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भारतीय गैर न्यायिक



INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Endorsement Sheet's and the Signature Sheet's attached to this document are part of the Document.

Additional District Sub-Registrar
BURDWAN

THIS DEED OF LEASE

18 JUN 2019 OF MINI TOWNSHIP UNDER BURDWAN DEVELOPMENT

THIS DEED OF LEASE is made on this 18th day of June Two Thousand and Nineteen.

BETWEEN

BURDWAN DEVELOPMENT AUTHORITY (BDA), a statutory authority of the Government of West Bengal under West Bengal Town and Country (Planning & Development) Act, 1979 and having its registered office at the New Collectorate Building (5th Floor), Kachari Road, Burdwan-713101, hereinafter referred to as the "LESSOR"/ "BDA" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-office and assigns) represented by its Chief Executive Officer (CEO) Shri Santanu Basu, WBCS (Exe.) of f the **FIRST PART.**

[Signature]
14.06.2019

Special Officer,
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Pooja Barshaman

For **PODDAR PROJECTS LTD.**

[Signature]
DIRECTOR

079104

06 MAY 2019

PODIPROJECTS LIMITED
Postar Road (3rd Floor)
18, Rajendra Sarani
Colcutta - 700 001.

Name :
Address :
Vendor :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

স্বাক্ষরিত ও সত্যায়িত
১৪ মে ২০১৯

REG NO 101/19



Additional District Sub-Registrar
BURDWAN

18 JUN 2019

PODDAR PROJECTS LIMITED, a company incorporated under the Companies Act, 1956 and having its registered Office at 18, Rabindra Sarani, Kolkata 700001, Pan No. – AACCP5704B, hereinafter referred to as the LESSEE (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his/her/their heirs/legal and assigns) represented by the authorized signatory Shri. Ashok Kumar Saraf by occupation Service, PAN No. AKTPS7705D Son of Sri. Madan Lal Saraf residing at 336 canal street block B, shree bhumi, Kolkata-700 048 of the **SECOND PART**.

DEFINITIONS AND INTERPRETATIONS:

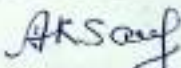
Unless otherwise appear tunes from the context in this deed "terms used" shall have the meaning shown against such term in the column "Meaning "

| Sl. No. | Term Used | Meaning |
|---------|----------------------|--|
| 1. | Lessor | BURDWAN DEVELOPMENT AUTHORITY (BDA), a statutory authority of the Town and Country (Planning & Development) Act, 1979 vide Notification No.1489-T &CO/0-10/87-II dated 18/04/2002 having its registered office in the New Collectorate Building (5 th Floor),Kachari Road, Burdwan 713101. |
| 2 | Lessee | PODDAR PROJECTS LIMITED (PPL), a company incorporated under the Companies Act, 1956 and having its registered office at 18, Rabindra Sarani, Kolkata -700001 |
| 3 | Company | PODDAR PROJECTS LIMITED (PPL), a company incorporated under the Companies Act, 1956 and having its registered office at 18, Rabindra Sarani, Kolkata -700001 |
| 4 | Project Land | Total 76.36 Acres of land . Out of which 22.29 acres at Mouza-Kamnara, J.I. No.49 and 54.07 acres at Mouza-Mirzapur J.L. No.66 (Schedule A) butted and bounded on the East by Katwa Road, on the West by Other Land, on the North –By Ring Road and on the South by other Land. All within police station Burdwan and Dist.Burdwan and adjoins NH-2 within the state of West Bengal more fully described in the Schedule and delineated with "Red" border in the annexed plan. |
| 5 | Prospective –Lessee | To whom assignment of leasehold interest of built up unit is made. |
| 6 | Intending Transferee | To whom sub-sequent transfer of leasehold right of land is made. |
| 7 | Acceptance of EOI | BDA Memo No. 305/BDA dated 10 th October,2004 of BDA. |
| 8 | LUDCP of BDA | Land Use & Development Control plan of BDA. |
| 9 | MoA | Memorandum of Agreement dated 8 th March, 2006 between BDA and PODDAR PROJECTS LIMITED . |
| 10 | NOC | No Objection Certificate |
| 11 | State Government | The Government of West Bengal |
| 12 | SPV | Special Purpose Vehicle |
| 13 | Date thereof | If not mentioned otherwise, the date means date of execution |


Special Officer
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

14.06.2019

For PODDAR PROJECTS LTD.


DIRECTOR



(Handwritten signature)

**Additional District Sub-Registrar
BURDWAN**

18 JUN 2019

| | | |
|----|----------------------|--|
| | | of lease agreement . |
| 14 | Registration of Land | Total land area of the township is 76.36 acres land as mentioned in schedule 'A'. At present 39.0681 acres of land is being registered as mentioned in schedule 'B'. |

In this DEED words and expressions shall be understood as indicated hereunder. :

- Singular number includes plural and vice-versa.
- Any gender includes other gender.
- Reference to law shall mean enumerated enactment in force on date including Rules and Regulations made there under.
- The schedules here to shall constitute an integral part of this Deed.

WHEREAS:

- Burdwan Development Authority had intended to undertake a Project for construction and development of a Mini Ship Complex spread over about 84.70 acres of land near Burdwan town in Mouzas at Kamnara and Mirzapur under Burdwan Police Station, District Burdwan in consonance with its approved :Land Use and Development Control Plan (LUDCP) and hereinafter the project called 'MINI-TOWNSHIP" (UPANTIKA) aims to arrest tendencies of unplanned and mushrooming growth in the neighborhood of Burdwan Town and provides a residential area in the planned and environment friendly ambience with all modern amenities for meeting up the growing demand of developed plots and constructed apartments in the area though Public Private Partnership Project (PPP).
- Burdwan Development Authority (BDA) entered into a MoA dated 8th March 2006 made by and between the Burdwan Development Authority and Poddar Projects Limited (PPL), whereby the said BDA granted right to LESSEE for the purpose of development of projects on the terms and conditions as mentioned in the aforementioned agreement. In consonance with its financial bid for the project, the Company paid total premium of Rs.2,63,87,000/- (Rupees Two crores sixty three lakhs eighty seven thousand only) for the land measuring 76.36 acres in the Master Plan and agreed to provide 2.00 acres (120 kathas) of Developed land (Specified and demarcated) free of cost for rehabilitation of the displaced persons in the project and/or undertaking such others activities as may be considered expedient. BDA has agreed to register 39.0681 acres of land against premium of Rs. 1,35,00,393/- which has been paid by the Poddar Project Ltd. to BDA in the first phase.
- Burdwan Development Authority , by means of MoA accepted the Company i.e. Poddar Projects Limited (hereinafter Lessee) as its private partner/developer/agent for construction and operation of the Mini Township on the terms and condition contained therein and BDA (hereinafter Lessor), with a view to execute the project, handed over "the project land to the LESSEE on 6th April,2006 for setting up the MINI-Township over an area of land measuring 76.36 acres instead of 84.70 acres at mouza -Kamnara and Mirzapur, which was acquired by the Authority under the relevant provisions of l Land Acquisition Act,1894 and Notification under Section 4 of the aforesaid Act had already been published in the Calcutta Gazette with approval of the Government of West Bengal. The land is more fully described in the first schedule hereto and hereafter called the "Project Land". The process for acquisition has been completed and award has been made. An authenticated copy of said Memorandum of Agreement dated 8.3.2006 is made part of this Deed by way of annexure as Annexure-A.

