

00495/014

5165/14

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 016670

Premium - 50000



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

Additional Registrar of Assurances-4, Kolkata

148/14
 15/1/14
 Addl. Registrar of Assurances II
 Kolkata

15/1/14

THIS DEED OF LEASE made this 15th day of January two thousand and fourteen

BETWEEN

148/14

15/1/14

15/1/14



14 JAN 2014

SL. NO. 79646 DATE
NAME
ADD
AMT. 1000

R. GINODIA & CO, Advocates
4E & F, Hastings Chambers
7C, Kiran Shankar Roy Road,
Kolkata-700 001

1. *Abhyuday*



e-269

For Little Star Tie-up Pvt. Ltd.

1. *Abhyuday*
Director
(ABHYUDAY PRASHAD)



e-267

1. *Delalata Ray*



e-268

1. *Delata Ray*

Shah

MOUSUMI GHOSH
LICENSED ATTORNEY VENDOR
KOLKATA REGISTRATION OFFICE



Dipak Dutta
(DIPAK DUTTA)
S/O, Mr. F. L. Dutta
Bagniali, H/F-7
Asadini Nagar
Kolkata-700059
service.

ADDITIONAL REGISTRAR
OF ASHOK NAGAR, KOLKATA
14 JAN 2014



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00590 of 2014
(Serial No. 00495 of 2014 and Query No. 1902L000000966 of 2014)

On 15/01/2014

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

Presented for registration at 14.37 hrs on :15/01/2014, at the Private residence by Abhyuday Prashad ,Claimant.

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

Execution is admitted on 15/01/2014 by

1. Debabrata Roy, son of Late Kumar Biswanath Roy , Posta Rajbari, 25, Maharshi Debendra Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
2. Subrata Roy, son of Late Kumar Biswanath Roy , Posta Rajbari, 25, Maharshi Debendra Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700007, By Caste Hindu, By Profession : Others
3. Abhyuday Prashad
 Director, Little Star Tie- Up Pvt Ltd, Unit No. 408, 4th Floor, Diamond Prestige, 41/ A, A J C Bose Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700017,
 , By Profession : Business

Identified By Dipak Dutta, son of Late F L Dutta, Baguiati, H / F-7, Aswini Nagar, Kol, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Service.

(Dulal chandra Saha)
 ADDL. REGISTRAR OF ASSURANCE-II

On 16/01/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-50,19,07,225/-Lease Period 30 Years Advance/Premium Rs 5,00,000/-

Certified that the required stamp duty of this document is Rs.- 30020 /- and the Stamp duty paid as Impresive Rs.- 100/-

(Dulal chandra Saha)
 ADDL. REGISTRAR OF ASSURANCE-II

On 17/01/2014

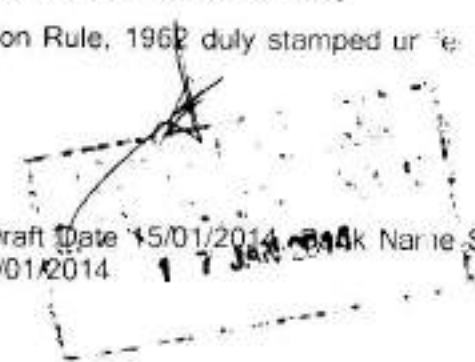
Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35.5 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 5587/- is paid by the draft number 791023, Draft Date 15/01/2014, Bank Name State Bank of India, Specialised Instt B K G Kolkata, received on 17/01/2014



(Dulal chandra Saha)
 ADDL. REGISTRAR OF ASSURANCES-II



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 00590 of 2014
(Serial No. 00495 of 2014 and Query No. 1902L000000966 of 2014)

(Under Article : A(1) = 5489/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 17/01/2014)

Deficit stamp duty

- Deficit stamp duty Rs. 30020/- is paid , by the draft number 791022, Draft Date 15/01/2014, Bank :
State Bank of India, Specialised Insti B K G Kolkata, received on 17/01/2014

