

7758/2022

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 783015

10.00 AM  
20/10/22

102000/-  
20/10



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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

22989580  
No 450777470/-

6 7 NOV 2022

LEASE DEED

THIS DEED OF LEASE made this 20th day of October Two Thousand and Twenty Two

BETWEEN

Val Case No. 5081  
 J (1)- 200  
 J (2)- 550  
 Total 800  
 Realised on 08/10/22

ARA-IV Kolkata

Abdul Toab

18938

11 4 SEP 2022

Serial No. Shrachi Developers Pvt Lt  
Name Shrachi Developers Pvt Lt  
Address: 686, Anandapur  
8, Lyons Range, Kolkata 700 001  
Kol-107

11 4 SEP 2022

Licensed Stamp Vendor  
B GHOSH

Ahul Tol:



11622

Ahul Tol:



Injaya Tol:



11623



Identified by me  
Swaraj Sen.

11624



ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
25 OCT 2022





Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192022230160428472

GRN Details

GRN: 192022230160428472 Payment Mode: Counter Payment  
GRN Date: 04/11/2022 17:46:46 Bank/Gateway: AXIS Bank  
BRN : SST19318 BRN Date: 05/11/2022 12:00:00  
GRIPS Payment ID: 041120222016042846 Payment Init. Date: 04/11/2022 17:46:46  
Payment Status: Successful Payment Ref. No: 2002787580/11/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shrachi Developers Pvt Ltd  
Address: Shrachi Tower 8th Floor 686 Anandapur, EM Bypass, West Bengal, 700107  
Mobile: 9874423535  
Email: tusharhaldar@shrachi.com  
Contact No: 9874423535  
Depositor Status: Buyer/Claimants  
Query No: 2002787580  
Applicant's Name: Mr SUVANKAR DAM  
Address: A.R.A. - IV KOLKATA  
Office Name: A.R.A. - IV KOLKATA  
Identification No: 2002787580/11/2022  
Remarks: Lease, Lease by Govt./Govt. Authority/Govt. Undertaking Payment No 11  
Period From (dd/mm/yyyy): 04/11/2022  
Period To (dd/mm/yyyy): 04/11/2022

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002787580/11/2022	Property Registration- Stamp duty	0030-02-103-003-02	6927370
2	2002787580/11/2022	Property Registration- Registration Fees	0030-03-104-001-16	1445283
Total				8372653

IN WORDS: EIGHTY THREE LAKH SEVENTY TWO THOUSAND SIX HUNDRED FIFTY THREE ONLY.





Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192022230132726701 Payment Mode: Online Payment  
GRN Date: 06/10/2022 15:07:17 Bank/Gateway: AXIS Bank  
BRN : 713832412 BRN Date: 06/10/2022 15:09:05  
Payment Status: Successful Payment Ref. No: 2002787580/5/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Shrachi Developers Private Limited  
Address: 686, ANANDAPURA EM BYPASS  
Mobile: 9874423535  
EMail: TUSHARHALDAR@SHRACHI.COM  
Contact No: 03349844984  
Depositor Status: Buyer/Claimants  
Query No: 2002787580  
Applicant's Name: Mr SUVANKAR DAM  
Identification No: 2002787580/5/2022  
Remarks: Lease, Lease by Govt./Govt. Authority/Govt. Undertaking

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2002787580/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	934368
2	2002787580/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	124607
<b>Total</b>				<b>1058975</b>

IN WORDS: TEN LAKH FIFTY EIGHT THOUSAND NINE HUNDRED SEVENTY FIVE ONLY.

THE UNIVERSITY OF CHICAGO



INSTITUTIONAL REVIEW BOARD

PROTOCOL NO. 10101

RESEARCHER: [Name]

DATE: [Date]

STATUS: [Status]

APPROVED BY: [Name]

DATE APPROVED: [Date]

EXPIRES: [Date]

REVISIONS: [Number]

AMENDMENTS: [Number]

CONTACT: [Phone]

ADDRESS: [Address]







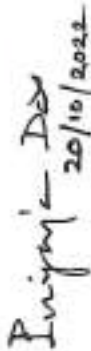



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19042002787580/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRIYANJAN DAS City:- Not Specified, P.O:- MEDINIPUR, P.S:- Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:-700001	Represent ative of Lessor [THE CALCUTT A TRAMWA YS COMPAN Y LIMITED ]		11623 	 20/10/2022
2	Mr RAHUL TODI City.- Not Specified, P.O:- MADURDAH, P.S:- Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700107	Represent ative of Lessee [SHRACHI DEVELOP ERS PRIVATE LIMITED ]		11622 	 20/10/2022





Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print 11624	Signature with date
1	Mr SUVANKAR DAM Son of Late HIMANGSHU DAM City:- Not Specified, P.O:- MADHYAMGRAM, P.S.-Madhyamgram, District-North 24- Parganas, West Bengal, India, PIN:- 700130	Mr PRIYANJAN DAS, Mr RAHUL TODI			<i>Suvankar Dam</i> 20/10/2022

(Mohul Mukhopadhyay)  
 ADDITIONAL REGISTRAR  
 OF ASSURANCE  
 OFFICE OF THE A.R.A. -  
 IV KOLKATA  
 Kolkata, West Bengal





**WEST BENGAL TRANSPORT CORPORATION LTD. [formerly known as The Calcutta Tramways Company (1978) Limited]**, a Government of West Bengal Undertaking and a Government Company within the meaning of the Companies Act, 1956, having its registered office at 12, R. N. Mukherjee Road, Kolkata - 700 001, represented by its Joint Managing Director Mr. Priyanjan Das, Son of Prabhanjan Das, having **Pan No. ADEPD4316R**, working for gain at 12, R. N. Mukherjee Road, Kolkata - 700 001, hereinafter referred to as the "**LESSOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors-in-interest and/or assigns) of the **ONE PART AND M/s. Shrachi Developers Pvt Ltd**, a Company incorporated under the Companies Act, 1956 having its registered office at Shrachi Tower, 686, Anandapur, E.M. Bypass- R.B. Connector Junction, Kolkata- 700107, represented by its Director Shri Rahul Todi, Son of Late Shrawan Kumar Todi, having **Pan No. ABRPT9982A**, residing at Urbana-T-3, 2<sup>nd</sup> Floor, Flat-0201, 783, Anandapur, Maduraha, E.K.T, Kolkata-700107 hereinafter referred to as the "**LESSEE**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successor or successors-in-office and/or permitted assigns) of the **OTHER PART**:

**WHEREAS:**

- A. The Lessor is seized and possessed of and/or otherwise well and sufficiently entitled to free from all encumbrances, charges, mortgages and liabilities whatsoever with a good and marketable title in respect of **ALL THAT** piece and parcel of land containing an area of 59.33 cottahs, more or less, situate, lying at and being part of its Depot at 34, Khudiram Bose Sarani since separated and renumbered as premises No. 34/1, within Tala P.S. and Ward No. 3 of the Kolkata Municipal Corporation, fully described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**said premises**" or "**demised premises**".
- B. Bids were invited by the Government of West Bengal in its Transport Department for lease of the said premises vide Request for Proposal vide RfP No. 11 dated 17th June 2016.
- C. The Lessee participated in the said bidding process and the Financial Bid of the Lessee being the highest bid so received for lease of the said premises from the qualified bidders, the said bid was accepted subject to the Lessee complying with terms and conditions contained in the document of Request for Proposal.
- D. The Lessee has since paid to the Lessor the entire premium reserved for grant of lease and has now become entitled to a lease of the said premises from the Lessor.



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- E. The Lessor has now agreed to grant to the Lessee a lease of the said premises for a period of 99 (ninety nine) years from the date of delivery of possession of the demised premises to the Lessee and on the terms and conditions as hereinafter contained.

**NOW THIS DEED OF LEASE WITNESSETH** as follows:

- I. In consideration of a premium of Rs. 15,57,41,250/- (Rupees Fifteen crore fifty seven lacs forty one thousand two hundred and fifty only) paid by the Lessee to the Lessor at or before the execution of these presents (the receipt whereof the Lessor doth hereby admit and acknowledge) and in further consideration of the rent hereby reserved and of the terms, conditions and covenants hereinafter contained and on the part of the Lessee to be paid observed performed and fulfilled, the Lessor doth hereby demise unto the Lessee **ALL THAT** piece and parcel of land containing by measurement an area of 59.33 cottahs, more or less, situate, lying at and being part of its depot at 34, Khudiram Bose Sarani since separated and renumbered as premises No. 34/1, Khudiram Bose Sarani, Kolkata-700037 within Tala P.S. and Ward No. 3 of the Kolkata Municipal Corporation, fully described in the **SCHEDULE** hereunder written and delineated in the map or plan hereto annexed and thereon bordered red and hereinafter referred to as the "demised premises" (which expression shall, wherever the context so requires or permits, also mean and include the buildings to be constructed thereon) **TO HAVE AND TO HOLD** the same unto the Lessee for a period of 99 (ninety nine) years commencing from the date of possession of the demised premises has been handed over being June 15, 2022 (hereinafter referred to as the "date of commencement of lease") **YIELDING AND PAYING THEREFOR** unto the Lessor during the said term an annual ground rent calculated at the rate of Rs. 6,22,965/- (Rupees Six Lakhs Twenty Two Thousands Nine hundred and Sixty Five only) per annum from the date of commencement of lease (hereinafter referred to as the "rent") without any deduction or abatement whatsoever on or before the 15th day of the first month of every year of the demise according to English Calendar for which the same is paid.
- IA. The Lessor has already handed over vacant and peaceful possession of the demised premises to the Lessee on or before June 15, 2022 ("date of possession").
- II. **AND THE LESSEE DOTH HEREBY COVENANT WITH THE LESSOR** as follows:
- 2.1 To regularly and punctually pay the rent herein reserved to the Lessor on the days and in the manner herein mentioned without any deduction or abatement whatsoever.



