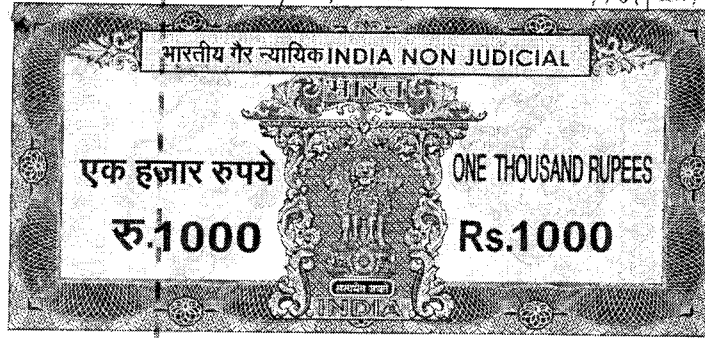


04354/014

4467/2014

Doc of Lease
8th April 2014



पश्चिम बंगाल WEST BENGAL

H 920613



Nothing for the Deed is admitted for registration...
[Signature]

Handwritten notes and signatures on the left margin, including '12/3/14' and '9/4/14'.

THIS INDENTURE OF LEASE made on this 8th day of April, 2014 **BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.** a Govt. of West Bengal Company incorporated under the Companies Act, 1956 (Act I of 1956) and the Planning Authority, as appointed by the State Government vide order No. 1490-HI/HGN/NTP/1M-1/98 dated 14th September,

[Signature] 8/4/14

[Signature]



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

**Endorsement For Deed Number : 1 - 04467 of 2014
(Serial No. 04354 of 2014 and Query No. 1902L000009752 of 2014)**

On 09/04/2014

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

Presented for registration at 16.40 hrs on 09/04/2014, at the Private residence by Sushil Kumar Agarwal.

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

Execution is admitted on 09/04/2014 by

- 1. Sushil Kumar Agarwal
Authorised Signatory, M/s. Vedant Fashions Pvt Ltd, Peridian Garment Park, 19, Canal South Road, Meridia No. 501 & 502, 4th Floor, S D F - I, Kol, District- Kolkata, WEST BENGAL, India, Pin - 700015.
By Profession : Others
Identified By : [Signature] son of - , High Court Cal, Kol, District-Kolkata, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate.

Admission Execution(for exempted person)

- 1. Execution by General Manager (Commercial) who is exempted from his personal appearance in this office under section 28 of Registration Act XVI of 1908, is proved by his deed and signature.

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

On 10/04/2014

Registration Fees paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Registration Fees Rs. 63,37,924/- paid online on 08/04/2014 3:53AM with Govt. Ref. No. 192014190000121152 on 08/04/2014 9:57AM, Bank: State Bank of India, Bank Ref. No. 680414090002225 on 08/04/2014 3:53AM, Head of Account 0030-03-104-001-16, Query No:1902L0000097522014

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. 74 Lacs Per Annum. Advance/Premium Rs 57,33,00,000/- Average annual Rent Rs 14,33,296/-

Certified that the required stamp duty of this document is Rs. - 34556005/- and the Stamp duty paid as Impressive Rs. - 10000/-

Stamp Duty paid Online using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB



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

No. 724 VEHICLE 10007 02 APR 2014
Date: _____
Sold to: _____
Address: _____
Vendor: _____
VEDANT FASHIONS (P) LTD.
PARADHAN GARMENT PARK
19, CANAL SOUTH ROAD,
8DF-1, 4TH FLOOR, A-601-A-602
KOLKATA-700015
PH: 033-23233333
Fax No: 1 033-23232009

Sealdah Civil Court
(ALOKA, NUXHERJERI)

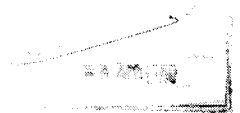
Sushil Kumar
e-2482

VEDANT FASHIONS PVT LTD.
Sushil Kumar
Authorized Signatory

SUSHIL KUMAR ANAND



Identified by me
Indranil Bose,
Advocate High Court Calcutta



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

GRN: 19-201415-000012113-2

Payment Mode Counter Payment

GRN Date: 08/04/2014 09:57:58

Bank: State Bank of India

BRN: 080414090002225

BRN Date: 08/04/2014 03:53:12

DEPOSITOR'S DETAILS

Id No. : 1902L000009752/2/2014

[Query No./Query Year]

