

The Indian Stamp Act  
 1899 & also in amended  
 by W Bengal Stamp  
 Amendment Act 1909  
 No. 35 VIII 1909

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 E 7/-  
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 mo) 4/-  
 1510/-

LEASE DEED

June, One Thousand Nine Hundred Eighty nine  
 B E T W E E N SRI BIBHUTI BHUSAN GHOSH, son of  
 late Netai Charan Ghosh, by religion Hindu, by  
 occupation retired from service, residing at  
 4, Dover Lane, Calcutta -700 029, hereinafter  
 called as the "LESSOR" (which expression shall...

...P/P.



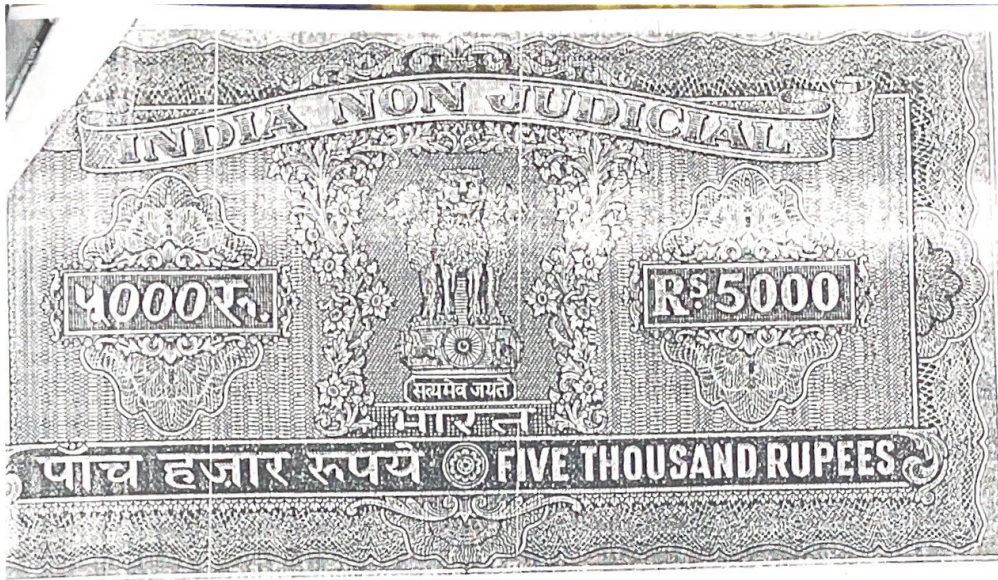
(1437)

shall unless excluded by or repugnant to the context shall include his heirs, successors and representatives in interest) of the ONE PART

A N D

DREAMLAND APARTMENTS a Partnership Firm represented through its Partners (1) SRI ASIM RANJAN DAS son of late Krishna Gopal Das, (2) SUPARNA DAS, wife of Sri Provash Chandra Das, (3) TAPASI ADHIKARI (nee Das), daughter of Sri Asim Ranjan Das and wife of Sri Mrinal Kanti Adhikari, (4) TIRTHENDU DAS, son of Sri Asim Ranjan Das, (5) SANGHAMITRA DAS, daughter of Sri Asim Ranjan Das, having its registered office at 30, Panditya Terrace, P.S. Garlahaat,

..P/3.



(Page -3)

Calcutta-700 029, hereinafter known as the LESSEE (which term unless excluded by or repugnant to the context shall be deemed to include its successor or successors and/or assignees) of the OTHER PART.

WHEREAS the abovenamed Lessor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the undivided 1/5th share in the property Being Premises No.4, Dover Lane, Calcutta-700 029 (more fully described in the Schedule hereinbelow).

WITNESSETH WHEREOF THAT IN CONSIDERATION  
OF THE RENT

herby reserved and in consideration of a sum of

...P/4.