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

(1) DEBABRATA ROY and (2) SUBRATA ROY, both sons of Late Kumar Biswanath Roy both by religion Hindu and both residing at "Posta Rajbati", Premises no. 25, Maharshi Debendra Road, Kolkata 700007 and hereinafter jointly referred to as the "**LESSORS**" (which expression shall, unless excluded by or repugnant to the subject or context, be deemed to mean and include their respective heirs, executors, administrators, successors, legal representatives and assigns) of the **ONE PART AND LITTLE STAR TIE-UP PRIVATE LIMITED**, a Company within the meaning of Companies Act, 1956 having its registered office at Unit no. 408, 4th Floor, "Diamond Prestige", 41/A, A.J.C. Bose Road, Kolkata 700 017 having Permanent Account Number AACCI1596R, hereinafter referred to as "the **LESSEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successor-in-interest and assigns) represented by its Director Abhyuday Prasad of the **OTHER PART** -

WHEREAS :

- A. The Lessors have represented, assured and warranted to the Lessee as follows:
- A.1 The Lessors are at present the lawful absolute owners and fully seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT brick built messuages buildings tenements hereditaments and other structures with the surrounding boundary walls together with piece or parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 5 bighas 2 cottahs 15 chittacks and 38 square feet more or less, situate, lying at and being Premises no. 58/3, Barrackpore Trunk Road, Kolkata 700002 and morefully described in the **Second Schedule** hereunder written and hereinafter referred to as "the **Demised Premises**". The devolution of title in favour of the Lessors is more fully stated in the **First Schedule** hereunder written.
- A.2 The Demised Premises is free from all encumbrances, charges, liens, claims, demands, mortgages, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lis pendens whatsoever subject however to the said Occupation and the said Leases (both defined in the First Schedule hereunder written).



ADDITIONAL REGISTRAR
DEPARTMENT OF COMPANY REGISTRATION
KOLKATA
15 JAN 2014

- A.3 The original documents of title relating to the Demised Premises have not been deposited with anyone by way of mortgage and or security and or against any loan or advance or for any other purpose.
- A.4 Save and except the said Leases, the Lessors have not executed any agreement, deed or document or in any way dealt with the Demised Premises whereby the right, title and interest of the Lessors as to the ownership of the same or any part thereof is or may be affected in any manner whatsoever and/or whereby the rights hereby granted and transferred to the Lessee herein may be affected in any manner whatsoever.
- A.5 There is no excess vacant land in the Demised Premises under the Urban Land (Ceiling and Regulation) Act, 1976 and or any other law and no return, form or statement has been filed in respect of the Demised Premises and no notice has been issued and no proceedings have commenced or are pending in respect thereof.
- A.6 No certificate proceeding and or notice of attachment has been instituted and/or levied and/or served on the Lessors or their predecessors-in-title or any of them under any law including the Income Tax Act, 1961 and no notice has been served on the Lessors or their predecessors-in-title or any of them for the acquisition or requisition of the Demised Premises or any part thereof under any law or Act and or Rule and no suit(s) and or proceeding(s) and or orders is or are pending and/or subsisting in any Court of Law affecting the sale of the Demised Premises and/or any part or portion thereof in the manner herein, nor the same has been lying attached under any writ of attachment of any Court or Revenue Authority.
- A.7 There are no orders of any Court or any other authority adversely affecting the right, title and interest of the Lessors herein in respect of the Demised Premises and/or any portion thereof and/or the transfer thereof by the Lessors.
- A.8 The Lessors have a good and marketable title to the Demised Premises and are lawfully entitled to grant the lease of the Demised Premises to and in favour of the Lessee herein for the period commencing on and from 11th October, 2092 in terms of this Deed and there is no restriction or bar, legal or otherwise, regarding the same.