Name : Vedant Fashions Private Limited
Contact No. : 03323235353 Mobile No. : +91 9831798161
E-mail : navin@manyavar.com
Address : 19 canal south road, SDF-1, Kolkata
Applicant Name : Saroj Kumar Das
Office Name : A.R.A. - II KOLKATA, Kolkata
Office Address :
Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1902L000009752/2/2014	Property Registration- Stamp duty	0030-02-103-003-02	34656005
2	1902L000009752/2/2014	Property Registration- Registration Fees	0030-03-104-001-16	6337924

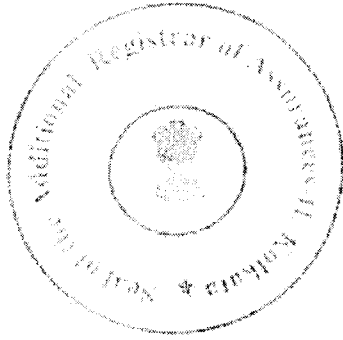
Total


40993929

In Words : Rupees Four Crore Nine Lakh Ninety Three Thousand Nine Hundred Twenty Nine only

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 669 to 699
being No 04467 for the year 2014.




(Dijal chandra Saha) 12-April-2014
ADDL REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

Directorate of Registration & Stamp Revenue
eChallan Form

GRN: 19-201415-000012113-2

Payment Mode

Counter Payment

GRN Date: 08/04/2014 09:57:58

Bank :

State Bank of India

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Id No. : 1902L000009752/2/2014

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 E-mail : navin@manyavar.com
 Address : 19 canal south road, SDF-1, Kolkata
 Applicant Name : Saroj Kumar Das
 Office Name : A.R.A. - II KOLKATA, Kolkata
 Office Address :
 Status of Depositor : Buyer/Claimants
 Purpose of payment / Remarks : Requisition Form Filled in Registration Office

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Total

40993929

In Words : Rupees Four Crore Nine Lakh Ninety Three Thousand Nine Hundred Twenty Nine only

Note: Produce this challan to any State Bank of India
 Please ensure, encashment of your payment by banking

15/04/2014



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9 APR 1982

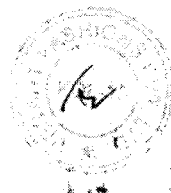
1999, in respect of the Planning Area declared as such under Notification No. 1423/ HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at HIDCO BHABAN, 35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata - 700156, represented by the Managing Director or Joint Managing Director/General Manager (Administration), / General Manager (Commercial)/ General Manager (Mktg.) of the said State Govt. Company who is so authorized by the Managing Director for the purpose of execution of this indenture hereinafter referred to as the **LESSOR** (which expression shall include its executors, administrators and successor-in-office and assigns) for time being entitled to the reversion immediately on the determination of the terms hereby agreed to be of the **ONE PART AND M/S VEDANT FASHIONS PVT. LTD.**, a company within the meaning of Companies Act, 1956, having its registered office at Paridhan Garment Park, 19, Canal South Road, Module No 501 & 502, in the 4th Floor of SDF-I, Kolkata - 700 015, in the district of Kolkata hereinafter referred to as the **LESSEE** (which expression shall where the context so admits include its executors, representatives, administrator and successors-in-office and assigns) of the **OTHER PART**.

WHEREAS although the LESSOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24 parganas and Collector, South 24 Parganas on the requisition of Government in the

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ADDITIONAL REGISTRAR
OF ASSURANCES, CALCUTTA
= 9 APR 1972

Housing Department by and under a good number of Land Acquisition Cases had acquired large chunk of land and the same has been duly vested in the government absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894.

AND WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over exclusive vacant possession over the said land free from all encumbrances upon payment of the price for compensation money for such lands to the LESSOR which Authority has been conferred by the State Govt. entire responsibilities to develop the infrastructure services as well as all necessary amenities of modern cities therein and also to transfer lands by way of sale or lease to the individual persons, cooperative housing societies, corporate bodies, statutory authorities as the case may be to materialize the dreams of New Town as a major Hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS upon such transfer of lands and possession thereof being handed over to the LESSOR, the LESSOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land for the period of demise as mentioned hereunder free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

AND WHEREAS the LESSOR in consonance with the main object and intent as spelt out in the Company's Memorandum of

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Association, has already developed, built and provided necessary infrastructure on the said lands for making it suitable for setting up the proposed township.

AND WHEREAS after having developed the said lands and building necessary infrastructure thereon the LESSOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and lease out the same to the prospective LESSEES in strict conformity with the prevailing ^{principal use} principal of allotment based on policy decision of the State Government and other Rules and Regulations as prescribed or might be framed out from time to time for New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections duly sanctioned by the Competent Authority upon and compliance of maintaining the use of occupancy of the building in particular for the purpose of which the land is allotted.

