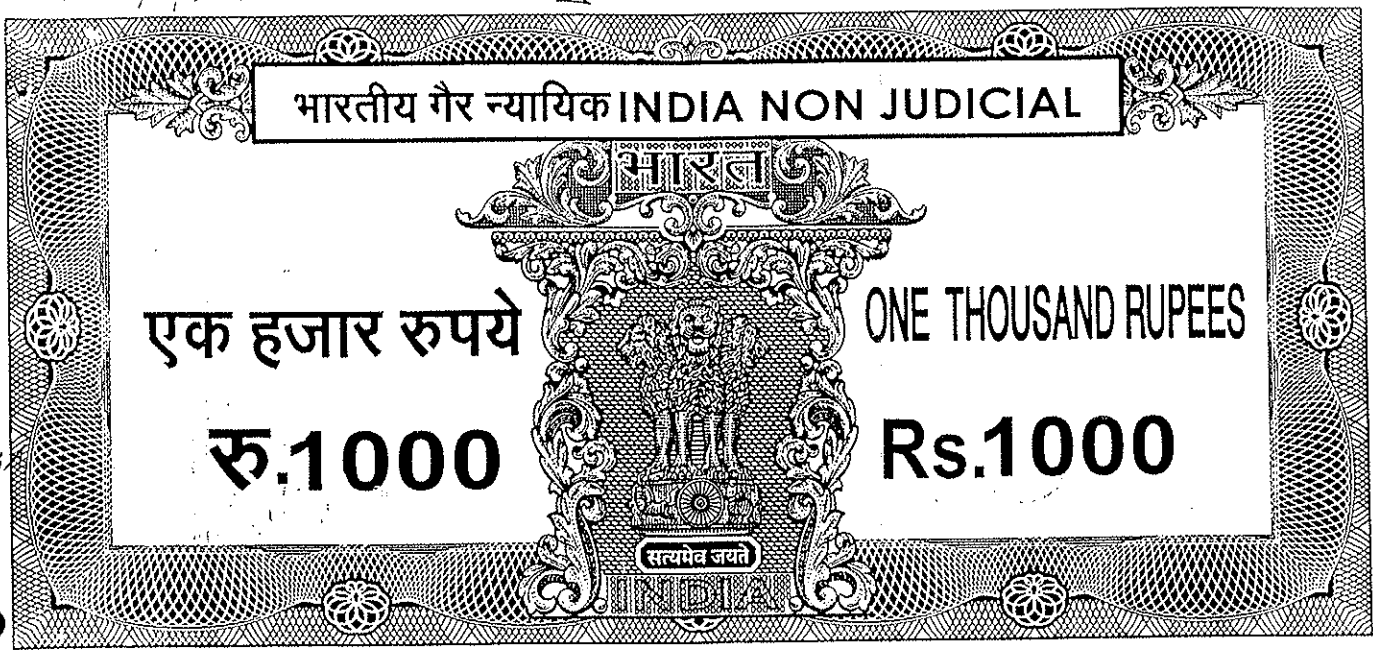


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भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

भारत



सत्यमेव जयते

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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भारत सरकार द्वारा 1968
 में अधिनियम क्र. 124 द्वारा
 पंजीकृत किया गया है।
 अधिनियम क्र. 124
 संशोधन क्र. 384



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THIS DEED of LEASE made on this 20th day of the month of November, 2006
 Between KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY, a body
 corporate constituted under the West Bengal Town and Country (Planning &
 Development) Act, 1979, having its headquarters now at Prashasan Bhavan, DD-I,
 Sector-I, Bidhannagar, Kolkata - 700 064 hereinafter referred to as KMDA (which
 term or expression shall unless excluded by or repugnant to the context mean and
 include its successors and permitted assigns) of the FIRST PART.

KOLKATA WEST INTERNATIONAL CITY PRIVATE LIMITED, a company
 incorporated under the Companies Act, 1956 and having its registered address at
 84/1A, Topsia Road, "Trinity Plaza", Ground Floor, Kolkata: 700046 hereinafter
 referred to as the LESSEE (which term or expression shall unless excluded by or
 repugnant to the context mean and include its successors and permitted assigns) of
 the SECOND PART.