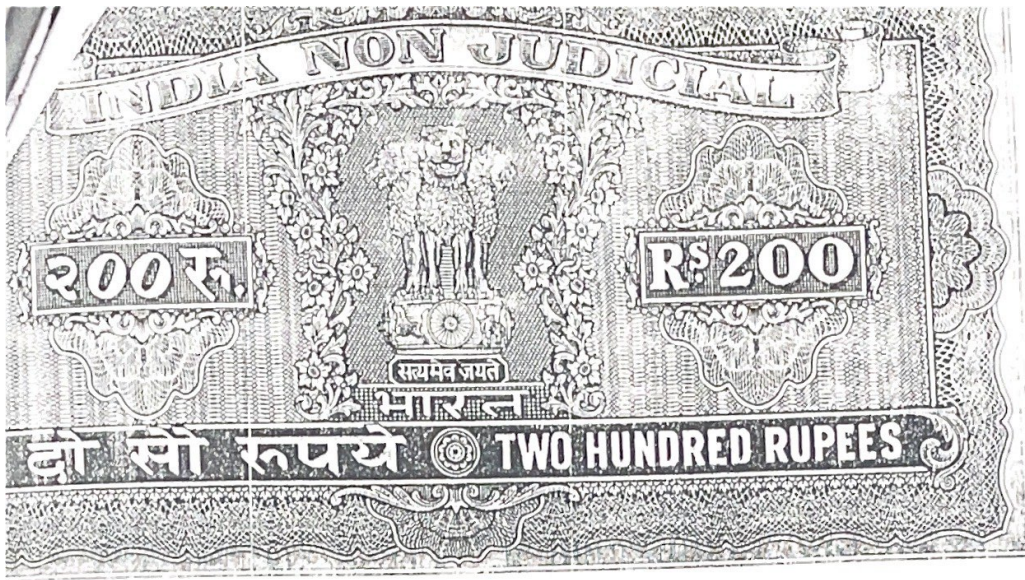


(Page-4)

Rs.1,25,000/- (Rupees One Lakh, Twentyfive Thousand) only paid by the Lessee to the Lessor as Premium the receipt whereof the Lessor hereby acknowledge.

AND all the covenants conditions and agreement hereinafter contained and on the Part of the Lease Deed observed and performed the Lessor hereby demises unto the Lessee all that the messuage tenement or house etc. being the undivided 1/5th share of the Premises being Premises No.4, Dover Lane, Calcutta together with all rights, easements and appurtenances belonged to with liberty and power to the Lessee to erect building and other structures thereon after taking necessary sanction plan from the Municipal Corporation of Calcutta and to hold the

...P/5.

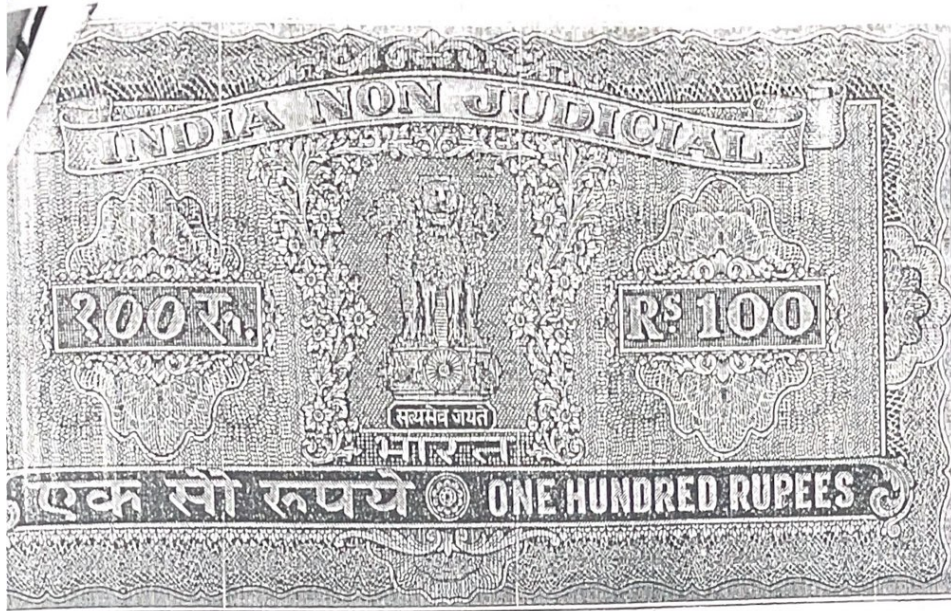


(Page -5)

the same unto the Lessee for the Term of 999 (Nine Ninety-nine) years from 1st day of May of 1980 yielding and paying the said Term the Monthly Rent of Rs.200/- (Rupees Two Hundred) only, clear of all deductions by Equal Monthly Payments on or before the 7th day of each and every month for which the rent is due and the Lessee to the intent that the obligation on his part herein contained shall continue through out the said term hereby covenants with the Lessor.

THAT the Lessee shall and will pay the Monthly Rent hereinbefore reserved on the days and in the manner aforesaid without any deductions or abatement whatsoever.