AND WHEREAS the LESSEE was selected as highest bidder through Tender invited by the LESSOR vide no. M-3826/HIDCO/Admn-2303/2013 dated 20.05.2013 read with corrigendum notice no.M-4824/HIDCO/Admn-2303/2013 dated 12.05.2013 opened on 26.05.2013 for the scheduled plot of land on lease hold for a period of 99 years in the New Town, Kolkata so as to enable the LESSEE to erect a building thereon for "Retail Market/Shopping & Office Complex" under the principal use "Business-Mercantile (Retail)" after complying with all formalities for allotment of such land by the

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ADDITIONAL REGISTRAR
REGISTRATION & TRANSFER
4 9 APR 1978

LESSOR and subject to fulfillment of terms and conditions as spelt out in the offer of allotment letter being no M7732/HIDCO/Admn-2303/2013 dated 06.08.2013.

NOW THIS INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the LESSEE and in consideration of a premium of Rs. 57,33,00,000/- (rupees fifty seven crores thirty three lakhs) only paid by the LESSEE the receipt whereof the LESSOR doth hereby admit and acknowledge and in consideration of the LESSEE agreeing to observe and perform the terms and conditions mentioned hereinafter and also in consideration of the fact that the LESSEE has taken inspection of the said plot of land and has satisfied itself as to the conditions and description of the plot of land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the LESSOR, the LESSOR doth hereby grant and demise unto the LESSEE such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) to hold the same for the period of 99 years yielding and paying therefor a rent at the nominal rate of $\frac{1}{4}\%$ of the Lease premium per annum and subject to the terms and conditions hereinafter covenanted.

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contd. - p/6





ADDITIONAL REGISTRAR
OF REGISTRATION
9 APR 2018

A. The LESSEE with the intent that the obligations and covenants shall continue through out the period of demise agrees and covenants with the LESSOR as follows:-

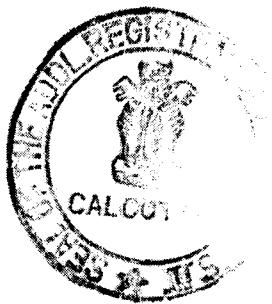
- i) The LESSEE shall pay the annual Lease rent at the rate of $\frac{1}{4}\%$ of the Lease premium per annum as mentioned above to the LESSOR within 30th April of every financial year from the date of registration of the lease deed.
- ii) The LESSEE shall maintain the land with boundary pillars, which the LESSOR demarcates, in good and proper condition at the cost of the LESSEE during the period of demise for easy identification of the said land.
- iii) The LESSEE shall use the said demised land exclusively for the purpose of constructing building thereon at the cost of the LESSEE in conformity with the Building Rules & Regulations as applicable in New Town, Kolkata and other Rules and Regulations as prescribed or might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations designs and sections sanctioned by the Competent Authority and with the condition as the LESSOR may decide and shall use the said demised land and the structure thereon exclusively and wholly for establishing "Retail Market/Shopping & Office Complex" under

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contd. - P/7





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OFFICE OF THE REGISTRAR
- 8 APR 1972

the principal use "Business-Mercantile (Retail)" and no part of such building or land shall be used for any other purpose.

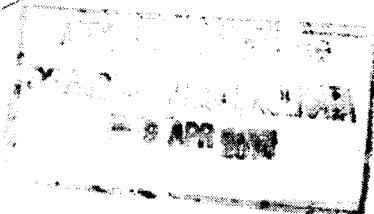
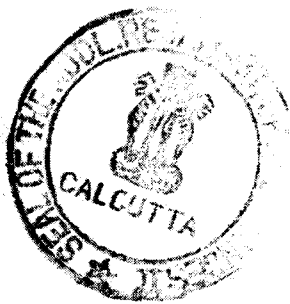
First two floor of the building facing the Major Arterial Road to be constructed on this plot of land shall, however be earmarked for Retail Marketing.

(iv) The LESSEE shall have to undertake construction of the building on the said plot in accordance with the sanctioned building plan and applicable building rules and will have to commence construction within 6 months from the date of delivery of possession and complete construction and fully commission the project proposed to be set up on the said plot within a period of 36 months from the date of delivery of possession. Time in this regard shall always be the essence of the contract. Provided however the LESSOR or the local body may at its discretion on an application received from LESSEE upon payment of such fees or penalty by whatever named called as may be fixed, grant extension of time to commence and/or complete and commission the project for such period as may be determined. Upon the LESSEE's failure to comply with this condition of Lease to set up, complete construction and commission the project within the time fixed, or as may be extended the allotment and lease shall be liable to be cancelled and the LESSOR shall be entitled to re-enter into or upon the said plot and resume possession thereof.

