

10290

I. 12615
ANNEXURE B



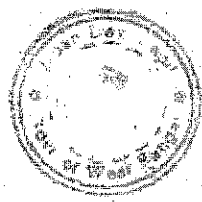
NO. 27760/0/ML(LA) (A) / SL-10/2007 dt 8/21/08

17/10/08

1000 BENGAL GOVT. STAMP

STAMP ACCEPTED
16/10/08

17 OCT 2008



Affected
 SMD No
 23.10.08
 Soumya Kuma Das
 Special Revenue Officer - II &
 Assistant Urban Land Ceiling Officer
 Sadar, Alipore, South 24 Parganas.
 Camp
 In.

DEED OF LEASE

THIS INDENTURE made this 15th day of AUGUST 2008 (Two thousand and Eight) BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL hereinafter referred to as the "LESSOR" (which expression shall include its successors in office and assigns) of the ONE PART

D. Mukherjee
 D. Mukherjee WBCS (Exe)
 OSD & Secretary
 Office, Government of West Bengal

[Handwritten signature]

For Specialist B...
[Handwritten signature]
FACULTY

(DHRUBA PRASAD DAHAL)

Identified by me

Sachin Das
S/o R.N. Das
414, S.K.B. Sarani,
Abis Apartment
Flat- 1A
Kolkata- 70030
P.S. Dum Dum
Occupation: Service

[Handwritten signature]

17 OCT 2018

AND



(M/s.) SPECIALITY RESTAURANTS PVT. LTD., a Company having its registered office at "Uniworth House", 3A Gurusaday Road, Kolkata - 700 019 hereinafter referred to "LESSEE" (which expression shall include its successor/s-in-office and assigns) of the OTHER PART;

WHEREAS the Lessee has applied to the Government of West Bengal (hereinafter referred to as the "Government") for a lease of the land mentioned and described in THE SCHEDULE hereunder written to enable the Lessee to erect a house and building thereon for use for a Catering Training Institute and the Governor has agreed to grant a Lease in favour of the Lessee for the period and on the terms and conditions hereinafter appearing:

Attested
W.D. 23.10.17

Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

THIS
NOW THIS DEED WITNESSETH as follows:-

- 1) In consideration of the purposes for which the land hereinafter referred to and mentioned in THE SCHEDULE as hereunder written is required by the Lessee and in consideration of the premium or salami of Rs. 9,55,530/- (Rupees Nine Lakh Fifty Five Thousand Five Hundred and Thirty) only paid on or before execution of this deed (the receipt whereof the Lessor doth hereby as well as by the money receipt granted admit and acknowledge) and of the annual rent and the Lessee's covenants hereinafter

D. Mukherjee
Secretary
Urban Development Department
Govt. of West Bengal

ACCT. DEPT. OF THE ARMY

17 JUL 2006

reserved the Lessor doth hereby grant and demise unto the Lessee
All that land hereinafter more particularly mentioned and
described in THE SCHEDULE hereunder written (hereinafter
referred to as the "Demised Land") TO HOLD the same for the
period of 999 years yielding and paying therefore a rent at the
nominal rate of ¼% of the current land price per annum or any
fraction of any year at the same rate, subject to revision every ten
years at the discretion of the Lessor;

2) The lessee to the intent that the Obligations and Covenants shall
continue through out the period of demise Agrees and Covenants
with the Lessor as follows:-

2.1) To pay the annual rent to the government of West Bengal
within the first 90 (Ninety) days of the year for which such
rent shall be payable;

2.2) To pay all rates, taxes and other impositions in respect of
the said Demised Land and structure thereon which are or
may be assessed to be payable by the owner or the occupier
thereof to any authority to whom they may be payable;

2.3) To demarcate the land with boundary pillars and to
maintain such boundary pillars in good and proper
condition during the period of demise so that the same may


J. Mukhopadhyay, WRO (Exe.)
OSO & Dy. Secretary
Urban Development Department

AMH 23/16
NHS 45
22.10.17
Souriya Kumar
Assistant Urban Le
Special Revenue Com
at, Alipore, S
Leet
L.S.