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- 2.2 To pay and discharge all existing and future municipal rates, taxes, revenues, assessments, impositions and outgoings (including interest and penalties in case of delayed payment) whatsoever which now are or during the said term shall be imposed or charged upon the demise of the demised premises and which may be payable by the owner or occupier thereof whether in respect of the demise hereby created, the land comprised in the demised premises or the building(s) to be erected thereon.
- 2.3 To undertake construction of the building(s) on the demised premises for such purpose as may be allowed by the municipal and appropriate authorities within 12 (twelve) months from the date of handing over of possession of the demised premises to the Lessee in accordance with the plans sanctioned and specifications to be approved by the appropriate authority / body and according to the rules and regulations framed for the use of the demised premises and to complete construction thereof within a period of 60 (sixty) months from the date of handing over of possession of the demised premises PROVIDED HOWEVER that the Lessor may at its discretion on an application being made to it by the Lessee for good causes and consideration, including existence of conditions of force majeure and on payment of such fees or penalty, by whatever name called, as may be fixed by the Lessor from time to time, grant to the Lessee such extension of time to commence and/or complete construction of the said building(s) on the demised premises for such period as the Lessor may determine FURTHER PROVIDED HOWEVER that upon failure of the Lessee to comply with such covenant to commence and complete construction of the building(s) within the time originally fixed or as may be extended by the Lessor, the lease shall be liable to be terminated by the Lessor and the Lessor entitled to re-enter into or upon the demised premises and obtain possession thereof.
- 2.4 To comply with and follow all applicable laws, rules and regulations for construction and use, enjoyment and possession of the demised premises and the building(s) to be erected thereon [including but not limited to the Land Use Development and Control Plan (LUDCP) / Development Control Regulations of the Kolkata Metropolitan Development Authority/ Kolkata Municipal Corporation for the Kolkata Metropolitan/ Municipal Area or part thereof and also the Building Rules thereof or of the concerned Corporation / Municipality / Panchayat any other Local Authority] and to be solely answerable and responsible for all breaches and/or defaults in compliance thereof and to keep the Lessor saved harmless and indemnified for all losses claims and demands which the Lessor may



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suffer or be put to by reason of any breach or alleged breach of this covenant.

- 2.5 To obtain at its own cost all permissions and licences which may be necessary to make construct, erect, hold, use and/or enjoy the building(s) on the demised premises and observe and perform all laws, rules and regulations which may be required to be observed and performed by it, at its own costs and responsibility, keeping the Lessor saved harmless and indemnified in this regard.
- 2.6 To keep the demised premises and the building(s) thereon in a neat and clean manner and hygienic condition free from all sorts of nuisance and not to allow accumulation of any water, waste, dirt or garbage in any part thereof which is or can be a risk to the health of the occupants of the demised premises and the building(s) thereon or of the nearby properties at any time.
- 2.7 To maintain and keep all structures to be erected on the demised premises in good and habitable condition.
- 2.8 To make all arrangements for security, fire fighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the demised premises at its own cost and to the satisfaction of the Lessor and to carry out regular maintenance and replacement of electrical wirings, installations and appliances thereat.
- 2.9 To allow the Lessor, its agents and servants with 24 hours' previous notice in writing (except for emergencies when no such notice would be required) to enter into and upon the demised premises and all structures thereon and view the state and condition thereof and to give or leave notice of any defect in such condition which the Lessee shall be liable to make good within 15 days after such notice has been given or left.
- 2.10 To make regular payments for consumption of electricity, water and other services and/or utilities supplied to or obtained for the demised premises and to keep the Lessor saved harmless and indemnified in this regard. In the event there are any amounts outstanding with respect to water and electricity or any other utilities or facilities or services consumed or availed for the demised premises on the expiry or sooner determination of this Lease Deed, the Lessee shall be liable to make payments for the same to the concerned authority notwithstanding the expiry or determination of this lease.