ADDITIONAL SECRETARY
GOVERNMENT OF WEST BENGAL, KOLKATA
15 JAN 2014

B. The Lessors have agreed to grant and the Lessee has agreed to take on lease **ALL THAT** the Demised Premises for the period and on the terms and conditions contained herein.

NOW THIS DEED WITNESSESS that in pursuance of the aforesaid agreement and in consideration of a total premium of Rs. 5,00,000/- (Rupees five lacs only) paid by the Lessee to the Lessors at or before the execution of these presents (the receipt whereof the Lessors do hereby as well as by the receipt hereunder written admit and acknowledge and of and from the same forever acquit and release and discharge the Lessee as well as the Demised Premises) the Lessors do hereby grant and demise unto the Lessee **ALL THAT** brick built messuages buildings tenements hereditaments and other structures with the surrounding boundary walls together with piece or parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 5 bighas 2 cottahs 15 chittacks and 38 square feet more or less, situate, lying at and being Premises no. 58/3, Barrackpore Trunk Road, Kolkata 700002 and, morefully described in the **Second Schedule** herender written and hereinafter referred to as "the **Demised Premises** free from all encumbrances and liabilities whatsoever **TOGETHER WITH** all structures, erections, fixtures, fittings, installations, drains, sewerage, water supply, easements, lights, right, liberties, privileges, appendages and appurtenances held or enjoyed therewith from time to time **AND TOGETHER WITH** the full right and liberty on the part of the Lessee at its own costs to construct erect build complete and finish or cause to be constructed erected built completed and finished from time to time new buildings, structures and constructions in the Demised Premises and/or in any part thereof including multi-storied and/or multi-use mixed use buildings and also to make additions, alterations, modifications, reconstructions and/or further constructions from time to time in the said buildings and structures and or the new buildings, structures and constructions which may hereafter be constructed thereon and to sub-lease, sub-let, assign, transfer and/or otherwise deal with the buildings, structures and constructions in the Demised Premises and or any part thereof for the period of this lease or any part thereof for commercial and/or residential and/or any other lawful purposes occupancies and uses **AND ALSO TOGETHER WITH** full right and liberty on the part of the Lessee for the purpose of building, rebuilding, modifications, alterations, renovations etc. to dismantle and demolish from time to time the buildings, constructions, structures, erections, walls and all other structures presently standing on the Demised Premises and or which may hereafter be constructed thereon and to dispose of and or appropriate to its own use the debris, building materials, fittings and fixtures that may be obtained on such dismantling and demolition **TO HAVE AND TO HOLD** the Demised Premises



SECRETARY TO GOVERNMENT
DEPARTMENT OF PUBLIC RELATIONS
15 JAN 2014

and every part thereof including all existing and new buildings, structures and constructions that may be constructed thereon from time to time for a term of 30 years commencing from 11th October, 2092 on the terms and conditions contained herein.

1. **THE LESSEE DOTH HEREBY COVENANT WITH THE LESSORS** as follows:

- (i) The Lessee has at or before the execution of these presents already paid to the Lessors the agreed premium of Rs. 5,00,000/- (Rupees five lacs only) as the total premium for the lease hereby granted.
- (ii) The Lessee shall pay all municipal rates and taxes payable in respect of the Demised Premises relating to the term of the lease.
- (iii) During the term of the lease, the Lessee shall keep the Demised Premises in tenantable condition at the Lessee's own cost subject to normal wear and tear and shall be responsible for all necessary repairs thereto.
- (iv) During the term of the lease, the Lessee shall observe and perform applicable provisions of laws in respect of the Demised Premises.
- (v) The Lessees shall neither use the Demised Premises or any constructions and structures thereon or part thereof as a public place of worship or prayer nor convert the same or any part thereof into public temple, mosque, church, gurudwara, etc. or as a shrine, tomb, idgah or dargah.
- (vi) The Lessee shall install, display, exhibit and maintain or allow to be installed, displayed, exhibited and maintained any advertisement or placards or other mode of representation on or above or within or outside the Demised Premises by putting up hoardings, display signs, neon-signs, lighted displays etc. upon complying with the applicable rules and regulations in force for the time being.
- (vii) The Lessee shall not use or permit to be used the Demised Premises or any part thereof for any illegal or immoral or anti-social purposes.



