

13105/17



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

24/1/18
20AB 220752

434/18
 Serial No. _____ dt. _____
 BK No. _____ Vol. No. 1004 Pages to 13327 - 13369
 Being No. 13105 Year 2017
 Cartridge Paper Issued.....
 Copying Fee Ordinary.....
 Copying Fee Urgent.....
 Tracing Charge for Map or Plan.....
 Warrentor Charges.....

322.00

Order Article F (1) & F (2)
 Under Article G (a) & G (b)
 Value of Stamp..... 4.00
 Value of Court Fee..... 10.00
 Value of Cartridge Paper..... 10.00
 Cost of Map of Plan.....
 Cost of Tracing..... 322.00
 Total Cost of Copy..... 346.00

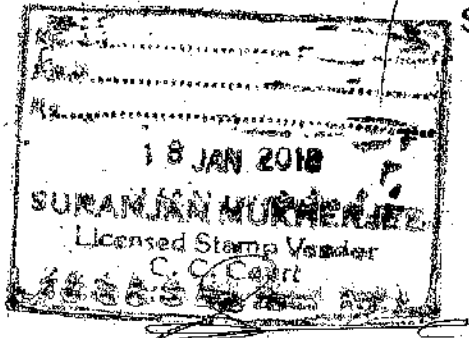
Copy Prepared Signed
Sealed and Delivered to
As per Order No.

[Signature]
 Record Keeper
 Registrar of Assurances-IV
 Kolkata

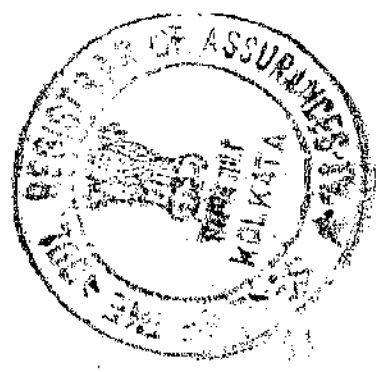
[Signature]
 Addl. Registrar of Assurances-IV
 Kolkata

24/1/18

109 034
P. K. Das. Adv
Sealdah Court
Kol-14



18 JAN 2018
18 JAN 2018



21/1/18

Handwritten notes and signatures, including a signature that appears to be "P. K. Das".

12/11/17

13105/2017

भारतीय गैर न्यायिक भारत INDIA

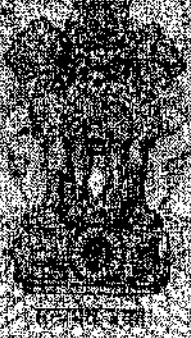
रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



E 307449

Additional Registrar of
Assurances IV, Kolkata

Certified that the Document is admitted in
Registration. The Signatures, Seal and the
Underwriting thereon are correct to the satisfaction
of the Registrar of Assurances IV, Kolkata.

Additional Registrar
of Assurances IV, Kolkata

28 DEC 2017

DEED OF RECTIFICATION CUM DECLARATION

THIS DEED OF RECTIFICATION CUM DECLARATION is executed on this 3rd day
of November, TWO THOUSAND AND SEVENTEEN (2017)

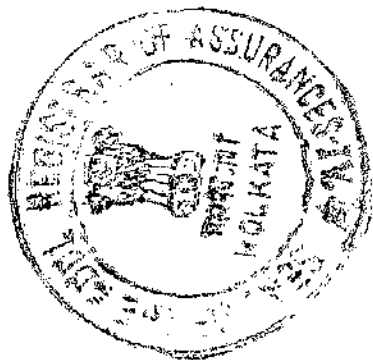
BY

(1) THE GOVERNOR OF THE STATE OF WEST BENGAL; being represented
by the Joint Secretary, Department of Urban Development &
Municipal Affairs, Government of West Bengal hereinafter referred to as
the "LESSOR" (which expression shall include its successors in office and
assigns) Of the ONE PART

AND

Saikat Kumar Datta

Joint Secretary
Department of Urban Development



57571

Serial No.

Name:

Address:



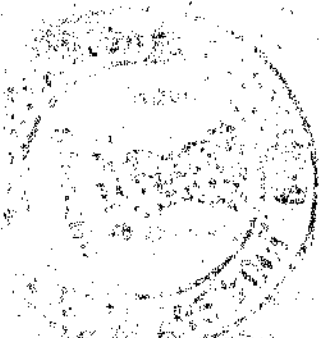
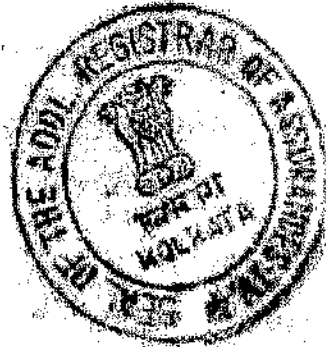
Prop: Sanku To
Licensed Stamp Vendor
BACHAN BANGA
2 & 3, Bankhall Street
Kolkata - 700 001

31 OCT 2017

31 OCT 2017

31 OCT 2017

By



Identified by me

Ramesh Chandra Roy

S/o Narendramith Roy

326 Namdev Nagar

R.O. Namdev Nagar

P.S. Belgharia

Kolkata - 700033



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
21 DEC 2017



ELECTION COMMISSION OF INDIA
सर्वोच्च निर्वाचन आयोग

IDENTITY CARD **DRW2578200**

पं.सं. क्र.