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- v) The LESSEE shall neither make any excavation in the land nor remove any earth / subsoil there from except in the course of normal construction or repairing of the building, if necessary, in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common area possessed by the LESSOR are not disturbed in any way.
- vi) The LESSEE shall not alter the location of the sewer /water connection lines except prior approval of LESSOR, which shall not normally be allowed for the sake of greater interest of the project area.
- vii) The LESSEE shall be liable to make all payments towards taxes, fees, rates, any other impositions etc. that may be levied by any local authority (in future) with effect from the date of these presents.
- viii) The LESSOR shall remain indemnified against any such claims / dues payable by the LESSEE to any local authority in future.
- ix) The LESSEE shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance,

Dr. Anand

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inconvenience or nuisance to the area surrounding the demised premises.

- x) There shall be an option of renewal of the lease period on such terms and conditions as may be imposed by the LESSOR and included in such renewal lease deed. The LESSEE shall restore the land to its original condition before expiration of the lease period in case such ^{the option means} ~~option~~ of renewal is not exercised and shall make over peaceful vacant khas possession of the demised land on determination of the lease and also regard shall be had so that the surrounding plots of other allottees and common areas possessed by LESSOR are not disturbed in any way. The LESSEE shall be liable for all repairs and maintenance and keep such land in a good condition at his own cost.
- ~~xii~~ [The LESSEE shall not sub-divide or Sub-lease the demised land / or any part thereof. But the building constructed thereon / or any part thereof or the structure constructed thereon may be allowed for sub-letting / assignment by the LESSOR, in principle, on receipt of specific proposal keeping the principal use unchanged.
- xii) The LESSEE shall obtain all necessary prior clearances and Licenses from the appropriate authorities for establishing the intended project as required under Law for the time being in





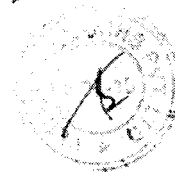
REGISTRAR GENERAL OF INDIA
NEW DELHI
- 9 APR 1978

force and shall also go on complying with all the terms and conditions of such clearances throughout the period of Lease.

- xiii) The LESSEE shall not assign, alienate or transfer the demised land or any part thereof without prior written permission from the LESSOR who reserves the right to refuse such proposal considering its merit and on receipt of such payments as may be determined by the LESSOR. However in case of LESSEE's inability to continue the lease for the unexpired time period of the lease, the LESSOR shall have the right of pre-emption and upon the exercise of this right the building constructed by the LESSEE on the land shall be taken over by the LESSOR at a valuation of the building made by the LESSOR on the basis of the cost of construction of the building less depreciation at the usual rate or the market value thereof, whichever is less. The value of the land will be the amount of the premium paid by the LESSEE. The land shall, however, have to be surrendered by the LESSEE to the LESSOR.
- xiv) The LESSEE shall allow any person authorized by the LESSOR or Local Body concerned to inspect, maintain and construct/reconstruct the sewerage lines, water supply lines and storm water drains, water meters and other utility services or to do any work in connection therewith within the plot without any obstruction or hindrance by the LESSEE.

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Aii contd. - P/11





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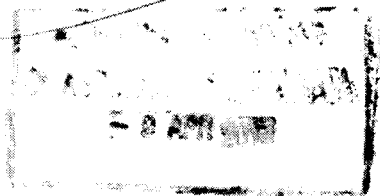
- xv) The LESSEE may, however, mortgage the lease hold land and / or structures constructed thereon for obtaining loans and / or assistance from any Reserve Bank of India recognized Bank / Financial Institution on prior written consent of the LESSOR. This shall of course be without prejudice to the LESSOR's claims and interest as the owner of the land, being treated as the first charge and also without prejudice to all rights whatsoever as spelt out in the offer letter of allotment as well as in the instant Deed.
- xvi) The LESSEE shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure thereon which as and when may be determined by any Competent Authority to be payable by the LESSEE to such authority under the provision of law for the time being in force.
- xvii) The LESSEE shall pay and continue to pay service charges to the LESSOR or Local Body for maintenance of the services within the Newtown. The LESSOR or Local Body will assess and decide upon hearing the LESSEE the periodical service charge to be paid by the LESSEE from time to time.
- xviii) The LESSEE shall keep the LESSOR indemnified against any and all claims for damage which may be caused to any

R. D. D. and

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contd. - P/12





adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.