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
18 JAN 2014

- (viii) The cost of Stamp duty and registration fees in respect of this Deed of Lease shall be paid by the Lessee and the original of this Deed of Lease shall remain with the Lessee.

II. THE LESSORS DO HEREBY COVENANT WITH THE LESSEE as follows:

- (i) The Lessors have good right, full power and authority to lawfully grant the present lease to the Lessee in the manner as stated in these presents and there is no impediment or bar in this regard.
- (ii) The Demised Premises is at present free from all encumbrances, charges, liens, claims, demands, mortgages, prohibitions, restrictions, restrictive covenants, executions, acquisitions, requisitions, attachments, vestings, alignments, easements, liabilities and lis pendens whatsoever subject however to the said Occupation and the said Leases.
- (iii) The Lessee herein shall be entitled to all the buildings and constructions erected at the Demised Premises that may be existing on the Demised Premises on the date of commencement of lease and shall have full right, authority and power to deal with the same for the period of this lease.
- (iv) The Lessee shall be entitled to develop the Demised Premises or any portion thereof from time to time and for the purpose of building, rebuilding, modifications, alterations, renovations etc., to demolish any buildings and structures constructed on the Demised Premises or any portion thereof from time to time and to appropriate the debris and to erect, develop and/or construct new buildings and structures of any kind whatsoever which it may at its discretion deem fit.
- (v) The Lessee shall be entitled to sublet, sub-lease, mortgage, assign, sub-divide, amalgamate and/or otherwise deal with any portion of the Demised Premises and/or the constructions thereon on such terms and conditions and for such consideration as the Lessee may deem fit and proper to the extent of any or all its right as a Lessee under this Lease.



ADDITIONAL REGISTRAR
COMPANIES KOLKATA
18 JAN 2014

- (vi) The Lessee observing the conditions herein contained, shall and will peaceably and quietly hold, possess and enjoy the Demised Premises including the existing buildings and constructions and the new buildings, structures and constructions that may be erected thereon from time to time without any let, hindrance, disturbance, or interference by the Lessors and or any person or persons lawfully claiming from through under or in trust for them.
- (vii) The Lessors shall not be entitled to terminate this lease or call upon the Lessee to quit, deliver or vacate possession of the Demised Premises, on any ground whatsoever and do hereby waive and/or relinquish such rights, if any.
- (viii) The Lessee shall be entitled to all the rights, easements, quasi-easements, privileges and/or appurtenances relating and/or appurtenant to the Demised Premises including the right of unobstructed free ingress to and egress from the Demised Premises and every portion thereof.
- (ix) The Lessee shall be entitled to collect, receive, accept and appropriate all considerations, premium, salami, rents, issues, profits, mesne profits, compensations, damages, etc. relating to the Demised Premises.
- (x) The Lessors shall not without prior written consent of the Lessee grant any super lease and/or further lease or tenancy in respect of the Demised Premises or any part or portion thereof and/or enter into any agreement or arrangement for sale or transfer of any nature whatsoever in respect of the Demised Premises or any part or portion thereof with any party whatsoever from the date of execution of this deed till the expiry of the period of this lease.
- (xi) With the end and intent of safeguarding and protecting the rights and interest of the Lessee fully, the Lessors shall not without the prior written consent of the Lessee enter into any settlement, agreement or arrangement with anyone in respect of the Demised Premises or any portion thereof and/or modify any rights or obligation of anyone.
- (xii) The Lessors have not committed default of and or contravened any provision of law applicable to the Demised Premises or any part thereof and have not in any way dealt with the Demised Premises or any part thereof whereby the right, title and interest of the Lessors to grant the lease to the Lessee herein is or may be