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THE GOVERNOR OF STATE OF WEST BENGAL through the Principal Secretary, Urban Development Department having his office at Nagarayan, DF-8, Sector-I, Salt Lake City, Kolkata hereinafter referred to as the Confirming Party (which term or expression shall unless excluded by or repugnant to the context mean and include its successors and permitted assigns) of the THIRD PART.

WHEREAS:

- A. By an Agreement dated 7th July 2004 made between KMDA of the First part Beyond Limit International Ltd. of the second part and the Confirming Party of the Third part (hereinafter referred to as the said "Agreement") whereby KMDA agreed to grant lease of 390.20 acres of land in five phases to a company to be incorporated under the Companies Act 1956 by the said Beyond Limit International Ltd. for developing an integrated satellite township in West Howrah for public purposes by decongesting the core areas of the cities of Kolkata and Howrah and providing quality living conditions in consonance with the standard UDPFI guidelines as well as fully comply with all the laws/rules/regulations/notifications of the land including those relating to planning and environmental health.
- B. By ten indentures all dated 1st November, 2004 and registered with the Registrar of Assurances, Kolkata, between the Governor of West Bengal of the one part and the KMDA of the other part, the Governor has transferred land measuring an area of 313.095 acres in Mouzas Salap, Tentulkuli, Pakuria, Bankra, Balitikuri, Khalia, Kona, Dist. Howrah, West Bengal fully described therein in favour of KMDA for the consideration and on the terms and conditions contained in the said indentures.
- C. By an indenture dated 6th November, 2004 made between the National Small Industries Corporation of the one part and the KMDA of the other part the said NSIC has transferred land measuring an area of 76 acres at Mouza Balitikuri, Dist. Howrah, West Bengal fully described therein in favour of KMDA for the consideration and on the terms and conditions mentioned therein.

- D. KMDA has therefore become the owner of 389.095 acres of land in Moujas Salap, Tentulkuli, Pakuria, Bankra, Baltikuri, Khalia and Kona in the District of Howrah in the State of West Bengal.
- E. In terms of the said Agreement, the said Beyond Limit International Ltd has caused the Lessee to be incorporated under the Companies Act, 1956 and nominated the Lessee to have the lease of 389.095 acres of land from KMDA and the same has been confirmed by KMDA and the Confirming Party.
- F. By a deed of Lease dated 21st December, 2004 executed between KMDA, Kolkata West International City Pvt. Ltd. and The Governor of the State of West Bengal and registered before the Registrar of Assurances, Kolkata in Book No. I, Volume No. I, Pages 1 to 20 and being No. 00061 of the year 2004, KMDA has granted a lease of 82.147 acres of land for a consideration of Rs.20 Crores (Rupees Twenty Crores only) for the purpose of development of 1st phase of the commercial cum residential township.
- G. KMDA and the Confirming Party has agreed with the Lessee to transfer the balance area of 308.053 acres by lease to the Lessee in four stages.
- H. KMDA has now agreed to grant a lease of 77.01 acres out of the said land for a consideration of Rs.18.75 Crores (Rupees Eighteen Crores and Seventy five Lakhs only) towards the purpose of development of the 2nd Phase of the commercial cum residential township and the balance land of 231.043 acres will be transferred to the Lessee in accordance with the said Agreement dated 7th July 2004.
- I. The Confirming Party has sanctioned the grant of the said lease in favour of the Lessee as provided herein.

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of a sum of Rs.18,75,00,000/- (Rupees Eighteen Crores Seventy Five Lakhs only) and rent of Re.1/- per year per acre paid by the LESSEE to the KMDA as premium and rent for the entire term, at the time of execution and registration of these present (the receipt of which is hereby acknowledged by KMDA) and the LESSEE's covenants hereinafter reserve and contained, the KMDA doth hereby grant and demise unto the LESSEE that land measuring

77.01 acres more or less in Mouzas Salap, Tentulkuli, Pakuria, Bankra, Balitikuri, Khalia, Kona, Dist. Howrah, West Bengal fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red (hereinafter referred to as the demised land) TO HOLD the demised land unto the LESSEE for a period of 999 years commencing from the 10th day of November, 2006 paying an annual rent of Re.1/- (Rupee One only) per acre or part thereof.