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- 2.11 To execute to the satisfaction of the Lessor all works and observe and perform all such rules and conditions which shall appear to the Lessor or to the appropriate authorities of the State to be necessary or desirable in order to keep the demised premises in good sanitary order and condition.
- 2.12 To preserve intact the boundaries of the demised premises and to keep them well demarcated with boundary walls, pillars or fencing according to requisition from time to time as may be made by the Lessor and to point them out when required by the Lessor to any officer duly authorized by the Lessor in writing to inspect them. Should any boundary mark be missing, the Lessee shall report the fact to the Lessor. The Lessee shall maintain such boundary walls, pillars or fencing in good and proper condition during the term of this lease at its own cost.
- 2.13 To take steps to ensure that no third party may encroach into or upon any portion of the demised premises or the building(s) to be erected thereon.
- 2.14 To allow any person authorised by the Lessor to inspect, repair and clean sewer lines and/or manholes or to do any other works in connection therewith, within the demised premises without any obstruction or hindrance by the Lessee or by any of its men and agents.
- 2.15 Not to use or allow the demised premises or any part thereof or any construction thereon for any illegal or immoral purposes or for any noisy or offensive trade or business.
- 2.16 Not to amalgamate the demised premises or any part thereof with any other plot or plots of land without the prior written permission of the Lessor. Not to separate the demised premises or any part thereof from the mother premises.
- 2.17 Not to remove any earth from the demised premises for any purpose other than for the purpose for which the land is demised, which earth should be used for re-filing of trenches excavated for construction and not to cause any damage or depreciation to the demised premises.
- 2.18 Not to bring in or store or allow to be brought in or stored in the demised premises or any part thereof any hazardous inflammable combustible or explosive substance or any hide, skin or other articles likely to injure or damage the demised premises and/or the structures to be constructed thereon and not do or allow to be done on the demised premises anything that may deteriorate the value of the demised premises or injure the same in any way, except in accordance with law.



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- 2.19 Not to allow the demised premises or any construction thereon or any part thereof to be used as a place of public worship or burial or cremation ground and not allow any shrine, temple, mosque, church or any other kind of place of worship to be erected thereon or on any part thereof for the said purposes.
- 2.20 Not to assign and/or transfer its right or interest in the demised premises or any part thereof (except by way of sub-lease, sub-letting or any other mode or manner not amounting to a complete assignment of Lessee's right title and interest in the demised premises as described hereinafter in clause 3.2) without previous approval in writing of the Lessor. A transfer or assignment which is restricted hereby shall also include transfer or assignment by way of amalgamation, reconstruction or any other mode or manner by which the leasehold interest of the Lessee is transferred to any other person, without the approval in writing of the Lessor with necessary concurrence of the Government of West Bengal first had obtained Provided However That the Lessee shall have the right to mortgage or charge its leasehold interest in favour of Scheduled Banks/ Financial Institutions.
- 2.21 Not to encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the demised premises or upon any other adjoining land whatsoever.
- 2.22 Not at any time during the term of this lease, to open or work or dig any quarries for clay, gravel or sand, in upon or under the demised premises and the Lessee agrees that the Lessor reserves the right to all minerals in the demised premises together with such rights of way and any other reasonable facilities as be requisite for mining, gathering and carrying away such minerals.
- 2.23 Not to keep or leave at any time during the term of this lease the demised premises and/or the building(s) erected thereon unused, unattended or locked for a period of more than 10 (ten) months.
- 2.24 Not to claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the demised premises or for any other similar cause or nature.
- 2.25 Not to do or cause to be done in or upon the demised premises or any part thereof or in the building(s) that may be erected thereon, any act or



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thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the demised premises or to the owners or occupiers of any adjoining or neighbouring land or premises.

- 2.26 At the expiry of the term hereby granted or sooner determination thereof, the Lessee shall make over vacant and peaceful possession of the demised premises to the Lessor together with all buildings and constructions erected thereon, free from all encumbrances, charges, mortgages and without payment of any cost or compensation for the buildings/structures existing at the time of expiry of lease or sooner determination thereof.