[Signature]
 14.06.2019
 Special Officer
 Urban Development Department
 Govt. of West Bengal
 &
 Chief Executive Officer
 Burdwan Development Authority
 Purba Bardhaman

For PODDAR PROJECTS LTD.

[Signature]
 DIRECTOR

D. WHEREAS under the MOA, the Company (herein LESSEE) is, inter alia, obliged to

- i) Bear and pay the entire costs of construction and implementation of the Mini-Township;
- ii) Develop the Project Land in accordance with the technical concept approved by BDA and without any deviation from the concept unless otherwise approved by BDA in writing.
- iii) Prepare all designs and drawings of the Mini-Township in consultation with and concurrence of BDA and in accordance with the relevant provisions of LUDCP of BDA.
- iv) Develop its infrastructural facilities;

E. The MoA stipulated that the Company i.e. Poddar Projects Limited (herein Lessee) shall conceptualize and design the Mini-Township and complete its execution within 4(four) years from the date of receipt of all relevant clearance and permission from the concerned authorities subject to force majeure and for reasons accepted by BDA to be beyond the control of the Lessee.

F. WHEREAS the Lessee had wanted to execute the Mini-Township Project and applied to BDA for the necessary permission whereupon BDA has issued the NOC AND

G. WHEREAS it has now been decided to grant lease of the Project Land to the Lessee for a period of 99 (ninety-nine) years commencing from the date hereof on the terms and conditions herein after contained.

NOW, THEREFORE, THIS INDENTURE WITNESSETH as follows:

1. The Lessor doth hereby grant and demise unto the Lessee, the Project Land of 39.0681acre in advance, and balance part 37.2919 acres of land. to be leased out after completion of land transfer and subject to the Laws, covenants, conditions, stipulations and agreements herein after contained and on the part of the Lessee to be paid, observed and performed, which the Lessee hereby confirms, lease of ALL THAT the land measuring 39.0681 acres particularly described in the schedule B hereunder written being the 'Project Land' for the Mini-Township TOGETHER WITH all roads, electrical lines, water Connections, drains, sewerages, easement rights, liberties and privileges, appendages and appurtenances to be held or enjoyed therewith TOGETHER WITH the full right and liberty on the part of the Lessee at its own cost and expenses to erect, build, re-build, complete and furnish or cause to be constructed, erected, built, re-built and completed, the building/ structure and infrastructure like roads, electrical lines, water connections, drains, sewerages, landscaping etc. for the Mini-Township Project subject to approval of BDA in writing having full rights and liberties on the part of the Lessee to dismantle and demolish the required in the interest of the Mini-Township Project as determined by BDA subject to the terms and conditions hereinafter contained AND TO HAVE AND TO HOLD the project Land unto the Lessee for a period of 99 (ninety-nine) years commencing from the date hereof with **annual Lease rent of Rs. 7,85,771/- (Rupees Seven Lakhs Eighty Five Thousand Seven Hundred And Seventy One only)** payable by the Lessee to the Lessor in advance. ✓
2. That the Lease of the 'Project Land" shall be initially for a period of 99 (ninety-nine) years commencing from the date hereof on the term and condition mentioned herein after, with the option, of renewal of such lease for the like period on the same terms and conditions and the term of assignment of Lease—hold interest/allotment by the lessee shall be for an initial period of 30 years for non-residential and 99 years or unexpired period of lease, whichever is earlier for residential use from the date of possession and subject to an option for renewal for two or more successive terms after completion of the initial terms of 30 years and unexpired period of lease respectively.

PODDAR PROJECTS LIMITED

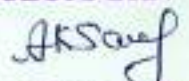
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3. The Company i.e. Lessee, in consonance with its financial bid for the project agreed to provide specified and demarcated 2.29 acres of land as shown in Map in Red Colour situated our Plot No. 1920, Khaitan No. 563/1219 in mouza Kamnara as developed land without any cost for rehabilitation of the displaced persons in the project and/or undertaking such others activities as may be considered expedient.
4. The project shall be completed by the lessee initially within 6 years in four phases from the date of execution of the lease deed, failing which the lessor/ BDA shall have right to re-enter into the lease hold property for the breach of the condition mentioning herein and opt for the provision 11(d) as mentioned herein after.
5. The Lessee, in terms of MoA agreed to earmark 25% of the total number of units of Support Service Infrastructure (like STD/ISD Booths, Eateries, Shops, etc.) of different categories/sizes to be created in the township for allotment at cost price to the family members of the small and marginal farmers among the land losers in the project as may be selected by the Authority
6. The Lessee has been given the right of marketing of remunerative components and to enter into agreement with the Prospective-lessee as agent or on behalf of BDA for grant of assignment of lease-hold interest/allotment of portions of the land of the said project and is also entitled to receive premium or construction cost payable for the purpose as soon as the possession is given to the prospective lessee. Notwithstanding anything contained in any clause of the agreement, the all charges in connection with assignment of lease-hold interest will start from the date. of possession.
7. In addition to the premium payable to the Lessee, the Prospective- lessee on assignment of leases will also have to pay a nominal annual lease rent to the Lessor (BDA). The lease rent will be payable @ Rs. 12.00 per sq.mt./year of built up space of the leasehold property in cases of non-residential and @ Rs. 1.2 per sq. mt./year as leasehold land for residential use from the date of delivery of possession. The lease rent is to be paid by the prospective-lessee on or before 31st December of each calendar year. The Prospective-lessee has to pay the annual lease rent directly at the office of B.D.A and obtain receipt thereof. The Service Charges payable for renewal of assignment of lease after expiry of 30 years and 99 years or unexpired period of lease, as may be applicable, will be @ 1.0% and 0.5% of the market value (as may be assessed by the L.A. Collector, Burdwan) of the leasehold property at the time of the renewal in cases of non-residential and residential purpose respectively.
8. In terms of the said Agreement the Lessee intends to construct and commence a Mini Township Projects consisting of Residential, Educational and Commercial in nature in the land more fully described in the Schedule hereunder. For the purpose of such construction the Lessee will construct the several multistoried buildings each in a demarcated portion of the land as per plan to be sanctioned by the Authorities concerned and intend to assign lease to the individual flat to the intending Prospective lessee and/or also plots of land in lease for Housing, Educational Construction.


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For PODDAR PROJECTS LTD.


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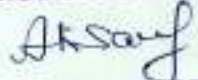
9. a) AND THE LESSEE to the intent that obligations herein contained shall continue throughout the term hereby granted unless otherwise decided and/or specified elsewhere in this DEED (10th hereby agree and covenant with the Lessor as follows:
- b) That the Lessee/Prospective-lessee in terms of the lease shall be liable to pay rent, fees, penalty (if applicable) as mentioned in par (7),
- c) That in the event of non-payment of any part of the lease rent BDA shall have authority to realize the same with interest, damages charges, and costs from the Lessee/Prospective-lessee.
- d) The Lessee/ Prospective-lessee will pay GST or any other tax applicable charge that may be applicable, imposed or charged, if any, in connection with construction of assignment of the lease-hold interest in favour of the Prospective- lessee by the Lessee, to the appropriate authority.
- e) The Lessee with prior approval of BDA shall have the right and shall be entitled to erect, maintain and/ or to permit and/or to permit and / or grant rights to outside/ third parties to erect and maintain hoardings, display- signs, communication tower or other installations like VSAT. Dish and/ or other antennas etc. on the roofs of the Building and or other areas in the Building and/ or in the premises without being required to pay any charge for the same to the Prospective-lessee or anyone claiming through them.
- f) The Lessee as per the duly plan approved by the BDA, shall have the right and shall be entitled to all future vertical and horizontal exploitation of the Buildings and/ or the Premises by way of additional./ further construction or otherwise on any part of the Land comprised in the Premises and/ or raising of any additional floors/ stories/ construction over the roofs of the buildings and shall at their absolute discretion be entitled to make from time to time. additions or alteration to the building and/ or the Common Portions and shall be entitled to deal with and dispose of any or all of the above in any manner whatsoever. The Prospective- lessee(s) in future shall not have any right therein and shall not be entitled to raise any objection. hindrance or claim in respect of the same.
- g) That the terms and conditions of the lease deed shall be binding on the parties or to their successors in interest or office including the legal heirs, representatives of the Lessee
- h) Local Authority on prior permission and after getting NOC from BDA shall also sanction the plan of said project after submission of the plans by the Lessee by complying the provisions of LUDCP.
- i) The LESSEE shall keep the land free from jungle and all sorts of nuisance. On his failure to do so, the Burdwan Development Authority shall cause a notice to be


