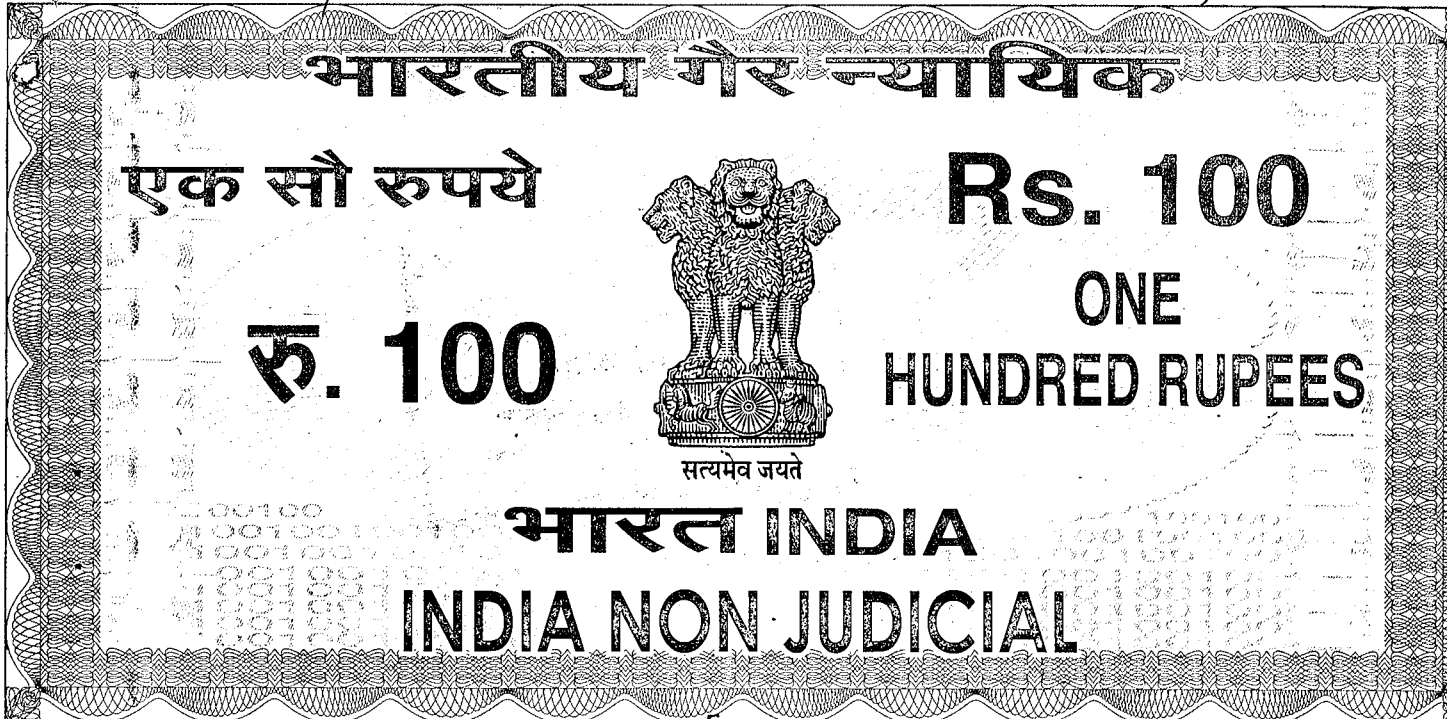


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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100



₹. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 REGISTRAR OF ASSURANCES
 Kolkata



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

Additional Registrar of Assurances-Ii, Kolkata

15/7/15

THIS INDENTURE OF LEASE made on this 13th day of July, 2015 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED (hereinafter stated as the WBHIDCO LTD.), (PAN - AAACW4115F), a Government of

Signature
 13/07/15

54408

In diany Craft Village Trues

NAME.....
 AD.....
 Rs. (100) 13 JUL 2015
SURANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3 R. S. Road, Beliaghata, Kolkata

75c Park St
K01-16

13 JUL 2015
13 JUL 2015



Satya Charan Koley.
 s/o. Late Paritosh Koley.
 Vill - Jagannathpur
 P.O. - Malikul
 P.S. - Haripal
 Dist - Hooghly - 712407
 Service

ADDITIONAL REGISTRAR
 OF ASSURANCES
 KOLKATA
 15 JUL 2015

INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

No. **WB-1520120107010** Issue Dt. **02-05-2012**

Name **SATYA CHANDRAN KOLEY**



S/D/W of **P. DEBENDRA KOLEY**

Blood Gr. **U** D.O.B. **26-11-1981**

Address **NALIKUL UTTARPARA
HARIPAL
HOOGHLY 712407**

Authorisation to drive the following vehicle class throughout India

N.I.	Valid Till	Vehicle Class	Issue Dt.
	25-11-2031	MCWG	02-05-2012
Trans			
Motor Cycle			
Number			
Date of Issue			
Valid Till			


S. C. Koley
 Holder's Signature

 Licencing Authority
 Hooghly

Satya Chandran Koley

West Bengal Company incorporated under the Companies Act, 1956 (Act I of 1956) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/ HI/HGN/NTP/1M-1/98 dated 27th August, 1999, having its registered office at HIDCO BHABAN, 35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata – 700156, represented by the Managing Director or Joint Managing Director/Addl. General Manager (Administration),/ General Manager (Commercial),/General Manager (Marketing)/ of the said State Govt. Company who is so authorized by the Managing Director for the purpose of execution of this indenture hereinafter referred to as the LESSOR (which expression shall include its successor-in-office and assigns) for time being entitled to the reversion immediately on the determination of the terms hereby agreed to be of the FIRST PART AND INDIAN CRAFT VILLAGE TRUST (hereinafter stated as ICVT) (PAN – AAATI3994B), a public charitable Trust, constituted by the Deed of Trust, dated 18th March, 1994, having its office having its office at 75C, Park Street, 11th Floor, Room No. 11/2, Kolkata -700016, Post Office – Park Street, Police Station – Park Street (formerly at 6, Netaji Subhash Road, Kolkata – 700001), represented through its Managing Trustee, Rajiv Gujral (PAN ADXPG8206E), son of Late J.C. Gujral, Indian citizen, by faith-Hindu, by occupation-business, presently residing at 1201, Raheja Excelsior, 63, Tardeo Road, Police Station - Gamdevi, Mumbai – 400034 and also at 1, Merlin Park, Kolkata – 700019, Post Office – Ballygunge, Police Station- Gariahat,

Rajiv Gujral
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District – South 24 Parganas, hereinafter referred to as the **LESSEE** (which expression shall where the context so admits include its successors-in-office and assigns) of the **SECOND PART AND THE COMMERCE & INDUSTRIES DEPARTMENT**, Government of West Bengal, for and on behalf of Governor of West Bengal, having its office at 4, Abanindranath Tagore Sarani, Kolkata – 700016, hereinafter referred to as the CONFIRMING PARTY (which expression shall where the context so admits include its successors-in-office and assigns) of the **THIRD PART**

WHEREAS although the LESSOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24 Parganas and Collector, South 24 Parganas on the requisition of Government in the Housing Department by and under a good number of Land Acquisition Cases had acquired large chunk of land and the same has been duly vested in the government absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894.