2. The LESSEE hereby agrees and covenants with the KMDA as follows: -

- (i) The LESSEE has obtained all requisite approvals of the Govt. of India relating to foreign direct investment at the time of execution of this lease and has complied with all necessary formalities.
- (ii) The LESSEE shall pay usual fees, taxes, cesses, rates etc. as applicable, under different laws of the land after transfer of the land and delivery of possession, save and except the charges exempted in terms of charges for development permission under provisions of the West Bengal Town and Country (Planning and Development) Act, 1979 and the conversion permission under the West Bengal Land Reforms Act, 1955 and KMDA and the Confirming Party have agreed to get the charges exempted.
- (iii) That the LESSEE shall initiate the physical construction of the township project within six months from the date of receiving sanction of the building plans and all other necessary approvals, provided that all necessary applications will be made by Lessee within 3 months of handing over of possession of land to Lessee as aforesaid. The Lessee will submit the overall plan of the township to KMDA for approval within one month of receiving possession of the demised land. The Lessee has submitted the timeline for completion of construction on the demised land at the time of execution of the lease deed.

- (iv) The LESSEE shall always keep the land clean and free from all sorts of nuisance.
- (v) The LESSEE shall be entitled to grant sublease of any portion of the demised land and buildings to be constructed thereon. However, the LESSEE shall not assign the lease or grant any sublease of any part of the demised land to any company for the purpose of development except with the approval of KMDA.
- (vi) The LESSEE shall indemnify and keep KMDA saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) in relation to the construction of the said township and those resulting from breach of this Lease by Lessee, including any act or neglect or default of the Lessee's sub-consultants, employees and/or the purchases and any breach resulting in any successful claim by any third party or violation of any permission, rules and regulations or bye-laws or arising out of any accident or otherwise.
- (vii) That the LESSEE shall keep reserve 7.5% of the residential dwelling units in the proposed township for economically weaker section and/or displaced persons for building group housing for them and the beneficiaries will be selected by the Lessee on the basis of principles to be evolved by the KMDA/Confirming party.
- (viii) The LESSEE is permitted to create mortgage or charge on the demised land for borrowing fund from financial institutions or corporate bodies for the purpose of construction of its building or for its business set up.
- (ix) The LESSEE will not without the prior consent of the KMDA use or permit the use of the demised land and/or any structures erected thereon or any part thereof for any purpose other than that for which the demised land is let.

- (x) The LESSEE shall not carry on the demised land any unlawful or immoral activity or any activity which may be considered to be offensive or a course of annoyance, inconvenience or nuisance to any person of the neighbourhood.
 - (xi) The LESSEE shall permit any person authorized by KMDA to inspect, repair and clean the canals/sewer lines or to do any other works in connection therewith within the demised land without any obstruction or hindrance.
 - (xii) The LESSEE shall ensure that the quality of effluent generated within the demised premises shall conform to the norms, laid down by the State Pollution Control Board, West Bengal, and/or other statutory/designated authorities before its entry into the sewerage system in existence in the demised land.
 - (xiii) The LESSEE at the expiration of the term of the lease or sooner determination thereof, shall peaceably surrender to the KMDA the demised land. KMDA shall purchase the construction made thereon if any, at the market value and the LESSEE shall sell the same to the KMDA at the valuation to be assessed by mutual consent of the parties. If KMDA fails to purchase the constructions as aforesaid, the lease will be deemed to be renewed for a further period of 999 years.
3. KMDA hereby covenants with the LESSEE as follows: -
- [i] That the LESSEE observing and performing all the covenants by the LESSEE herein contained shall hold and enjoy the demised land during the said term without any unlawful interruption by the KMDA or any other person acting on behalf of the KMDA or the Confirming party.