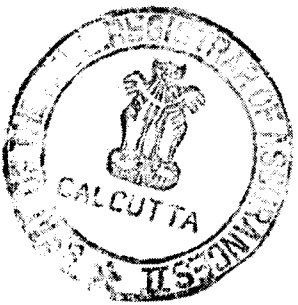
- xix) The LESSEE is liable to compensate for any damage caused by the LESSEE to the common areas, which are under the possession and authority of the LESSOR in course of any construction work undertaken by the LESSEE on the said demised land.
- xx) The LESSEE shall carry and perform all the obligations and duties covenanted herein and observe and perform all Laws, Rules and Regulations which may be required to be observed and performed by in this regard at their own costs and responsibility.
- xxi) If any of the aforesaid terms and conditions is violated or any act is done in contravention of the aforesaid terms and conditions covenanted herein by the LESSEE or any of its agent/employees, the LESSOR shall have the right to revoke the lease and to re-enter into possession of the demised plot of land and resume the same including the structure thereon, if

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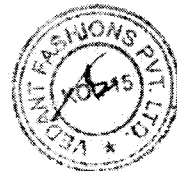
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CALCUTTA
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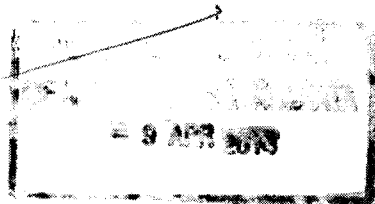
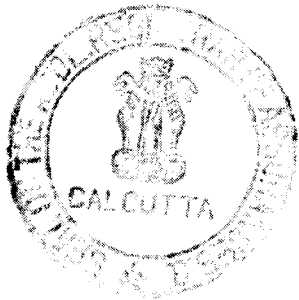
any, even after the handing over of possession to the LESSEE on such determination of lease.

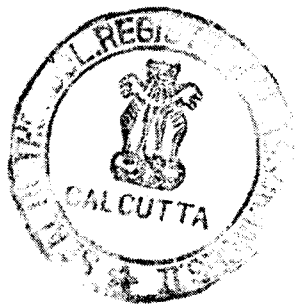
- xxii) The LESSEE shall approach to WBSEDCL/ NTESCL independently for ensuring supply of electricity and shall also undertake construction of all necessary internal infrastructures at its own costs and expenses.
- xxiii) The LESSEE at its own costs shall maintain necessary utility services and amenities including sewerage, sanitation, drainage, electricity, water and Gas Supply and other civic amenities within the plot of land hereby demised.
- xxiv) The LESSEE shall not encroach in any manner the adjoining land/road/path way or any part of the area beyond the allotted plot. The LESSEE shall be liable to compensate for any damage caused by it directly to the infrastructural amenities or facilities of any kind provided by the LESSOR in the entire adjoining areas.
- xxv) If at any time it is found that the allotment of the demised land has been obtained by the allottee by misrepresentation or fraud, the allotment shall stand determined and the LESSOR shall be entitled to its rights as contained in paraxiii above.

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See contd. - P/14







ADDITIONAL REGISTRAR
OF BIRTHS, DEATHS & MARRIAGES
- 9 APR 1941

- d) The LESSEE will arrange for and establish a scientific process for the collection of garbage, refuse and sewage generated from the said plot and/or from the project to be set up on the said plot in accordance with applicable laws, rules and regulations.
- e) The LESSEE will install necessary pollution control equipments and facilities and obtain necessary periodical clearances in this regard from the applicable authorities.
- f) The LESSEE will ensure that the quality of effluents, if any, generated from the said plot shall conform to the norms laid down by the West Bengal State Pollution Control Board and to discharge all effluents in accordance with applicable laws, rules and regulations.
- g) The LESSEE will keep the said plot clean and free from all sorts of nuisance and not allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.
- h) The LESSEE will keep all structures to be erected on the said plot in good and tenantable repairs and condition and to maintain the same in good repair and condition.
- i) The LESSEE will take necessary precautions towards fire safety and to carry out regular maintenance and

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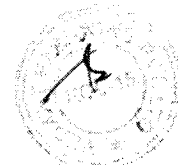
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replacement of electrical wirings installations and appliances.

- j) The LESSEE will allow the LESSOR or Local Body, its agents and servants with 24 hours previous notice in writing to enter into and upon the said plot 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.
- k) The LESSEE will execute to the satisfaction of the LESSOR or Local Body all such works and observe and perform all such rules and conditions which shall appear to the LESSOR or to the sanitary authorities of the State to be necessary or desirable in order to keep the said plot in good sanitary order and condition.
- l) The LESSEE will preserve and to keep intact the boundaries of the said plot and to keep them well demarcated with boundary walls, pillars or fencing according to the 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

Robson

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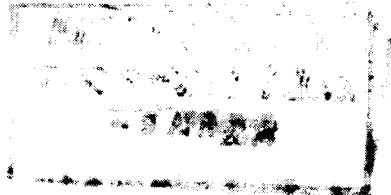
10 APR 1918

boundary walls, pillars or fencing in good and proper condition.