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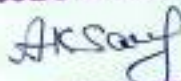

DIRECTOR

served upon the LESSEE asking him to remove the same. Within one month from the date of receipt of the notice the LESSEE shall comply with the instruction and report to the Burdwan Development Authority.

- j) The LESSEE shall pay and discharge all existing and future rates, taxes and assessment, duties, imposition, out goings and burdens whatever assessed, charged or imposed upon the demised premises or upon the LESSEE or occupier thereof.
- k) The LESSEE shall not be entitled to convert the demised land or any part hereof into a place of religious worship without the previous consent of the LESSOR obtain in writing or use or allow the demised premises or any part thereof to be used as place for cremation or burial.
- l) The LESSEE shall not use or permit any other persons to use the demised land or any part thereof for a purpose other than that for which it is leased in a manner which renders it unfit for use for the purpose of the lease.
- m) The LESSOR reserves himself the right to all minerals on the lands together with such rights of way and other reasonable facilities as may be requisite for working, gathering and carrying away such minerals.
- n) The LESSEE shall have to obtain necessary clearance from the appropriate authority such as West Bengal Pollution Control Board, Burdwan Development Authority, Municipal Corporation/Municipality/Gram Panchayat etc. as may be required before executions of the construction work on the demised land for which it is leased out.
- o) In case of higher valuation as per order/award of the competent court in favour of land loser, the lessee shall bear additional compensation. The Govt. or the BDA shall not be liable to pay the amount of higher valuation cases relating to L.A. Ref. or Money Execution cases or any other incidental cost arising out of the project. Besides, all fees related to litigation in connection with the land, project and sale/ transfer, assurance, safety and security of property will lie on the lessee.
- p) Control of development and Use of land, levy, Assessment and recovery of development charge will be guided by the West Bengal Town and Country (Planning Development) Act 1979, the West Bengal Town and Country Planning (Development of Township Projects) Rules, 2008 and related Rules, Policy amended from time to time.
- q) The Lessee shall also indemnify the BDA against quality assurances given by them to the Prospective-lessees of the Remunerative Components of the Developed Properties and no suit shall lie against the BDA in matters related to the quality of construction, premium charged by the Lessee and the manner of realization of the same.


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- r) The Lessee will be responsible for marketing the remunerative portion of the developed property on behalf of BDA subject to the mutually agreed terms and conditions. The Lessee will ensure transparency in the process of allotment of the developed properties on lease in every occasion.
- s) The Lessee will have to complete the Building Complexes in all respect with services in operation and install systems for adequate fire safety if applicable as per law including dry riser system and down comer system and reserve water storage as may be required under the extant rules of the Fire-Services Department and also obtain a contractual completion certificate from local authority as per existing zone.
- t) The Lessee will be responsible for all safety measures and take adequate insurance including 3rd party coverage for the leasehold plots.
- u) The Lessee shall indemnify the BDA against any claim related to the construction of the project to the extent of this agreement till handing over of possession. Litigation if any, arising due to default on part of the Lessee shall be handled by the Lessee at its own cost.
- v) The Lessee is not entitled to assign his leasehold interest, whether in full or in part, without prior written approval of the lessor and prospective lessee shall hold the same on the same terms and conditions as in the original lease and to such other terms and conditions as may be considered to be imposed by the lessor while granting such approval as per existing Acts/Rules/policy/Orders/Circulars etc. as applicable from time to time.
- w) The Lessee is hereby also authorized by the BDA to use the name of the BDA as their public partner in respect of the composite project for advertisement towards promotion and marketing of residential and commercial areas and holding of lottery for the purpose by the Lessee if so required, subject to approval of the contents of the advertisements/publicity materials /booklets etc. by the BDA.
- x) The Lessee shall be obliged at all times to provide the right of general use of the roads and other infrastructure facilities constructed on the Project Land to all the segments/components/entities/persons in the integrated Mini-Township as a "Common infrastructure for all".
- y) The Lessee shall not carry on and or cause to be carried on any activity prohibited under law of the land on the project Land or any part thereof or in any of the


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buildings/structures/installation/facilities to be constructed thereon nor shall it use the project Land or any part thereof or any of the buildings/structures/facilities/installations constructed thereon for any purpose other than for the Mini-Township


- z) The Lessee shall apply to the Damodar Valley Corporation (DVC) or the West Bengal State Electricity Distribution Company Limited (WBSEDCL) or other applicable authority for obtaining power supply facilities as will be required for the effective utilization of the facilities of the Mini-Township and shall comply with all the requirements of DVC/WBSEDCL and such other applicable authorities for which, as and when required, the Lessor shall extend all possible assistance as permitted under the procedural framework to the Lessee for obtaining power supply facilities as aforesaid, all financial under and/or liability thereof shall however be borne and paid by the Lessee.
- aa) The Lessee, on the expiry of the term of the lease by efflux of time or sooner determination thereof, if circumstances so demand, shall peacefully surrender to the Lessor the Project Land together with all construction, erections, installations fixtures, facilities, installations and fittings made on the project Land unless the Lessor shall renew the lease. In case the Lessor does not renew the lease, In case the Lessor does not renew the lease, a value of international eminence and standard shall be appointed through mutual consultations between the Lessor and the Lessee for valuation of all the concerned buildings/structure/facilities/infrastructure of the Mini-Township, attached to the Project Land, and the valuation so made by such value will be accepted by both the Lessor and the Lessee and thereupon all rights in any construction, additions, alteration or improvement, whether movable or immovable, of permanent or temporary nature, and all new buildings and/or structures, facilities and installations raised by the Lessee on the Project Land shall vest in their entirety with the Lessor subject to the payment of cost of the infrastructure etc. to the Lessee by the Lessor on the basis of valuation as aforesaid.
- bb) The Lessee shall at all times comply with all applicable laws, rules and regulations and any direction/orders of the competent authority of both the State and Central Government. with regard to the project Land and its operation and business and the Lessee will keep the Lessor saved harmless and indemnified for all losses, claims and/or demands which the Lessor may suffer or be put to by reason of any breach or alleged breach or the aforesaid,

10. AND THE LESSOR DOETH HEREBY CONVENANT WITH THE LESSEE as follows:

- a) The Lessor has good right, full power and absolute authority to grant the present lease to the Lessee in the manner as stated in these presents.
- b) The Lessee paying the said rent and. observing and performing the conditions and agreements herein contained and on the part of the Lessee to be paid, observed and


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performed, shall peaceably and quietly hold and enjoy the project Land including the additional or new building/buildings that it may construct thereon at its own costs and expenses during the said term without any lawful interruption by the Lessor or any person or persons lawfully claiming from, through or in trust for it.