- [ii] The LESSEE shall be provided with infrastructural facilities in respect of sewerage connection, water supply, electric connection, telephone connection to the extent set out in the agreement dated 7th July 2004 provided that such facilities shall be made available upto the periphery of the demised land and the LESSEE at its own cost shall extend the facilities within the demised land.
- [iii] KMDA warrants that it has marketable title of the demised land and the area of the demised land has been physically verified by KMDA.
- [iv] KMDA shall also grant, and/or cause to be granted, if required, development permission within two months of the making application by the Lessee under provision of the West Bengal Town and Country (Planning & Development) Act, 1979, as well as mutation and/or conversion permission under the West Bengal Land Reforms Act, 1955 within two months of making application by the Lessee and the Lessee will not be required to pay any separate charges in relation thereto.
- [v] KMDA shall indemnify and keep the LESSEE saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) in relation to any dispute relating to the title to the demised land and those resulting from breach of this lease by KMDA, including any act or neglect or default of KMDA's consultants, employees and/or agents and any breach resulting in any successful claim by any third party or violation of any permission, rules and regulations or bye-laws or otherwise.

4. PROVIDED ALWAYS and it is hereby agreed as follows: -

- [i] The Confirming Party hereby confirms the present demise in favour of the Lessee on the terms and conditions herein contained.

- [ii] KMDA shall transfer vacant possession of the demised land to the Lessee on such date as may be agreed between the parties.
- [iii] That any demand for payment or notice requiring to be made upon or given to the LESSEE shall be sufficiently made or given if sent by the KMDA or any of its authorized officers to the LESSEE at the address of the Lessee or sent by Registered Post addressed to the LESSEE at or to its last known address and that notice requiring to be given to the KMDA shall be sufficiently given if delivered at or sent by Registered Post to the office of the KMDA.
- [iv] That any relaxation and indulgence granted by the Authority to the LESSEE or by the LESSEE to the KMDA shall not in any way prejudice the rights of the parties under this Deed.
- [v] Within a period of 60 days from the date hereof, the Confirming Party shall grant the necessary exemption to the Lessee to hold the demised land under the Urban Land (Ceiling & Regulation) Act, 1976 and the West Bengal Land Reforms Act, 1955.
- [vi] Neither of the parties shall be held responsible for any consequences or liabilities under this Deed if it is prevented in performing its obligations by reason of contingencies caused by neither of the parties and unforeseen occurrences such as acts of god, acts of nature, acts of war, fire, insurrection, terrorist action, civil unrest, riots and acts of Government of India such as restrictive governmental laws and regulations. Neither party shall be deemed to have defaulted in to performance of its obligations whilst the performance thereof is prevented Force Majeure and time limits laid down in this Agreement shall be extended so long Force Majeure period continues.

[vii] Any dispute or differences which may arise out of this indenture or in relation thereto, including any dispute relating to its validity or effect; which cannot be settled amicably within a period of 60 days shall be settled finally by Arbitration in accordance with the Indian Arbitration & Conciliation Act, 1996 by a panel of three arbitrators. KMDA and the LESSEE will appoint one arbitrator each and the two arbitrators will appoint the third arbitrator. The venue of the arbitration shall be at Kolkata. The award rendered by the Arbitration shall be final and binding upon the parties hereto.

[viii] All matters beyond arbitration will be settled in Indian Courts according to the Indian systems of jurisprudence.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land measuring 77.01 acres be the land more or less in Mouzas Salap -J.L. No.52, Tentulkuli-J.L No-53, Pakuria-J.L No.54, Bankra-J.L No.55 P.S. Domjur, Balitikuri -J.L. No-1, P.S. Jagacha, Khalia-J.L No.6, Kona-J.L No.7, P.S. Bally, Dist-Howrah as delineated on the map or plan annexed hereto and thereon bordered red and as per the following details :

0.105 acre of land at Mouza Salap J.L-52, P.S. Domjur, Dist-Howrah as per the following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
1329	0.085	Southern
2410	0.02	Southern

