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Schedule IA No 35(VIII) F5c



~~NOTARY PUBLIC~~  
20.6.89

A 2869/-  
E 557/-  
2ma 25/-  
m) 41/-  

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2940/-

J. T. e + D. e  
Produced

LEASE DEED

THIS INSTRUMENT OF LEASE made this 19<sup>th</sup> day of  
June, 1989 B E T W E E N, (1) SRI RABINDRA NATH  
GHOSH, son, of Late Rash Bahari Ghosh, aged about  
47 years, by occupation Property Holder,  
(2) SRI. SNOVA GHOSH, wife of Late Promotha Nath Ghosh,  
...P/2.



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Regn. No. 1101/64  
Calcutta

26 JUL 2011



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aged 36 years, by occupation Housewife,  
(3) SMT. MIRA GHOSH, wife of Sri Dhirendra Nath Ghosh, aged about 50 years, by occupation Housewife, (4) SMT. IRA GHOSH, wife of Sri Saltipada Ghosh, aged about 40 years, by occupation Housewife, (5) SRI ASHOKE KUMAR GHOSH, aged about 38 years, by occupation Service, (6) SRI ALOKE KUMAR GHOSH, aged about 35 years, by occupation unemployed both are son of Late Nirmal Chandra Ghosh,  
(7) SMT. SOVA GHOSH, wife of Late Nirmal Chandra Ghosh, aged about 60 years, by occupation Housewife,  
(8) SMT. SHIPRA DEUTY, wife of Sri Shankar Deuty, aged about 33 years, by occupation Housewife,  
(9) MRS. SAMTA GHOSH, wife of Asit Kumar Ghosh, aged about 32 years, by occupation Housewife,

...P/3.



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(10) SMT. SWAPNA MONDAL, wife of Sri Ashit Kumar Mondal, aged about 31 years, by occupation House-wife, all are by Religion Hindu, residing at 4, Dover Lane, Calcutta-700 029, Police Stn. Gariahat, hereinafter called THE LESSORS (which expression shall unless excluded by or repugnant to the context shall included their respective heirs, successors and representatives in interest of the ONE PART

A    I    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 Promotha Chandra Das, (3) TAPASI ADHIKARI (nee Das), daughter of Sri Asim Ranjan Das and wife of Sri Primal Kanti Adhikari, (4) TIRTHENDU DAS ...P/4.



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son of Sri Asim Ranjan Das, (S) SAINGHAMITRA DAS  
daughter of Sri Asim Ranjan Das, having its Regis-  
tered Office at 37, Panditlya Terrace, Calcutta-29,  
Police Sta. Gariahat, hereinafter known as the  
LESSEES (which terms unless excluded by or repug-  
nant to the context shall be deemed to include  
its successors/ or successors and representatives  
in interest and assignees) of the OTHER PART.

WHEREAS the abovenamed Lessors are absolutely  
seized and possessed of or otherwise well and suffi-  
ciently entitled to the undivided 9/25th share in  
the property being premises No.4, Dover Lane,  
...P/5.



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(5)

Calcutta-70) 029 (more fully described in the Schedule hereunder).

WITNESSETH WHEREOF THAT IN CONSIDERATION OF THE RENT

herby reserved and in consideration of a sum of Rs. 2,50,000/- (Rupees Two Lakhs, Fifty Thousand) only paid by the Lessee to the Lessor as Premium, the Receipt whereof the Lessor hereby acknowledge.

AND all the covenants conditions agreement hereinafter contained and on the part of the LEASE DEED observed and performed the Lessor hereby devised unto the Lessee all that the messuage tenant or house etc. being the undivided 9/25th....

...P/6.



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9/25th 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 Buildings and other structures thereon after taking necessary Sanction Plan from The Municipal Corporation of Calcutta and to hold the same unto the Lessee for the Term of 999 <sup>R.W. S. S. hundred</sup> (Nine <sup>hundred</sup> Ninety Nine) years from 1st May of 1989, yielding and paying the said term the Monthly Rent of Rs. 400/- (Rupees Four 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 Lessees to the

...P/7.