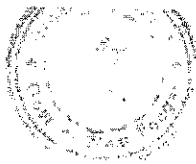
ಶಿ.ನಂ. 17/2008/ಸಬ್-ರೆಜಿಸ್ಟ್ರಾರ್

17 OCT 2008



KEMENTERIAN KESEHATAN REPUBLIK INDONESIA
DIREKTORAT JENDERAL PENYAKIT MENULAR DAN PARASITARIA

7 7:0ET 2008



2.7) The lessee shall not sub-divide or sub-let the Demised Land or the building to be constructed without the consent in writing of the Government first had and obtained and the government shall have the right and be entitled to refuse its consent at its absolute discretion;

2.8) The Lessee shall not assign or transfer the Demised Land or any part of the Demised Land and/or the structure created thereon without the previous permission of the Government in writing. In case of transfer or assignment of the lease the lessor shall have the right of preemption 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 costs 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 salami or premium paid by the Lessee. In the event of difference between the parties as to the value of building, the matters in dispute shall be referred to the arbitration of an arbitrator if the parties can agree upon one or otherwise to two arbitrators, one to be appointed by each part with an umpire. The award of the arbitrator or arbitrators or the umpire, as the case may be, shall be final and binding on both the parties;

Handwritten: 25.10.17
Handwritten: N/A
Handwritten: K. Kumar IPS
 25.10.17
 24-25022222

Mulhombady
 O.S.D. (S) (S) (S)
 O.S.D. (S) (S) (S)
 O.S.D. (S) (S) (S)
 Govt. Of Karnataka

Handwritten: Mulhombady, WBCS (Exe)
 O.S.D. (S) (S) (S)

17 OCT 2008

17 OCT 2008

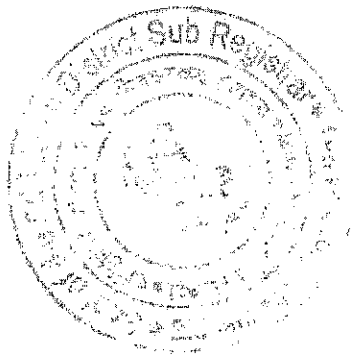


Provided however that in case the Lessee transfers or assigns the leasehold interest in the land and/or structure standing thereon in favour of L. I. C. I. or Nationalised Bank or Government or Semi Government Organisation, or registered Housing Co-operative society, or Statutory Body or the Housing Development Finance Corporation Ltd. by creating mortgage for repayment of loan for house building purpose. Life Insurance Corporation of India or Nationalised Bank or Government or Semi Government Organisation, or registered Housing Co-operative Society or Statutory Body or the Housing Development Finance Corporation Ltd. as the case may be, it may claim priority over the Government of West Bengal in respect of right of pre-emption on the Demised Land and/or structure standing thereon subject to the condition that all the dues of the Government as provided herein shall be payable and recoverable to the Government of West Bengal either from the Lessee or from the Life Insurance Corporation of India or Nationalized Bank or Government or Semi Government organization, or registered Housing Co-operative Society or statutory body or the Housing Development Finance Corporation Ltd as the case may be Provided however such charge if created shall be subject to the terms and conditions of the lease.

23/10/17
 Soumya Kumar Das
 Special Revenue Officer - I &
 Assistant Urban Land Ceiling Officer
 Sadar, Alipore, South 24 Parganas.

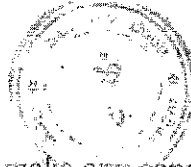
2.9) Not to use or allow to be used the land and/or the structure thereon or any part thereof for any purpose other than for a Catering Training Institute without the prior permission in writing of the government or other authority prescribed in that behalf.

Soumya Kumar Das, IAS (F & C)
 District Collector, Alipore



Sub Registrar, Kollam
Kollam District

17 OCT 2008



2.13) The Lessee shall not make any construction on the said plot of land within the distance of 5 (five) feet from the backline of his/her/their plot, provided however that this restriction shall not apply to the erection of boundary walls at the extreme boundary of the plot. But no other construction will be made within such 5 (five) feet distance and the height of the boundary walls should conform to the building rules.

2.14) That on the determination of the period of demise the Lessee shall make over possession of the Demised Land in as good a condition as the same now is;

2.15) The Lessee shall allow any person authorized by the Lessor to inspect, repair and clean the sewer lines and manholes or to do any work in connection therewith within the plot without any obstruction or hindrance by the Lessee or the employees of the Lessee or the assignees or the tenants of the Lessee;

2.16) The Lessee shall not after determination of the lease remove without the permission in writing of the Lessor anything which has been attached to the earth of the demised property;

2.17) All moneys payable by the Lessee to the Lessor and/or other authority under this agreement shall apart from other remedies be realizable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof for the time being in force;

Handwritten signature
AND
03-10-17
SOMAYA KUMAR DAS
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sagar, Alipore, South 24 Parganas.