AND WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over exclusive vacant possession over the said land free from all encumbrances upon payment of the price for compensation money for such lands to the LESSOR which Authority has been conferred by the State Government the entire responsibilities to develop the infrastructure services as well

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as all necessary amenities of modern cities therein and also to transfer lands by way of sale or lease to the individual persons, cooperative housing societies, corporate bodies, statutory authorities as the case may be to materialize the dreams of New Town as a major Hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS upon such transfer of lands and possession thereof being handed over to the LESSOR, the LESSOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land for the period of demise as mentioned hereunder free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

AND WHEREAS the LESSOR in consonance with the main object and intent as spelt out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructure on the said lands for making it suitable for setting up the proposed township.

AND WHEREAS after having developed the said lands and building necessary infrastructure thereon the LESSOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and Lease out the same to the prospective ALLOTTEES/LESSEES in strict conformity with the prevailing principle of allotment based on policy decision of the State Government and other Rules and Regulations as prescribed or might be framed out

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from time to time for New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections duly sanctioned by the Competent Authority upon and compliance of maintaining the use of occupancy of the building in particular for the purpose of which the land is allotted.

AND WHEREAS disputes and differences arose with regard to 18.11 acres of land at premises no. 3, J B S Halden Sarani, Kolkata – 700046 by and between the ICVT on the one hand and the Kolkata Municipal Corporation (hereinafter referred to as KMC) and the 'West Bengal Trade Promotion Organisation (hereinafter referred to as WBTPO) on the other hand leading to a case being SLP(C) No. 10725 of 2011 (The West Bengal Trade Promotion Organisation – vs - The Indian Craft Village Trust and Others) which has been disposed of by the Hon'ble Supreme Court of India by an order dated 2nd December, 2014.

AND WHEREAS the terms of settlement for resolution of the aforesaid dispute as recommended by a group of Cabinet Ministers of the Government of West Bengal for consideration of the Standing Committee of the State Cabinet on Industry, Infrastructure & Employment, the said Standing Committee in the 38th meeting held on 22.09.2014 decided to approve such proposal for leasehold allotment of the plot no. AF- II having an area 6.9 acres of land in Action Area – I in New Town, Kolkata, as mentioned in the Schedule herein, in favour of LESSEE on the following terms among others as stated below :

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- i) ICVT shall give up its entire claim or right admeasuring 18.11 acres at premises no. 3, J B S Halden Sarani, Kolkata – 700046 in favour of KMC and ICVT shall not have any claim or right whatsoever in respect of the said land in terms of the settlement stated above.
- ii) In consideration of ICVT giving up all its claim in respect of land measuring 18.11 acres at premises no. 3, J B S Halden Sarani, Kolkata – 700046 in favour of KMC, WBHIDCO shall grant lease of the land measuring an area of 6.9 acres at plot no. AF- II, Action Area –I, New Town, Kolkata, to ICVT to develop craft village and supporting commercial activities for furtherance of the objective of the ICVT and hand over vacant possession thereof with all necessary approval / clearances.
- iii) The instant lease shall be without payment of any lease premium for a period of 99 years with a token Annual Lease rent of Re 1/= (Rupee one) only .
- iv) The Government of West Bengal shall exempt Stamp Duty & Registration Fee on the instant Deed of Lease.
- v) ICVT shall be entitled to utilise the scheduled plot of land for the purpose of setting up of craft village and also for residential, assembly purposes at a ratio of 40:60 i.e. at least 40% of the land area shall be utilised for carrying out the objects of ICVT relating to art and craft and display and other activities relating to setting up of a craft village for itself and 60 % of the land area for development of housing project.
- vi) FAR for the land shall be 2.5.

W. S. Halden Sarani
13/9/15

- vii) ICVT will be entitled to deal with the land in a manner keeping in mind the purposes envisaged in the trust deed. There shall be deemed permission of WBHIDCO Ltd to ICVT to transfer, assign, letting out, grant sub-lease, mortgage the land or any part thereof and/or the proposed construction thereon or any part thereof in future.
- viii) The sanction fee for sanctioning of the building plans in respect of constructions to be made by ICVT for carrying out its own objective only shall be waived.

AND WHEREAS by the said order dated 2nd December, 2014 the Hon'ble Supreme Court of India has been pleased to dispose of the SLP(C) No. 10725 of 2011 and a petition being I.A no. 4 of 2014 containing the aforesaid terms of the settlement forming part of the said order. A copy of the said order along with the Terms of Settlement is annexed hereto as Annexure – I herein.

AND WHEREAS the said piece of land in plot no. AF- II in Action Area – I of New Town, Kolkata, having an area of 6.9 acres which was previously handed over by the WBHIDCO Ltd to the Housing Department, Government of West Bengal in the year 2001 is lying vacant without utilization thereof for the purpose for which the same was granted.

AND WHEREAS the said plot of land being plot no. AF-II in New Town, Kolkata has now been identified by the Confirming Party, the Government of West Bengal, for allotment in favour of ICVT in lieu of the aforesaid 18.11 acres of land at premises

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no. 3, J B S Halden Sarani, Kolkata – 700046 as one of the terms of the said settlement, for which the said plot of land has been resumed to WBHIDCO Ltd in cancellation of the allotment of Housing Department and re-allotted in favour of ICVT on leasehold by the WBHIDCO Ltd. by virtue of the aforesaid decision of the Standing Committee of the State Cabinet of the Government of West Bengal.