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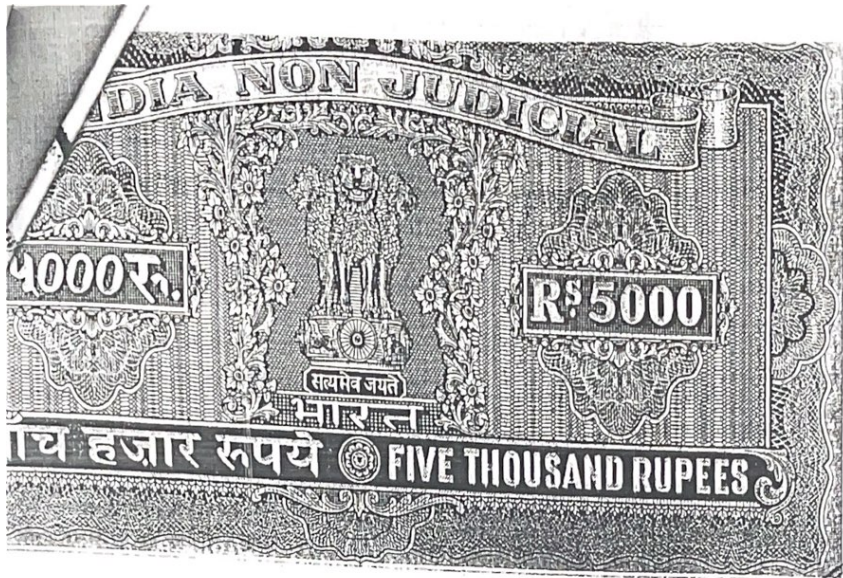
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to the intent that the obligation on his/their part herein contained shall continue throughout the said term hereby covenants with the Lessors.

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

AND shall and will pay or caused to be paid all Rates, Taxes and other out-goings which are now or ay hereafter be payable both by the owner and occupier of the demise premises the Quarterly Tax payable to the Municipal Corporation of Cabutta.

...P/a.



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AND shall all 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 by necessary or required to be done hereon and shall and will on the expiration or sooner determination of the said term peaceably and quietly yield and deliver unto the lessor possession of the demise premises.

The lessees shall be entitled to make additions and alterations of the said premises according to his need and requirements and the lessors shall not have any right to obstruct the

...F/9.



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The Lessee in any way.

THAT the Lessee shall be entitled to transfer assign sublet or underlet or part with possession of the demise premises or any part thereof without consent of the Lessors PROVIDED always and it is hereby agreed that the Lessee hereby covenant that the Lessee paying the said Monthly Rent of Rs. 100/- (Rupees Four Hundred) only in the manner aforesaid and obstructing and performing all the covenants and conditions herein before contained the Lessee shall be

...P/10.



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shall be entitled to enjoy the demise premises peaceably and quietly without any interruption, eviction or disturbance by the lessor or any person or persons claiming from or through the lessor.

AND the lessors have delivered unto the Lessee exclusive possession of the one Western side middle room adjacent to room of North Western Corner with adjoining verandah and another room at South East Corner with Southern Side verandah and a covered bath room with water tap and reservoir, at Eastern Side, adjacent to Northern Side of the said room and also kitchen at the Eastern Side of the said room and also a kitchen at the Eastern

...P/11.



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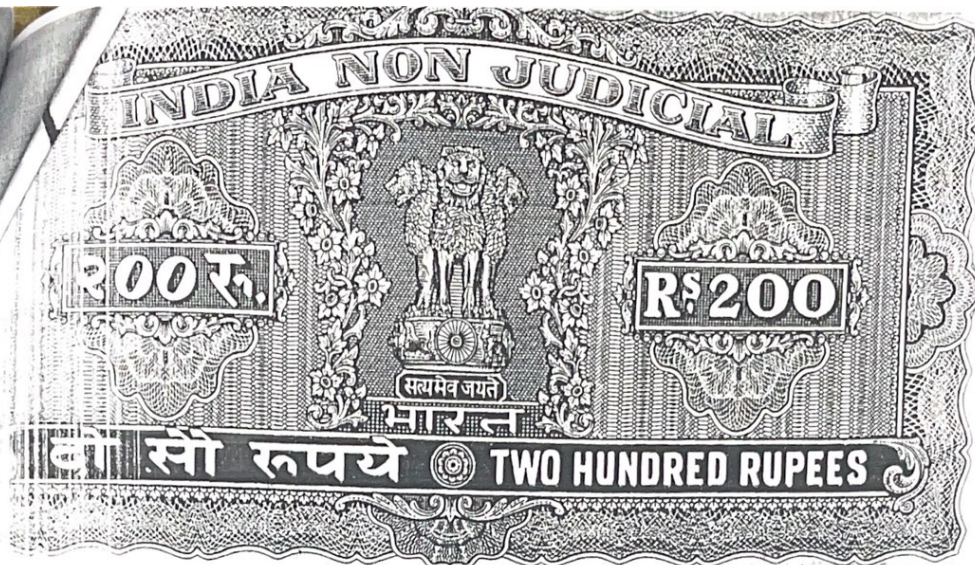
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Requi. No. 1101/98