Electoral Roll No. **राजेश्वर महाराज**

Signature No. **राजेश्वर महाराज**

Father's Name **राजेश्वर महाराज**

Practitioner No. **राजेश्वर महाराज**

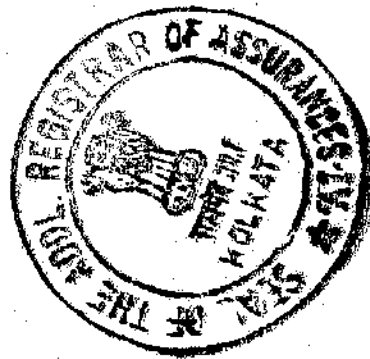
Sex **M**

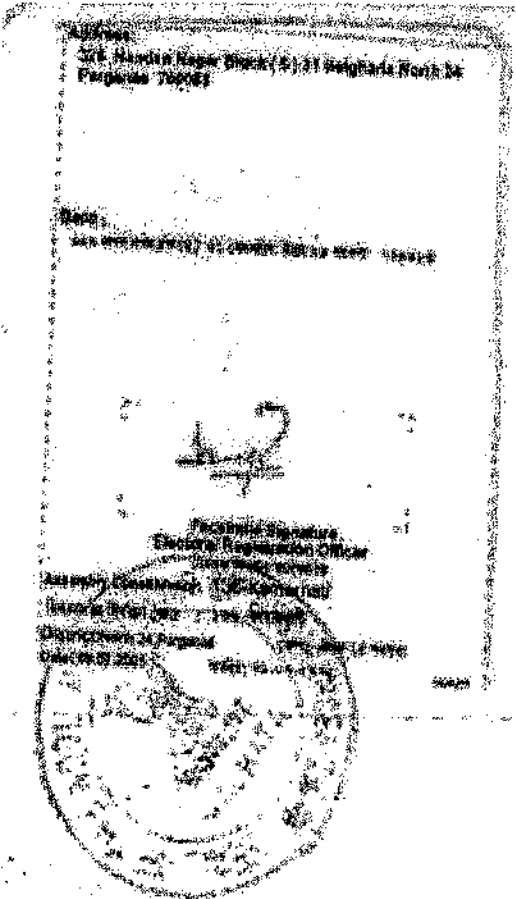
Age **38**

Age as on 1.1.2008 **23**

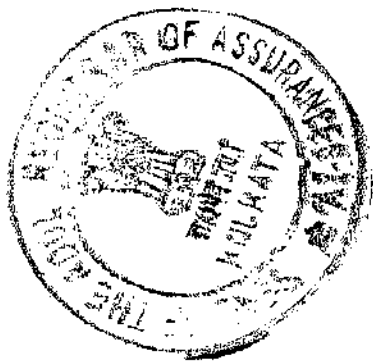
13.10.2014 **18**


Ramesh Chandra Roy





ADDITIONAL REGISTRAR
OF PASURUAN DISTRICT
21 DEC 2017









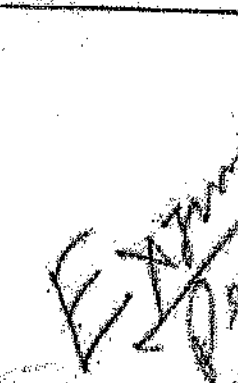

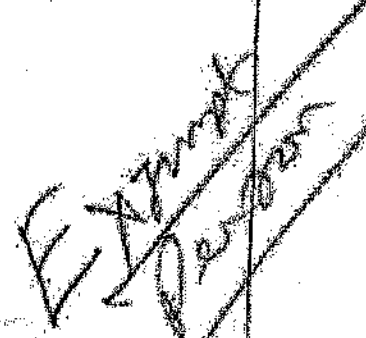



Government of West Bengal

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

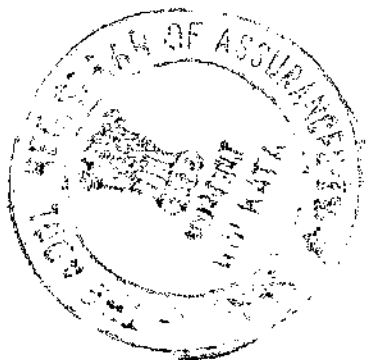
OFFICE OF THE A.R.A. - IV KOLKATA, District Name : Kolkata

Signature / LTI Sheet of Query No/Year 19041000418574/2017

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr. SAIKAT KUMAR DUTTA DF-5, SALT LAKE CITY, P.O.- BIDHANNAGAR, P.S.- Bidhannagar, District- North 24-Parganas, West Bengal, India, PIN - 700064.	Representative of Declarant (THE GOVERNMENT OF THE STATE OF WEST BENGAL)			
2	Mr. DHRUBA PRASAD DAHAL, C 4/A, 1582/1, RAJDANGA MAIN ROAD, P.O.- KASBA, P.S.- Kasba, District- South 24-Parganas, West Bengal, India, PIN - 700107	Representative of Declarant (M/S. SPECIALITY RESTAURANTS LTD.)		 2888	 12/12/2017

Query No:- 19041000418574/2017, 12/12/2017 02:08:50 PM KOLKATA (A.R.A. - IV)