- m) The LESSEE will take steps to ensure that no other person may encroach into or upon any portion of the said plot.
- n) The LESSEE will 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 said plot at its own cost and to the satisfaction of the LESSOR.
- o) The LESSEE shall not use or allow the said plot or any part thereof or any construction thereon to be used for any purposes other than the purposes for which the same has been offered to the LESSEE as mentioned above under para- A (iii) of the covenants of the LESSEE.
- p) The LESSEE shall not amalgamate the said plot or any part thereof with any other plot or plots of land without the prior permission of the LESSOR /Local Body.
- q) The LESSEE shall not allow the said plot or any construction thereon or any part thereof to be used as a place of public worship or burial and not allow any shrine, temple, mosque, church or any other kind of place of worship or any kind of public or private religious

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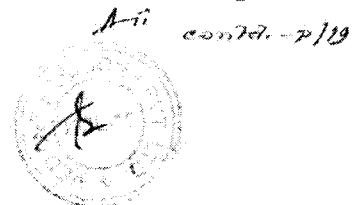


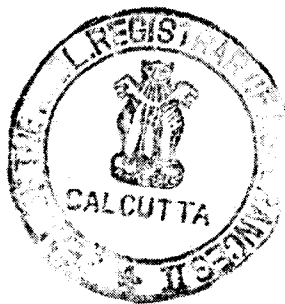


or charitable trust to be erected thereon or any part to be used for the said purposes.

- r) The LESSEE shall not encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the said plot or upon any other adjoining land whatsoever and in the event of the LESSEE committing a breach of any of the terms contained in this clause, the LESSEE shall in addition to all other rights available to the LESSOR for breach of this condition, be liable to pay to the LESSOR damages at such rate and for such period as the LESSOR may in its absolute discretion think fit and proper PROVIDED ALWAYS that in the event of a breach of the covenants contained in this clause on the part of the LESSEE to be observed by the LESSEE shall, in addition, hold the LESSOR harmless and indemnified against any loss, damage, claims or actions whatsoever that the LESSOR may be put to or the LESSOR may in anywise incur in anyway relating thereto or arising therefrom.
- s) The LESSEE shall not at any time hereafter, to open or work or dig any quarries for clay, gravel or sand, in upon or under the said plot and the LESSEE agrees that the LESSOR reserves the right to all minerals in the said plot together with such rights of way and any other reasonable facilities as may be required for mining,

W. D. Sankar





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gathering and carrying away such minerals PROVIDED THAT the LESSEE shall be at liberty to dig pits and make other excavations for the purpose of foundations for constructions of permanent buildings/structures thereat.

- t) The LESSEE shall not claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the said plot or for any other similar cause.
- u) The LESSEE shall not do or cause to be done in or upon the said plot or any part thereof or in the building that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the said plot or to the owners or occupiers of any adjoining or neighbouring land or premises.
- v) That any relaxation and indulgence granted by the LESSOR to the LESSEE shall not in any way prejudice the rights of the LESSOR.
- w) That the failure of the LESSOR to enforce in any one or more instances, performance of any of the terms covenants and conditions of the allotment shall not be construed as a waiver or relinquishment of any right or

R. D. G. S.





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 allotment or the LESSOR's rights and LESSEE's obligations. The LESSEE agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of allotment executed by both LESSOR and LESSEE.

- x) That any statutory powers as may have been or will be conferred upon the LESSOR shall automatically apply to the said plot and provisions in that respect shall be deemed to have been incorporated in the offer by way of reference and the LESSEE is deemed to have constructive notice thereof.

The LESSOR hereby covenants with the LESSEE as follows: -

1. The LESSOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and the LESSOR has all right to transfer the said land to the LESSEE on lease hold by executing this indenture.
2. The LESSEE observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land for the period of demise without any

D. D. G. S.

As per contract - 7/21





APR 18 1968

interruption by the LESSOR or any of its agents or representatives whosoever.

3. The LESSEE shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer drainlines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the LESSEE at his / her / their / its own cost.
4. The LESSOR further covenants with the LESSEE to save harmless indemnify and keep indemnified the LESSEE from or against all encumbrances, losses, claim charges and equities whatsoever arising or accruing before execution of these presents.

