ Deputy Registrar of Companies/ Registrar of Companies and this letter has been digitally signed by the Registrar through a system generated digital signature under rule 9(2) of the Companies (Registration Offices and Fees) Rules, 2014

Mailing Address as per record available in Registrar of Companies office:

BIOPOL CHEMICALS LIMITED

D-211, 2nd floor, BLOCK-D, SUMEL BUSINESS PARK-6, NR DUDHESHWAR CIRCLE, Dudheshwar Tavdipura, Ahmedabad City, Ahmedabad- 380004, Gujarat





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**PANHATI MUNICIPALITY**  
P.O. PANHATI, NORTH 24 PARGANAS  
(Dominated to be filled up by urban pumper process)  
HECETI FORM

卷之三

RECEIPT FORM

Name of Street / Road on Land -  
which holding is situated;  
Number of holding in the 74  
Assessment Register.

3. NUGANJ ROAD

Name of Assessee : SUDIP KR SHAW S/O SANKAR SHAW

Received the sum of Rupees Four Hundred Eighty Three Only  
(In Words)

On account of Municipal Taxes as per details below :

Arrear		Current Year				2023-2024	
Period	Amount (₹)	April-June 1st Qu. Amount (₹)	July 2nd Qu. Amount (₹)	Oct.-Dec. 3rd Qu. Amount (₹)	Jan.-March 4th Qu. Amount (₹)	Total (₹)	
Property Tax		127.05	127.05	127.05	127.05	508.20	
Surcharge		6.35	6.35	6.35	6.35	25.40	
Rebate							
Current Fee							
Interest							
Penalty							

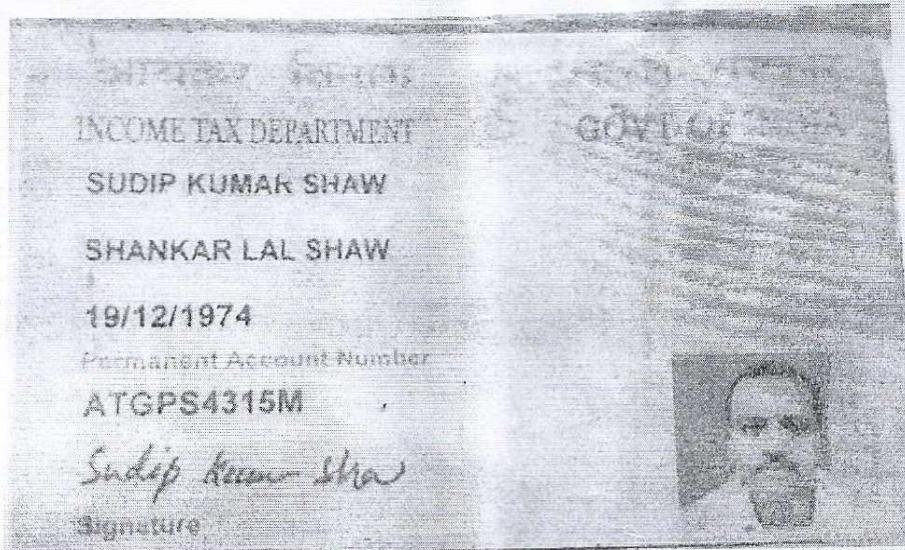
四  
二

483.00

Date 11-MAY-2023 11-05-23 Selecting Sarkar

## PANIHATI MUNICIPALITY

Grand Total: 7 482.80



*Sudip Kumar Shaw*

*Sudip Kumar Shaw*



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भारत सरकार



भारत सरकार  
Government of India

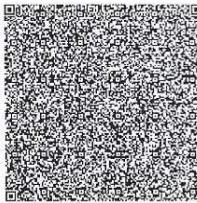
भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 1088/47441/00080

To  
सान्तु, सरकार  
Santanu Sarkar  
S/O: H.S.Sarkar  
Greenfield Heights, Flat-4D, Shrobona  
Plot-5, Block-DJ, AA-1  
New Town  
North 24 Parganas West Bengal - 700156  
7044398414

Signature valid

Digital signed on 14/08/2016  
AUTHORISATION ID: 000000000000  
Date: 2023-08-16 08:47:57  
UTC



आपका आधार क्रमांक / Your Aadhaar No. :

6737 8671 8486

VID : 9100 8463 5473 4023

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Issue Date: 14/08/2016



सान्तु, सरकार  
Santanu Sarkar  
जन्म तिथि/DOB: 01/07/1965  
पुरुष/ MALE

6737 8671 8486

VID : 9100 8463 5473 4023

मेरा आधार, मेरी पहचान



Government of India



AADHAAR

सूचना / INFORMATION

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- आधार विशिष्ट और सुरक्षित है।
- सुरक्षित क्यूआर कोड/ऑफलाइन एक्सएमएल/ऑनलाइन प्रमाणीकरण का उपयोग करके पहचान सत्यापित करें।
- आधार के सभी रूप जैसे आधार पत्र, पीवीसी कार्ड, ई-आधार और एम-आधार सभी रूप से मान्य हैं। १२ अंकों की आधार संख्या के स्थान पर आमारी (वर्चुअल) आधार पहचान (VID) का भी उपयोग किया जा सकता है।
- १० साल में कम से कम एक बार आधार अपडेट जरूर करें।
- आधार का उपयोग विभिन्न सरकारी और गैर-सरकारी योजनाओं/सेवाओं का लाभ उठाने में मदद करता है।
- आधार में आपना मोबाइल नंबर और ई-मेल आईडी अपडेट रखें।
- आधार सेवाओं का लाभ उठाने के लिए स्मार्टफोन पर mAadhaar ऐप डाउनलोड करें।
- आधार/वायोसेट्रिक्स को लॉक/अनलॉक करने की विशेषता का उपयोग सुरक्षा सुनिश्चित करने के लिए करें।
- आधार (पत्र/नंबर) याहाने वाली संस्थायों को उचित सहमति लेने के लिए बाध्य किया गया है।
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.

भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

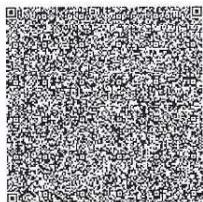


पता:

आत्मज: एच.एस.सरकार, ग्रीनफील्ड हाइट्स, प्लॉट-4डी, श्रोबोना, लाट-5, ब्लॉक-डी१, नई शहर, नॉर्थ 24 परगाना, बंगलुरु - 700156

Download date: 14/08/2023

Address:  
S/O: H.S.Sarkar, Greenfield Heights, Flat-4D, Shrobona, Plot-5, Block-DJ, AA-1, New Town, North 24 Parganas, West Bengal - 700156



6737 8671 8486

VID : 9100 8463 5473 4023

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*Kanta Sarkar*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANTANU SARKAR

HIMADRI SEKHAR SARKAR

01/07/1965

Permanent Account Number

AAXPS7090M

*Santanu*  
Signature



*Santanu*

भारत सरकार  
Government of India



Issue Date: 23/03/2014



सुदीप कुमार शाउ

SUDIP KUAMR SHAW

জন্মতারিখ / DOB: 19/12/1974

পুরুষ / Male

3638 8425 2253

মেরা  
আইডি, মেরী  
পह়চান

Scanned by  
Sudip Kuamr Shaw

मार्गीय विभास भवान भारत सरकार  
Unique Identification Authority of India -



ठिकाना: नील गड्ढ रोड, आगरपाड़ा, गान्धीनगर (पश्च),  
ट्रॉन 28 परगना, पश्चिम बंग, 700109

Print Date: 07/12/2021

Address: NILGANJ ROAD, AGARPARA,  
Panhati (m), North 24 Parganas, West  
Bengal, 700109

3638 8425 2253



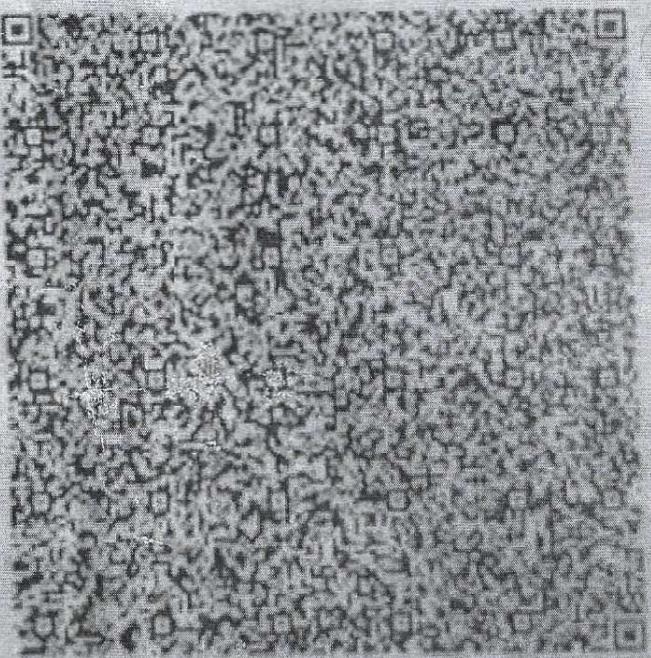
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Sudipta Sh



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**SUDIP KUMAR SHAW**  
Nilgunj Road, Agarpara, Panihati (M), North 24 Parganas, West Bengal, 700109

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From,

**Sudip Kumar Shaw**  
Nilgunj Road, Agarpara,  
Panihati (M), North 24 Parganas,  
West Bengal, 700109

To,

**Biopol Chemicals Limited**  
74, Nilgunj Road, Agarpara,  
Panihati, P.S Khardah,  
District – North 24 Parganas,  
Kolkata – 700109, W.B.  
GSTIN- 19AALCB5111B1Z3

Dear Sir,

We would like to state that the rent payable by the company every month has been paid in name of **M/s Joy Matarani Construction**, 75/1, Ground Floor, Nilganj Road, Agarpara, Panihati, Kolkata – 700 109, GSTIN: **19BTLPS7177K1ZM**. I do not have any objection regarding the same and there is no outstanding on the part of the company.

Thanking you,

*Sudip Kumar Shaw*

Regards,  
**SUDIP KUMAR SHAW**

Sl. No. 1379/25

Ardhendu Das

Notary  
Govt. of India

26 JUL 2025

Professional Address :  
Bidhannagar Court,  
Mayukh Bhaban,  
DF-Block, Sector-I  
Salt Lake City,  
Kolkata - 700091



# Notarial Certificate

(Pursuant to Section 8 of The Notaries act, 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, ARDHENDU DAS dully authorised by the Central Government to practice as a NOTARY, do hereby verify, authenticate, Certify, attest as under the execution of the Instrument annexed here to collectively marked "A" on its being executed, admitted and identified by the respective signatories as to the matters, contained therein, presented before me. According to that this is to certify, authenticate and attest that the annexed instrument "A" is the

*Arbaz Hussain, S/o Ahmed Hussain,  
BTOPOL Chemicals Limited  
Leave & Licence Agreement*

PRIMA FACIE the annexed instrument "A" appears to be in the USUAL procedure to serve and avail as needs or occasions shall or may require for the same.