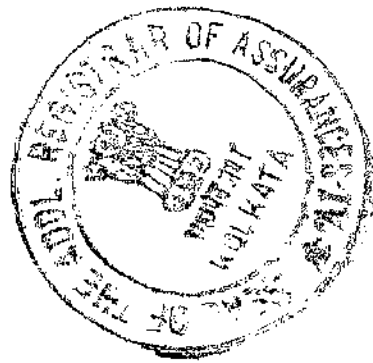


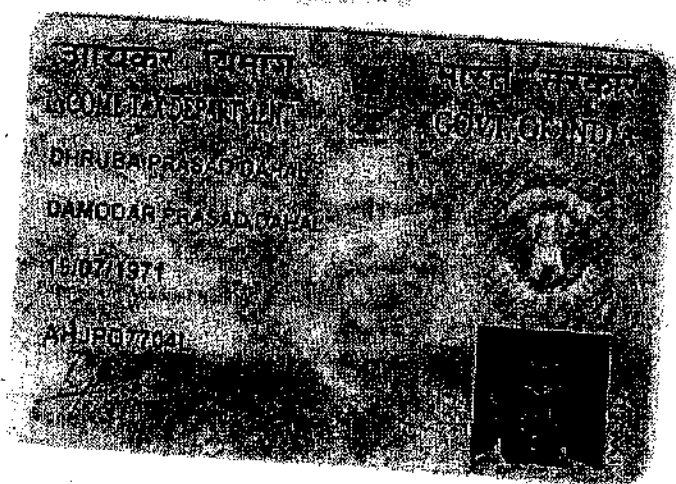
Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mr RAMENDRANATH ROY Son of NARENDRANATH ROY 328, NANDAN NAGAR, P.O.- BELGHORIA, P.S.- Belgharia, District-North 24-Parganas, West Bengal, India, PIN - 700083	Mr SAIKAT KUMAR DUTTA, Mr DHRUBA PRASAD DAHAL	<i>Ramendranath Roy</i> 20/12/2017

(Asst Kumar Joarder)
ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
IV KOLKATA
Kolkata, West Bengal

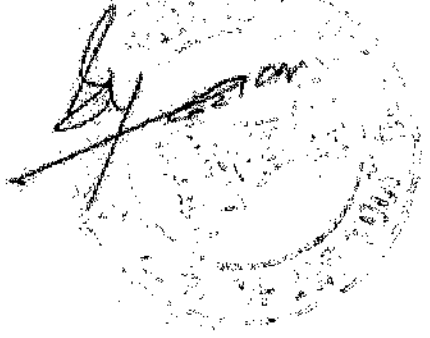
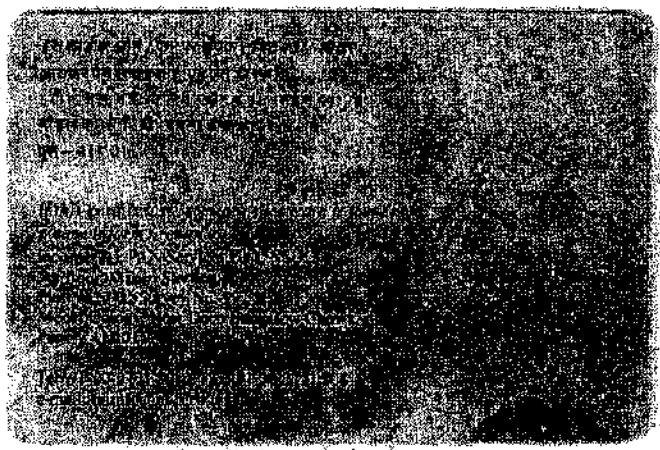
Query No:-19041000418574/2017, 21/12/2017 02:04:59 PM KOLKATA (A.R.A. - IV)

09/01/2018 Query No:-19041000418574 / 2017 Deed No :I - 190413105 / 2017, Document is digitally signed.

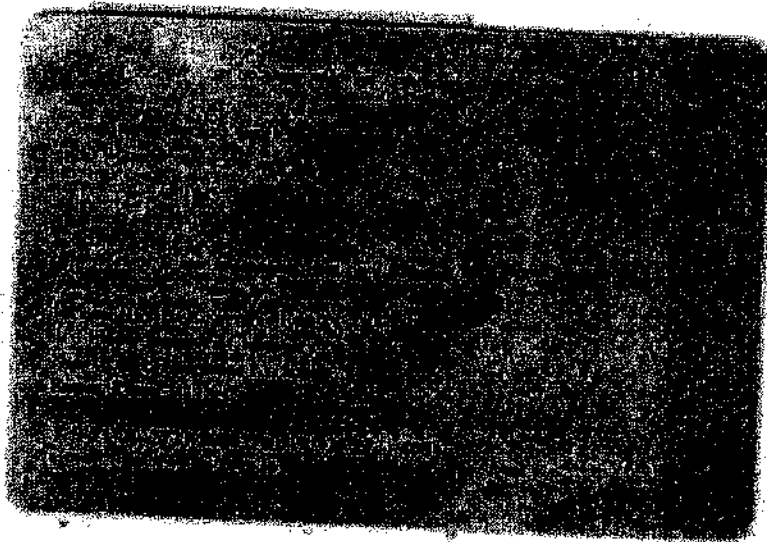




By [Signature]

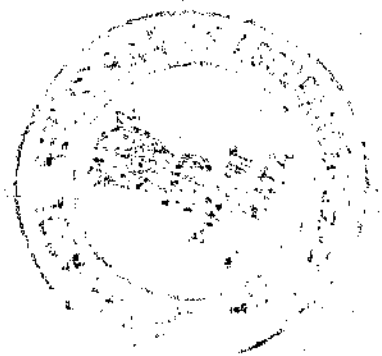






SPECIALITY RESTAURANTS LTD.