- c) The lessee shall have the right and liberty to construct roads and to lay out drains, pipes, water pipes, electrical and telephone cables and lines and gas and other connections and lines on and under the project Land at the convenience and according to the requirements of the Lessee and to get necessary plans for additional building or stores and/or new building and/ or multi-storied buildings sanctioned by the Gram Panchayat /Panchayat Samity/Zilla Parishad as the case may be and/or such other authority (IES) as may be required.
- d) The Lessor shall have the full and absolute authority to sign all such plans documents papers as and when the same may be reasonably required by the Lessee for or in connection with the sanction of all plans by the authorities and/or otherwise in connection with construction of all such area, erection of any building and/or structures and /or roads, drains, electrical, gas and telephone connections provided that those are according to Lessee in consultation with the Lessor and are held to be required for the Mini-Township.
- e) The Lessee will have the liberty to create mortgage or charge its lease hold interest in the Project Land or any part or portion thereof in favour of any Bank, Financial institution, Company, Body Corporate or persons and receive such loan or amount on such terms and condition as the Lessee may agree deem fit and proper provided that the amount of loan so received is intended to be spent only for the purpose of or in keeping with the objectives of the Mini-Township and also subject to the provision that the Lessor will have the liberty to review the clause at any time if considered expedient in public interest and to comply with any provisions of law provided however the Lessor shall under no circumstances be liable for any debts of any part or portion of the Project Land and shall in no way be responsible for payment of the loan amounts and no property of the Lessor shall be charged for any loan raised by the lessee.

Provided that in case of mortgage or creating charge the lease hold interest of the project to the Bank or any financial institution, the Lessee M/S Poddar Projects Ltd., Kolkata shall obtain NOC from the Lessor BDA, but in any circumstances the BDA shall not be liable for Non Payment of loan and any property or its part shall not be charged for any loan obtained by the Lessee M/S Poddar Projects Ltd., Kolkata

11. AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

- a) The Lessee shall be entitled to make additions or alteration or repairs in the building or buildings and structure to be constructed on the project land necessary in the interest of the project subject to the compliance of the existing rules/regulations/laws/orders or directions issued by the State Government or appropriate authority from time to time.

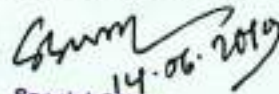


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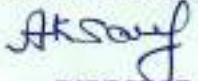
For PODDAR PROJECTS LTD.


DIRECTOR

- b) The Lessee shall be entitled to assigns, sub-lease or sub-let the Project Land or any part thereof or any portion of the constructed space thereon for any purpose subject to compliance of all the terms and conditions mentioned herein before. in cases of assignments, the assignees shall become direct lessees of the Lessor becoming liable to comply with all the obligations and entitled to all the rights of the Lessee hereunder and in cases of subleases, the sub lessees, upon termination of the original period of this lease, shall be entitled to obtain renewals of the leases of their respective portions directly form the BDA/Lessor becoming liable to comply with all the obligations and entitled to all the rights of the Lessee hereunder.
- c) The Lessee covenants that it shall be responsible for providing the municipal services within township, viz :- collection and disposal of solid waste, processing of sewerage, maintenance of roads, and green areas and all such municipal services ancillary of incidental thereto either directly or Township Association or through the third party/ companies to whom such assignment may be made by the Lessee or by the Township Association.
- d) The Lessee shall be at liberty to appl^y for and obtain, if necessary, separate or new of further electric connections(s) for the project Land and/or Antenna, Disc Antenna, elevators, lifts, Centralized Air Conditioning Plant., Generator, Water tank. Water Purifier and such other modern apparatus/appliances in the buildings and erections to be erected and/or constructed at the Project Land without the prior consent. of the Lessor.
- e) In the event, the Lessee fails to execute the project within the mutually agreed schedule years or fails to execute the scheduled work within the within the scheduled time table the Lessor shall be at liberty to resume the project land along with the building/ infrastructure, l facilities! installation created on the project Land provided however that the Lessor may at its discretion allow extension for completion of the project or deviation from the time table to scheduled work if the Lessor so decides upto extra 2years with pernalty of price escalation of land as increased up-to-date since execution of the deed.
- f) In the event the project Land or any part thereof is materially damaged or destro^yed by tempest. earthquake or other irresistible forces or acts of providence, civil commotion, disturbances riots wars or fires (not caused by any will full neglect or default on the part of the Lessee) rendering the project Land or major part thereof including the new or additional building or structures or facilities or infrastructure already constructed, created either substantially or permanently and on becoming unfit for the purpose of Mini-Township. this lease at the option of the Lessee but subject to concurrence of the Lessor shall stand determined.
- g) In the event of acquisition of the Project Lund or any portion thereof by the State or Central Government or any other authority competent in that behalf of under the Defense of India Act/Rules or under the Statute of law for the acquisition of properties during the continuance of this lease, this lease shall stand


 14.06.2019
 Special Officer
 Urban Development Department
 Govt. of West Bengal
 &
 Chief Executive Officer
 Burdwan Development Authority
 Purba Bardhaman

For PODDAR PROJECTS LTD.

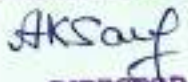

 DIRECTOR

determined and the amount of compensation for such acquisition shall be apportioned between the Lessor and the Lessee in accordance with the law or through such process as the Lessor and the Lessee shall mutually determine through discussions.

- h) In the event Lessee goes into liquidation or enters into a compromise with its creditors it shall be lawful for the Lessor to terminate the lease by giving one month notice to the Lessee and to re-enter into and upon the project Land together with all its facilities/infrastructure created thereon or any part thereof in the name of the whole and the same to have again repossessed and enjoyed as in their format state and all developments of the project Land together with benefits of all applications, permissions and sanctions etc. shall vest in the Lessor save those portions that may have been assigned or sub-leased by written agreements of assignments created or sub-leased by the Lessee.
- i) The annual rent of the land per square Meter area as mentioned in this indenture of Lease shall be subject to upgrade revision after 5 years from the date thereof a nominal amount not exceeding 10% of the existing rent as may be specified time to time.
- j) Any officer of the Lessor duly authorized in this behalf shall have the right to enter upon the project Land for necessary inspection whenever required.
- k) The Lessor reserves to itself the right, to all minerals on the project Land together with such rights of way and other reasonable facilities as may be required for working gathering and carrying away such minerals.
- l) All fossils, coins, articles of ancient value or antiques and/ or remains of geological and /or archaeological value of interest if found and/or retrieved from any part of the project Land shall be the absolute property of the Lessor and the lessee shall ensure protection of the same until removal and/or retrieval by the Lessor.
- m) This indenture of Lease and its schedules constitute the entire agreement between the parties and shall supersede all previous written documents or agreements on the subject matter of this indenture of Lease reached between the parties.
- n) The Lessee has been given the right of marketing the developed plots on behalf of the Lessor on such terms and conditions as was mutually agreed upon between the Lessor and the Lessee. The Lessee has also been authorized and empowered with prior permission of the Lessor to enter into lease agreements and/or general terms conditions, between the Lessor and the intending transferees (new purchaser) hereinafter referred to as the "INTENDING TRANSFEREES" in respect. of the plots of land out of the project land, subject to the condition that the drafts be formally vetted by the Lessor. The intending



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Burdwan Development Authority
Purba Bardhaman

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Transferees will make lump sum payment to the Lessee as premium in respect of the developed plots/properties and the Lessee in consultation with the Lessor will decide the rates of such premium according to different categories of developed plots/properties

12. **Event of Default by Lessor:** The following events shall be construed as events of default on the part of Lessor unless such an event has occurred as a consequence of a Force Majeure event and the Lessor has made diligent efforts, to the reasonable satisfaction of Lessee, to avoid the Force Majeure Event:

- a. In the event the highest court declares the title of the Lessor as regards the project land to be bad and defective thereby affecting the Lessee's title in the project Land.
- b. The Lessor willfully fails to facilitate the approvals required under law on part of the Lessor for implementation of the project which however shall not include any delay caused by injunctive or restraining Court order.