P/W..P/6.



(Page 6)

AND LESSEE shall and will pay or caused to be paid all rates taxes and other out-goings which are now or may hereafter be payable both by the Owner and Occupier of the demise premises the quarterly tax payable to the Municipal Corporation of Calcutta.

AND shall and will keep and maintain the demise premises in good and tenantable repair and condition and do and execute and caused to be done and executed all repairs that may from time to time be necessary or required to be done hereto and shall and will on the expiration or sooner determination of the said term peaceably and quietly yield and deliver up to the Lessor possession of the demise premises.

...P/7.



(Page-7)

THE LESSEE shall be entitled to make additions and alterations of the said premises according to his need and requirements and the Lessor shall not have any right to obstruct the Lessee in any way.

THAT the Lessee shall be entitled to transfer assigns, sub-let or under-let or part with possession of the demise premises or any part thereof without consent of the Lessor PROVIDED always and it is hereby agreed that the Lessor hereby covenant that the Lessee paying the said Monthly Rent of Rs.200/- (Rupees Two Hundred) only in the manner aforesaid and observing and performing all the covenants and conditions hereinbefore contained the Lessee shall be entitled to enjoy the demise premises peaceably and quietly without any interruption eviction or distur-

...P/S.

(8)

disturbance by the Lessor or any person or persons claiming from or in trust from them.

AND the Lessor has delivered unto the Lessee exclusive possession of the one North-West Corner room and a North-East Corner kitchen and verandah adjoining the room and the kitchen and a court-yard for common use and also bath with water tap and reservoir at the back side and a common user of privy with Sri Rabindra Nath Ghosh, Sri Ashoke Kumar Ghosh and others, together with undivided 1/5th share of the entire premises and common passage surrounding three sides being Premises No.4, Dover Lane, Calcutta, vacant land together with building standing thereon.

AND if the Lessee is desirous of extending the period of Lease, even after the expiry of the period of Lease, he would have to give a Three Clear Calendar Months' Notice in writing before its expiration to the Lessor subject to the approval of the Lessor on fresh Terms and Conditions as would be agreed upon by and between the parties.

SCHEDULE

ALL THAT 1/5th undivided share of the Premises being Premises No.4, Dover Lane, Calcutta having a Total Area, measuring more or less 4 (four) cottahs, 13 Chittaks 13 (thirteen) Square Feet, together with Building and structures and vacant land appertaining to the building

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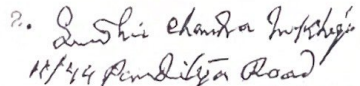


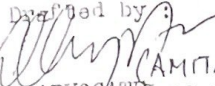
and structure of the Lessor being 1/5th share  
in the said premises which is butted and bounded  
as follows :

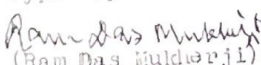
- ON THE NORTH : By Premises No.1 & 1/2,  
Nandy Street, Calcutta-700 029
- ON THE SOUTH : By Public Road namely Dover Lane
- ON THE EAST : By Gariahat Police Station
- ON THE WEST : By Premises No.6, Dover Lane

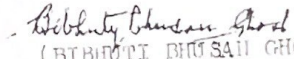
IN WITNESSETH WHEREOF the parties abovenamed hereby  
subscribe their respective hands and seal on this day  
month and year first above written in presence of the  
following witnesses.


WITNESSES

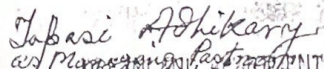
1.   
(AMITAVA SENGUPTA)  
Advocate  
Alipur Judges Court,  
Calcutta.
2.   
Indhi Chandra Mukherjee  
11/44 Pambitya Road  
Cal. 29

Drafted by :  
  
(AMITAVA SENGUPTA)  
ADVOCATE Alipur Judges Court

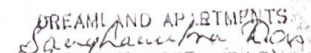
Typed by :  
  
(Ram Das Mukherji)  
Alipur Police Court  
Calcutta-27.

  
(BIBHUTI BHUSHAN GHOSH)  
LESSOR

  
(ASIM RANJAN DAS)  
for Self and for  
Suparna Das. and for  
( SUPARNA DAS)

  
DREAMLAND APARTMENTS  
( TAPASI ADHIKARI) (Nee Das)

DREAMLAND APARTMENTS  
  
( TIRTHENDU DAS)  
Partner

DREAMLAND APARTMENTS  
  
(SAUGHAMITRA DAS)  
LESSEES