**III. THE LESSOR HEREBY COVENANTS WITH THE LESSEE as follows:**

- 3.1 The Lessor confirms and declares that the Lessor is the absolute and exclusive owner of the demised premises free from all encumbrances with a good and marketable title. The Lessee, paying the annual lease rent, the said rates and taxes, and other amounts hereby reserved and observing and performing the terms conditions and covenants herein contained and on its part to be paid performed and observed, shall hold and enjoy the demised premises during the term hereby created without any interruption, hindrance, disturbance or obstruction by the Lessor or any person claiming through under or in trust for the Lessor.
- 3.2 That the Lessee shall be entitled to sub-let, sub-lease or otherwise deal with or dispose of constructed spaces in the building(s) to be erected on the demised premises not amounting to any assignment of entirety of Lessee's interest in the demised premises on terms and conditions not contrary to or inconsistent with the terms of these presents, without need of any approval of the Lessor PROVIDED HOWEVER that the Lessee shall always keep the Lessor saved harmless and indemnified from and against any losses claims or demands which the Lessor may suffer or be put to by reason of any such sub-letting or use.
- 3.3 The lease shall, with the prior permission of the Lessor, be renewable at the option of the Lessee for one more term of 99 (ninety nine) years which option the Lessee must exercise not before 1 (one) year before the expiry of the term hereby created and not later than 3 (three) months prior to its expiry, by serving notice in writing to the Lessor, whereupon, the Lessor may, grant in favour of the Lessee, a Deed of Renewal of the lease on similar terms and conditions, which is to be stamped and registered at the Lessee's costs and expenses.

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**IV. THE LESSOR AND THE LESSEE HEREBY AGREE AND COVENANT WITH EACH OTHER as follows:**

- 4.1 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 Lessor to the Lessee at the address of the demised premises or sent by registered post / speed post addressed to the Lessee at the demised premises or to its last known address and that, the notice requiring to be given to the Lessor shall be sufficiently given if delivered at or sent by registered post / speed post addressed to the office of the Lessee. All changes of address of the Lessee shall be communicated by the Lessee to the Managing Director of the Lessor in writing within a reasonable period of its change.
- 4.2 That any relaxation and indulgence granted by the Lessor to the Lessee shall not in anyway prejudice the rights of the Lessor under this Deed of Lease.
- 4.3 That the failure of the Lessor to enforce in any one or more instances, performance of any of the terms covenants and conditions of these presents shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term condition and covenant and such failure shall not in any way affect the validity of this Deed of Lease or the rights and obligations of the parties hereto. The Lessee agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of lease executed by both parties hereto.
- 4.4 That any statutory powers as may have been or will be conferred upon the Lessor shall automatically apply to the demised premises and provisions in that respect shall be deemed to have been incorporated in these presents by way of reference and the Lessee is deemed to have constructive notice thereof.
- 4.5 That the terms and conditions of the lease shall be subject to changes of policy of the Lessor from time to time and the Lessee shall abide by the same.
- 4.6 If the Lessee being a registered partnership firm or Consortium comprising of an individual or individuals, whereby the constituent individual or individuals shall become insolvent or commit an act of insolvency or be adjudicated insolvent or enter into a composition or arrangement with its creditors or if the Lessee being a company or corporate body or Limited Liability Partnership (LLP) shall go into





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liquidation or be wound up whether compulsorily or voluntarily (including for the purpose of amalgamation or re-construction) or suffer any execution proceedings to be levied or a receiver to be appointed in respect of any of their properties and effects or notwithstanding anything in these presents contained, if the Lessee is in breach of any of the terms, conditions and covenants contained in these presents and on its part to be paid observed or performed and the Lessor calling upon the Lessee to rectify the breach complained of and such breach not being cured or rectified to the Lessor's satisfaction within a period of 6 (six) months from the date of service of such notice, then and in any of such cases, it shall be lawful for the Lessor or any person duly authorised by it without any further notice at any time thereafter to treat this demise as determined and to re-enter into and upon the demised premises or any part thereof and the same to have again re-possessed and enjoyed as in its former estate and without being liable to pay any cost or compensation for the demised premises or the buildings or structures thereon which shall vest in the Lessor on such termination and notice of resumption, but without prejudice to any right of action or remedy of the Lessor in respect of any antecedent breach or non-performance or non-observance of any of the covenants and conditions by the Lessee herein contained.