[Handwritten Signature]
Authorised Signatory



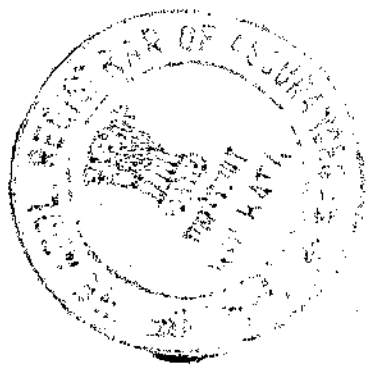


- (2) **M/S SPECIALITY RESTAURANTS LTD.,** (PAN-AAEC5 6802M) a Company having its registered office at "Uniworth House", 3A Gurusaday Road, Kolkata-700 019 and represented by Mr. Dhruva Prasad Dahal (PAN - AHJPD 7704E), Administration Officer of the Company, son of Late Damodar Prasad Dahal, residing at C 4/4, 1582/1 Rajdanga Main Road, Kolkata-700107, duly appointed by a Board of Resolution dated October 6, 2016, hereinafter referred to as the "**LESSEE**" (which expression shall unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective successors-in-office and assigns) of the **OTHER PART**. An authenticated copy of the Resolution dated 06.10.2016 is made part of this deed as Annexure - A.

WHEREAS:

- A) By a Deed of Lease dated 8th August, 2008, executed between the parties hereto and registered before the Additional District Sub Registrar, Bidhannagar North and recorded in Book No I, CD Volume No, 12, pages Nos. 4139 to 4155, Being No 12615 for the year 2008, hereinafter referred to as the "**said Lease Deed**", the LESSOR granted in favour of the LESSEE herein, therein referred to as M/s Speciality Restaurants Pvt. Ltd., a lease in respect **All That** the leasehold land admeasuring 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, morefully described in the **SCHEDULE** written hereunder, for a period of 999 years, so as to enable the LESSEE to erect a building thereon for use for a Catering Training Institute. A copy of the Lease Deed dated 08.08.2008 is made part of this deed as Annexure - B.
- B) LESSEE was originally incorporated on December 1, 1999 as a private limited company under the Companies Act, 1956, having its registered office in the State of West Bengal with Registration Number 21-90672. Consequent upon the conversion of the company to a public limited company, the name of the Licensee was changed to "Speciality Restaurants Limited" and a fresh certificate of Incorporation dated February 10, 2011 was issued by the Registrar of Companies, West Bengal. An authenticated copy of the Certificate of Incorporation dated 10.02.2011 is made part of this deed as Annexure - C.


Saikat Kumar Dutta
Joint Secretary





C) Subsequently, the Lessee has been listed in the stock exchanges as "Speciality Restaurants Ltd." and has, by a letter of 12.12.2012 informed the Government of West Bengal, Urban Development Department (now Department of Urban Development Department & Municipal Affairs) having its office at "Nagarayan" of its change in name. An authenticated copy of letter dated 12.12.2012 is made part of this deed by way of Annexure as Annexure - D.

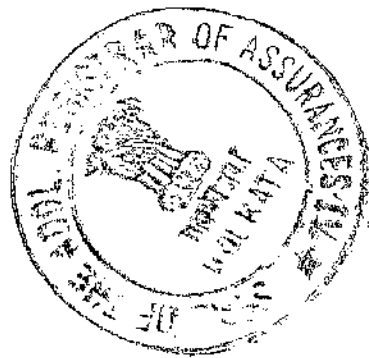
D) With a view to utilizing the demised land for setting up an economically viable project in place of the original land use purpose, the Lessee, by its letter dated 02.03.2015, addressed to the Principal Secretary, Urban Development Department (now Department of Urban Development Department & Municipal Affairs), proposed to change the character of the land from "institutional" to "commercial", for construction of hotel cum retail and commercial complex thereat.

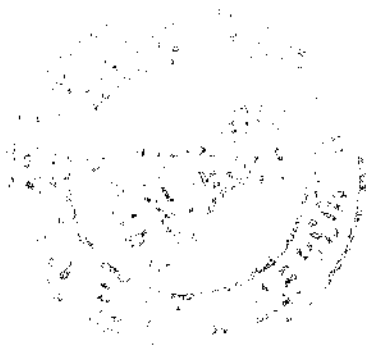
E) In terms of a Memo No. 3516-UD/O/M/SL/(AL/NR)/8L-10/2007 dated 02.11.2015 (Copy of Memo 3516-UD dt.02.11.2015 is made part of this deed as Annexure-E) of the West Bengal, Urban Development Department (now Department of Urban Development Department & Municipal Affairs) having its office at "Nagarayan" read with the Executive Engineer, design Memo No. 502/D dated 24.11.2015, the LESSEE has deposited the requisite permission fee amounting to Rs. 3,18,51,000/- (Rupees three crore eighteen lac and fifty-one thousand only) through GRIPS Portal of the Finance Department in the following manner:-