ADDITIONAL REGISTRAR
OF PROVISIONS-II, KOLKATA
15 JAN 2014

affected in any manner whatsoever. The Lessors have not done and/or caused to be done any act, deed, matter or thing whereby and/or by reason whereof the Demised Premises or any portion thereof may be affected in any manner prejudicial to the rights and interests hereby granted in favour of the Lessee. The Lessors hereby agree and covenant not to do any act of omission or commission which is likely to and/or may be in derogation of any of the rights or entitlements of the Lessee under this Lease.

- (xiii) The Lessors at the cost of the Lessee shall, do and execute all acts, deeds, matters and things and sign all documents and papers as may be required by the Lessee in respect of or for the purpose enabling the Lessee to fully and beneficially use, occupy, possess, enjoy, develop, construct, sub-let, sub-lease, assign, etc, the Demised Premises and/or any portion thereof and/or any construction thereon in terms of this Lease.
- (xiv) The Lessors agree and undertake to indemnify and keep fully indemnified and harmless the Lessee of from and against all actions proceedings claims demands losses damages liabilities costs charges and expenses which may be suffered, incurred or paid by and/or be claimed, made or raised against the Lessee and/or the Demised Premises by any person or entity, relating to or arising out of or as a result of defect in title and/or any act, omission, breach, default or violation in compliance with the provisions of this Deed of Lease, done, made or caused by or on behalf of the Lessors or any of them and/or any person or persons lawfully claiming from through under or in trust for the Lessors and/or in the event of any of the representations herein being incorrect.
- (xv) The Lessee shall use and/or allow to be used the Demised Premises as well as all existing and/or future constructions thereon or on portions thereof for all such lawful purposes, occupancies and uses and in such manner as the Lessee shall deem fit and proper from time to time without any let hindrance disturbances or interference by the Lessors and/or any person or persons lawfully claiming from through under or in trust for the Lessors .

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



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
↑ 8 JAN 2014

(1) On and from the date of the commencement of the Lease, the Lessee herein shall, without any further act, deed or document, be in legal possession of the Demised Premises in its capacity as the Lessee of the Demised Premises with all rights granted in respect of the same.

(2) The Lessee shall also be entitled to take all steps and including for and on behalf and in the name of the Lessors as their Constituted Attorney (if required) and to receive, take and/or obtain vacant physical possession of different portions of the Demised Premises from any of the occupants of the Demised Premises on the date of commencement of this lease on such terms and conditions that it may deem fit and proper. For the aforesaid purposes the Lessors hereby authorise and appoint the Lessee herein as their constituted attorney for taking all steps and signing all documents and papers and representing the Lessors fully regarding the above.

(3) The Lessee shall be entitled to retain, occupy, use, enjoy, deal with and /or part with possession of the Demised Premises and or portions thereof and/or any construction thereon from time to time in terms of this Lease including granting sub-leases, tenancies, assignments etc. in respect thereof.

(4) The Lessee shall be entitled to assign, sub-lease, sub-let, hire out, licence, part with possession in part or in whole and/or otherwise deal with the constructions and/or spaces in the Demised Premises, whether existing at present and or which may be constructed thereon in future from time to time and/or any parts thereof and/or the leasehold rights of the Lessee and/or parts or portions thereof to such person or persons and for such consideration and on such terms and conditions as the Lessee shall think fit and proper and to collect, receive, accept and appropriate all considerations rents issues and profits relating to the same. No consent of the Lessors and/or any person or persons lawfully claiming from through under or in trust for the Lessors shall be required for the above and/or such transfers, assignments, sub-leases, sub-tenancies, etc. Such transferees, assignees sub-lessees etc. shall be entitled to further transfer, assign, sub lease etc. their respective portions, rights, interest and entitlements from time to time successively, if such right is specifically granted by the Lessee to them for only the period of the lease, and their transferees, assignees, sub-lessees shall have similar rights.