AND WHEREAS in terms of the said settlement WBHIDCO Ltd, the LESSOR herein, is required to grant lease of the said plot of land in plot no. AF- II admeasuring an area of 6.9 acres within the Action Area – I of New Town Kolkata, to ICVT, the LESSEE, to develop craft village and supporting commercial activities for furtherance of the objective of the ICVT in abandonment and / or satisfaction of any claim whatsoever in the aforesaid 18.11 acres of land of Kolkata Municipal Corporation (KMC). The previous allotment in favour of Housing Department stood cancelled prior to execution of the instant Indenture of Lease

AND WHEREAS in pursuance to such decision of the aforesaid Standing Committee of the State Cabinet the LESSOR with the due approval of the Board of Directors of the LESSOR in its 86th Board Meeting held on 30/03/2015 has agreed for allotment of land measuring 6.9 Acres within Action Area – I, comprised in the said plot no. AF- II, herein at New Town, Kolkata, as mentioned in the schedule herein, on Leasehold Basis for 99 years (ninety nine years), for the purpose of “Assembly-Residential” and other permissible specified uses to develop craft village and supporting commercial

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activities for furtherance of the objective of the ICVT on payment of 'NIL' lease premium.

NOW THIS INDENTURE WITNESSETH that in consideration of the aforesaid terms of settlement and in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the LESSEE and in consideration of the LESSEE agreeing to observe and perform the terms and conditions mentioned hereinafter and also in consideration of the fact that the LESSEE has taken inspection of the said plot of land and has satisfied itself as to the conditions and description of the plot of land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the LESSOR, the LESSOR doth hereby grant and demise unto the LESSEE **ALL THAT** piece and parcel of land measuring about 27982.719 Sq. m. (6.9 acres) be the same or little more or less being Plot No AF-II (Premises No. 04-0030) in Action Area – I situated in the New Town, Kolkata, Police Station – New Town, District – North 24 Parganas, presently in the Panchayat area falling within Mouza – Mahisgot, JL No. 20 under Mahisbathan -II G.P, more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) to hold the same on lease for the period of 99 years without any lease premium yielding and paying therefor a rent at the token rate of Re.1/= per annum and subject to the terms and conditions hereinafter covenanted.

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A. The LESSEE with the intent that the obligations and covenants shall continue throughout the period of demise agrees and covenants with the LESSOR as follows;-

- i) The LESSEE shall pay the annual Lease rent at the token rate of Re.1/= per annum with Service Tax as applicable as mentioned above to the LESSOR within 30st April of every financial year from the date of registration of the Deed of Lease.
- ii) The LESSEE shall maintain the land with boundary pillars, which the LESSOR demarcates, in good and proper condition at the cost of the LESSEE during the period of demise for easy identification of the said demised land.
- iii) The LESSEE shall use the said demised land exclusively for constructing building for the purpose of setting up of craft village and also for residential , assembly purposes in a manner keeping in mind the purposes envisaged in the trust deed at a ratio of 40:60 with the stipulation that at least 40% of the land area shall be utilized for carrying out the objects of ICVT relating to art and craft and display and other activities relating to setting up of craft village including commercial development thereof for ICVT's self-sustenance and non dependence on any grant and 60% for development of housing project and other permissible specified uses in relaxation of the relevant provisions under Section 65(3) of NKDA Act,2007, as deemed to have been allowed by the State Government under the principal use "Assembly-Residential".

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- iv) The LESSEE shall not amalgamate the demised land with any other plot and/or sub-divide the demised land or any part thereof.
- v) The LESSEE shall undertake construction of the building on the said plot either by themselves or through its developers in accordance with the building plan to be sanctioned as per applicable building rules. The FAR will be 2.5 on the demised plot of land. Additional FAR for green buildings shall be allowed to the Lessee, if the rules so permit. If there is any future increase in the FAR, the Lessee will be allowed the same. The sanction fee for sanctioning of the building plans in respect of constructions to be made by ICVT for carrying out its own objective limited to 40% uses of the demised land only shall be waived. The LESSEE shall be entitled to enter into agreement with contractor/developer to develop the land as per the building plan so sanctioned on such terms and conditions as the LESSEE may deem fit and proper and no consent of the LESSOR shall be required.
- vi) The LESSEE will submit the plan for construction of building/s within 1 (one) year from the date of delivery of khas, vacant and peaceful possession and commence construction within a period of 1 (one) year from the date of sanction of the plan and complete construction of the project proposed to be set up on the said plot on joint venture basis within a period of 60 months from the date of commencement of construction subject to circumstances of force majeure and unforeseen occurrences. If the construction is not completed within 60 months, in that event a further period of 60 (sixty) months shall be allowed to the LESSEE for completion. Upon the LESSEE's failure to comply with this condition of Lease to complete construction of the

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- 13/07/15

project within the time fixed, or within the extended time, the allotment and lease shall be liable to be cancelled and the LESSOR shall be entitled to re-enter into or upon the said plot and resume possession thereof and the same shall thereafter vest in the LESSOR as in their former estate. After such re-entering and resumption of possession, compensation for construction, if any, then existing on the said plot at a valuation which either would be equivalent to the construction cost of the structure less depreciation and cost of land or market value of the property at the relevant time, whichever is more, as may be assessed by an independent authority to be appointed by the parties mutually and the same shall be treated as agreed compensation for such loss of property. Upon receipt of such compensation by the LESSEE the land shall stand surrendered by the LESSEE to the LESSOR. It is, however, expressly agreed that if the construction is commenced and completed, the LESSOR shall not have any right to cancel the lease or resume possession of the demised land as contemplated in this clause.

- vii) The LESSEE shall have Sub-Lease / Sub-letting rights and the right to assign the LESSEE's right, title and interest in the allotted plot of land or any part thereof or in the proposed construction thereon or any part thereof at such premium, rent or consideration as the LESSEE may deem fit and proper without any reference to the LESSOR and that 'NOC' in such cases be deemed to have been given by the LESSOR keeping the principal use unchanged.
- viii) The LESSEE shall be entitled to assign, alienate or transfer the leasehold interest in the demised land or any part thereof or in the proposed construction thereon or any part thereof during the

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subsistence of the instant lease for the unexpired period of lease on the such terms and conditions as the LESSEE may deem fit and proper, the permission of the LESSOR in which case is deemed to have been given.

- ix) The LESSEE shall neither make any excavation in the land nor remove any earth / sub-soil therefrom except in the course of normal construction or repairing of the building, if necessary, in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common area possessed by the LESSOR are not disturbed in any way.
- x) The LESSEE shall not alter the location of the sewer /water connection lines except prior approval of LESSOR, which shall not normally be allowed for the sake of greater interest of the project area.
- xi) The LESSEE shall be liable to make all payments towards taxes, fees, rates, any other impositions etc. that may be levied by any local authority (in future) with effect from the date of receipt of possession of the plot of land.
- xii) The LESSEE shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
- xiii) The LESSEE shall restore the land to its original condition on expiration of the lease period and shall make over peaceful vacant khas possession of the demised land on determination of the lease and

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also regard shall be had so that the surrounding plots of other allottees and common areas possessed by LESSOR are not disturbed in any way. The LESSEE shall be liable for all repairs and maintenance and keep such land in a good condition at his own cost.