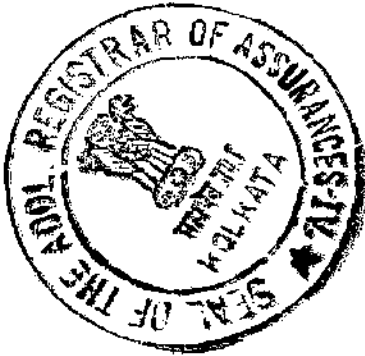
SL no	GRN	Date	Amount
1	19-201516-003303745-1	10.02.2016	Rs.75,00,000/-
2	19-201516-003303973-1	10.02.2016	Rs.93,51,000/-
3	19-201516-003303613-1	10.02.2016	Rs.75,00,000/-
4	19-201516-003303685-1	10.02.2016	Rs.75,00,000/-
Total:-			Rs.3,18,51,000/-

F) Upon careful consideration of the matter and in terms of its Notification No. 3540-UD/O/M/SL(AL/NR)/8L-08/04 dated 13.09.2013, the Government of West Bengal, Urban Development Department (now Department of Urban Development Department & Municipal Affairs) having its office at "Nagarayan" on behalf of the Governor vide its Notification dated 546-UD/O/M/SL(AL/NR)8L-10/2007 dated 18.02.2016, was pleased to allowed such change of character of the demised land

3.
Sankar Kumar Dutta
Joint Secretary
Department of Urban Development
Govt. of West Bengal







from "institutional" to "commercial". Copy of Memo No.546-WD dated 18.02.2016 is made part of this deed as Annexure - F.



- G) That the Lease Deed also needed to be rectified to the extent that the site plan annexed with this original Lease deed recorded the land area erroneously as 30 cottah which should be 31.851 cottah to tally with the area reflected in the land schedule.
- H) In the premises the parties hereto have agreed to rectify cum declare that the said Lease Deed dated 8th August, 2008, needs to be altered to the extent of the name of the Lessee; the change of character of the demised plot, the site plan and the construction period subject to all other terms & conditions remaining the same, in the manner and on terms more fully provided hereunder.

NOW THESE PRESENTS WITNESSETH AS FOLLOWS:-

- (1) The name of the Lessee, viz. "(M/s) Speciality Restaurants Pvt. Ltd." in the Nomenclature appearing at page 2 should be substituted by "(M/s) Speciality Restaurants Ltd."
- (2) In the recital of the said Deed of Lease dated 8th August, 2008, the phrase "to erect a house and building thereon for a Catering Training Institute" should be substituted by "to erect a Complex and building thereon for use for a Hotel cum Retail And Commercial Complex" and similarly, in Clause 2.9), the phrase "for a Catering Training Institute" should be substituted by "for a Hotel cum Retail And Commercial Complex" and shall be deemed always to have been substituted.
- (3) That the revised site plan annexed herewith showing 31.581 Cottah is annexed herewith and will always be read as the revised rectified Plan for the said Demised Land.
- (4) Subject to the above said modifications, the said Deed of Lease bearing date the 8th day of August, 2008 registered before the Additional District Sub Registrar, Bidhannagar North and recorded in Book No I, CD Volume No, 12, pages Nos. 4139 to 4155, Being No 12615 for the year 2008 shall remain in full force and effect and shall be read and construed as the terms of these presents were inserted therein by way of substitution or rectification.

Saikat Kumar Datta
WACS (B&A)



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-I (SPL-2) Road



SIGNED, SEALED & DELIVERED by the
LESSEE above named in the presence of

WITNESSES:

1. **SEKHAR DAS**
830, S.K.B. Sarani,
Kolkata- 700030
2. **A.D.S.**
7 K.B. Road
(Auth-1)

SPECIALITY RESTAURANTS LTD

Authorised Signatory

(LESSEE)

SIGNED, SEALED & DELIVERED by the

LESSOR above named in the presence of

WITNESSES:












- 1.
2. **Nilotpal Mitra**
Section Officer
Urban Development Deptt.
Govt. of West Bengal

(LESSOR)

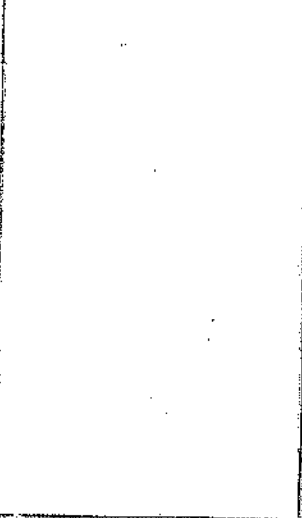




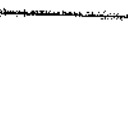





Saikat Kumar Dutta
WACS (Em)
Joint Secretary
Department of Urban Development
and Municipal Affairs
Govt. of West Bengal



SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name DARUPA PRASAD DANAL
 Signature *[Handwritten Signature]*

					
	Little	Ring	Middle (Left Hand)	Fore (Left Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring (Right Hand)	Little

Name _____
 Signature _____





SPECIALITY RESTAURANTS LTD.

Morva Land Mark - I, 4th Floor, B-25, Veera Industrial Estate, Off New Link Road, Andheri (W), Mumbai - 53.
Tel No. (022) 3341 6700 Fax No. (022) 3340 6878 Website: www.speciality.co.in

Certified True Copy of the Resolution passed by the Board of Directors of Speciality Restaurants Limited at their Meeting held on Thursday, October 6, 2016 at Morva Landmark I, 4th Floor, B/25, Veera Industrial Estate, Off New Link Road, Andheri West, Mumbai 400 053.