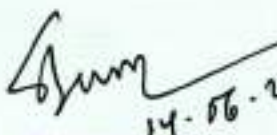
13. **Event of Default by Lessee:** The following events Shall be constructed as events of default on the part of Lessee unless such an event has occurred as a consequent of a Force Majeure event and the Lessee has made diligent efforts, to the reasonable satisfaction of the Lessor, to avoid the Force majeure Event:

- a. The Lessee has used and/or utilized the project Land for any other purpose save and except what has been provided in this Deed and/or has willfully failed and not utilized the project Land for the Mini- Township in accordance with the terms and conditions of this Lease Deed.
- b. The Lessee without the satisfaction of the Lessor fails to adhere to the time table of the work schedule.
- c. The Lessee willfully fails to implement the project in accordance with the set parameters and objectives or does not adhere to the land use plan/land use pattern as approved or agreed upon by the concerned authorities.
- d. The Lessee failing, neglecting or refusing to pay the Lease Rent and/or any other outgoings, land revenues and/or other statutory or government dues as applicable for two consecutive years and thereby.
- e. Litigation if any, arising due to default and assurance of quality in respect of the property shall lie on the LESSEE and be handled by the Lessee at its own Cost.

14. **Events of Default and Consequences:**

- a. The party which is not in default may give a default Notice to the party at default specifying in reasonable details the Lessor Event of Default or the Lessee Event of Default, as the case may be, giving rise to such Default. Notice and demanding remedy thereof within the Cure period, which shall be a period of not less than 60 days from the date of receipt of the Default Notice.

no


14.06.2019
Special Officer
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.


DIRECTOR

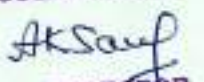
- b. During the Cure Period the parties shall consent as to what steps shall be taken with a view to :
- i. Mitigate the consequences of such default;
 - ii. Cure such Lessor Event of Default or Lessee. Event of Default, as the case may be and
 - iii. Extend the Cure Period, if warranted.
- c. At the expiry of the Cure period, if the applicable Lessor Event of Default or the Lessee's Event of Default, as the case may be has not been cured and the parties have not agreed to extend the Cure Period the following shall take place.

15. Consequences of Lessor's Event of Default:

- a. The Lessee shall be entitled to terminate the lease with respect to any or all parts and parcels of the Project Land. Upon such termination of the lease with respect to any or all parts and parcels of the project Land by the Lessee the Lessor shall refund to the Lessee the annual rents (s) paid by the Lessee and the cost of infrastructure, if any incurred for the development of the Mini-Township by the Lessee with respect to such parts and parcels of the Project Land in relation to which the lease has been terminated. The Lessor shall ensure that the Lessee is reasonably compensated for the cost of infrastructure, if any, buildings constructed, improvement, effected by it for the development of the project Land as well as any consequential losses as may be certified by a mutually agreed valuer of international reputation and standard. The Lessee shall hand over the possession of all parts and parcels of the Project Land in relation to which the lease will be terminated to the Lessor, free from all encumbrances. If the Lessor is unable to pay to the Lessee the Lessee's share of valuation as hereinbefore provided, the Lessee shall have the claim for further lease of the project land for such period and on such terms and conditions as may be mutually agreed upon between the Lessor and the Lessee.
- b. In the event the lessor is unable to pay the Lessee's share of the valuation as hereinbefore provided or the Lessee is unable to take lease of the Project Land as mentioned hereinbefore, the Lessor and the Lessee will through mutual discussion evolve alternative plan of action for productive use of the project Land and all buildings/structures/installation made thereon by the Lessee in the larger public interest but in case such a plan of action does not materialize, the Lessor and the Lessee through further mutual discussions shall take such necessary steps as may be expedient in the larger public interest.


14.06.2019
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Urban Development Department
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Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.


DIRECTOR

16. **Consequences of Lessee Event of Default**

The Lessor shall have the right to terminate the Lease either in whole or such parts and parcels of the Project land which in its sole discretion it may consider fit. Upon such termination, the project land, or such parts or portions of it as the case may be shall be resumed by the Lessor without requiring to giving refund/or other payment. The Lessee in addition shall be liable to pay such reasonable compensation. to the Lessor as may be determined by the Lessor taking into consideration the objective condition. The rights of the Lessee under any assignments, subleases and other third party rights created by the Lessee, if any, in respect of the Project Land or any part thereof shall however vest to the Lessor.

17. **AND IT IS HEREBY FURTHER AGREED BY AND BETWEEN THE LESSOR AND THE LESSEE as follows:**

- a. If any provision of this deed is held to be invalid, illegal or unenforceable, the parties undertake to use their best efforts to reach a mutually acceptable alternative to give effect to such provision in a manner which is not invalid, illegal or unenforceable and to the extent feasible that accurately represents the intention of the parties.
- b. No forbearance, indulgence or relaxation or inaction by any party at any time to require performance of any of the provisions of this Deed of Lease shall in any way affect, diminish or prejudice the right of any such party to require performance of the provision.
- c. No failure or neglect of either party hereto in any instance to exercise any right, power or privilege hereunder or under law shall constitute a waiver of any other right, power or privilege or of the same right, power or privilege in any other instance. All waivers by either party here to must be communicated in a written instrument signed by the party to be charged or other person duly authorized by it.
- d. In order to be effective, any amendments or supplements to this Lease and/ or its Schedules including this provision must be in writing and registered with the Authority with whom the present Lease Deed is registered.
- e. Each party shall bear its own costs related to this Lease including cost of any consultants. The registration fee, the stamp duty and all other expenses related and incidental to the execution and registration to this Lease shall be borne by the Lessee.
- f. Should any provision of this Lease Deed become partially or entirely invalid or unenforceable, this shall not affect the validity of any of its other provision.



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&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.


DIRECTOR

- g. This Lease Deed shall be governed by and construed in accordance with, Indian Law and, shall be subjected to the jurisdiction of the Original side of the High Court at Calcutta.
- h. All disputes and differences in relation to the applicability, interpretation, rights and obligations, of the parties hereunder and/or arising under these presents, shall be referred to a panel of Arbitrators. The parties will nominate and appoint one arbitrator each. The Arbitrators so appointed shall appoint the third arbitrator who will act as the presiding arbitrator/umpire. The arbitral proceedings shall be governed by the Arbitration and Conciliation Act, 1996 and any subsequent amendments thereto or enactment in substitution thereof. The arbitral proceeding shall be conducted either in Burdwan or in Kolkata, as may be mutually decided, in English language. The parties have agreed that the third arbitrator shall have summary powers and may make interim orders and awards and / or non speaking awards whether interim or final. The Lessee agrees not to initiate any proceedings or take any other legal action in any forum or consumer forum or any court law without first referring the matter to the arbitration and till the arbitrator / arbitration tribunal has given its directions/ awards. The award/ awards made by the arbitrators shall be final and the parties agrees to bound by the same,

THE SCHEDULE A ABOVE REFERRED TO:

(Description of project land on which Building has been constructed)

ALL THAT 76.36 Acres of land at Kamnara Mouza , J.L. No.49 and Mirzapur Mouza J.L.No.66 butted and bounded on the East by Katwa Road, On the West by Other land, On the North by Ring Road and on the South by Other land.