*Regd. District Sub-Registry
at the Office of Salt Lake Div.*

17 OCT 2008



2.18) To observe, perform and comply with the requisitions as may from time to time be made by the government or any other authority in respect of the Demised Land and building thereon;

3) The Lessor hereby covenants with the Lessee that the Lessee observing and fulfilling all the terms and conditions herein on its part contained shall hold the said demised premises for the period of demise without any interruption by the Lessor or any officer of government;

The Lessor hereby further covenants with the Lessee that the Lessee shall be provided with all facilities in regard to sewer connections, water-supply, electric connection, roads and other amenities as may be available to other Lessees in respect of other plots of land of the Bidhannagar (Salt Lake City). Facility of services such as roads, sewer and drain lines, water lines and electricity 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 own cost;

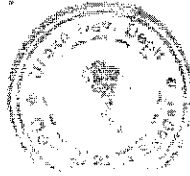
Prior written approval of Government for all such connections should be obtained and the Government reserves the right to insist on effecting such connections by itself at the cost of the Lessee.

[Signature]
 S. Sathapathy, WBOS (Exe.)
 OSD & Dy Secretary
 Urban Development Department

[Handwritten Signature]
 2.3.10/17
 Soumya Kumar Das
 Special Revenue Officer - II &
 Assistant Urban Land Ceiling Officer
 Badar, Alipore, South 24 Parganas.

17 Oct 2008

17 Oct 2008



4) Provided always that if there be any breach of any of the terms and conditions and covenants herein on the part of the Lessee contained the Lessor shall have the right to re-enter into possession of the Demised Land or any part thereof in the name of the whole and thereupon this demise shall forthwith stand determined;

Provided nevertheless the Lessor shall not exercise the right without serving the Lessee a notice in writing giving six months time to remedy the breach.

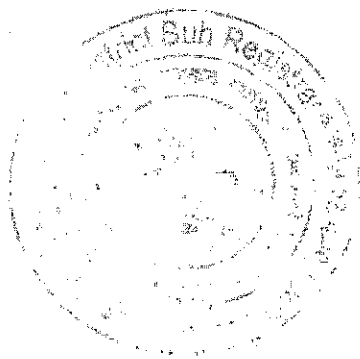
THE SCHEDULE ABOVE REFERRED TO

ALL THAT leasehold land measuring 31.851 Cottah be the land a little more or less Plot No.-1 in Block-LA in Sector-III OF the Bidhannagar (Salt Lake City) in the District of North Twenty-four Parganas, Police Station-Bidhannagar, Registration Office- Bidhannagar as shown in RED border on the map or plan hereto annexed and butted and bounded as follows :-

BOUNDARIES

- ON THE NORTH : 24.38 Wide Road.
- ON THE SOUTH : Plot No. LA-4
- ON THE EAST : Plot No LA-2 & LA-3.
- ON THE WEST : Type-1 (SPL-2) Road.

Mr. Camp
23.10.17
 Smt. K. K. Das
 Special Revenue Officer - II &
 Assistant Urban Land Ceiling Officer
 Sector, Alipore, South 24 Parganas.



KEMENTERIAN KESEHATAN REPUBLIK INDONESIA
DIREKTORAT JENDERAL BINA SAHABAT KOMUNITAS DAN KEMASYARAKATAN

17 OCT 2008



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

Drafted as per Govt. pro-forma and signed for and on behalf of the Lessor i.e. Governor of the State of West Bengal By the OFFICER - ON - SPL. DUTY & EX-OFFICIO Deputy Secretary, Government Of West Bengal, URBAN DEVELOPMENT DEPARTMENT, in the Presence of:-

1)

[Signature]
Special Officer,
Urban Development Department,
Govt. of West Bengal

[Signature]
- Mukhopadhyay WROCS (Exe.)
O.S.D. & Dy. Secretary
Urban Development Department
SIGNATURE OF THE LESSOR

2)

SIGNED, SEALED AND DELIVERED for and on behalf of the **Lessor** in the presence of:

1)

SPKHAR DAS
414, S.K. S. SARANI,
KOLKATA 700033

For Specialty Enterprises (P) Ltd.