SCHEDULE

ALL THAT piece and parcel of land measuring about 10117.63 sq.m. (2.5 acre) be the same or little more or less being Plot No IIE/23 in Action Area - IIE situated on Street No. IIII and Street No. 0777 in the New Town, Kolkata, Police Station - New Town, District North 24 Parganas, presently in the Panchayat area falling within Mouza - Recjuani JL No. 13 under Rajarhat - Bishnupur - I, G.P.

ON THE NORTH : Street No. IIII (73.0 M.WIDE)

ON THE SOUTH : Street No. 0777(30.M WIDE)

R. D. D. D.



1/11
contd. - P/22




ON THE WEST : Plot No. IIE / 24

ON THE EAST : Plot No. IIE/17 and IIE/22

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

SIGNED, SEALED AND DELIVERED BY
FOR AND ON BEHALF OF THE WEST
BENGAL HOUSING INFRASTRUCTURE
DEVELOPMENT CORPORATION LTD.

In presence of the Witnesses

1. 
Amit Kumar De
Special Officer (Commercial)
WBHIDCO Ltd.
2. *Shyamananda Banerjee*
Asst. Administrative Officer
WBHIDCO LTD.


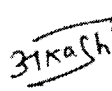
Anjan
08/4/2014
General Manager (Commercial)
WB HIDCO LTD.
Kolkata - 156

(LESSOR)

PAN :- AAACW 4115F

SIGNED BY THE AUTHORISED
SIGNATORY FOR AND ON BEHALF OF
VEDANT FASHIONS PVT. LTD.

In presence of the Witnesses

1. *NAVIN PAREEK,*
27, CHRISTOPHER ROAD,
BLOCK-2, FLAT-4E,
KOLKATA-700046 
2. *AKASH KHATTRY*
96/1, DUM DUM ROAD,
KOLKATA-700074 

VEDANT FASHIONS PVT LTD.

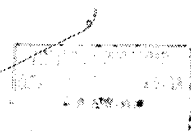
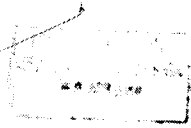

Authorised Signatory

(LESSEE)

PAN - AABCV 4646B

Drafted by WBHIDCO Ltd. and endorsed by Ld. L R, W.B, and modified
by the Competent Authority.

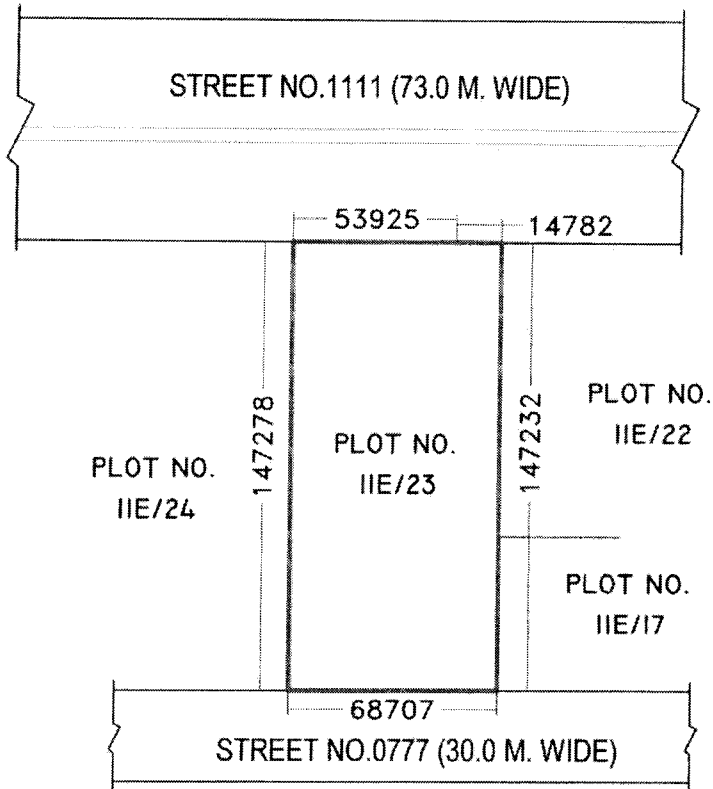
Aii



SITE PLAN OF PLOT NO. IIE/23
OF NEW TOWN, KOLKATA .
MOUZA - RECJUANI, J.L. NO.13, RAJARHAT-BISHNUPUR-I G.P.
UNDER NEW TOWN POLICE STATION

Area = 10117.63 Sq.M. (2.5 Ac.)

SCALE - 1:2000



VEDANT FASHIONS PVT LTD.