(Description of the Project Land as per MOA)

Land Schedule for proposed acquisition of land for the Mini- Township project at Mouza – Kamnara, J.L. No. 49, Sheet No. 2 and Mouza- Mirzapur, J.L. No. 66, Sheet No – 1, PS. Burdwan, District – Purba Bardhaman

Private Land

| SL.No. | Mouza | JL.No. | Plot Nos. | R.S.Khatian No. | Area (In Acres) |
|--------|----------|--------|-----------|-----------------|-----------------|
| 1 | Mirzapur | 66 | 386 | 3828 | 0.35 |
| 2 | Mirzapur | 66 | 6059 | 2407/3828 | 0.48 |
| 3 | Mirzapur | 66 | 461 | 2407/3828 | 1.60 |
| 4 | Mirzapur | 66 | 441 | 1294/3828 | 12.18 |
| 5 | Mirzapur | 66 | 443 | 3828 | 0.75 |
| 6 | Mirzapur | 66 | 544 | 2407/3828 | 0.30 |
| 7 | Mirzapur | 66 | 394 | 3828 | 2.57 |
| 8 | Mirzapur | 66 | 392 | 2407/3828 | 0.10 |
| 9 | Mirzapur | 66 | 390 | 3828 | 0.07 |
| 10 | Mirzapur | 66 | 393 | 3828 | 0.52 |
| 11 | Mirzapur | 66 | 388 | 3828 | 0.12 |

[Handwritten Signature]
14.06.2019

Special Officer
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.

[Handwritten Signature]
DIRECTOR

| | | | | | |
|----|----------|----|------|--|--------------|
| 12 | Mirzapur | 66 | 6060 | 3828 | 0.55 |
| 13 | Mirzapur | 66 | 385 | 3828 | 0.59 |
| 14 | Mirzapur | 66 | 447 | 2407/3828 | 6.08 |
| 15 | Mirzapur | 66 | 448 | 3828 | 1.31 |
| 16 | Mirzapur | 66 | 452 | 3828 | 1.17 |
| 17 | Mirzapur | 66 | 453 | 2130-2/3828 | 4.09 |
| 18 | Mirzapur | 66 | 459 | 610/181/3828/4024/4223 | 2.33 |
| 19 | Mirzapur | 66 | 462 | 917/1640/1642/1795/1825/ 1903/2084/3828 | 0.26 |
| 20 | Mirzapur | 66 | 539 | 3828 | 0.07 |
| 21 | Mirzapur | 66 | 460 | 3828 | 0.10 |
| 22 | Kamnara | 49 | 1920 | 563/986-1/1219 | 7.20 |
| 23 | Kamnara | 49 | 2200 | 563/1219 | 1.80 |
| 24 | Kamnara | 49 | 2180 | 563/1219 | 9.81 |
| 25 | Kamnara | 49 | 2095 | 563/1219 | 0.78 |
| 26 | Kamnara | 49 | 2093 | 1219 | 0.66 |
| 27 | Kamnara | 49 | 2133 | 563/1219 | 1.28 |
| 28 | Kamnara | 49 | 2143 | 177/210/289/1219 | 0.26 |
| 29 | Kamnara | 49 | 2092 | 1219 | 0.22 |
| | | | | Total > | 57.60 |

| SL.No. | Mouza | JL.No. | Plot Nos. | R.S.Khatian No. | Area (In Acres) |
|--------|----------|--------|-----------|-----------------|-----------------|
| 1 | Mirzapur | 66 | 387 | 1 | 0.52 |
| 2 | Mirzapur | 66 | 389 | 1 | 0.66 |
| 3 | Mirzapur | 66 | 391 | 1 | 0.54 |
| 4 | Mirzapur | 66 | 322 | 1 | 5.45 |
| 5 | Mirzapur | 66 | 440 | 1 | 1.06 |
| 6 | Mirzapur | 66 | 442 | 1 | 0.61 |
| 7 | Mirzapur | 66 | 438 | 1 | 0.87 |
| 8 | Mirzapur | 66 | 439 | 1 | 2.36 |

[Signature]
14.06.2019

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Govt. of West Bengal
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Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.

[Signature]
DIRECTOR

| | | | | | |
|----|----------|----|------|---------|--------------|
| 9 | Mirzapur | 66 | 445 | 1 | 3.35 |
| 10 | Mirzapur | 66 | 446 | 1 | 1.66 |
| 11 | Mirzapur | 66 | 6067 | 1 | 1.00 |
| 12 | Mirzapur | 66 | 540 | 1 | 0.12 |
| 13 | Mirzapur | 66 | 435 | 1 | 0.28 |
| | | | | | 18.48 |
| 14 | Kamnara | 66 | 2091 | 1 | 0.28 |
| | | | | | 0.28 |
| | | | | Total > | 18.76 |

Total Area of land in Mini Township Project (HS-2) Area

| | | | |
|-------------------|--------------|-------------|--------------------|
| Mirzapur | Private Land | 35.59 acres | 54.07 acres |
| | Vested Land | 18.48 acres | |
| Kamnara | Private Land | 22.01 acres | 22.29 acres |
| | Vested Land | 0.28 acres | |
| Total > | | | 76.36 acres |

THE SCHEDULE B ABOVE REFERRED TO:

(Description of project land on which Building has been constructed)

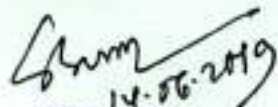
ALL THAT 39.068 Acres of land at Kamnara Mouza , J.L. No.49 and Mirzapur Mouza J.L.No.66 butted and bounded on the East by Katwa Road, On the West by Other land, On the North by Ring Road and on the South by Other land.

(Description of the Project Land as Leased out)

Land Schedule for proposed acquisition of land for the Mini- Township project at Mouza – Kamnara, J.L. No. 49, Sheet No. 2 and Mouza- Mirzapur, J.L. No. 66, Sheet No – 1, PS. Burdwan, District – Purba Bardhaman

Private Land

| SL.No. | Mouza | JL.No. | Plot Nos. | R.S.Khatian No. | Area (In Acres) |
|--------|----------|--------|-----------|------------------------|-----------------|
| 1 | Mirzapur | 66 | 461 | 2407/3828 | 1.60 |
| 2 | Mirzapur | 66 | 544 | 2407/3828 | 0.30 |
| 3 | Mirzapur | 66 | 447 | 2407/3828 | 6.08 |
| 4 | Mirzapur | 66 | 448 | 3828 | 1.31 |
| 5 | Mirzapur | 66 | 452 | 3828 | 1.17 |
| 6 | Mirzapur | 66 | 453 | 2130-2/3828 | 4.09 |
| 7 | Mirzapur | 66 | 459 | 610/181/3828/4024/4223 | 2.33 |


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 Urban Development Department
 Govt. of West Bengal
 &
 Chief Executive Officer
 Burdwan Development Authority
 Purba Bardhaman

For PODDAR PROJECTS LTD.