[Signature]
Officer Executive

SIGNATURE OF THE LESSEE

2)

[Signature]
Sourmya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.
23.10.17
ms.



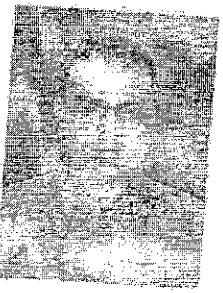
Act. District Sub-Regnum
17 OCT 2008

17 OCT 2008

SIGNATURE OF THE
PRESENTANT/
PURCHASER/SELLER/
BUYER/PLEASANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- *[Signature]*

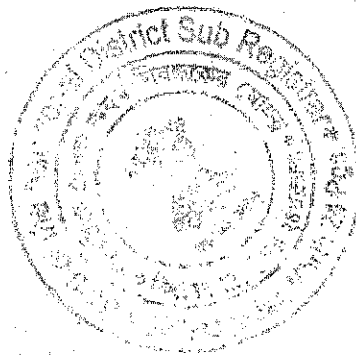
PHOTO	LH.					
	RH.					

Attested
[Signature]
23.10.17
Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-


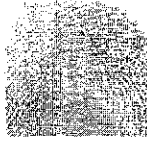
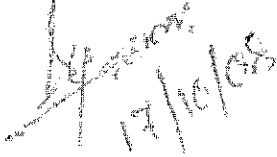


~~Asst. District Sub Registrar,
Madurai, Tamil Nadu~~




17 OCT 2009

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 10290 / 2008, Deed No. (Book - I , 12615/2008)


Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Binruha Prasad Dahal	 17/10/2008	 LTI 17/10/2008	 17/10/08

Signature of the person(s) admitting the Execution at Office.


Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
	Binruha Prasad Dahal Address: Unworth House 3a, Golusobay Rd. Kol	Self	 17/10/2008	 LTI 17/10/2008	

Name of Identifier of above Person(s)
 Soumya Das
 P-5 Guri Dora, 414, S. K. B. Saram Plot - 1 A, Kol

Signature of Identifier with Date

 Soumya Das 17/10/08

Accepted

 Soumya Kumar Das
 Special Revenue Officer - II &
 Assistant Urban Land Ceiling Officer
 Sadak, Alipore, South 24 Parganas.

Courtesy



 (Abhijit Kumar Das)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. BIDHAN NAGAR



Utah District Probation
Department
Salt Lake City

17 OCT 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number d-12615 of :2008
(Serial No. 10290, 2008)

On 17/10/2008

Certificate of Admissibility(Rule 43)

Presented for registration of 12/38 hrs. on 17/10/2008 at the Office of the A. D. S. R. BIDHAN NAGAR by Dhruba Prasad Dahanu Chandra

Payment of Fees:

Fee Paid in rupees under article A(1) = 10505/- on 17/10/2008

Presentation Under Section 52 & Rule 22A(3) 48(1)

Execution is admitted on 17/10/2008 by
1. Dhruba Prasad Dahanu, Office Executive, M/s. Speciality Restaurants Pvt. Ltd. (3a, Gurusaday Rd. Kol - 19, Kol - 19 profession Service
Identified By Sakhar Das son of R. N. Das 414 S. K. B. Sarani Flat - 1 A, Kol 700030 Thana: Dum Dum, by caste Hindu By Profession Service

Admission of Execution(Under Section 58)

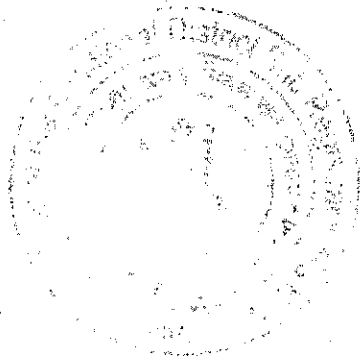
Admission Execution (for exempted person)
1. Execution by D. Mahapatray Das who is exempted from his personal appearance in this office under section 58 of Registration Act XVI of 1908, is proved by his seal and signature

[Abhijit Kumar Das]
ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal

Abhijit
SND WS
23.10.17
Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.
Cangon