IN FAITH AND TESTIMONY  
WHEREOF Being required of a  
NOTARY, I, the said notary do  
hereunder subscribe my hand and  
affix my seal of office at Calcutta  
on this the ..... 26th day of July  
in the year of Christ 2025  
in the year of Christ.....

*Ardhendu Das*

Advocate & Notary Public

Govt. of India

Regn. No. 55646/25

Bidhannagar Court,

Mayukh Bhaban, DF-Block, Sector-I

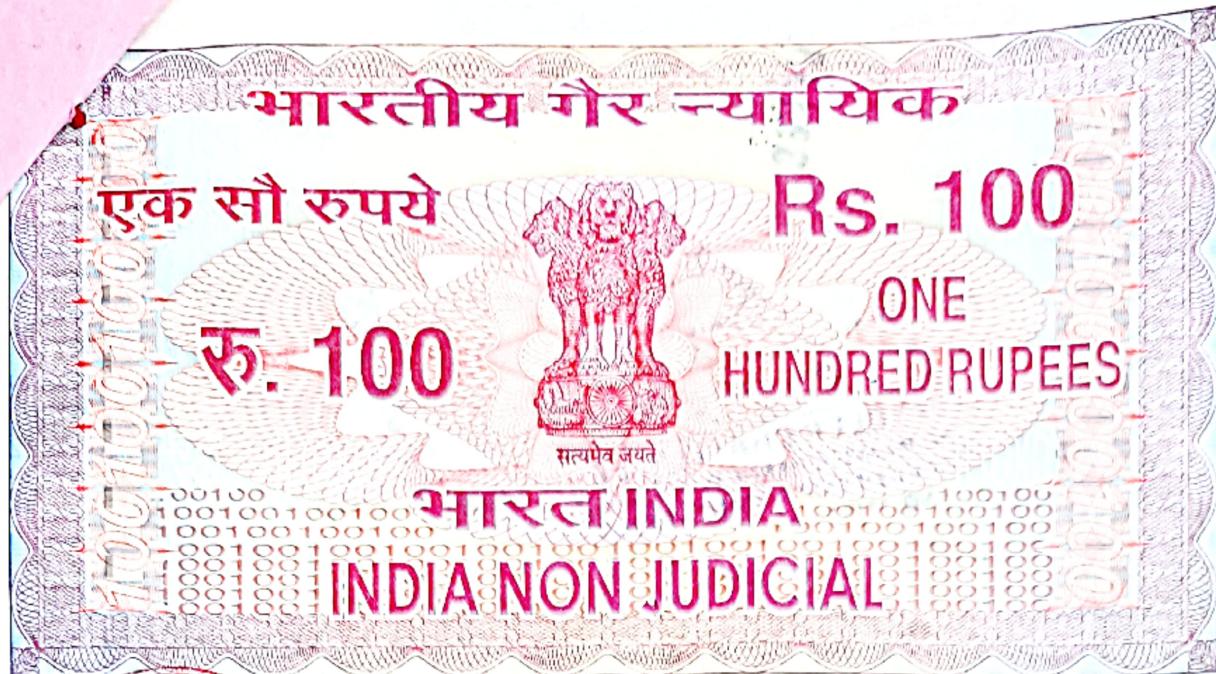
Salt Lake City, Kolkata - 700091

West Bengal

Mob.: 8777456133



26 JUL 2025



পশ্চিমবঙ্গ পত্রিম বৰ্ষাল WEST BENGAL

AX 097310



BEFORE THE NOTARY PUBLIC  
AT BIDHANNAGAR  
DIST NORTH 24 PARGANAS



LEAVE AND LICENSEE AGREEMENT

THIS LEAVE AND LICENSEE AGREEMENT IS MADE ON THIS  
1<sup>st</sup> Aug of 2025.

BETWEEN

ARBAZ HUSSAIN (PAN:AYTPH5644N), S/O Ahmed Hussain residing at Ideal Heights, Block - C, Flat -7D, 302 A.P.C Road, Sealdah Raja Ram Mohan Sarani, Kolkata, Pin:700009, hereinafter referred to as the "LICENSOR" (which term or expressions shall, unless excluded by and /or be repugnant to the context, shall be deemed to mean and include his legal heirs, representatives, executors, successors, nominees and/or assigns) of the **ONE PART**



ARDHENDU DAS  
★ NOTARY ★  
GOVT. OF INDIA  
Regd. No. 55646/25  
Bidhannagar Court  
Dist.-North 24 Pgs.

For Biopol Chemicals Limited

*Kautam*  
Director

26 JUL 2025

2025 and it will remain valid till 30<sup>th</sup> June, 2026.

