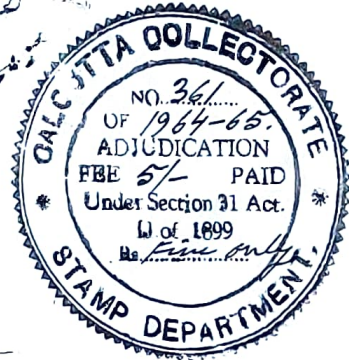


I 3605.



Sec. 32 Case No. 361 of 1964-65.
Certified that the full stamp duty chargeable on this instrument under the Indian Stamp Act, amounting to Rs. 338.70 p. (Rupees three hundred thirty eight and seventy paise) only has been paid, and credited to govt. under challan No. 99 dated 29.9.64.

Calcutta Collectorate.
The 29.9.1964
Collector of Stamp Revenue,
29.9.64.



Sec. 32 case No. 19 of 1966-67.
Certified that the full stamp duty chargeable on this instrument under the Indian Stamp Act, amounting to Rs. 47.75 p. (Rupees six and seventy five paise) only as per charge) has been paid and credited to govt. under challan No. 88 dated 27-4-66.

Calcutta Collectorate.
The 27-4-1966
Collector of Stamp Revenue,
27-4-66. 27.4.66

Signature of Registrar of Alipore
Dist. 24 PARGANAS

THIS INDENTURE OF LEASE made this 5th day of May One thousand nine hundred and sixty six BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL hereinafter referred to as the "LESSOR" (which expression shall unless excluded by or repugnant to the context be deemed to include her successors in office and assigns) of the ONE PART AND Sanat Kumar Roy son of Sri Sisir Kumar Roy residing in New Alipore Police Station New Alipore Sub-Division Alipore District 24-Parganas Hereinafter referred to as the "LESSEE" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs executors administrators representatives and assigns) of the OTHER PART.

WHEREAS the Lessee has applied to the Lessor to grant to him a lease of the land and premises hereinafter more particularly described in the Schedule hereunder written for the period and on the terms and conditions hereinafter mentioned and the Lessor has agreed to the proposal of the Lessee.

WITNESSETH as follows :-

1. In consideration of the salami or premium of Rupees fourteen thousand seven hundred seventy-four only out of which the Lessee has paid to the Lessor the sum of Rupees Seven thousand three hundred eighty-seven only being fifty per cent. of the salami or premium and has promised to pay the balance of Rupees Seven thousand three hundred eighty-seven only in manner hereinafter appearing and of the rent and the Lessee's covenants hereinafter reserved and contained the Lessor doth hereby demise unto the Lessee ALL THAT piece or parcel of land hereditaments and premises hereinafter more particularly described in the Schedule hereunder written and hereinafter

Admissible under Section 31 of the Bengal Tenancy Act Non-agricultural Tenancy Act, duly Stamped (or exempted from or does not require Stamp duty) under the India Stamp Act 1899 & also as amended by W. B. Stamp Amendment Act XVII of 1964. SCHEDULE I A No. FEES PAID



Contd.....

Presented for Registration at
..... A. M. or P. M. on the.....
day of.....19..... at the Office
of the Sub-Registrar Alipur
Sadar by.....
Executant or Claimant or attorney
for



Sec. Md. K. Kumar Roy Choudhury

U. S. Das
Registrar of A.M.P.
Dist. 24 PARGANAS

..... by
.....
Son/Wife of.....
of.....
Thana.....
District.....
By Caste..... by Professor

Janath Kumar Roy



U523

..... by
.....
Son/Wife of.....
of.....
Thana.....
District.....
By Caste..... by Professor

Ruthwik Kumar Roy

X

..... by.....
who is exempt from personal
appearance.
in this office under Sec 88 of
Act. XVI of 1908 is proved by his
Sea and Signature

U. S. Das
Registrar of A.M.P.
Dist. 24 PARGANAS

referred to as the "demised land" TO HOLD the same UNTO the Lessee as from the 5th day of May, 1946 for the term of 99 (ninety-nine) years paying annual rent at the rate of Re.1/- during the said term on the 4th day of May every year for the year for which such rent shall be due and payable without any deduction or abatement whatsoever.

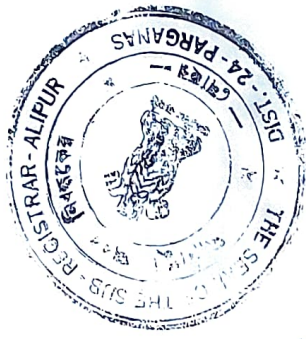
2. That the Lessee to the intent that the obligations may continue throughout the term hereby created hereby covenants with the Lessor as follows :-