WAB

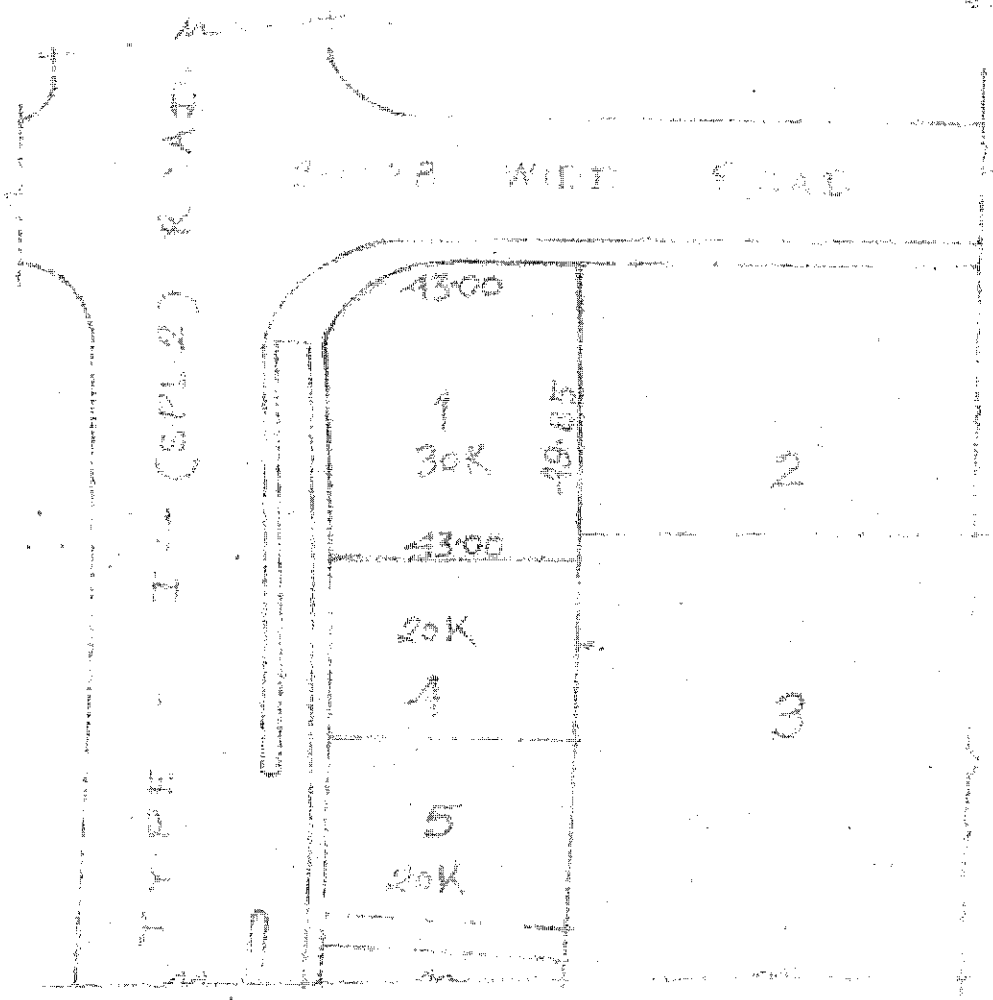
C

Dist. District Sub-Registry
Kuala Lumpur (Ball Lake C&D)

8 7 OCT 2008

PLOT NO: 1
 BLOCK: LA
 SECTOR: III
 SCALE: 1:1250

(5)



TOP BY: [Signature]
 20-04-17

CHKS BY: [Signature]

CIVIL ENGINEER
 RE SIGN

For Special Revenue Officer (SRO) Ltd.
 [Signature]
 OFFICE, [Location]

Approved
 [Signature]
 23.10.17
 Soumya Kumar Das
 Special Revenue Officer - II &
 Assistant Urban Land Ceiling Officer
 Sadar, Alipore, South 24 Parganas.
 Camp [Signature]



Min. Director (Fisheries)
Marine Nagar, Battaramulla

17 OCT 2008

Dated this _____ of _____, 2008

BETWEEN

THE GOVERNOR OF THE STATE
OF WEST BENGAL

..... Lessor

AND

M/S. SPECIALITY RESTAURANTS
PVT. LTD.