26 JUL 2025

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Amritabha Ray  
Advocate  
High Court  
Kolkata  
1982  
SOLD TO  
OF  
RS.  
JAYDEEP CHATTERJEE  
16, INDIA EXCHANGE PLACE, KOL-1  
GOVT. LICENSED STAMP VENDOR  
No. 331882016

12 JUL 2025

12 JUL 2025



**'BIOPOL CHEMICALS LIMITED'** having CIN U20297GJ2023PLC140117 AND PAN No. AALCB5111B present registered Office at 2<sup>nd</sup> Floor, 211, Block - D, Sumel 6, NR. Dudheshwar Circle, Dudheshwar, Ahmedabad - 380004, Gujarat . This is a Limited Company with, **Biopol Chemicals Limited Through its director Mr Santanu Sarkar (PAN No.AAXPS7090M, AADHAR NO. 673786718486) Residing at Greenfield Heights,Flat-4D, Shrobona, Plot-5, Block-DJ, AA-1, Newtown, North 24 Parganas, West Bengal- 700156**, as hereinafter called the '**LICENSEE**' (which expression shall be deemed to mean and include its successors in office, assigns) of the **OTHER PART**.

**WHEREAS:**

THE LICENSOR is the absolute lease holder of Unit no. 2ES3B1on the 2nd Floor of Mani Casadona at Street No: 372, Action area I,IIF, Newtown, Alia University, Kolkata, West Bengal - 700156, which has been more specifically described in the schedule & hereinafter called and referred to as scheduled premises.



b. The LICENSEE is in need of suitable premises to be used **as a branch office** with the trade of name **BIOPOL CHEMICALS LIMITED** and nature of business is '**Chemical**'.

c. The LICENSOR has been interested to let out the scheduled premises on temporary basis on the basis of Leave and Licensee only.

sd. Director  
d. The LICENSEE upon being satisfied with the scheduled premises has found that the "Licensed Premises" is ideal for his office requirement.

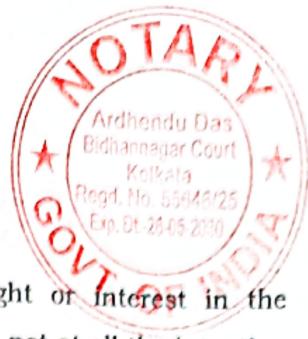
e. The LICENSOR and The LICENSEE have agreed to execute this Leave and LICENSEE Agreement to Record the Terms and Conditions.

For Biopol Chemicals Limited  
Santanu

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

01. That this agreement shall be deemed to have commenced **from 1<sup>st</sup> Aug, 2025 and it will remain valid till 30<sup>th</sup> June, 2026.**

26 JUL 2025



02. This agreement shall never be construed as right or interest in the Scheduled premises in favour of the LICENSEE which is not at all the intention of the parties but on the contrary namely a temporary agreement or arrangement for eleven months, consisting of a period of eleven months, to allow the LICENSEE and to use and occupy the said Scheduled premises for commercial use. The LICENSEE shall not at any time put any claim of tenancy or Sub-tenancy or any other right to title into or in respect of the said scheduled premises and this agreement shall not be construed to create any right whatsoever in favour of the LICENSEE.

03. The LICENSOR hereby allows the LICENSEE on Leave and Licensee basis to use the said Scheduled premises for commercial purpose for 11 months, from the date of commencement of this Agreement.

04. THE LICENSEE fee or Compensation for occupation of the said Scheduled premises including a Car Parking has been fixed at **Rs.70,000/-** (Rupees Seventy Thousand Only) **plus** necessary **charges like Maintenance, Electricity on actual per month** without any deduction or abatement for scheduled premises per month **payable in advance**, according to English calendar month and the LICENSEE shall pay to the LICENSOR the aforesaid sum every month as Licensee Fee or compensation for occupation of scheduled premises by account payee cheque or through RTGS/NEFT/ECS in advance by 01 to 05 day of each English calendar month. **Two Months' Licensee Fee, as Security Deposit**, is to be paid in advance prior to take the occupancy of the unit. This amount will be refunded by the LICENSOR to the LICENSEE within two weeks of vacating the office space after deducting the cost of damages, dues and losses, if any. The said security deposit will not carry any interest and it cannot be adjusted against monthly Leave and License Fee.

06. The LICENSEE should not use the licensed Office Space for any antisocial activities or disruptive activities or any activities against the society or nation at large or the Licensed Office Space in no situation be used for storing any combustible goods and articles and/or any legally prohibited any banned goods and/or articles and/or any other goods for which said office space may be heavily affected and/or damaged and the reputation and/or Goodwill of the LICENSOR be affected.



07. The LICENSOR shall permit the LICENSEE to install his sign board & letter box at the appropriate place and also shall make available common facilities without any hindrance during the period of LICENSEE.

08. THE LICENSEE is given on a personal basis and LICENSEE shall not be entitled to transfer and/or sharing the Licence to any other person or allow any person to occupy the said Scheduled premises except in course of business during working hours.

09. The LICENSEE undertakes not to cause any damage or defacement of the ceiling, walls, floor, doors and other fittings, fixtures and furniture of the said Scheduled premises.

10. The LICENSEE shall not make/construct any permanent structure/ carry out any structural repair / additions or alteration in the scheduled premises.

11. The LICENSEE shall abide by all guide lines and norms laid down by Mani Casadona authority. The LICENSEE shall not store any hazardous or fire prone materials other than papers and files in the office. The LICENSEE shall install Standard fire safety kits /extinguishers within the office space at his cost.

12. The LICENSEE shall not hold the LICENSOR responsible or liable for any loss or damage suffered by the LICENSEE on account of any theft, fire, disturbance or destruction caused in the said Premises, articles or things brought by the LICENSEE in the said Premises or by any act or omission on the part of anyone else, unless caused as a direct result of the LICENSEE's negligent.