- (1) to pay Rs.7,387/- being the balance of the Salami in one or several annual instalments within the period of twelve years from the date of these presents.
- (2) to pay annually on each anniversary of these presents interest on the said sum of Rs.7,387/- or the portion thereof for the time being remaining due and payable at the rate of seven per cent per annum; provided however that in case of punctual payment of the said interest on the respective due dates of payment thereof the interest will be charged at the rate of 6% per cent per annum in lieu of 7 per cent per annum.
- (3) That the Lessee shall pay the rent reserved on the day and in the manner aforesaid.
- (4) To bear pay and discharge all existing and future rates taxes assessments duties impositions and outgoings whatsoever imposed or charged upon the demised premises or upon the owner or occupier in respect thereof payable by either in respect thereof.
- (5) That the Lessee shall use the said plot of land solely for the purpose of erecting a building for residential purpose and for no other purposes whatsoever without the previous consent in writing of the Lessor or the Government of West Bengal (thereinafter referred to 'the Government').
- (6) Not to assign underlet or part with the possession of the demised premises or any part thereof so long as the full amount of the salami is not paid and after payment of the full amount of salami not to assign transfer or assign the demised premises or any part thereof without first obtaining the written consent of the Lessor such consent however not to be unreasonably withheld in the case of a respectable and responsible person.
- (7) Not to mortgage or charge the lease hold interest of the Lessee and the buildings to be erected thereon without the previous consent in writing of the Government.
- (8) Should the Lessee die after having made a bequest of the leasehold premises and the building to be erected thereon in favour of more than one person or die intestate having more than one heir then in such case the persons to whom the leasehold premises with the buildings thereon be so bequeathed or the heirs of the deceased Lessee as the case may be shall hold the said property without having any right to have partition of the same by metes and bounds of they shall nominate one person amongst their number in whom the same shall vest.



contd.....

REGISTRAR OF LANDS
DIST. 24 PARGANAS
11/1/88



(9) To bear and pay all expenses incurred in respect of preparation, execution and registration of the Lease to be executed by the Lessor in favour of Lessee including the stamp duty and registration fees payable therefor.

(10) To pay the proportionate charges for the lighting of street lights near the demised premises and the proportionate cost for the maintenance of the pumps for the supply of water to the demised premises at such rates as will be fixed by the Government of any other appropriate authority as the case may be.

(11) Not to permit any sale by auction to be held upon the demised premises or suffer any part of the demised premises to be so used as to cause nuisance annoyance or inconvenience to the occupiers of adjacent houses or the neighbourhood.

(12) To keep the demised premises including the building in a clean and sanitary condition and in a proper state of repairs.

(13) To yield up the demised premises with fixtures except tenant's fixtures and additions thereto at the determination of the tenancy in good and tenantable repair and condition in accordance with the covenants hereinbefore contained.

3. To Lessor hereby covenants with the Lessee as follows:-

(1) That the Lessee paying the rent hereby reserved and observing and performing the several covenants and stipulation herein on his part contained shall peaceably hold and enjoy the demised premises during the said term without any interruption by the Lessor or any person rightfully claiming under or in trust for him.

(2) That the Lessor will on the written request of the lessee made six calendar months before the expiration of the term hereby created and if there shall not at the time of such request be any existing breach or non-observance of any of the covenants on the part of the lessee hereinbefore contained at the expenses of the Lessee, grant to him a lease of the demised premises for the further term of ninety nine years from the expiration of the said term at the same rent and containing the like covenants and provisios as are herein contained with the exception of the present covenant for renewal the Lessee on the execution of such renewed lease to execute a counterpart thereof and without requiring payment of any further premium.

4. PROVIDED ALWAYS AND IT IS EXPRESSLY AGREED as follows:-

(1) If the lessee makes default in the payment of any instalment of the Salami or the interest therein payable thereon as aforesaid on the respective due date for payment thereof or if the rent hereby reserved or any part thereof shall be unpaid for thirty days after becoming payable (whether formally demanded or not) or if any covenant on the Lessee's part herein contained shall not be performed or observed or if the Lessee or other person in whom for the time being the term hereby

contd.....



created shall be vested shall become bankrupt then and in any of the said cases it shall be lawful for the Lessor at any time thereafter to reenter upon the demised premises or any part thereof in the name of the whole and thereupon, without prejudice to the right of action of the Lessor in respect of any breach of the Lessee's covenants herein contained this demise shall absolutely be determined and all amounts paid by the Lessee towards Salami shall stand forfeited and the Lessor shall be entitled to re-enter into possession of the demised land or any part thereof in the name of its whole and all buildings and structures as may in the meantime be erected by the Lessee in the demised land shall belong to and be vested in the Lessor.

(2) Any notices required to be served hereunder shall be sufficiently served on the Lessee if left addressed to him on the demised premises or forwarded to him by post or left at his last known address.

(3) All sums payable by the Lessee to the Lessor and/or the Government under these presents for premium or salami, additional premium or salami, rent or interest shall be recoverable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof for the time being in force.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT land measuring Six Cottahs Nine Chittaks and thirty-three square feet to be the same a little more or less situate lying at and bearing plot No. J.L.No.34 Touzo No.151 Subdivision Alipore mauza Bade Raipur Thana Tollygunge registration Alipore Sub-district Alipore in the District of 24-Parganas within the Corporation of Calcutta and butted and bounded in the manner following that is to say

- on the north by Plot no 120.
- on the west by Plot no 106 & 105
- on the east by 30ft Road.
- and on the south by Plot no 118

[Signature]
A. T. Sen,
 Estates Manager, & Ex-Officio,
 Assistant Secretary
 Development and Planning Department,
 Government of West Bengal.