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Eastern Side adjacent to the said bath room and also a common user of privy at the back side (North West Corner) with Sri Bibhuti Bhusan Ghosh, court-yard (North) for common use, together with undivided 9/25th share of the entire premises being Premises No.4, Dover Lane, Calcutta, vacant land together with building standing there on.

~~AND that if at any before the expiration of the said term the Lessee shall be desirous of obtaining a Renewal of Lease of the demise premises and of such is desired shall come to the Lessor Three Calendar Months' Notice in writing then and in such case the Lessor will subject to the fulfilment~~

*R. N. Ghosh*  
*श्री बाबु*

*Shri Bibhuti Ghosh ... P/12.*



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NOTARY



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~~at it not by the lessee a general lease of certain premises for such further lease as may be agreed on a rent of such as may be agreed between the parties.~~

R. V. S. Choudhary  
 वी. व. सी. चौधरी

SCHEDULE ABOVE REFERRED TO

ALL THAT 9/25th undivided share of the Premises being Premises No. 4, Dovec Lane, Calcutta having a total area of 4 (Four) kotahs, 13 (thirteen) chittaks, 13 (thirteen) Sq. Ft. together with building and structures of the lessors being 9/25th share in the said premises which is bounded and bounded as follows :

- ON THE NORTH : By premises No. 1 & 1/2, Dandy Street, Calcutta-29.
  - ON THE SOUTH : By Dovec Lane
  - ON THE EAST : By Darjahat Police Sta.
  - ON THE WEST : By premises No. 6, Dovec Lane.
- ....P/13.



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 Notary Public  
 Regn. No. 186/11



WITNESS WHEREOF The Lessors and The Lessees have hereunder set and subscribe their respective hands on this day, month and year first above written.

WITNESSES

1. *Asit Kumar Ghosh*  
4A, Jagannath Ghosh  
Road, Calcutta-12.

2. *Sudhin Chandra Mukherjee*  
11/4 Pandita Road.  
Cal-29

Read over and explained by me

*Hem Kumar Ghosh*  
4/4 Madan Biswas Lane  
Sukhin, Howrah.

*Rabin Das Nath Ghosh*  
(RABINDRA NATH GHOSH)

*Shobha Ghosh*  
(SHOVA GHOSH)

*সীরা ঘোষ*  
(MIRA GHOSH)

*Ira Ghosh*  
(IRA GHOSH)

*Shome Ghosh*  
As Constituted Attorney  
of  
(ASHOKE KUMAR GHOSH)

*Shova Ghosh*  
As Constituted Attorney  
of  
(ATOKE KUMAR GHOSH)

*Shova Ghosh*  
(SOVA GHOSH)  
*Shova Ghosh*  
As Constituted Attorney  
of  
(SHIPRA DEBTA)

*Shova Ghosh*  
As Constituted Attorney  
of  
(SANDYA GHOSH)

*Swarna Ghosh*  
As Constituted Attorney  
of  
(SWAPNA MONDAL)

L E S S O R S

... P/14.



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Asim Ranjan Das  
(ASIM RANJAN DAS)  
for self and for

Suparna Das &  
(SUPARNA DAS)

for Tapasi Adhikari  
as Managing Partner  
DREAMLAND APARTMENTS  
(TAPASI ADHIKARI)

DREAMLAND APARTMENTS  
Lishendu Das  
(LISHENDU DAS)



DREAMLAND APARTMENTS  
Sanghamitra Das  
(SANGHAMITRA DAS) Partner  
L E S S E E S

Drafted by :

*Alipin*  
LUITAVA SENGUPTA)  
ADVOCATE Alipin Judges Court.

Typed by :

Ram Das Mukherji  
(Ram Das Mukherji)  
Alipore Police Court  
Calcutta-700 027.

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26 JUL 2021

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