"RESOLVED THAT consent of the Board be and are hereby granted to the execution of Deed of Rectification to the Lease Deed dated August 8, 2008 in respect of the plot of land admeasuring 31.851 cottah bearing 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, to record the change in name of the Company consequent upon the conversion of the Company to a public limited Company and to record change of use of land from institutional to commercial;

RESOLVED FURTHER THAT Mr. Anjan Chatterjee - Managing Director, Mr. Indranil Chatterjee, Director - Commercial Operations of the Company and Mr. Dhruba Prasad Dahal, Administration Officer of the Company be and are hereby severally authorized to sign Deed of Rectification, documents, to do all acts, matters and things as may be necessary to give effect to this resolution;

RESOLVED FURTHER THAT the Common Seal of the Company wherever required be affixed on the Deed of Rectification in the presence of Mr. Anjan Chatterjee, Managing Director or Mr. Indranil Chatterjee, Director Commercial Operations and Mr. Dhruba Prasad Dahal, Administration Officer of the Company."

For Speciality Restaurants Limited

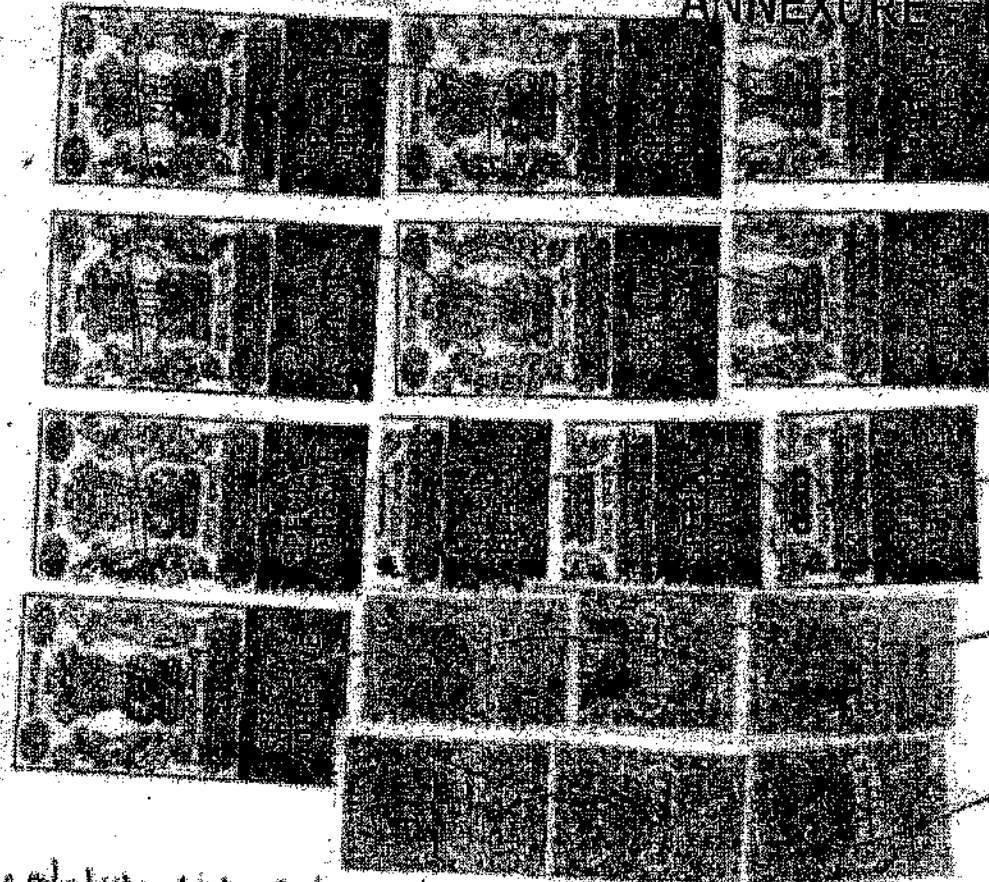
A. H. Kishikar
Avinash Kishikar

Company Secretary & Legal Head





ANNEXURE B



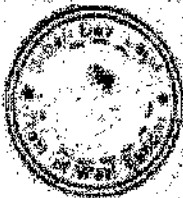
No. 27760/0/MISL(A)NG/8L-10/2017 dt 21/10/17

STAMP AFFIXED
16/11/17

17/10/17

Ms. Shakti Das
Assistant Secretary

17 OCT 2018



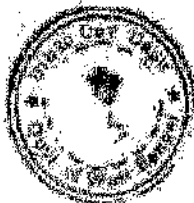
DEED OF LEASE

Affix
23.10.17
Sobhaya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alibore, South 24 Parganas.
Company
W.

THIS INDENTURE made this 16th day of August 2017 (Two thousand and Eighteen) 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

G. Mahapatra, WBS (Exe.)
C. & P. Officer





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 as "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:

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)

Attested
SKD
23-10-17

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

D. Mukherjee
Joint Development Department
Govt. of West Bengal



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 4% 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;

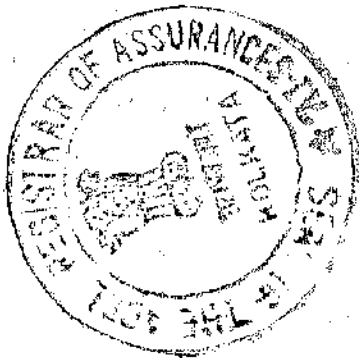
2) The lessee to the intent that the Obligations and Covenants shall
continue through out the period of demise Agrees and Covenants
with the Lessor as follows:-