 DIRECTOR

| | | | | | |
|-----|----------|----|------|--|----------------|
| 8. | Mirzapur | 66 | 462 | 917/1640/1642/1795/1825/1903/2084 /3828 | 0.26 |
| 9 - | Mirzapur | 66 | 539 | 3828 | 0.07 |
| 10 | Mirzapur | 66 | 460 | 3828 | 0.10 |
| 11 | Kamnara | 49 | 1920 | 563/986-1/1219 | 7.20 |
| 12 | Kamnara | 49 | 2200 | 563/1219 | 1.80 |
| 13 | Kamnara | 49 | 2180 | 563/1219 | 9.81 |
| 14 | Kamnara | 49 | 2095 | 563/1219 | 0.78 |
| 15 | Kamnara | 49 | 2093 | 1219 | 0.6281 |
| 16 | Kamnara | 49 | 2133 | 563/1219 | 1.28 |
| 17 | Kamnara | 49 | 2143 | 177/210/289/1219 | 0.26 |
| | | | | Total > | 39.0681 |

1st Phase time schedule :

| <u>Details</u> | <u>Area</u> | <u>Completion Time</u> |
|----------------|-----------------|------------------------|
| Phase IA - | 10.00 acres - | 18 Months |
| Phase IB - | 09.80 acres - | 15 Months |
| Phase IC - | 8.32 acres - | 22 Months |
| Phase ID - | 10.9481 acres - | 17 Months |

SG

[Signature]
14.06.2019

Special Officer
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

For PODDAR PROJECTS LTD.

[Signature]
DIRECTOR

✓

Memo. Of Consideration

Paid a sum of Rs. 1,35,00,393/- (Rupees One core Thirty Five lacs Three hundred Ninety three only) by various cheques.

IN WITNESS WHEREOF the parties hereto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED, SEALED AND DELIVERED by
the **BDA/LESSOR** in the Presence of:

Ghosh
14.06.2019
Special Officer
Urban Development Department
Govt. of West Bengal
&
Chief Executive Officer
Burdwan Development Authority
Purba Bardhaman

SIGNED, SEALED AND DELIVERED by
the **LESSEE** in the Presence of :

For PODDAR PROJECTS LTD.

A. K. Das
DIRECTOR

Witness:

1 *Pranab Kumar Panja*
ADM

Law Advisor,
Burdwan Development Authority
Purba Bardhaman


2 *Pradyip Ghosh*
S/O TRINATH CHANDRA GHOSH
29, Bhajini Nivedita Sani, M.B. Road,
Nolbada - 70051.











Drafted by Me

Ananda Das Mondal
Ananda Das Mondal
Advocate, Enrol. No. WB/968/85

FINGER PRINTS

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 Urban Development Department
 Govt. of West Bengal
 &
 Chief Executive Officer
 Bardwan Development Authority
 Bardhaman
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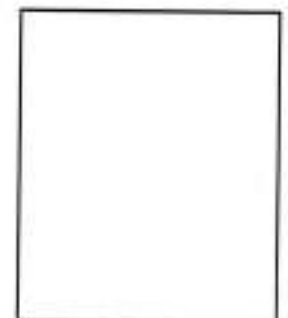
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 Signature

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 Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AACCP5704B



नाम NAME

PODDAR PROJECTS LIMITED

निगमन/बनने की तिथि /DATE OF INCORPORATION/FORMATION

05-02-1963

आयकर अधिकारी (कम्यू. अफ.) कोलकाता
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA



भारत सरकार
GOVERNMENT OF INDIA



अशोक कुमार सारफ
Ashok Kumar Saraf
जन्म वर्ष / Year of Birth : 1952
पुरुष / Male



4360 9085 7105

आधार – आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: S/O मदन लाल सारफ, ३३६ कानाल
स्ट्रीट ब्लॉक -बी कालूर रोड, श्रीभूमि,
कोलकाता, श्रीभूमि सू.अ. कोलकाता, पश्चिम
बंगाल, 700048

Address: S/O Madan Lal Saraf,
336 CANAL STREET BLOCK -B
FLOOR 3RD, SRIBHOOMI,
KOLKATA, Sreebhumi S.O,
Kolkata, West Bengal, 700048

1947
1900 190 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-562 001

Ashok Saraf

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AKTPS7705D



नाम / NAME
ASHOK KUMAR SARAF

पिता का नाम / FATHER'S NAME
MADANLAL SARAF

जन्म तिथि / DATE OF BIRTH
12-06-1952

हस्ताक्षर / SIGNATURE

Ashok Saraf

K. Das

आयकर अधिकारी, प.ब. - XI

COMMISSIONER OF INCOME TAX, W.B. - XI



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/20/138/180357



নির্বাচকের নাম : প্রদীপ ঘোষ
Elector's Name : Pradip Ghosh
পিতার নাম : ত্রিনাথ চন্দ্র ঘোষ
Father's Name : Trinath Chandra Ghosh
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ
Date of Birth : XX/XX/1973

WB/20/138/180357

ঠিকানা:
28, ভাগিনী নিবেদিতা সারানী, এম বি রোড
বিরাতলি নর্থ ডুম ডুম নিমতা, নর্থ
24 পার্গানা- 700051

Address:
28, BHAGINI NIVEDITA SARANI, M B ROAD
BIRATLI NORTH DUM DUM NIMTA, NORTH
24 PARGANAS- 700051

Date: 01/02/2014

110-Dum Dum Uttar Constituency
ফ্যাক্সিমে সইয়ের অঙ্গীকার
Facsimile Signature of the Electoral
Registration Officer for
110-Dum Dum Uttar Constituency

কোন পরিবর্তন হলে এই কার্ডের নম্বর একই রাখতে হবে এবং
নতুন ঠিকানা পরিবর্তন হলে এই কার্ডের নম্বর একই
রাখতে হবে।
In case of change in address mention the Card No.
to the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Pradip Ghosh

ALL THAT 39.068 ACERS (MARKED IN 'RED') OF LAND FOR 'UPANTIKA TOWNSHIP' AT KAMNARA MOUZA J.L. NO. 49 AND MIRZAPUR MOUZA J.L. NO. 66

| | |
|----------------------|--------|
| Total Land(In Acres) | 39.068 |
| Mirzapur(In Acres) | 17.310 |
| Kamnara(In Acres) | 21.758 |



Sumit
 14/06/2019

PROPOSED UPANTIKA MINI TOWNSHIP AT KAMNARA & MIRZAPUR, BURDWAN, A PUBLIC PRIVATE PARTNERSHIP PROJECT WITH BDA

Urban Development Department
 Govt of West Bengal
Sumit
 Chief Executive Officer
 Burdwan Development Authority
 Purba Bardhaman
 SIGNATURE OF BDA

FOT PODDAR PROJECTS LTD.
AK. Saig
 DIRECTOR
 SIGNATURE OF LESSEE

Major Information of the Deed

| | | | |
|--|---|-------------------------------------|------------|
| Deed No# | I-0203-04614/2019 | Date of Registration | 18/06/2019 |
| Query No / Year | 0203-0000931518/2019 | Office where deed is registered | |
| Query Date | 17/06/2019 1:15:51 PM | A.D.S.R. BURDWAN, District: Burdwan | |
| Applicant Name, Address & Other Details | ASHOK KUMAR SARAF BURDWAN, Thana : Barddhaman, District : Burdwan, WEST BENGAL, PIN - 713101, Mobile No. : 8017022209, Status :Buyer/Claimant | | |
| Transaction | Additional Transaction | | |
| [0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking | | | |
| Set Forth value | Market Value | | |
| | Rs. 15,44,55,488/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 9,27,889/- (Article:35) | Rs. 1,50,719/- (Article:A(1)) | | |
| Remarks | Lease Period 99 Years s Advance/Premium Rs 1,35,00,393/- Average annual Rent Rs 7,85,771/- | | |