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

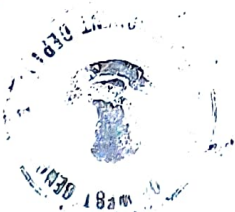
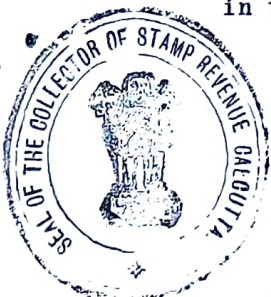
SIGNED SEALED AND DELIVERED FOR And on behalf of the Governor of the State of West Bengal by the Secretary, Development Department, Government of West Bengal in the presence of:

P.K. Chakravarty 5.5.66
SIGNED SEALED AND DELIVERED BY

in the presence of:

- 1) Manindra Nath Sinha
 1/155, Jatinidas Nagar,
 P.O. Belgharia, 24-Parganas.
- 2) Keshab Lal Ghosh
 15/1 Nabin Mukherjee Lane,
 Shibpur, Howrah.

[Signature]
A. T. Sen,
 Estates Manager, & Ex-Officio,
 Assistant Secretary
 Development and Planning Department,
 Government of West Bengal.



Book No
Volume No 24
Pages... 246 to 252
Being No..... 3665
For the year 19...

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Registrar of Dist. 24 PARGANAS
19/5/66

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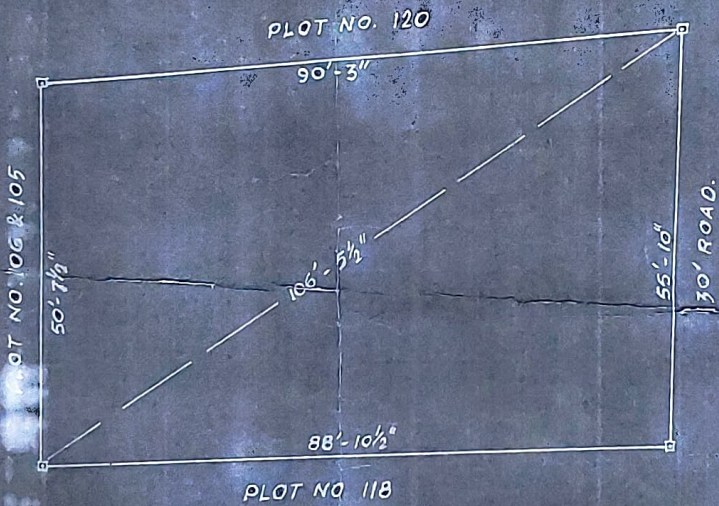


TRUE COPY

PLOT PLAN OF PLOT NO. 119.
IN
TOLLYGUNJ LAND DEV. SCHEME.

SCALE - 20' = 1"

AREA - 6-K: 9-GH: 33-SFT.



SD/- A. T. SEN.

MEASUREMENT ACCEPTED.

SD/- J. N. BOSE.

SUPERVISING SURVEYOR

CONSTRUCTION BOARD.

ILLEGIBLE.

SURVEYOR

N

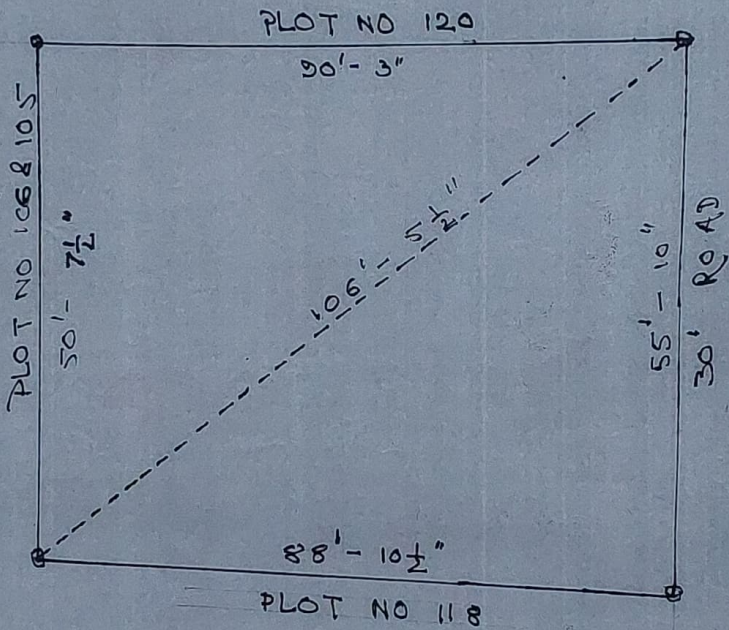
PLOT PLAN OF PLOT NO - 119

IN

TOMYGUNJ LAND DEV. SCHEME.

SCALE - 20' = 1"

AREA - G.K: 9 CH 33 SET



SURVEYOR

Sa/ In Rose

MEASUREMENT ACCEPTED

SUPERVISING SURVEYOR.

CONSTRUCTED BOARD.