13. The LICENSEE shall not sublet the said Furniture's, Fixtures & Fittings under any circumstances to anyone.

14. The LICENSEE shall not remove, nor make any additions or alterations to the Furniture's, Fixtures & Fittings without prior approval to the LICENSOR, and cost of such additions /alterations will be borne by the LICENSEE.

16. The said LICENSEE also indemnifies the LICENSOR herein from all the acts, deeds and things done or suffered or to be done by the LICENSEE during the tenure of this LICENSEE agreement.

For Biopol Chemicals Limited

*Signature*

26 JUL 2025



17. The LICENSEE shall maintain at his own cost the office space and all amenities (including Air Conditioner) in good condition. If any repair / replacements are required, it will be carried out by the LICENSEE at his own cost.

18. The LICENSEE shall keep the said Scheduled premises wind and watertight condition.

19. The LICENSOR personally or by his agent shall have right to enter into and inspect the said Scheduled premises given to the LICENSEE on Leave and LICENSEE basis.

20. On breach of any of the terms of this agreement, the LICENSOR will be entitled to terminate this LICENSEE by giving 30 days' notice in writing and an option to the LICENSEE to recover the breach of licence agreement.

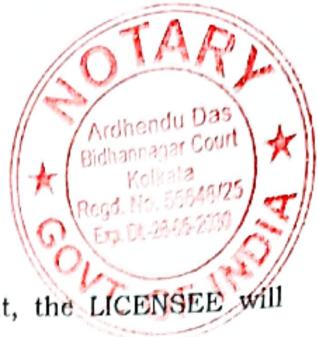
21. The LICENSEE shall have the option to terminate this agreement by giving **02 months' prior notice in writing to the LICENSOR**. However, there shall be a lock-in period of 06 months for the LICENSEE. In case the LICENSEE intends to vacate the Scheduled premises before the lock-in period, he will be liable to pay LICENSEE FEES for six months from the date of commencement of this agreement.

22. The LICENSEE shall not indulge in any illegal, criminal or immoral activities in the said office space. If the LICENSEE is found to be indulged in any illegal, criminal immoral activities in the said office space or in Mani Casadona premises, the LICENSOR has the right to terminate this agreement **instantly** without any notice period and the LICENSEE will have to vacate the office space immediately.

For Biopol Chemicals Limited  
Director  
Parthasarathy

23. The LICENSEE should have to inform to LICENSOR well in advance and submit the necessary document in case of changing either the Nature of Business or Identity of Business.

24. The LICENSEE undertakes to vacate and peaceful vacant possession of the said Scheduled Premises on expiry of terms of eleven months or expiry of lock-in period or earlier determination of the LICENSEE to the LICENSOR or upon expiry of 3months' notice in writing.



25. Upon expiry and/or termination of this agreement, the LICENSEE will hand over the vacant possession of the said Scheduled premises peacefully to the LICENSOR.

26. This AGREEMENT may be renewed for **another two terms of eleven months each** and the fresh LEAVE AND LICENSEE AGREEMENT will be made upon expiry of each term and at the time of renewal, the LICENSEE FEE will stand increased by 5% (five percent) of the then prevailing LICENSEE FEE at the time of renewal.

27. That the LICENSEE will ensure proper use of Office space, Furniture's, Fixtures & Fittings and would be handed back to the LICENSOR in the same condition at the time of original handover.



#### **SCHEDULE- 1**

ALL THAT one fully furnished office space, being a portion of Premises of Unit no. 2ES3B1on the 2nd Floor of Mani Casadona at Street No: 372, Action area I,IIF, Newtown, Alia University, Kolkata, West Bengal - 700156which has been more specifically described in the schedule & hereinafter called and referred to as scheduled premises.

IN WITNESS WHEREOF, the parties have executed these presents on the day, month and year first above written.

**ARBAZ HUSSAIN**

**LICENSOR**

For Biopol Chemicals Limited  
  
Director

**"Biopol Chemicals Limited Through its director Mr Santanu Sarkar"**

**LICENSEE**

**Witness:**

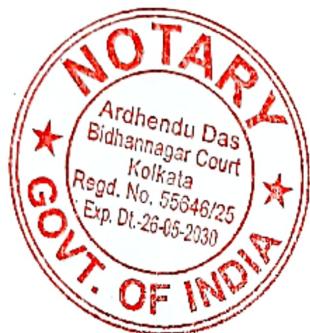
1. Amup Chandra, Unit No- 1019, Aurora Waterfront Saltlake Sec-V Kolkata - 700091.
2. Umesh Kumar Kheri, C9, Cluster-9, Purbachal, Saltlake, N24 Pgs, WB - 700097. Ph: 9903036697.