4.725 Acres of land at Mouza-Tentulkuli, J.L. No.53, P.S. Domjur, Dist-Howrah as per the following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
2300	0.43	Western
2301	0.08	South-West
2304	0.21	Southern
2305	0.14	Entire
2306	0.21	Entire
2307	0.10	Entire
2308	0.14	Entire
2309	0.58	Entire
2310	0.13	Entire
2311	0.08	Entire
2312	0.10	Entire
2313	0.11	Entire
2314	0.10	Entire
2315	0.10	Entire
2316	0.36	Entire
2317	0.485	Southern
2357	0.35	Southern
2358	0.01	South-East corner
2359	0.035	Eastern
2360	0.045	Eastern
2373	0.005	South-West corner
2386	0.005	North-East corner
2387	0.185	Ex. South-West corner
2388	0.06	North-East corner
2389	0.435	Eastern
2390	0.17	Entire
2409	0.07	Entire

44.218 acres of land at Mouza-Pakuria, J.L. No.54, P.S. Domjur, Dist-Howrah as per following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
1349	0.005	S/W corner
1350	0.115	Except N/W corner
1351	0.555	Western
1352	0.48	Southern
1353	0.12	Entire
1354	0.09	Entire
1355	0.05	Entire
1356	0.07	Entire
1357	0.03	Entire
1358	0.02	Entire
1359	0.07	Entire
1360	0.12	Entire
1361	0.38	Southern
1362	0.06	Entire
1363	0.295	Ex North West Portion
1364	0.005	Ex North West Portion
1374	0.06	South East Corner
1377	0.01	South East Corner
1378	0.05	South East Corner
1380	0.07	Entire
1381	0.02	Eastern
1382	0.065	Eastern
1383	0.07	Entire
1384	0.03	Entire
1385	0.03	Entire
1386	0.04	Entire
1387	0.10	Entire

1388	0.47	Entire
1389	0.26	Entire
1390	0.16	Entire
1391	0.13	Entire
1392	0.17	South East corner
1393	0.27	Entire
1394	0.17	Entire
1395	0.09	Entire
1396	0.08	Entire
1397	0.33	Entire
1398	0.04	Entire
1399	0.05	Entire
1400	0.09	Entire
1401	0.15	Entire
1402	0.14	Entire
1403	0.09	Entire
1404	0.08	Entire
1405	0.04	Entire
1406	0.04	Entire
1407	0.02	Entire
1408	0.03	Entire
1409	0.08	Entire
1410	0.30	Entire
1411	0.22	Entire
1412	0.10	Entire
1413	0.16	South East corner
1414	0.01	South East corner
1415	0.195	Southern
1423	0.01	South East corner
1424	0.07	South East corner
1591	0.005	South East corner
1592	0.18	Ex North West corner

1595	0.33	Southern
1596	0.22	Entire
1597	0.44	Entire
1598	0.44	Entire
1599	0.225	Southern
1600	0.08	Entire
1601	0.10	Entire
1602	0.085	Southern
1604	0.065	Southern
1605	0.22	Entire
1606	0.15	Entire
1607	0.03	Entire
1608	0.03	Entire
1609	0.01	Entire
1610	0.095	Ex North West corner
1611	0.04	South East corner
1622	0.05	South East corner
1624	0.01	South East corner
1625	0.24	Eastern
2052	0.01	South East corner
2057	0.005	South East corner
2059	0.04	Southern
2060	0.06	South East
2062	0.11	Southern
2063	0.085	Middle
2064	0.12	Middle
2065	0.25	South West
2066	0.07	Entire
2067	0.12	Northern
2068	0.445	Ex South West
2069	0.075	North East
2070	0.31	Entire