- xiv) The LESSEE shall obtain all necessary prior clearances and Licenses from the appropriate authorities for establishing the intended project as required under Law for the time being in force and shall also go on complying with all the terms and conditions of such clearances throughout the period of Lease. However, the State Government shall extend all co-operation to ICVT to enable it to obtain all necessary prior clearances and Licenses from the appropriate authorities for establishing the intended project as required under Law for the time being in force.
- xv) The LESSEE shall allow any person authorized by the LESSOR or Local Body concerned to inspect, maintain and construct/reconstruct the sewerage lines, water supply lines and storm water drains, water meters and other utility services or to do any work in connection therewith within the plot without any obstruction or hindrance by the LESSEE.
- xvi) The LESSEE may mortgage the lease hold land interest on the demised land and / or structures constructed thereon for obtaining loans and / or assistance from any Reserve Bank of India recognized Bank / Financial Institution, the consent of the LESSOR is deemed to have been given
- xvii) The LESSEE shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value

Handwritten signature and date
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from the date of possession in respect of the said demised land and structure thereon which as and when may be determined by any Competent Authority to be payable by the LESSEE to such authority under the provision of law for the time being in force.

- xviii) The LESSEE shall pay and continue to pay service charges to the LESSOR or Local Body for maintenance of the services within the New Town. The LESSOR or Local Body will assess and decide upon hearing the LESSEE the periodical service charge to be paid by the LESSEE from time to time.
- xix) The LESSEE shall keep the LESSOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
- xx) The LESSEE shall carry and perform all the obligations and duties covenanted herein and observe and perform all Laws, Rules and Regulations which may be required to be observed and performed by in this regard at their own costs and responsibility.
- xxi) If any of the terms and conditions as laid down in the Terms of Settlement forming part of the order dated 2nd December, 2014 passed by the Hon'ble Supreme Court of India in SLP(C)No.10725 of 2011 and I.A No.4 of 2014 so far as it relates to the lease of the demised land is violated by the LESSEE, the LESSOR shall give a notice in writing to the LESSEE giving a twelve-month-time to rectify or cure

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such violation and if the LESSEE fails and neglects to rectify and cure such violation within a period of 12 months from the date of receipt of the notice, in that event only, the LESSOR shall have the right to cancel/revoke the lease and to re-enter into possession of the demised plot of land and resume the same including the structure thereon, if any, even after the handing over of possession to the LESSEE on such determination of lease but subject to payment of compensation to the LESSEE for land as also construction then existing on the said plot of land at a valuation which either would be equivalent to the construction cost of the structure less depreciation as also cost of the land or market value of the property at the relevant time, whichever is more, as may be assessed by an independent valuer to be appointed by the LESSOR and the same shall be treated as agreed compensation for such loss of property. Upon receipt of such compensation by the LESSEE, the land shall stand surrendered by the LESSEE to the LESSOR.

- xxii) The LESSEE shall approach to WBSEDCL/ NTESCL independently for ensuring supply of electricity and shall also undertake construction of all necessary internal infrastructures at its own costs and expenses.
- xxiii) The LESSEE at its own costs shall maintain necessary utility services and amenities including sewerage, sanitation, drainage, electricity, water and Gas Supply and other civic amenities within the plot of land hereby demised.
- xxiv) The LESSEE shall not encroach in any manner the adjoining land/road/path way or any part of the area beyond the allotted plot. The LESSEE shall be liable to compensate for any damage caused by it

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directly to the infrastructural amenities or facilities of any kind provided by the LESSOR in the entire adjoining areas.

B. The LESSEE further covenants with the LESSOR as follows;-

- a) The LESSEE on and from the date of receipt of possession will pay and discharge all future municipal rates taxes assessments impositions and outgoings whatsoever which now are or any time hereafter shall be imposed or charged upon the transfer of the said plot and which may be payable by the owner or occupier thereof whether in respect of the transfer, the land comprised in the said plot or the building to be erected thereon or otherwise.
- b) The LESSEE will comply with and follow all applicable laws, rules and regulations for construction and the use enjoyment and possession of the said plot and the project to be set up thereon in the manner as provided in this Deed of Lease [including but not limited to the Land Use Development and Control Plan (LUDCP)/Development Control Regulations framed for the New Town Area or part thereof and/or the Building Rules] and to be solely answerable and responsible for all breaches and/or defaults in compliance thereof. The LESSOR has, however, assured and represented to the LESSEE that Land Use Development and Control Plan (LUDCP)/Development Control Regulations framed for the New Town Area or part thereof and/or the Building Rules shall not prevent the LESSEE to undertake the project and to use and enjoy the same in the manner laid down in this Deed of Lease.

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- c) The LESSEE, if so required, will comply with, at all times, all applicable laws, rules and regulations concerning the said plot, the project or its operations and business.
- d) The LESSEE, if so required, will arrange for and establish a scientific process for the collection of garbage, refuse and sewage generated from the said plot and/or from the project to be set up on the said plot in accordance with applicable laws, rules and regulations.
- e) The LESSEE will install necessary pollution control equipments and facilities and obtain necessary periodical clearances in this regard from the applicable authorities.
- f) The LESSEE will ensure that the quality of effluents, if any, generated from the said plot shall conform to the norms laid down by the West Bengal State Pollution Control Board and to discharge all effluents in accordance with applicable laws, rules and regulations.
- g) The LESSEE will keep the said plot clean and free from all sorts of nuisance and not allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.
- h) The LESSEE will keep all structures to be erected on the said plot in good and tenantable repairs and condition and to maintain the same in good repair and condition, natural wear and tear excepted.
- i) The LESSEE will take necessary precautions towards fire safety and to carry out regular maintenance and replacement of electrical wirings installations and appliances.

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- j) The LESSEE will allow the LESSOR or Local Body, its agents and servants within 24 hours previous notice in writing to enter into and upon the said plot and view the state and condition thereof and to give or leave notice of any defect in such condition which the LESSEE shall be liable to make good within 15 days after such notice has been given or left.
- k) The LESSEE will execute to the satisfaction of the LESSOR or Local Body all such works and observe and perform all such rules and conditions which shall appear to the LESSOR or to the sanitary authorities of the State to be necessary or desirable in order to keep the said plot in good sanitary order and condition.
- l) The LESSEE will preserve and keep intact the boundaries of the said plot and keep them well demarcated with boundary walls, pillars or fencing according to the requisition from time to time as may be made by the LESSOR and point them out when required by the LESSOR to any officer duly authorized by the LESSOR in writing to inspect them. Should any boundary mark be missing, the LESSEE shall report the fact to the LESSOR. The LESSEE shall maintain such boundary walls, pillars or fencing in good and proper condition.
- m) The LESSEE will take steps to ensure that no other person may encroach into or upon any portion of the said plot.
- n) The LESSEE will make all arrangements for security, fire fighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the said plot at its own cost in accordance with law.