- 4.7 That if it is found that the lease of the demised premises has been obtained by the Lessee by misrepresentation or fraud, the Lease shall stand determined and the Lessor entitled to its rights contained in clause 4.6 above.
- 4.8 That in the event of the demised premises or any part thereof or any structure thereon being materially damaged or destroyed by earthquake tempest or other act of God or any irresistible force or fire not caused by any act or neglect on the part of the Lessee so as to render the demised premises or any part thereof substantially and permanently unfit for the purpose for which it has been let, this lease shall at the option of the Lessee be void.
- 4.9 That in case of any dispute in the interpretation of any of the clauses of the terms and condition contained in this Deed of Lease, the decision of the Lessor shall be final and binding. Disputes and differences arising out of or in connection with or relating to the interpretation or implementation or termination of this Deed of Lease, the lease to be granted in favour of the Lessee which cannot be settled by mutual negotiation within 60 (sixty) days, shall be referred to the sole arbitration of an Arbitrator to be appointed by the Principal Secretary of the Transport Department of the Government of West Bengal. Such



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arbitration shall be held according to the provisions of the Arbitration and Conciliation Act, 1996 and any modification or re-enactment thereto. The venue of the arbitration proceedings shall be at Kolkata and language of the arbitration shall be English. The arbitration award shall be final and binding upon the parties and the parties agree to be bound thereby and to act accordingly. When any dispute has been referred to arbitration, except for the matters in dispute, the parties shall continue to exercise their remaining respective rights and fulfill their remaining respective obligations.

- 4.10 That both the Lessor and the Lessee expressly agree for registration of these presents. The cost of preparing, stamping and registering this Deed of Lease shall be borne by the Lessee.
- 4.11 Courts at Kolkata alone shall have exclusive jurisdiction to try and entertain all disputes arising out of this Deed of Lease and the transactions contemplated herein.



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**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the demised premises)**

**ALL THAT** piece and parcel of land containing an area of 59.33 cottahs, more or less, situate, lying at and being premises No. 34/1, Khudiram Bose Sarani, Kolkata- 700037 under Tala P.S. and Ward No. 3 of the Kolkata Municipal Corporation and delineated in the map or plan annexed hereto and bordered red thereon and butted and bounded as follows, this is to say:

- On the **NORTH:** By Belgachia depot of CTC;
- On the **EAST:** By private property;
- On the **SOUTH:** By Belgachia Road; and
- On the **WEST:** By Belgachia depot of CTC





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MEMO OF CONSIDERATION

SL. NO.	BANK DRAFT NO.	DATE	IN FAVOUR OF	DRAWN ON	AMOUNT [IN RS.]
1.	008154	June 13, 2022	CTC DEPOT LAND COMMERCIAL UTILIZATION A/C	AXIS BANK LIMITED	RS. 4,21,05,125.00
2.	315850	June 14, 2022	CTC DEPOT LAND COMMERCIAL UTILIZATION A/C	THE FEDERAL BANK	RS. 11,36,36,125.00

*Iniya Dax*  
Jt. Managing Director  
West Bengal Transport Corporation Ltd.  
12, R. N. Mukherjee Road, Kol-1





✓  
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 OCT 2022

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

SIGNED AND DELIVERED for and on behalf of the LESSOR by Mr. Priyanjan Das duly authorized by the Lessor by resolution dated 23.09.2022 of its Board in this regard at Kolkata in the presence of:

*Priyanjan Das*  
Jt. Managing Director  
West Bengal Transport Corporation Ltd.  
12, R. N. Mukherjee Road, Kol-1

1)   
P. K. MITRA  
Chief Engineer  
West Bengal Transport Corporation Limited  
12, R. N. Mukherjee Road,  
Kolkata-700001

2)   
20.10.22  
Sr. Law Officer, CSTC  
46, Ganesh Avenue,

SIGNED AND DELIVERED for and on behalf of the LESSEE by Mr. Rahul Todi, its Director, pursuant to a resolution of its Board of Directors passed at its meeting held on 27.09.2022 at Kolkata in the presence of:

Shrachi Developers Pvt. Ltd.  
*Rahul Todi*  
Director.

1. *Amit Kr. Pal*  
(AMIT KR. PAL)  
686, Anandapur  
Kolkata - 107.

2. *Anya Chatterjee*  
686, Anandapur  
Kol - 107.