(5) The Lessee shall be entitled to transfer and assign the rights, benefits and entitlements under this Deed of Lease in respect of the Demised Premises and/or portions



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JAN 2014

thereof and/or any construction thereon from time to time subject to the condition that the assignees shall be bound by the terms of this Deed of Lease.

(6) The Lessee shall be entitled at its cost to get its name mutated and/or recorded as the Lessee in respect of the Demised Premises with the Kolkata Municipal Corporation and/or other authorities and to deal with all authorities relating to the Demised Premises.

(7) The Lessee shall also be entitled to charge, mortgage, encumber or otherwise deal with its leasehold rights and or interest in the Demised Premises and/or any part thereof and/or any construction thereon from time to time on such terms and conditions as the Lessee may think fit and proper without any consent of the Lessors being required provided that in case of mortgage the leasehold interest in the land along with the construction thereon shall be mortgaged only for the period till the expiry of the Lease

(8) The Lessee shall be entitled to prepare, submit, apply for and obtain new plans in its own name from the Kolkata Municipal Corporation and other authorities concerned from time to time as also all necessary approvals, permissions, no-objections, sanctions and registrations for the purpose of development, construction, completion and making habitable the buildings, structures and other constructions on the Demised Premises and the Lessors hereby consent to the same and no further consent shall be required at any time.

(9) The Lessee shall be entitled to apply for and obtain drainage, sewerage, water, electric, power, gas telephone, cable, internet and other utility connections to the Demised Premises or any part or any portion thereof and for such purposes to do all necessary acts and the Lessors hereby consent to the same and no further consent shall be required at any time.

(10) The Lessee shall be entitled to do all acts, deeds, matters and things, even if not specifically mentioned herein, that may be necessary for using, enjoying and exercising its rights and entitlements under this lease including for demolition of any existing buildings and structures, for construction of new buildings and other structures in the Demised Premises, for future demolition and for transferring/dealing with any part of the Demised Premises including any present or future construction and re-construction of new buildings and other structures thereon for commercial and/or residential and/or any other lawful purposes occupancies and uses and the Lessors do hereby consent to the same and no further consent shall be required at any time.



ADDITIONAL REGISTRAR
KOLKATA, KOLKATA
15 JAN 2014

(11) In respect of all the entitlements of the Lessee hereunder, no consent from or intimation to the Lessors and/or any person or persons lawfully claiming from through under or in trust for the Lessors shall be necessary. The Lessors shall from time to time at the request of the Lessee sign and execute in favour of the Lessee and/or its directors and/or nominees Powers of Attorney that may be required to fulfill the objects and purpose of this Lease and to enable the Lessee to take benefit of all its rights and entitlements hereunder.

(12) In the event of the Demised Premises and/or any present or future construction thereon and/or any part thereof being damaged or destroyed during the term of the lease due to any reason whatsoever including due to tempest, earthquake, other irresistible force Act of God, civil commotion, disturbances, riots, war or fire, the Lease hereby granted shall not come to an end but the Lessee and/or the assignees, transferees, sub-lessees etc. of the Lessee having any right title or interest in the Demised Premises and or any construction thereon immediately prior to such damage or destruction shall be entitled to re-construct and/or repair the damage or destruction at its/their own costs and/or to demolish and construct new buildings and other constructions in accordance with law for the time being in force.

(13) The Lessee shall have the first right for extension and/or renewal of this Lease and/or grant of a fresh lease on agreed terms and conditions.

(14) The parties expressly agree that this lease is for the entire period of thirty years commencing from 11th October, 2092 and shall not be terminable by a notice of 15 days under Section 106 of the Transfer of Property Act 1882 or otherwise. The Lessors shall not be entitled to terminate this Lease either by giving any Notice of Termination under Section 106 of the Transfer of Property Act 1882 or otherwise or determine the Lease hereby granted on any other ground whatsoever (including requirement for personal use and occupation) and the Lessors hereby waive and/or relinquish their such right, if any.