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

Accepted
23.10.2017
Sudhansu Kishorey
Assistant Revenue Officer - I &
Sudhansu Kishorey Land Ceiling Officer
Sector, Agrabad, Serial-24 Patgramas.



be easily identified provided that the Lessor reserves the right to provide the boundary pillars at the cost of the Lessee;

2.4) To keep the land clean and free from all sorts of nuisance and not to allow heavy accumulation of water on it;

2.5) Not to make any excavation in the land during the period of demise without the prior consent of the Lessor in writing. Should any excavation be made with the consent of the Lessor within the period of demise, the Lessee shall restore the land to its original condition on the expiration of the period of the demise or earlier determination of the tenancy of the Lessee;

2.6) (a) To construct the building in conformity with such building rules as may from time to time be framed by the Government or other authority prescribed in that behalf and according to plans specifications, elevations, designs and sections sanctioned by the government, or that authority within three years from the date of possession of the Demised Land or such extended time as may be allowed by the Government in writing;

(b) Not to construct more than one building on the said plot of land;

Handwritten: 23-10-17
Society's Revenue Officer - II
District, Udaipur Land Ceiling Officer
Society, Udaipur, South 24, Panchsara





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 salary or premium paid by the Lessee. In the event of difference between the parties as to the value of building, the matter 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;

Accepted
 21/11/17
 12/10/17
 Government of Karnataka - II &
 Special Urban Land Ceiling Cell
 Bangalore, Mysore, South 24 Range

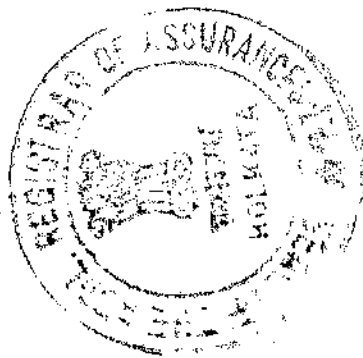
At Bangalore on 21/11/17
 O.S.D. & Secretary
 Urban Land Ceiling Cell
 Govt. of Karnataka



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.

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.

Handwritten: 23/10/17
Signature: S. S. Sanyal
Sourin Kumar Sanyal
Special Revenue Officer - II
Assistant Urban Local Council Officer
Block - Alipore, South 24 Parganas





2.10) Subject to the provisions in clause 2 (8) hereof the Lessee shall not have the right to mortgage or charge the leasehold interest in the land and/or the building to be erected thereon without the previous consent in writing of the Government;

Provided however that the Lessee shall have the right to mortgage or charge the leasehold interest in the land and/or building to be erected thereon in favour of L.I.C.I. or Nationalised Bank or Government and Statutory Body or government Sponsored financial institution, or registered Housing Co-operative society or the Housing Development Finance Corporation Ltd. for the purpose of getting house building loans without the previous consent of the Government.

2.11) The Lessee shall not remove any earth from the Demised Land or carry on or allow to be carried on in the land any unlawful, illegal or immoral activities or activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises;

U. Murthy
 D.O. & Secretary
 Urban Development Department
 Govt. of Karnataka

23-10-17
 Soumya Kumar Das
 Assistant Urban Land Cell Officer
 Bangalore, Karnataka, South 28, 29

2.12) The Lessee shall not allow the Demised Land to be used as a place of public worship or burial or cremation ground private or public or allow any shrine, masjid, church or temple to be erected thereon;





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

Attested
SMA

Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sector, Alipore, South 24 Parganas.
Comptroller





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.

Handwritten signature and date:
11.01.2017

Printed name and title:
Sourya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sector - 4, Block - South 24 Paragana

Handwritten signature:
C. S. Das

Handwritten signature:
M. K. Das, Director, WHCC (E.C.)





157

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 Contain 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 : 24.36 Wide Road.
- ON THE SOUTH : Plot No. LA-4
- ON THE EAST : Plot No LA-2 & LA-3.
- ON THE WEST : Type-I (SPL-2) Road.

Attested
SMA
25.10.17
 Soumya Kumar Das
 Special Revenue Officer - II &
 Assistant Commissioner (Land Ceiling, Urban)
 Bidhannagar, Sector 24 Parganas
Comp. 23
Wm





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

Approved
WA
23.10.17
Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer,
Sector, Alipore, South 24 Parganas.
Comp
VH

DEPARTMENT, in the Presence of:-

1) *[Signature]*
DE. KUMAR HALDER, WUSA
Special Officer,
Urban Development Department,
Govt of West Bengal.

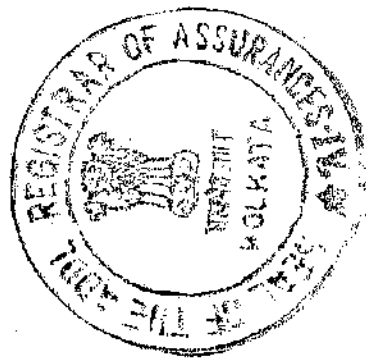
[Signature]
M. Mukhopadhyay, WROS (Exe.)
O.S.O & Dy Secretary
Urban Development Department
SIGNATURE OF THE LESSOR

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

1) SELHAR DAS
ANU, S.K.B. SARANI,
KOLKATA-700030












[Signature]
For Speciality *[Signature]* (P) Ltd.
Officer Executive

SIGNATURE OF THE LESSEE



SIGNATURE OF THE
PRESENTANTY/
BUYER/SELLER/
CONTRACTOR/
MORTGAGEE
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 :- 