3. *Salin Khan*  
33, Khudiram Bose  
Sarai - Kal Keli.  
700037





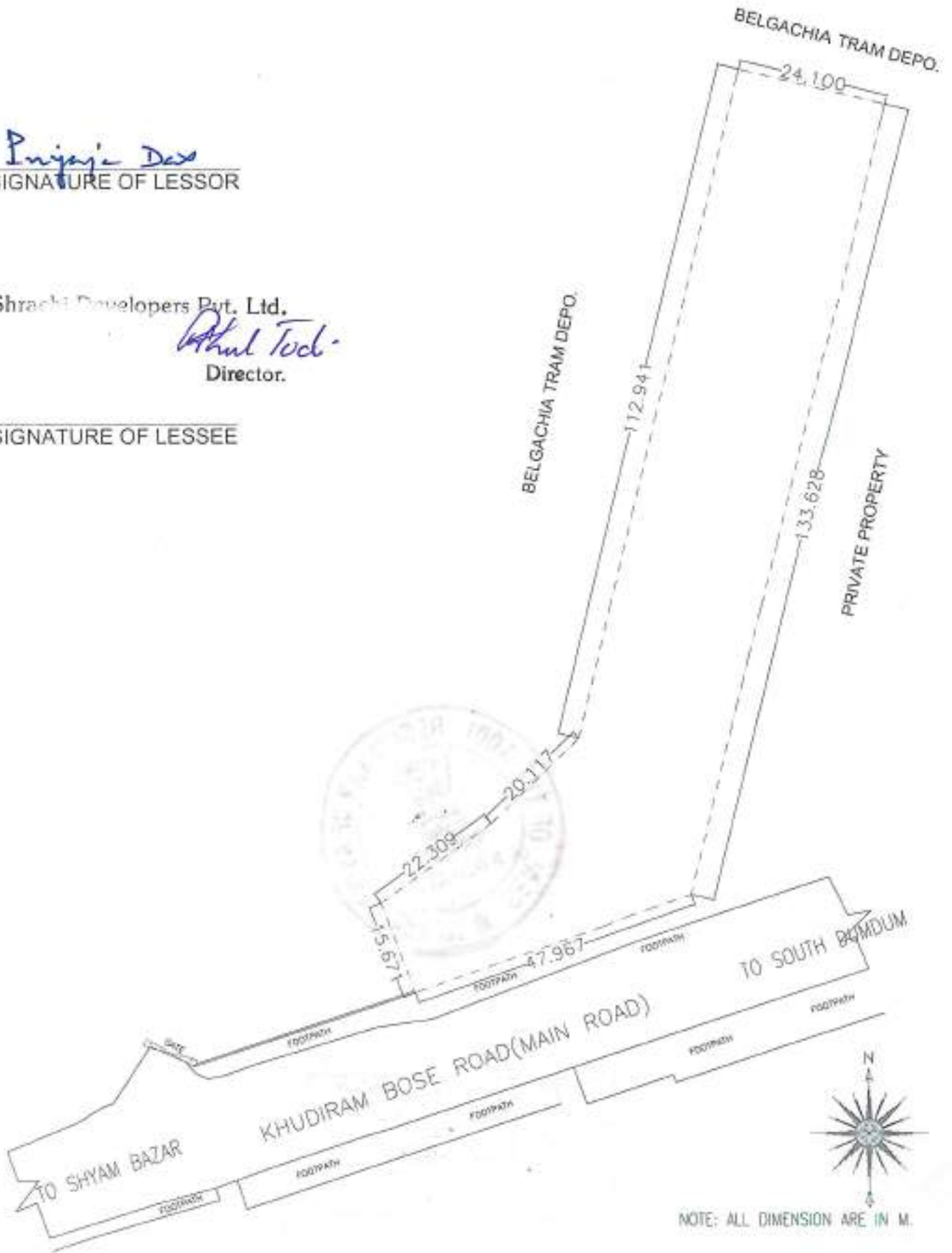
ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 OCT 2022

SITE PLAN OF PARCEL OF LAND AT PREMISES NO. 34/1 KHUDIRAM BOSE SARANI, WARD NO. 3 OF THE KOLKATA MUNICIPAL CORPORATION, P.S -TALA, KOLKATA -700037, AREA OF LAND =59.33 K

Priyaja Das  
SIGNATURE OF LESSOR

Shrachi Developers Pvt. Ltd.  
Ashutosh  
Director.

SIGNATURE OF LESSEE





ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
26 OCT 2022

SPECIMEN FORM TEN FINGER PRINTS



	L E F T  H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T  H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*Rinjari Des*



	L E F T  H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T  H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

*Ashutosh*



	L E F T  H A N D	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	R I G H T  H A N D	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

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ADDITIONAL REGISTRAR  
OF ASSURANCES-IV, KOLKATA  
20 OCT 2022



### Major Information of the Deed

Deed No :	I-1904-18169/2022	Date of Registration	07/11/2022
Query No / Year	1904-2002787580/2022	Office where deed is registered	
Query Date	18/09/2022 12:25:00 AM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUVANKAR DAM WEST CHANDIGARH, MADHYAMGRAM, KOLKATA -700130,Thana : Madhyamgram, District : North 24-Parganas, WEST BENGAL, PIN - 700130, Mobile No. : 9903788200, Status :Deed Writer		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 45,07,77,470/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 78,61,838/- (Article:35)	Rs. 15,69,890/- (Article:A(1), E, M(b))		
Remarks	Lease Period 99 Years s Advance/Premium Rs 15,57,41,250/- Average annual Rent Rs 6,22,965/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: Kolkata, P.S:- Hare Street, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sahid Kshudiram, , Premises No: 34/1, , Ward No: 003 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	59.33 Katha		45,07,77,470/-	Property is on Road
<b>Grand Total :</b>				<b>97.8945Dec</b>	<b>0 /-</b>	<b>4507,77,470 /-</b>	

#### Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>THE CALCUTTA TRAMWAYS COMPANY LIMITED</b> City:- Not Specified, P.O:- OLD POST OFFICE, P.S:-Hastings, District:-Kolkata, West Bengal, India, PIN:- 700001 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



**Lessee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SHRACHI DEVELOPERS PRIVATE LIMITED</b> City:- Not Specified, P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 , PAN No.:: Aaxxxxxx0j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr PRIYANJAN DAS</b> Son of Mr PRABHANJAN DAS City:- Not Specified, P.O:- MEDINIPUR, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ADxxxxxx6R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : THE CALCUTTA TRAMWAYS COMPANY LIMITED (as JOINT MANAGING DIRECTOR)
2	<b>Mr RAHUL TODI (Presentant )</b> Son of Late SHRAWAN KUMAR TODI City:- Not Specified, P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx2A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRACHI DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUVANKAR DAM</b> Son of Late HIMANGSHU DAM City:- Not Specified, P.O:- MADHYAMGRAM, P.S:-Madhyamgram, District:-North 24-Parganas, West Bengal, India, PIN:- 700130			
Identifier Of Mr PRIYANJAN DAS, Mr RAHUL TODI			





On 20-10-2022

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

Presented for registration at 10:00 hrs on 20-10-2022, at the Private residence by Mr RAHUL TODI ,

**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 20-10-2022 by Mr PRIYANJAN DAS, JOINT MANAGING DIRECTOR, THE CALCUTTA TRAMWAYS COMPANY LIMITED, City:- Not Specified, P.O:- OLD POST OFFICE, P.S:-Hastings, District:-Kolkata, West Bengal, India, PIN:- 700001

Identified by Mr SUVANKAR DAM, , Son of Late HIMANGSHU DAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service

Execution is admitted on 20-10-2022 by Mr RAHUL TODI, DIRECTOR, SHRACHI DEVELOPERS PRIVATE LIMITED (Private Limited Company), City:- Not Specified, P.O:- MADURDAH, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Identified by Mr SUVANKAR DAM, , Son of Late HIMANGSHU DAM, P.O: MADHYAMGRAM, Thana: Madhyamgram, , North 24-Parganas, WEST BENGAL, India, PIN - 700130, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,69,890.00/- ( A(1) = Rs 15,69,872.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by by online = Rs 1,24,607/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/10/2022 3:09PM with Govt. Ref. No: 192022230132726701 on 06-10-2022, Amount Rs: 1,24,607/-,

Bank: AXIS Bank ( UTIB0000005), Ref. No. 713832412 on 06-10-2022, Head of Account 0030-03-104-001-16

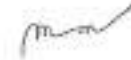
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 78,61,838/- and Stamp Duty paid by by online = Rs 9,34,368/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 06/10/2022 3:09PM with Govt. Ref. No: 192022230132726701 on 06-10-2022, Amount Rs: 9,34,368/-,

Bank: AXIS Bank ( UTIB0000005), Ref. No. 713832412 on 06-10-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - IV KOLKATA**

**Kolkata, West Bengal**

On 07-11-2022

**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 of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 15,69,890.00/- ( A(1) = Rs 15,69,872.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14,45,283/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 05/11/2022 12:00PM with Govt. Ref. No: 192022230160428472 on 04-11-2022, Amount Rs: 14,45,283/-,

Bank: AXIS Bank ( UTIB0000005), Ref. No. SST19318 on 05-11-2022, Head of Account 0030-03-104-001-16





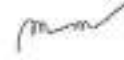
### Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 78,61,838/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 69,27,370/-

#### Description of Stamp

1. Stamp: Type: Impressed, Serial no 18938, Amount: Rs.100.00/-, Date of Purchase: 14/09/2022, Vendor name: B Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 05/11/2022 12:00PM with Govt. Ref. No: 192022230160428472 on 04-11-2022, Amount Rs: 69,27,370/-, Bank: AXIS Bank ( UTIB0000005), Ref. No. SST19318 on 05-11-2022, Head of Account 0030-02-103-003-02



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1075335 to 1075363  
being No 190418169 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.11.09 16:59:47 +05:30  
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/11/09 04:59:47 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)