Dr. D. S. S. S.
- 12/2/15

- o) The LESSEE shall not use or allow the said plot or any part thereof or any construction thereon to be used for any purposes other than the purposes for which the same has been offered to the LESSEE as mentioned above under para- A (iii) of the covenants of the LESSEE.
- p) The LESSEE shall not allow the said plot or any construction thereon or any part thereof to be used as a place of public worship or burial and not allow any shrine, temple, mosque, church or any other kind of place of worship or any kind of public or private religious or charitable trust to be erected thereon or any part to be used for the said purposes.
- q) The LESSEE shall not at any time hereafter, to open or work or dig any quarries for clay, gravel or sand, in upon or under the said plot and the LESSEE agrees that the LESSOR reserves the right to all minerals in the said plot together with such rights of way and any other reasonable facilities as may be required for mining, gathering and carrying away such minerals PROVIDED THAT the LESSEE shall be at liberty to dig pits and make other excavations for the purpose of foundations for constructions of permanent buildings/structures including basement thereat.
- r) The LESSEE shall not do or cause to be done in or upon the said plot or any part thereof or in the building that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the said plot or to the owners or occupiers of any adjoining or neighbouring land or premises.
- s) That any relaxation and indulgence granted by the LESSOR to the LESSEE shall not in any way prejudice the rights of the LESSOR.

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- t) That the failure of the LESSOR to enforce in any one or more instances, performance of any of the terms covenants and conditions of the allotment shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, condition and covenant and such failure shall not in any way affect the validity of this allotment or the LESSOR's rights and LESSEE's obligations. The LESSEE agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of allotment executed by both LESSOR and LESSEE.
- u) That any statutory powers as may have been conferred upon the LESSOR shall automatically apply to the said plot and provisions in that respect shall be deemed to have been incorporated in the offer by way of reference and the LESSEE is deemed to have constructive notice thereof.

C. The LESSOR hereby covenants with the LESSEE as follows: -

1. The LESSOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and the LESSOR has all right to transfer the said land to the LESSEE on lease hold by executing this indenture.
2. The LESSOR has assured and represented to LESSEE that Urban Land Ceiling clearance or NOC shall not be required by the LESSEE for construction of the project and if such clearance for NOC is required at any point of time, the same shall be obtained by the State Government.

R. N. D. S.
12/9/15

3. The LESSEE observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land for the period of demise without any interruption by the LESSOR or any of its agents or representatives whosoever.
 4. The LESSEE shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer drain lines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the LESSEE at its own cost.
 5. The LESSOR shall ensure that khas, vacant and peaceful possession of the Demised Land and its periphery free from encroachment is handed over to ICVT within a period of 90 (ninety) days from the date of this Deed of Lease. The Lessor and the State Government shall ensure that the demised plot of land and its periphery remains free from encroachment until commencement of construction by the Lessee.
- D. The State Government shall be obliged to cause to be obtained all statutory approvals required for execution and completion of the project.
- E. Both the LESSOR and LESSEE doth hereby agree and assure to keep each other indemnified against any or all claims or damages which may be caused by one party and suffered by the other due to violation of the conditions of the instant Lease as mentioned herein.

Andane
— 18/9/15

F. Redressal of Disputes –

In the event of any dispute or differences, whatsoever arising under this lease agreement or in connection with any guideline herewith relating to meaning and interpretation of this Lease Agreement including any alleged breach thereof, remains, the same shall be referred to the Chairman and Managing Director, WBHIDCO Ltd. for conciliation . However, if the conciliation fails to bring about any settlement between the parties within a period of 1 (one) month from the date of commencement of the conciliation, in that event the disputes and differences shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996.

SCHEDULE

ALL THAT piece and parcel of land measuring about 27982.719 Sq. M. (6.9 acres) be the same or little more or less being Plot No AF-II (Premises No. 04-0030) in Action Area – I situated in the New Town, Kolkata, Police Station – New Town, District - North 24 Parganas, presently in the Panchayat area falling within Mouza – Mahisgot, J. L. No. 20 under Mahisbathan -II G.P delineated in a map or plan annexed hereto and bordered in colour **RED** thereon.

ON THE NORTH: Street No. 0039 (12.0 M WIDE)
ON THE SOUTH: Street No. 0037 (15.0 M WIDE)
ON THE EAST: Street No. 0030 (18.0 M WIDE)
ON THE WEST: Street No. 0032 (12.0 M WIDE)

Arbore
— 18/9/15

IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY



D.K. BAKSI
(D.K. BAKSI)
General Manager (Commercial)
W.B. HIDCO LIMITED

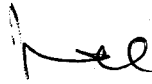
Permanent Account Number
AAACW4115F

CIN:U70101WB1999SGC089276

**FOR AND ON BEHALF OF THE WEST BENGAL HOUSING INFRASTRUCTURE
DEVELOPMENT CORPORATION LTD. (LESSOR)**

In presence of the Witnesses

1.



Amit Kumar De
Special Officer (Commercial)
WBHIDCO Ltd.

2.

Shyamananda Banerjee
Asst. Administrative Officer
WB HIDCO LTD.

**SIGNED BY THE AUTHORISED SIGNATORY FOR AND ON BEHALF OF INDIAN CRAFTS
VILLAGE TRUST (LESSEE)**

In presence of the Witnesses

1. *Manoj Sharma, Advocate*
10, Old Post Office Street,
Room No. 10,
Ground Floor,
Kolkata - 700001.

2. *Dehabrata Kundu, Advocate*
10, Old Post Office Street,
Room No. 10,
Ground Floor,
Kolkata - 700001.

INDIAN CRAFT VILLAGE TRUST
Managing Trustee
Managing Trustee

SIGNED SEALED AND ACCEPTED BY THE CONFIRMING PARTY, namely, the
GOVERNMENT OF WEST BENGAL, COMMERCE & INDUSTRIES DEPARTMENT
In presence of the Witnesses

1. *NKM*
(NANDA KUMAR MURMU)
U.D.A, C & I DEPTT.

Sibabrata Ghosh
(SIBABRATA GHOSH)
Assistant Secretary
Commerce & Industries Deptt
Govt. of West Bengal

2. *Indrajit Nath*
(INDRAJIT NATH)
UDA, C & I DEPTT.