..... Lessee

Attested

SKD *WS*
23.10.17

Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

DEED OF LEASE





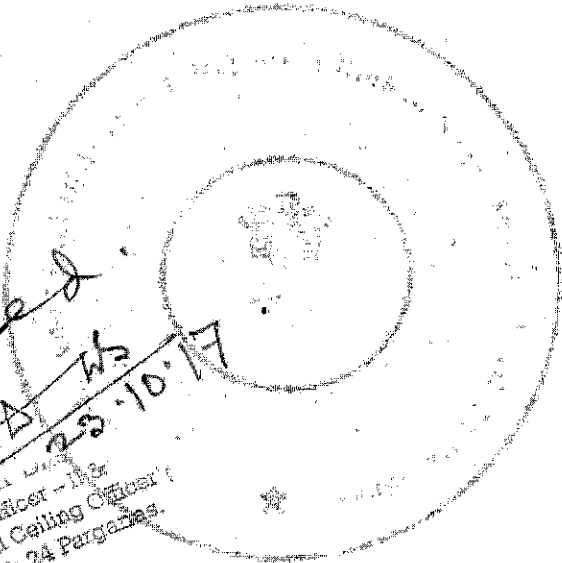
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4139 to 4155
being No 12615 for the year 2008.

Attested

23.10.08

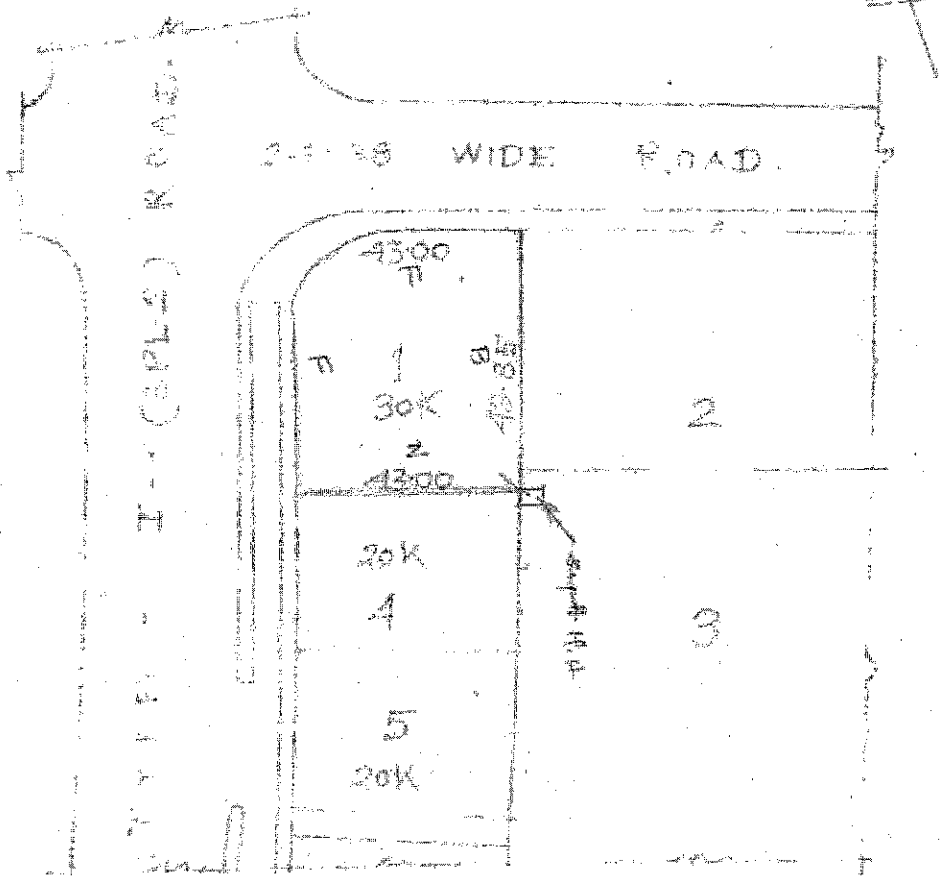
Soumya Ranjan Das
Special Revenue Officer - Mr.
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.



(Abhijit Kumar Das) 20-October-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

PLOT NO = 1
 BLOCK = LA
 DISTRICT = III
 SCALE = 1:1250

5



NO. 1

NO. 2

OBLIGATORY OPEN SPACE
 1.1 METER WIDE, VARIOUS,
 FROM RATE FIG. SHOWS
 ON OF DESIGN,
 MARKED DASHED

EX-ENGINEER
 DESIGN

EX-ENGINEER
 DESIGN

Soumya Kumar Das - II &
 Assistant Urban Land Ceiling Officer
 Sadar, Alipore, South 24 Parganas.
 23.10.17