**ARDHENDU DAS**  
★ NOTARY ★  
**GOVT. OF INDIA**  
Regd. No. 55646/25  
Bidhannagar Court  
Dist.-North 24 Pgs.

26 JUL 2025

Date 26<sup>th</sup> Day of July 2025

AD

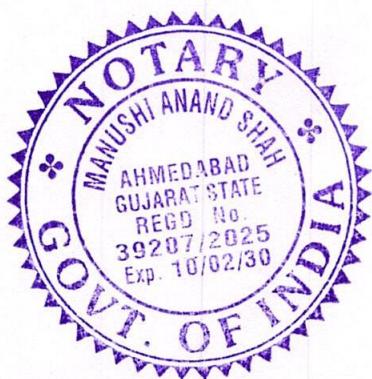


In the Matter of:  
Instrument "A"  
and  
In the Matter of  
NOTARIAL CERTIFICATE

26 JUL 2025

*Ardhendu Das*

Advocate & Notary Public  
Govt. of India  
Regn. No. 55646/25  
Bidhannagar Court,  
Mayukh Bhavan,  
DF-Block, Sector-1  
Salt Lake City,  
Kolkata - 700091  
Mob.: 8777456133



Serial No....A.....204/2025

*Manush*

MANUSHI ANAND SHAH  
NOTARY  
GOVT. OF INDIA

06 AUG 2025

## Conversion from Gujarati to English

### LEAVE AND LICENCE AGREEMENT

(11 Months & 29 Days)

#### FIRST PARTY

##### Licensee

: BIOPOL CHEMICALS LIMITED

For & on behalf of Company, Authorised Person  
TUSHAR SABHAPATI MISHRA

Age : Adult, Religion : Hindu, Occupation : Business  
Resi : 101, Payal Park Society, Daskroi, Geratpur,  
Ahmedabad, Gujarat-382435.

Resi : 5, Ravikunj Bunglows, Nr. Geratpur Railway  
Station, Daskroi, Ahmedabad, Gujarat-382435

(Who will hereinafter be known as "us" which unless repugnant to the Context  
would mean we the Licensee, and include our legal heirs, guardians, successors,  
administrators, assignees, executors etc.)



**SECOND PARTY : JADWANI BONNY GYANDEV**

**Licencor.**

Age : Adult, Religion: Hindu, Occupation : Business  
Resi: 10/A, Swami Sarvanand Society,  
Nr. Brahmakumar Lotus House, Hansol  
Ahmedabad-382475

(Who will hereinafter be known as “I/me” which unless repugnant to the context would mean the Licensor, and include my legal heirs, guardians, successors, administrators, assignees, executors etc.)

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**SCHEDULE OF PROPERTY LEASED BY LEAVE & LICENSE**

In registration District, Sub-district Ahmedabad-6 (Naroda) in area of Taluka Asarwa of Ahmedabad City Moje Gam Dariapur-Kazipur T.P. Scheme No. 14 (City Survey No. 3140 & 3142) Final Plot No. 113, 114, 121 paiki & 123 paiki land on which a commercial scheme in Dudheshwar, Shahibaug, Ahmedabad popularly known as “SUMEL-6” in which Block No. D and on second Floor Unit No. 211 is independently owned and possessed by self

earned funds, which in this agreement shall be known as “the said property” or “the said leased premises”.

---

The said property has been taken on lease by Licensee from the Licensor for us for a period of 11 months 29 days.

**-: TERMS:-**

**1. PERIOD OF LEASE :**

The said leased premises has been taken on lease from 01/04/2025 i.e. upto 30/03/2026, for a period of 11 months 29 days, for which this agreement is being made.



## 2. LICENSE FEE & MONTH :

The said property has been leased with an consolidated fee of Rs. 1,10,400/- (Rupees One Lac Ten Thousands Four Hundred only) for the agreed period by consent of both parties, which is reasonable license fees and the Licensee shall not raise any objection or dispute regarding agreed license fee in future.

The License fees has been paid by the Licensee by way of PDC in the manner detailed below:

Sr. No.	Particulars	Chq. No.	Amount	Date
1	Axis Bank - Transfer	839926399	27,600/-	07/04/2025
2	Axis Bank	432344	27,600/-	01/07/2025
3	Axis Bank	432345	27,600/-	01/10/2025
4	Axis Bank	432346	27,600/-	01/01/2026
<hr/>				
<b>Total :</b>				<b>1,00,800/-</b>

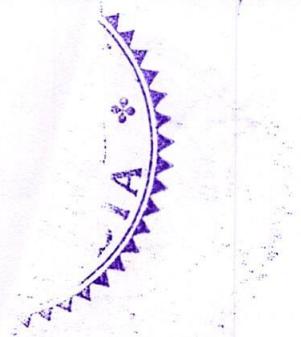
## DEPOSIT :-

The Licensee has paid in cash an advance of Rs. 10,000/- on 01/05/2023 towards deposits for the leased premises and this deposit amount shall be settled and returned by the Lessor to the Licensee free of interest on expiry of lease period.

## 3) OTHER CHARGES :

### (a) Municipal Tax :

Municipal Tax Bill on self/owner basis shall be paid by the Lessor. If the Municipal tax is assessed as Tenant (Licensee) the entire applicable amount shall be paid by the Licensee.



### **(b) Electricity Bill :**

Whatever electricity consumption charges are billed by the electricity company it shall be regularly paid by the Licensee and receipt given to the Licenser regularly.

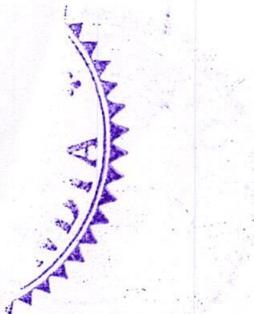
### **(c) Society Maintenance :**

The society maintenance charges shall be paid by the Licenser.

## **4) PURPOSE OF USE :**

The said property has been taken on lease for commercial use only and it will not be used for any other purpose or activity. All applicable levies and taxes like Shops & Establishment tax, Professional Tax, Income Tax, G.S.T. etc. shall be payable by the Licensee alone and the Licenser shall not be responsible in any manner whatsoever.