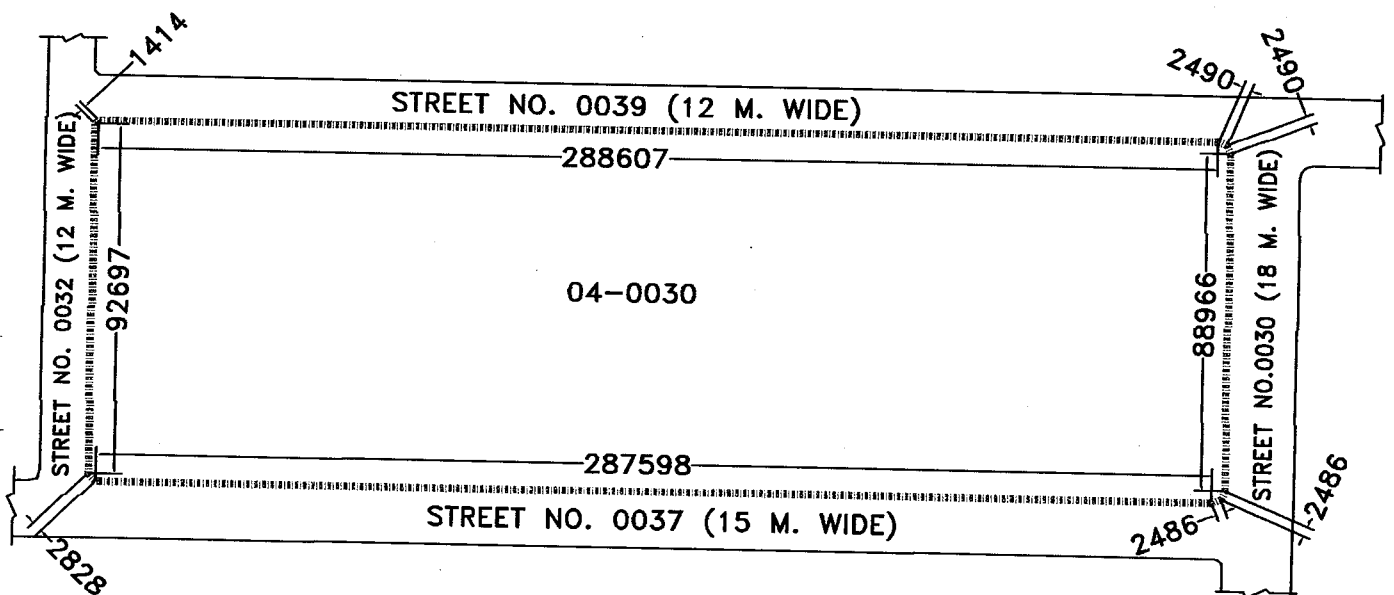
Drafted by WBHIDCO Ltd. and endorsed by Ld. L R, W.B, and modified by the
Competent Authority.

SITE PLAN OF PREMISES NO. 04-0030, PLOT NO. AF-II
OF NEW TOWN, KOLKATA.

MOUZA - MAHISGOT, J.L. NO.20, MAHISBATHAN-II G.P.
UNDER NEW TOWN POLICE STATION

Area = 27982.719 Sq.M. (6.9 Ac.)

SCALE - 1:2000



INDIAN CRAFT VILLAGE TRUST

Managing Trustee

ALL DIMENSIONS ARE IN MM.

Chief Planner

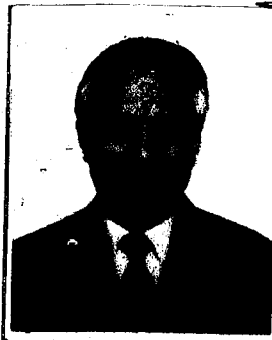
General Manager (Commercial)
W.B. HIDCO LIMITED



Hidco Bhaban, 35-1111(MAR), New Town, Kolkata-700156

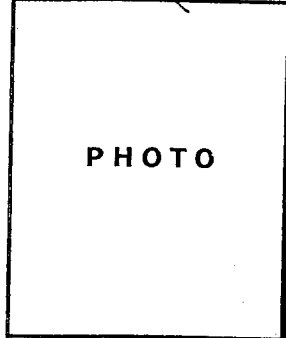
PREPARED BY : ANITA

SPECIMEN FORM FOR TEN FINGERPRINTS

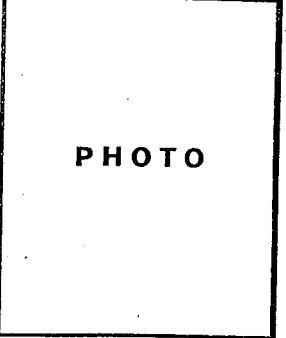


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					

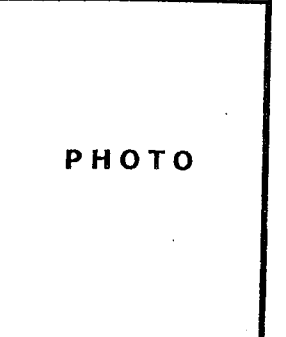
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb		Fore Finger	Middle Finger	Ring Finger
Right Hand					



ANNEXURE - " I "

ITEM NO.14

COURT NO.12

SECTION XVI

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

I.A. No. 4 of 2014 in Petition(s) for Special Leave to Appeal (C)
No(s). 10725/2011

(Arising out of impugned final judgment and order dated 04/02/2011
in APO No. 178/2009 in WP No. 140/2002 passed by the High Court of
Calcutta)

WEST BENGAL TRADE PROMOTION ORGANIZATION

Petitioner(s)

VERSUS

INDIAN CRAFTS & VILLAGES TRUST & ORS.

Respondent(s)

(with appln. (s) for directions and vacating stay and office
report)

(with appln. (s) for directions to dispose of the special leave
petition in terms of settlement arrived at between parties)

(for final disposal)

WITH

SLP(C) No. 19777-19780/2011

(With Interim Relief and Office Report)

Date : 02/12/2014 These petitions were called on for hearing
today.

CORAM :

HON'BLE MR. JUSTICE PINAKI CHANDRA GHOSE

HON'BLE MR. JUSTICE R.K. AGRAWAL

For Petitioner(s)

Mr. Manu Nair, Adv.

Mr. Tanuj Bhushan, Adv.

For M/s Suresh A. Shroff & Co., Adv.

Ms. K. V. Bharathi Upadhyaya, Adv.

For Respondent(s)

Mr. Kalyan Kr. Bandopadhyay, Sr. Adv.