[Signature]
Authorised Signatory

ALL DIMENSIONS ARE IN MM.

[Signature]
Chief Planner













Hidco Bhaban, 35-1111(MAR), New Town, Kolkata-700156

PREPARED BY : ANITA

[Signature]
8/4/2014
General Manager (Commercial)
WB HIDCO LTD.
Kolkata - 156

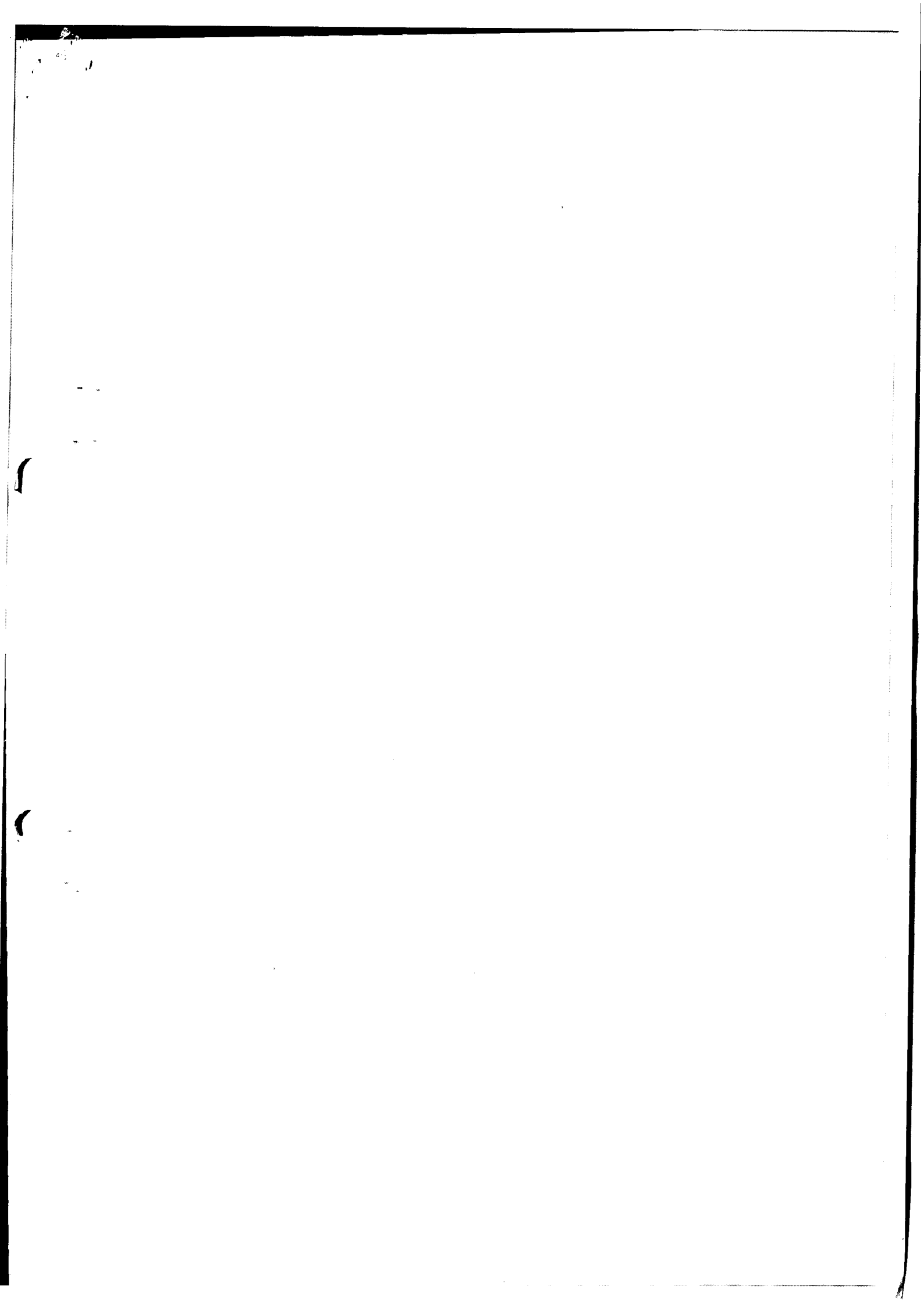


SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						
		Little	Ring	Middle (Left Hand)	Fore	Thumb
						
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little
		Little	Ring	Middle (Left Hand)	Fore	Thumb
		Thumb	Fore	Middle (Right Hand)	Ring	Little



REGISTRAR OF COMPANIES
CALCUTTA
29 APR 1978





10/11/2012
KARNATAKA
49 APR 2012