- 5) The Licensee shall follow all conditions and rules of the association within which the said property is located.
- 6) The Licensee shall not part with possession of the said property by sub-lease, rent or assign or transfer in any manner whatsoever, and if done so, the Licenser shall be entitled to repossess the said property, this assurance and binding if being given by the Licensee.
- 7) The said premises has been seen and inspected before taking possession and therefore no other facility shall be demanded by us. Also, we shall not undertake any change or modification in the premises and structural changes will be made with prior written permission of the licensor and whenever the said premises are surrendered, it will be in sound condition.
- 8) Under no circumstances, the extension of time period of this license agreement shall be made and the Licenser shall give vacant and peaceful possession of the said premises to the Licenser.
- 9) The Licensee shall not place any objects that restrict or hinder the movement in common area which create difficulty for the neighbours. Further, the Licensee shall not do any act that will damage the property of neighbours.



- 10) In the said premises, any hazardous or flammable material shall not be stored or used and shall not do any act that causes nuisance and also not do any act or business that is legally barred by the government and no illegal activity shall be carried out from the said premises.
- 11) By this agreement, no tenancy rights or any other rights come into force as the said property has been given for use of 11 months and 29 days only. Therefore, I do not get any right as a tenant or licensee. Therefore, under circumstances, if there is death of licensee, his legal heirs or dependents shall not claim any right of further use and shall surrender peaceful and vacant possession of the said property to the owner/Licensor immediately.
- 12) The said agreement has been made for a duration mentioned above. Under any circumstances, if the Licensee needs to vacate the said premises, he can give one month's prior notice in writing or orally.
- 13) If the Licensor needs the said premises, he will be entitled to give one month's notice and ask the Licensee to vacate the said premises. This is acceptable to the Licensee.
- 14) If the Licensee shall keep the said premises closed for one month or more without informing the Licensor, without the consent of the Licensee, the Licensor, in the presence of two witnesses shall be entitled to reclaim possession of the said premises, against which the licensee shall have no right to object or dispute, and if done, this agreement shall stand cancelled.
- 15) In the said premises, in order to oversee or inspect the said premises, the Licensor shall be entitled to come at any time and the Licensee shall not object or resist to such a visit.
- 16) If there is any difference or dispute regarding interpretation of terms of this agreement, solution has to be achieved by a gentleman acting as mediator.
- 17) In respect to the said premises, as per current law, responsibility of giving information in the area police station shall be of the Licensor and Licensee.



- 18) For all goods for business kept in the said premises, the Licensee shall be responsible for its safety and security and all costs for the purpose will be borne by Licensee.
- 19) In case of any natural calamity like earthquake, fire or accident or any other type, the responsibility shall be of the Licensee. He will be responsible for adequate insurance cover and payment of premium regularly.
- 20) If any goods of the Licensee are stolen or damaged by fire and the said premises is damaged in due course, the Licensee shall be liable to bear the cost of repairing the said premises. The Licensor shall not be responsible in any manner whatsoever.
- 21) Prior to completion of the term of this agreement, if the Licensor demands his premises back, he is entitled to repossess his premises and the Licensee shall not raise any objection or create any dispute, which if done so, will be considered null and void.
- 22) If there is violation of any of the terms of this agreement, this agreement shall cease automatically and the Licensor shall be authorised to reclaim possession of the said premises.
- 23) This Leave and License agreement is revocable and not transferable.
- 24) The Licensee shall not obtain any loan or credit against the said premises from bank or any financial institution.
- 25) The original copy of this agreement shall be retained by the Licensor.
- 26) This agreement has been printed on one side of paper.

In this manner, this Leave and License agreement has been executed with free will, consent, having read and understood the contents clearly, without any pressure or coercion, in full senses, without any effect of any drugs or alcohol, which is and shall remain binding on our legal heirs, guardians, assignees etc. in consent of which this agreement has been signed in presence of witnesses.

“Whatever is written above is true and correct.”

Today at Ahmedabad on 8<sup>th</sup> May 2025.

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## BIOPOL CHEMICALS LIMITED

For and on behalf of company  
Authorised person : Tushar Sabhapati Mishra  
(Licensee)

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## JADWANI BONNY GYANDEV

(Licensor)

Witnesses :

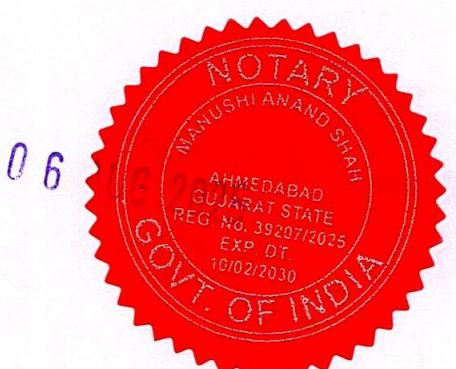
1. \_\_\_\_\_
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This is true and correct Translation  
of the Original / Xerox Documents  
from ~~Gujarati / Hindi~~.....in to  
English.....which Produce before me