Mr. Anip Sachthey, Adv.

Ms. Shagun Matta, Adv.

Mr. Kabir Shankar Bose, Adv.

Mr. V.K. Gupta, Sr. Adv.

Ms. Ruchira Gupta, Adv.

Signature Not Verified
Digitally signed by
Niconakshi Gupta
Date: 2014.12.04
17:31:12 IST
Reason:

Niconakshi Gupta
General Manager (Commercial)
W.B. HIDCO LIMITED

W.B. HIDCO LIMITED
General Manager (Commercial)

Mr. Manoj Sharma, Adv.
Mr. Shishir Deshpande, Adv.
Mr. Ambhoj Kumar Sinha, Adv.
Mr. Harish Pandey, Adv.

Mr. L. C. Agrawala, Adv.

Mr. Shishir Deshpande, Adv.

UPON hearing the counsel the Court made the following
O R D E R

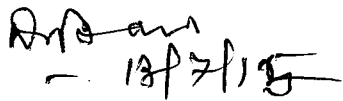
The parties have settled this matter as stated before us. The terms of the settlement has been annexed to the petition without any date filed before us being I.A. No. 4 of 2014.

In terms of the settlement filed, the special leave petitions as also I.A. No.4 of 2014 are disposed of accordingly.

The terms of the settlement will form part of this order.

(R. NATARAJAN)
Court Master

(SNEH LATA SHARMA)
Court Master


General Manager (Commercial)
W.B. HIDCO LIMITED

Annexure-A

Terms of Settlement

1. ICVT shall give up its entire claim or right in respect of land measuring 18.11 acres at Premises No 3, JBS Haldane Avenue, Kolkata in favour of KMC. Upon execution of the deed of settlement, ICVT undertakes that in future it shall not have any claim or right whatsoever in respect of the said land.
2. In consideration of ICVT giving up all its claim in respect of land measuring 18.11 acres at Premises No 3, JBS Haldane Avenue, Kolkata in favour of KMC, WBHIDCO shall grant lease of the land measuring an area of 6.9 acres at Plot No AF II, Action Area I, New Town, Rajarhat (delineated in a site map annexed hereto and bordered in colour RED thereon) to ICVT to develop craft village and supporting commercial activities for furtherance of the objective of the ICVT and hand over vacant possession thereof with all necessary approval/clearances.
3. No further premium/consideration shall be charged for leasing out the New Town, Rajarhat land to ICVT in view of surrender by ICVT of 18.11 acres at Premises No 3, JBS Haldane Avenue, Kolkata in favour of KMC at no cost. However a token annual ground rent @ Re 1/- may be charged.
4. The lease for New Town, Rajarhat shall be for a period of 99 years. WBHIDCO shall execute and register an appropriate Deed of Lease in respect of the New Town, Rajarhat Land in favour of ICVT.
5. The State Government shall exempt ICVT from payment of stamp duty and registration fee on Deed of Lease to be executed and registered in its favour in respect of the New Town, Rajarhat land considering the objectives to be carried out by the public charitable trust on that land.
6. ICVT shall be entitled to enter into agreement with contractor and /or developer to develop the land as per the building plan to be sanctioned by the local authority.
7. ICVT will further be entitled to utilize its area for the purpose of setting up of craft village as also for residential, assembly, etc. for making the ICVT project viable keeping in view the objective for which the trust was created.
8. For the purpose of viability and sustainability of project Housing Infrastructure Development Corporation (HIDCO)/New Town Kolkata Development Authority (NKDA) will allow 2.5 FAR on 6.9 acres of land. Land allotted is to be developed at a ratio of 40:60, i.e. ,at least 40% of the land area shall be utilized for carrying out the objects of ICVT relating to art and craft and display and other incidental activities relating to craft village for its self-sustenance and non-dependence on any grant and 60% for development of housing project.

W.B. HIDCO LIMITED
General Manager (Commercial)

Somesh Kumar
20/10
General Manager (Commercial)
W.B. HIDCO LIMITED

[Handwritten signatures]

9. Since the project of the craft village will be self-financing in itself, commercial development activities will be permitted and the state will facilitate in obtaining the statutory approvals for such project.
10. ICVT will be entitled to deal with the land in a manner keeping in mind the purposes envisaged in the trust deed. There shall be deemed permission of the HIDCO to ICVT to transfer, assign, let out, grant sub-lease, mortgage the land or any part thereof and/or the proposed construction thereon or any part thereof in future in order to make the trust self-financing and self-sustaining.
11. Khas, vacant and peaceful possession of the said 2.8 Hectares of land and its periphery free from all encroachment will be given to ICVT within 90(ninety) days from the date hereof.
12. The concerned authority will complete the mutation of the land in favour of ICVT immediately after grant of lease but not later than 4(four) weeks.
13. WBHIDCO shall ensure that the building plan in accordance with the needs of ICVT shall be sanctioned by the concerned sanctioning authority as per rule within reasonable time frame.
14. The sanction fee for sanctioning of the building plans in respect of constructions to be made by ICVT for carrying out its own objectives shall be waived.
15. The State Government shall ensure that the Ex-officio Trustees shall renounce the trust and there will not be any Ex-officio Trustees in the trust in future. A senior officer of the State Government with the prior concurrence of the Managing Trustee will be appointed as a nominee trustee on behalf of the Government. The other trustees shall be appointed by the Managing Trustee in consultation with the other existing trustees. Necessary modification in the Trust Deed of ICVT shall be carried out to this effect.
16. In view of the change of the site with consequential changes in the lease deed including land use and also change in the constitution of the trust, it has become necessary to bring in certain changes/modifications in the Trust Deed itself to make it compatible with the terms of settlement. The revised trust deed which will form part of terms of settlement that will be filed before the Hon'ble Supreme Court and other courts for passing of orders in terms thereof.
17. The State Government shall facilitate in obtaining Urban Land Ceiling clearance from the Competent Authority under Urban land Ceiling laws in respect of Rajarhat land.
18. All the liabilities, like tax, khajana, land tax and/or relating to Rajarhat land will be paid and borne by the Govt of WB till the date of execution and registration of the deed of Lease in favour of ICVT.
19. No party shall have any claim against the other in any manner whatsoever.

Sanku Singh

Udy.

AA

W. B. HIDCO LIMITED

D. D. Sanyal
General Manager (Commercial)
W.B. HIDCO LIMITED


13/12/15


20. All the parties shall have the following pending litigations disposed of in terms of the above Terms of Settlement to be signed by all. The terms of settlement shall form part of the order to be passed in the following litigations by the Hon'ble Court.