2071	0.26	Entire
2072	0.27	Entire
2073	0.73	Entire
2074	0.06	Entire
2075	0.05	Entire
2076	0.03	Entire
2077	0.60	Entire
2078	0.52	Entire
2079	0.22	Entire
2080	0.14	Entire
2081	0.24	Entire
2082	0.13	Entire
2083	0.10	Entire
2084	0.13	Entire
2085	0.293	Ex North West
2086	0.14	Southern
2087	0.05	Entire
2088	0.06	Entire
2089	0.05	Entire
2090	0.01	Southern
2091	0.05	Southern
2092	0.005	South East
2098	0.005	South East corner
2099	0.12	Ex. N/W corner
2100	0.05	South East
2145	0.13	Southern
2158	0.115	Eastern
2159	0.13	Entire
2160	0.10	Entire
2161	0.01	South East Corner
2162	0.02	Eastern
2163	0.09	Entire

2164	0.05	
2165	0.17	Eastern
2166	0.10	Entire
2167	0.11	Entire
2168	0.12	Entire
2169	0.03	Entire
2170	0.04	Entire
2171	0.06	Entire
2172	0.11	Entire
2173	0.17	Entire
2174	0.25	Entire
2175	0.29	Entire
2176	0.17	Entire
2177	0.09	Entire
2178	0.17	Entire
2179	0.81	Entire
2180	0.31	Entire
2181	0.78	Entire
2182	0.20	Entire
2183	0.03	Entire
2184	0.03	Entire
2185	0.21	Entire
2186	1.79	Entire
2187	0.16	Entire
2188	0.08	Entire
2189	0.05	Entire
2190	0.07	Entire
2191	0.07	Entire
2192	0.17	Entire
2193	0.10	Entire
2194	0.01	Entire
2195	0.23	Entire

2196	0.13	Entire
2197	0.06	Entire
2198	0.06	Entire
2199	0.22	Entire
2200	0.015	Eastern
2203	0.025	Eastern
2204	0.035	Eastern
2205	0.10	Entire
2206	0.05	Eastern
2217	0.135	Eastern
2218	0.035	Eastern
2219	0.07	Entire
2220	0.17	Entire
2221	0.31	Entire
2222	0.03	Entire
2223	0.30	Entire
2224	0.40	Entire
2225	0.34	Entire
2226	0.17	Entire
2227	0.57	Entire
2228	0.61	Entire
2229	0.40	Entire
2230	0.28	Entire
2231	0.21	Entire
2232	0.73	Entire
2233	0.23	Entire
2234	0.09	Entire
2235	0.07	Entire
2236	0.08	Entire
2237	0.20	Entire
2238	0.09	Entire

2240	0.08	Entire
2241	0.26	Entire
2242	0.01	South East
2243	1.24	South East
2245	0.07	Southern
2246	0.18	Entire
2247	0.15	Entire
2248	0.06	Entire
2249	0.05	Southern
2250	0.17	Southern
2259	0.02	South East corner
2261	0.29	Ex-N/W
2262	0.58	Ex-N/W corner
2263	0.10	Entire
2264	0.67	Entire
2265	0.11	Entire
2266	0.12	Entire
2267	0.13	Entire
2268	1.31	Entire
2269	0.65	Entire
2270	0.07	Entire
2271	0.04	Entire
2272	0.03	Entire
2273	0.09	Entire
2274	0.09	Entire
2275	0.05	Entire
2276	0.07	Entire
2277	0.03	Entire
2278	0.12	Entire
2279	0.21	Entire
2280	0.10	Entire
2281	0.94	Entire

2282	0.48	Entire
2283	1.53	Entire
2284	1.42	Entire
2285	0.61	Entire
2286	0.44	Entire
2287	0.43	Entire
2288	1.20	Entire
2096/2293	0.005	S/E corner

2.585 acres of land at Mouza-Bankra, J.L. No.55, P.S. Domjur, Dist - Howrah as per the following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
32	0.035	Eastern
33	0.015	Eastern
34	0.11	Entire
35	0.350	Entire
36	0.275	Eastern
37	0.080	Eastern
43	0.195	Eastern
44	0.18	Entire
45	0.38	Ex-N/W corner
46	0.080	S/W corner
51	0.060	S/W corner
52	0.095	Ex-N/E corner
53	0.015	Southern
54	0.07	Southern
55	0.035	Ex. N/W corner
58	0.07	Southern
63	0.13	Southern
64	0.05	Southern