*Manus h*

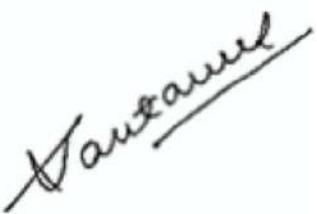
MANUSHI ANAND SHAH  
ADVOCATE & NOTARY  
GOVT. OF INDIA

06 AUG 2025



## BIOPOL CHEMICALS LIMITED - FOLIO WISE - FULL LIST AS ON 12-Sep-2025 - NSDL &amp; CDSL

SLNO	DPID	CLID	NAME 1	SHARES	PERCENTAGE	NAME 2	NAME 3
1	12059100	00763280	HUNTI BAKORDOR KHARLUKHI	100	0.001		
2	12059100	00768673	MANOTOSH DEBNATH	100	0.001		
3	12059100	00772371	SUBHRADEEP MAHANTA	100	0.001		
4	12059100	00775241	SANDIP CHOUDHURY	100	0.001		
5	12059100	00776133	DWAIPAYAN SARKAR	100	0.001		
6	12059100	00778660	SANTANU SARKAR	7730500	97.72		
7	12059100	00780279	VEDANT SARKAR	180000	2.28		



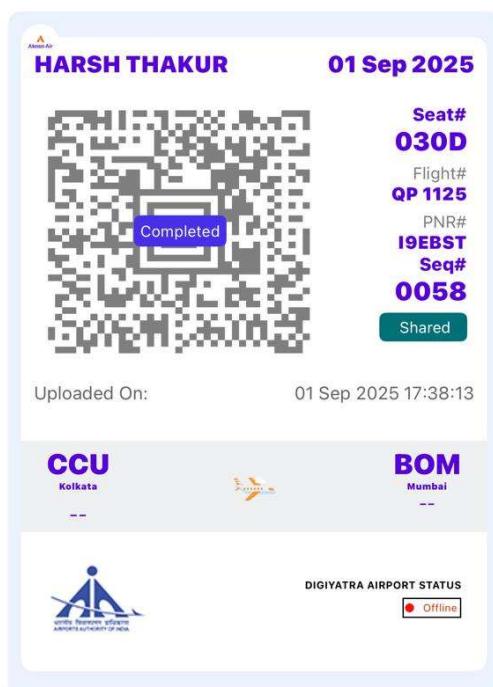
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11:31

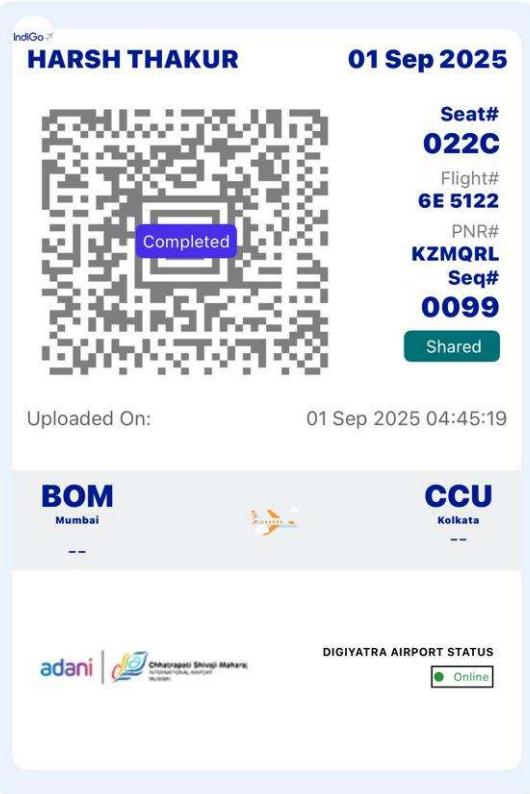
5G 71

## ← Boarding Pass



Delete

## ← Boarding Pass



Delete



\*Date of booking 21 Sep 2025 16:29

PNR/Booking Reference K745QW Confirmed

Payment Status Complete

## Passenger Information

**Mr harsh thakur** Adult | Male |

Sector	Seat	6E Add-ons
BOM-AMD	-	-
AMD-DEL	-	-



• 6E 446 (A320) • 23 Sep 2025 • Check-in/Bag Drop Closes: 05:20 hrs

**Mumbai**

BOM - Chhatrapati Shivaji Maharaj International Airport (Terminal 2)

Travel Time 1h 20m

**Ahmedabad**

AMD - Sardar Vallabhbhai Patel International Airport (Terminal 1)

**06:20 hrs, 23 Sep 2025****07:40 hrs, 23 Sep 2025**

• 6E 5079 (A320) • 23 Sep 2025 • Check-in/Bag Drop Closes: 08:35 hrs

**Ahmedabad**

AMD - Sardar Vallabhbhai Patel International Airport (Terminal 1)

Travel Time 1h 45m

**Delhi**

DEL - Indira Gandhi International Airport (Terminal 3)

**09:35 hrs, 23 Sep 2025****11:20 hrs, 23 Sep 2025**

\*Booking date reflects in UTC (Coordinated Universal Time), all other timings mentioned are as per local TIME



Boarding Pass (Web Check-In)

Your Departure Terminal is T1

THAKUR/HARSH MR

AHMEDABAD (T1) TO MUMBAI (T2)

Flight  
6E 652

Gate  
2

Boarding Time  
1715 Hrs

Boarding  
Zone 2

Seat  
21A



Date 24 Sep 2025 Departure 18:00

Seq 149 Services FRCK

Gate is subject to change and will close 25 minutes prior to departure

THAKUR/HARSH MR

AMD (T1) → BOM (T2)

Flight 6E 652  
Date 24 Sep 2025

PNR O75WHG  
Services FRCK



Seat 21A  
Seq 149

FRCK-Fruit Cake Slice + Beverage of choice [T & C Apply](#)



**Kajaria**  
INDIA'S NO. 1  
TILE COMPANY