20.1 Special Leave Petition (Civil) SLP 10725 (cc) of 2011) (West Bengal Trade Promotion Organisation.-Vs-the Indian Craft Village Trust &Ors) pending before the Supreme Court of India.

20.2 Special Leave Petition (Civil) (the Kolkata Municipal Corporation &Ors.-Vs-the Indian Craft Village Trust &Ors) pending before the Supreme Court of India.

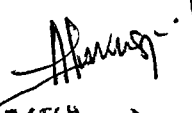

20.3 Title Suit No 1 of 2006(Khokan Mukherjee &Ors-Vs-Rajiv Gujral&Ors.) in the Court of the Learned 12th Additional District Judge at Alipore.



(SOMNATH MUKHERJEE)


(DR. KRISHNA
GUPTA)


(KHALIL
AHMED)


(P. ROY)


(ASHISH
MUKHERJEE) 
RAJIV
GUJRAL

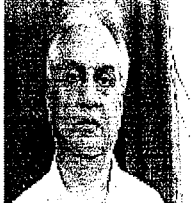

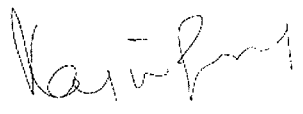

General Manager (Commercial) 1/15
W.B. HIDCO LIMITED

Seller, Buyer and Property Details

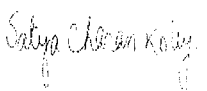
A. Lessor & Lessee Details

Lessor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	WBHID CORPORATION LIMITED HIDCO BHABAN,35-1111 MAJOR ARTERIAL ROAD, P.O:- RAJARHAT, P.S:- New Town, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700156 Status : Organization Represented by representative as given below:-		
1(1)	Mr DILIP KUMAR BAKSI, GENERAL MANAGER(COMMERCIAL) Son of Late R C BAKSI HIDCO BHABAN,35-1111, MAJOR ARTERIAL ROAD, P.O:- RAJARHAT, P.S:- Rajarhat, Rajarhat-gopalpore, District:- North 24-Parganas, West Bengal, India, PIN - 700156 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, Status : Representative Date of Execution : 13/07/2015 Date of Admission : 15/07/2015 Place of Admission of Execution : Exempted Person	Photo	Finger Print
		Signature	
2	THE COMMERCE & INDUSTRIES DEPARTMENT 4, ABANINDRANATH TAGORE SARANI, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Status : Organization Represented by representative as given below:-		
2(1)	Mr SIBABRATA GHOSH, ASSISTANT SECRETARY Son of Late MONORANJAN GHOSH 4, ABANINDRA NATH TAGORE SARANI, P.O:- PARK STREET, P.S:- Park Street, Kolkata, District:-Kolkata, West Bengal, india, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Government Service, Citizen of: India, Status : Representative Date of Execution : 13/07/2015 Date of Admission : 15/07/2015 Place of Admission of Execution : Exempted Person	Photo	Finger Print
		Signature	

Lessee Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	INDIAN CRAFT VILLAGE TRUST 75C, PARK STREET, 11th FLOOR, P.O:- PARK STREET, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Status : Organization Represented by representative as given below:-		
1(1)	Mr RAJIV GUJRAL, MANAGING TRUSTEE Son of Late J C GUJRAL 1, MERLIN PARK, P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative Date of Execution : 13/07/2015 Date of Admission : 15/07/2015 Place of Admission of Execution : Office	 7/15/2015 1:20:47 PM hrs	 LTI 7/15/2015 1:21:05 PM hrs
		 7/15/2015 1:21:12 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr SATYA CHARAN KOLEY Son of Late PARITOSH KOLEY JAGANNATHPUR, P.O:- NALIKUL, P.S:- Haripal, District:-Hooghly, West Bengal, India, PIN - 712407. Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr DILIP KUMAR BAKSI, Mr SIBABRATA GHOSH, Mr RAJIV GUJRAL	 7/15/2015 1:22:04 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - A F)	RS Plot No:- 1 , RS Khatian No:- 0	6.9 Acre	0/-	110,39,99,996 /-	Proposed Use: Bastu, ROR: Bastu, Property is on Road

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	SATYA CHARAN KOLEY
Address	10,OLD POST OFFICE STREET,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Solicitor firm

Office of the A.R.A. - II KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190207473 / 2015

Query No/Year	19021000178369/2015	Serial no/Year	1902007410 / 2015
Deed No/Year	I - 190207473 / 2015		
Transaction	[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking		
Name of Presentant	Mr RAJIV GUJRAL	Presented At	Office
Date of Execution	13-07-2015	Date of Presentation	15-07-2015

Remarks

On 15/07/2015

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 0 Exempted from stamp duty.

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

Presented for registration at 11:45 hrs on : 15/07/2015, at the Office of the A.R.A. - II KOLKATA by Mr RAJIV GUJRAL ,.

Admission Execution (for exempted person)

Execution by

Mr DILIP KUMAR BAKSI, GENERAL MANAGER(COMMERCIAL), WBHID CORPORATION LIMITED , HIDCO BHABAN,35-1111 MAJOR ARTERIAL ROAD, P.O: RAJARHAT, Thana: New Town, , City/Town: RAJARHAT-GOPALPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700156

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.

Admission Execution (for exempted person)

Execution by

Mr SIBABRATA GHOSH, ASSISTANT SECRETARY, THE COMMERCE & INDUSTRIES DEPARTMENT , 4, ABANINDRANATH TAGORE SARANI, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.

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

Execution is admitted on 15/07/2015 by

Mr RAJIV GUJRAL, MANAGING TRUSTEE, INDIAN CRAFT VILLAGE TRUST , 75C, PARK STREET,11th FLOOR, P.O: PARK STREET, Thana: Park Street, , Kolkata, WEST BENGAL, India, PIN - 700016

Identified by Mr SATYA CHARAN KOLEY, Son of Late PARITOSH KOLEY, JAGANNATHPUR, P.O: NALIKUL, Thana: Haripal, , Hooghly, WEST BENGAL, India, PIN - 712407, By caste Hindu, By Profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 61/- (A(1) = Rs 2/- ,I = Rs 55/- ,M(a) = Rs 2/- ,M(b) = Rs 2/-) and Registration Fees paid by Cash Rs 59/-

Dulal Saha

(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 37941 to 37981

being No 190207473 for the year 2015.



Dulal Saha

Digitally signed by DULAL CHANDRA
SAHA
Date: 2015.07.24 14:58:32 +05:30
Reason: Digital Signing of Deed.

(Dulal Saha) 24-07-2015 2:58:31 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)