66	0.04	Southern
67	0.06	Southern
311	0.17	Northern
312	0.02	North/West
*313	0.07	Northern

6.140 Acres of land at Mouza-Balitikuri, J.L. No.1, P.S. Jagachha, Dist - Howrah as per the following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
2	0.65	Entire
4	0.66	Western
5	0.02	Western
9	0.36	Western
10	0.21	Western
11	0.51	Entire
12	0.04	Entire
13	0.26	Entire
14	0.29	Entire
15	0.44	Entire
16	0.60	Western & Northern
17	0.03	Western
18	0.17	Entire
19	0.13	Entire
20	0.15	Entire
21	0.08	Entire
22	0.145	North/ West
25	0.03	North Western
26	0.09	Western
36	0.03	North West corner
128	0.245	Ex. N/E & Southern

131	0.020	North East
132	0.220	Ex. North & Southern
1582	0.76	Entire

18.085 Acres of land at Mouza-Khalia, J.L. No.6, P.S. Bally, Dist - Howrah as per the following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
856	0.695	Southern
857	0.53	Southern
865	0.75	Southern
866	0.67	Southern
867	0.43	Southern
868	0.18	Entire
869	0.19	Entire
870	0.42	Entire
871	0.285	Southern
872	0.315	Ex. N/E corner
873	0.06	Entire
874	0.24	Entire
875	0.15	Entire
876	1.00	Entire
877	0.23	Entire
878	0.82	Entire
879	0.45	Entire
880	0.86	Entire
881	0.14	Entire
882	0.11	Entire
883	0.11	Entire
884	0.13	Entire
885	0.06	Entire

886	0.73	Entire
887	0.08	Entire
888	0.08	Entire
889	0.17	Entire
890	0.05	Northern
892	0.010	N/W corner
893	0.22	Entire
894	0.04	Northern
902	0.005	North West corner
903	0.14	Ex. South East
904	0.19	Entire
905	0.25	Entire
906	0.23	Entire
907	0.07	Entire
908	0.30	Entire
909	0.14	Entire
910	0.125	Ex. S/E corner
912	0.05	Middle of Western line
913	0.355	Ex. North East corner
914	0.13	Western
915	0.20	Entire
916	0.190	Entire
917	0.33	Entire
918	0.66	Entire
919	0.30	Entire
920	0.145	Western
938	0.34	Northern
939	0.375	Northern
940	0.54	Northern
941	0.32	Entire
942	0.43	Entire
943	0.125	Western

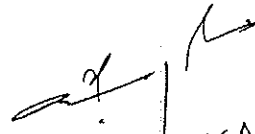
945	0.10	Western
946	0.12	Ex. N/E corner
947	0.165	Northern
948	0.165	Northern
950	0.185	Northern
951	0.17	Middle
957	0.275	Northern
958	0.28	Entire
959	0.235	Southern
1061	0.02	S/W corner
1062	0.035	Middle
1063	0.185	Ex. Middle Eastern
1085	0.275	

1.152 acres of land at Mouza-Kona, J.L. No.7, P.S. Bally, Dist-Howrah as per following details :

R.S. Plot No.	Area Handed over (in Acres)	Specific Portion
1109	0.065	South East
1110	0.09	Ex. S/W & Northern
1111	0.06	Southern
1112	0.025	Southern
1113	0.023	Southern
1115	0.09	Southern
1116	0.04	North East corner
1117	0.05	North East corner
1119	0.17	Middle
1125	0.14	Middle
1126	0.106	Middle
1128	0.055	Middle
1129	0.053	Middle
1130	0.185	Western Middle

IN WITNESSETH whereof the parties have executed these presents the day, month and year first above written.

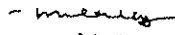
SIGNED AND DELIVERED BY the within named The Kolkata Metropolitan Development Authority through Mr. P. R. BAVISKAR in the presence of :


(P. R. BAVISKAR)
P. R. BAVISKAR,
I.A.S.
Chief Executive Officer
K.M.D.A.


1.