Land Details :

District: Burdwan, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Mirjapur Ji No: 66, Pin Code : 713104

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|---------------|---------|----------------|-------------------------|-----------------------|---------------------|
| L1 | RS-461 | RS-2407 | Bastu | Shali | 1.6 Acre | | 61,44,000/- | Property is on Road |
| L2 | RS-447 | RS-2407/38 | Bastu | Shali | 6.08 Acre | | 2,33,47,200/- | Property is on Road |
| L3 | RS-448 | RS-3828 | Bastu | Shali | 1.31 Acre | | 50,30,400/- | Property is on Road |
| L4 | RS-452 | RS-3828 | Bastu | Shali | 1.17 Acre | | 44,92,800/- | Property is on Road |
| L5 | RS-453 | RS-2130 | Bastu | Shali | 4.09 Acre | | 1,57,05,600/- | Property is on Road |
| L6 | RS-459 | RS-610 | Bastu | Shali | 2.33 Acre | | 89,47,200/- | Property is on Road |
| L7 | RS-462 | RS-917 | Bastu | Shali | 0.26 Acre | | 9,98,400/- | Property is on Road |
| L8 | RS-544 | RS-2407 | Bastu | Shali | 0.3 Acre | | 11,52,000/- | Property is on Road |
| L9 | RS-539 | RS-3828 | Bastu | Shali | 0.07 Acre | | 2,68,800/- | Property is on Road |
| L10 | RS-460 | RS-3828 | Bastu | Shali | 0.1 Acre | | 3,84,000/- | Property is on Road |
| | | TOTAL : | | | 1731Dec | 0 /- | 664,70,400 /- | |

District: Burdwan, P.S:- Barddhaman, Gram Panchayat: SARAITIKAR, Mouza: Kamnara Ji No: 49, Pin Code : 713104

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------|---------------|---------|--------------|-------------------------|-----------------------|---------------------|
| L11 | LR-1920 (RS :-) | LR-563 | Bastu | Shali | 7.2 Acre | | 3,16,80,000/- | Property is on Road |
| L12 | RS-2200 | RS-563 | Bastu | Shali | 1.8 Acre | | 69,12,000/- | Property is on Road |
| L13 | RS-2180 | RS-563 | Bastu | Shali | 9.81 Acre | | 3,76,70,400/- | Property is on Road |

| | | | | | | | | |
|-----|------------------|----------------------|-------|-------|-------------------|-------------|-----------------------|---------------------|
| L14 | LR-2095 (R9-) | LR-563 | Bastu | Shali | 0.78 Acre | | 29,95,200/- | Property is on Road |
| L15 | LR-2093 (RS-) | LR-1219 | Bastu | Shali | 0.6281 Acre | | 28,13,888/- | Property is on Road |
| L16 | RS-2133 | RS-563 | Bastu | Shali | 1.28 Acre | | 49,15,200/- | Property is on Road |
| L17 | RS-2143 | RS-177 | Bastu | Shali | 0.26 Acre | | 9,98,400/- | Property is on Road |
| | | TOTAL : | | | 2175.81Dec | 0 /- | 879,85,088 /- | |
| | | Grand Total : | | | 3906.81Dec | 0 /- | 1544,55,488 /- | |



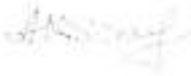
Lessor Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | BURDWAN DEVELOPMENT AUTHORITY NEW ADMINISTRATIVE BUILDING 5TH FLOOR KANCHARI ROA, P.O.- BURDWAN, P.S.- Barddhaman, District-Burdwan, West Bengal, India, PIN - 713101 , State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative |

Lessee Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | MS PODDAR PROJECT LT D 9TH FLOOR 18 RABINDRA SARANI KOLKATA, P.O.- KOLKATA, P.S.- Chitpur, District-Kolkata, West Bengal, India, PIN - 700071 , PAN No.: AACCP5704B, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | Shri SANTANU BASU Son of NOT MENTIONED NEW ADMINISTRATIVE BUILDING 5TH FLOOR KANCHARI ROAD, P.O.- BURDWAN, P.S.- Barddhaman, District-Burdwan, West Bengal, India, PIN - 713101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of India, , State Government Office Status : Representative, Representative of : BURDWAN DEVELOPMENT AUTHORITY (as CEO OF B D A) | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr ASHOK KUMAR SARAF (Presentant) Son of Shri MADANLAL SARAF Date of Execution - 18/06/2019, , Admitted by: Self, Date of Admission: 18/06/2019, Place of Admission of Execution: Office |  |  |  |
| | | Jun 18 2019 1:05PM | L 11 18/06/2019 | 18/06/2019 |

336 CANEL STREET BLOCK B SHREE BHUMI, P.O:- KOLKATA, P.S:- Karaya Road, District:-Kolkata, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. :- AACCP5704B Status : Representative, Representative of : MS PODDAR PROJECT LT D (as ATTORNEY HOLDER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| PRADIP GHOSH Son of TRINATH CH GHOSH 29 BHAGANI NEVEDITA SARANI M B ROAD BIRATI DUM D, P.O:- KOLKATA, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700014 |  |  |  |
| | 18060019 | 18060019 | 18060019 |

Identifier Of Shri SANTANU BASU, Mr ASHOK KUMAR SARAF

Endorsement For Deed Number : I - 020304614 / 2019

On 18-06-2019

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

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

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

Presented for registration at 12.58 hrs on 18-06-2019, at the Office of the A.D.S.R. BURDWAN by Mr ASHOK KUMAR SARAF .

Admission Execution (for exempted person)

Execution by Shri SANTANU BASU, , CEO OF B D A, BURDWAN DEVELOPMENT AUTHORITY (Others), NEW ADMINISTRATIVE BUILDING 5TH FLOOR KANCHARI ROA, P.O:- BURDWAN, P.S:- Barddhaman, District:-Burdwan, West Bengal, India, PIN - 713101

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 18-06-2019 by Mr ASHOK KUMAR SARAF, ATTORNEY HOLDER, MS PODDAR PROJECT LT D (Others), 9TH FLOOR 18 RABINDRA SARANI KOLKATA, P.O:- KOLKATA, P.S:- Chitpur, District:-Kolkata, West Bengal, India, PIN - 700071

Identified by PRADIP GHOSH, ., Son of TRINATH CH GHOSH, 29 BHAGANI NEVEDITA SARANI M B ROAD BIRATI DUM D, P.O: KOLKATA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,50,719/- (A(1) = Rs 1,50,719/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,50,719/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 5:44PM with Govt. Ref. No: 192019200026627571 on 17-06-2019, Amount Rs: 1,50,719/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 827357682 on 17-06-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 9,27,889/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 9,27,839/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 79104, Amount: Rs.50/-, Date of Purchase: 06/05/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/06/2019 5:44PM with Govt. Ref. No: 192019200026627571 on 17-06-2019, Amount Rs: 9,27,839/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 827357682 on 17-06-2019, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0203-2019, Page from 106193 to 106223
being No 020304614 for the year 2019.



Digitally signed by KAUSHIK
BHATTACHARYA
Date: 2019.06.24 12:27:56 +05:30
Reason: Digital Signing of Deed

(Kaushik Bhattacharya) 6/24/2019 12:27:37 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BURDWAN
West Bengal.



(This document is digitally signed.)