(15) The Courts in the city of Kolkata alone shall have jurisdiction to entertain any application or other proceedings in respect of any dispute arising under or in relation to this Deed and/or the lease granted hereby.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
15 JAN 2014

(16) Upon expiry of the term hereby granted, the Lessee shall make over possession of the Demised Premises together with all constructions thereon to the Lessors and/or to any entity directed by them.

(17) The Lessors do hereby authorise and appoint the Lessee herein as their constituted attorney for the purpose of all matters whatsoever relating to the Demised Premises and/or any part thereof including representing the Lessors before all Government, Semi Government and other authorities, bodies and persons and signing and executing on their behalf all deeds documents, agreements, declarations, affidavits, indemnities, maps, plan etc. and filing and/or defending all legal and other proceedings relating to the Demised in such manner as may be deemed necessary by the Lessee.

THE FIRST SCHEDULE ABOVE REFERRED TO :

(Devolution of Title)

1. One Biswanath Roy, since deceased, was during his lifetime the sole and absolute owner of ALL THAT the Demised Premises morefully described in the **Second Schedule** hereunder written.
2. The Demised Premises was given on lease for a period of 30 years from 1st April, 1963 to 31st March 1993 by the said Biswanath Roy by virtue of a registered Indenture of Lease. Upon expiry of the aforesaid lease the lessee therein did not vacate and continued in occupation (hereinafter referred to as "the said Occupation").
3. The said Biswanath Roy died intestate on or about 12th August, 2000 leaving behind his widow Smt. Mira Roy and two sons being Debabrata Roy and Subrata Roy as his only legal heirs who thus jointly became entitled to the Demised Premises subject to the said Occupation.
4. By and under a Deed of Lease dated 11th October 2002 made between Smt. Mira Roy, Debabrata Roy and Subrata Roy as Lessors of the One Part and Sudarshan Kumar Maheswari (hereinafter referred to as "the Existing Lessee") as the Lessee of the Other Part a lease for a period of 60 years was granted subject to the said Occupation with effect from 11th October, 2002 on the terms and conditions therein contained. The said Deed of Lease dated 11th October, 2002 was registered at the Office of the Additional Registrar of



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JAN 2014

Assurances, Kolkata in Book no. 1, Volume no. 3 at Pages 1 to 17 Being no. 5403 for the year 2002.

5. The said Smt. Mira Roy died intestate on or about 12th March, 2010 leaving behind Dehabrata Roy and Subrata Roy (being the Lessors herein) as her only legal heirs. Accordingly the Lessors herein became the absolute lawful owners of the Demised Premises subject to the said Occupation and the aforesaid lease in favour of the Existing Lessee.
6. The Lessors herein have issued a Consent Letter dated 14th January, 2014 inter alia granting consent to the Existing Lessee for demolishing the existing buildings and structures and constructing new buildings and structures on the Demised Premises and for transfer, assignment and/or sub-lease of the leasehold interest in whole or in parts. The Lessors herein have also executed a Declaration dated 14th January, 2014 inter alia regarding the above. The said Deed of Lease dated 11th October, 2002, the said Consent Letter dated 14th January, 2014 and the aforesaid Declaration dated 14th January, 2014 are collectively referred to as "the Existing Lease".
7. By and under a Deed of Lease dated 15th January, 2014 (hereinafter referred to as "the Subsequent Lease") made between the Lessors herein of the One Part and Lumiere Realtech Private Limited as the Lessee of the Other Part, a lease for a period of 30 years has been granted on the terms and conditions therein contained. The Subsequent has been registered at the Office of the Additional Registrar of Assurances, Kolkata. The Existing Lease and the Subsequent Lease are collectively referred to as "the said Leases".