Bhagirath Mishra
W.S.O.S. (Retd.)
Joint Secretary (Land)
K.M.D.A.

2.


M. K. CHATTERJEE
Special Officer, (L.A.)
K. M. D. A.

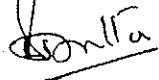
SIGNED AND DELIVERED BY Kolkata West International City Pvt. Ltd. through Mr. Agus Suparlan in the presence of :

Kolkata West International City Pvt. Ltd.

Director


1.



2.



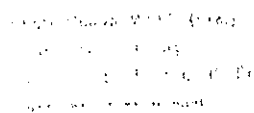
SIGNED AND DELIVERED BY the Governor of the State of West Bengal through Mr. P. K. PRADHAN. Urban Development Department, Government of West Bengal in the presence of :


P. K. Pradhan, IAS
Principal Secretary
Urban Development Department
Government of West Bengal

1. S.K. Chatterjee

S.K. Chatterjee, W.B.S. (Retd.)
Principal Secretary
Urban Development Deptt.
Govt. of West Bengal

2. G. Lalaram



RECEIVED on the day month and year first
above written of and from the within named
Kolkata West International City Pvt. Ltd. the sum
of Rs.18,75,00,000/- within mentioned to have
been paid by them to us as consideration :

Rs.18,75,00,000/-

(Rupees Eighteen Crores and Seventy Five Lakhs Only)

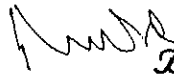
MEMO OF CONSIDERATION

By Cheque No. 076659 dated 6th July,
2006 drawn on State Bank of India,
Commercial Branch, Kolkata in favour
of Kolkata Metropolitan Development
Authority for :

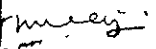
Rs.18,75,00,000/-

(Rupees Eighteen Crores and Seventy Five Lakhs Only)

Witness :-







































Bhagirath Mishra
W.B.C.S. (Exe.)
Joint Secretary (Land)
K.M.D.A.


P. R. BAVISKAR
Chief Executive Officer,
K.M.D.A.


(P. R. BAVISKAR)

P. R. BAVISKAR,
I.A.S.
Chief Executive Officer
K.M.D.A.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.No.	Signature of the executants/and/ or Purchaser/ Presentants					
	 <i>[Handwritten Signature]</i>					
		Little	Ring	Middle (Left)	Fore (Hand)	Thumb
						
		Thumb	Fore	Middle (Right)	Ring (Hand)	Little
						
		Little	Ring	Middle (Left)	Fore (Hand)	Thumb
	 <i>[Handwritten Signature]</i>					
		Thumb	Fore	Middle (Right)	Ring (Hand)	Little
	 <i>[Handwritten Signature]</i>					
		Little	Ring	Middle (Left)	Fore (Hand)	Thumb
	 <i>[Handwritten Signature]</i>					
		Thumb	Fore	Middle (Right)	Ring (Hand)	Little

15

0

150/700

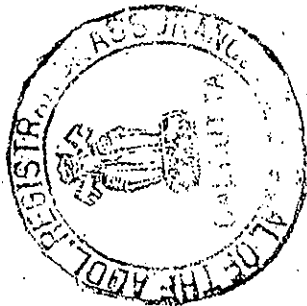
B. B. B.

Ch 10th

DATED THIS 10th DAY OF NOVEMBER 2006

REGD. NO. _____
 VOL. NO. _____
 PAGE NO. 40 35
 SER. NO. 17015
 YEAR 2006

BETWEEN
 KOLKATA METROPOLITAN
 DEVELOPMENT AUTHORITY
 ... FIRST PART.
 KOLKATA WEST INTERNATIONAL
 CITY PRIVATE LIMITED
 ... SECOND PART.
 AND
 THE GOVERNOR OF STATE OF WEST
 BENGAL
 ... THIRD PART



ADDITIONAL REGISTRAR OF
 ASSURANCES-I, KOLKATA

15/11/06

DEED OF LEASE



ADDITIONAL REGISTRAR OF
 ASSURANCES-I, KOLKATA

Seema
15/11/06