THE SECOND SCHEDULE ABOVE REFERRED TO :

ALL THAT brick built messuages buildings tenements hereditaments and other structures together measuring about 65000 square feet with the surrounding boundary walls together with piece or parcel of land thereunto belonging and on part whereof the same is erected and built measuring about 5 bighas 2 cottabs 15 chittacks and 38 square feet more or less, situate, lying at and being Premises no. 58/3, Barrackpore Trunk Road, Kolkata 700002, Police Station Cossipore, under Ward no. 2 of the Kolkata Municipal Corporation and butted and bounded in the following manner:



REGISTRAR
OF ASSURANCES-II, KOLKATA
1 6 JAN 2014

On the North :	By Basti Passage and other land:
On the East :	By Premises No. 58 2, Barrackpore Trunk Road and the Basti passage.
On the South :	By Basti Passage to other land: and
On the West :	By Premises No. 58'4, Barrackpore Trunk Road.

OR HOWSOEVER OTHERWISE the same may be called known numbered described or distinguished.

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

SIGNED AND DELIVERED by
the within-named **LESSORS** at
Kolkata in the presence of:

Subir Ghosh
Kiran Shankar Roy
7C, K S Roy Road
Kolkata-1

Subir Ghosh
Kiran Shankar Roy

SIGNED AND DELIVERED by
the within named **LESSEE** at
Kolkata in the presence of:

Subir Ghosh
Bagnan, 11/F-1
Amininagar
Kolkata - 700 059.
Kiran Shankar Roy

For Little Star Housing Pvt Ltd

[Signature]
Director

Prepared by :

Rajeev Ghosh
Rajeev Ghosh
Advocate
7C, Kiran Shankar Roy Road
Kolkata - 700 001



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
1 5 JAN 2014

RECEIVED of and from the within-named Lessee
the within mentioned sum of Rupees five lacs only
at or before the execution of this Deed as per the
following-

MEMO OF CONSIDERATION

By Demand Draft no. 551071 dated 14.01.2014 issued by Oriental Bank of Commerce, Princep Street Branch, Kolkata in favour of Debabrata Roy.	Rs. 1,50,000/-
By Cash paid to Debabrata Roy.	Rs. 1,00,000/-
By Demand Draft no. 551072 dated 14.01.2014 issued by Oriental Bank of Commerce, Princep Street Branch, Kolkata in favour of Subrata Roy.	Rs. 1,50,000/-
By Cash paid to Subrata Roy.	Rs. 1,00,000/-
	<u>Rs. 5,00,000/-</u>

(Rupees five lacs only)

WITNESSES:
























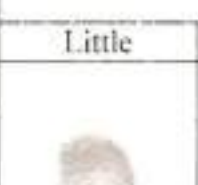









श्री. प्रदीप कुमार
हारी संकर कौर

Debabrata Roy
Subrata Roy.



ADDITIONAL REGISTRAR
OF ASSURANCES-W, KOLKATA
1 5 JAN 2014

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and or purchaser Presentants					
	 <i>Debalata Ray</i>	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Debalata Ray</i>						
	 <i>Debalata Ray</i>	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Debalata Ray</i>						
	 <i>Debalata Ray</i>	(Left Hand)				
		Little	Ring	Middle	Fore	Thumb
						
		(Right Hand)				
		Thumb	Fore	Middle	Ring	Little
						
Signature : <i>Debalata Ray</i>						




(Handwritten signature)
ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
15 JAN 2014

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I
CD Volume number 3
Page from 2963 to 2962
being No 00590 for the year 2014.




(Dulal chandraSaha) 20-January-2014
ADDL. REGISTRAR OF ASSURANCES-I
Office of the A.R.A. - II KOLKATA
West Bengal

DATED THIS 15th DAY OF January, 2014

BETWEEN

DEBABRATA ROY and SUBRATA ROY

... Lessors

AND

LITTLE STAR TIE-UP PRIVATE LIMITED

... Lessee

DEED OF LEASE