PHOTO	LH.	<p><i>Attested</i> <i>M.D.</i> <i>23.10.17</i></p> <p>Soumya Kumar Das Special Revenue Officer - II R Assistant Urban Land Ceiling Officer Sadar, Alipore, South 24 Parganas.</p>				
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					



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)

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

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

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandra Prasad Dabai Address - Ashworth House 33, Gurusaday Rd. KOL	Self	 17/10/2008	 LTI 17/10/2008	

Name of Identifier of above Person(s)

Sankar Das
 25 Durg Chak, 414, S. R. B, Suravi Flat - 1 A, KOL

Signature of Identifier with Date


Sankar Das 13/10/08

Akasta
~~NA~~ *WA*
 23.10.17

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

Camp

C

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



Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR

Endorsement For deed Number H-12615 of 2008
(Serial No. 10280, 2008)

On 17/10/2008

Certificate of Admissibility (Rule 43)

Admissible under rule 27 of West Bengal Registration Rule, 1982, duly stamped under schedule 1A Article number 35 (a), 35(b) of Indian Stamp Act 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs. 10 (10).

Payment of Fees:

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

Presentations Under Section 52 & Rule 22A(3) 46(1)

Presented for registration at 10.30 hrs on 17/10/2008 at the Office of the A. D. S. R. BIDHAN NAGAR by Dhruba Prasad Dohal (Claimant)

Admission of Execution (Under Section 58)

Execution is admitted on 17/10/2008 by

1. Dhruba Prasad Dohal, Office Executive, M/s. Specialty Restaurants Pvt. Ltd., 3a, Gurusaday Rd., Kol - 19, Kol - 19, profession: Service

Identified By Sakhar Das, son of R. N. Das 4/4, S. K. B. Sarani Flat - 1 A, Kol 700030 Theras Dum, Dum, by caste Hindu, By Profession: Service.

Admission Execution for exempted person

Execution by B. K. Chakrabarty alias 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.

A. H. Das
MS
25.10.17
Soumya Kumar Das
Special Revenue Officer - II
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

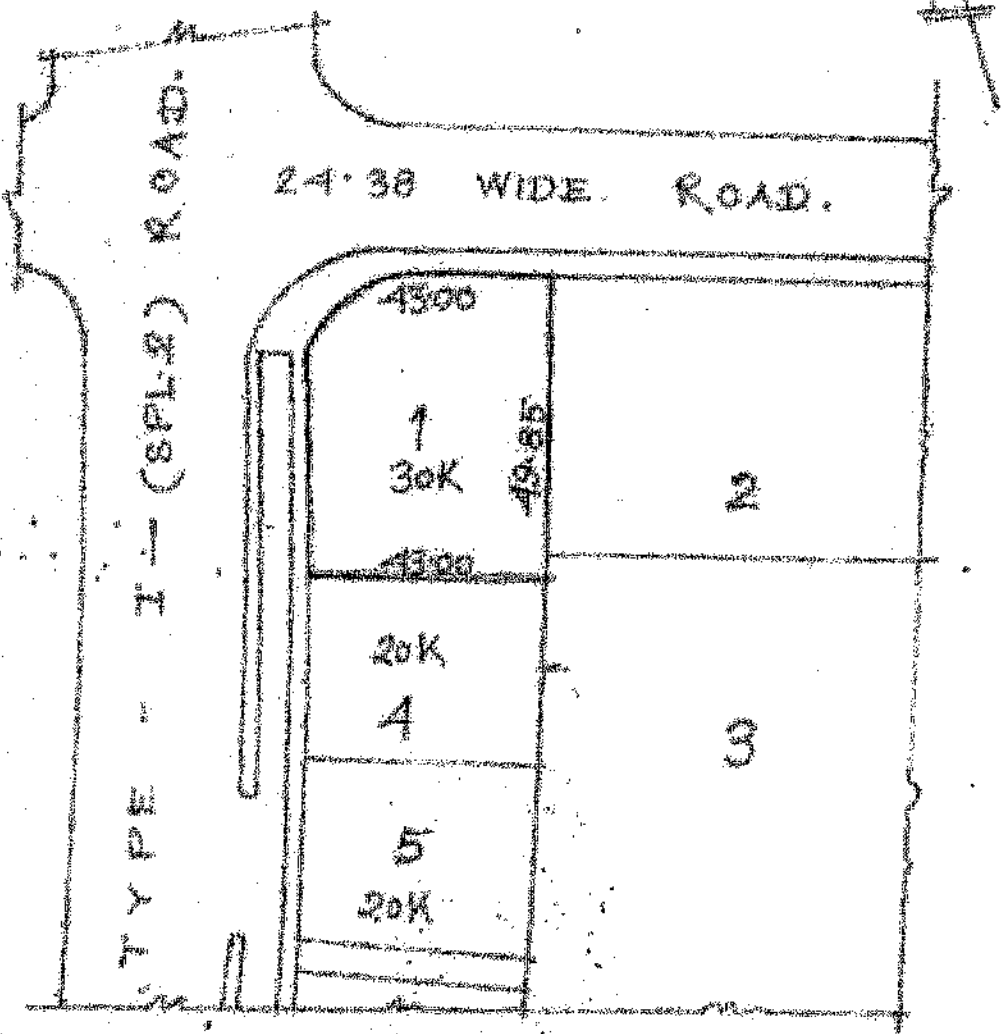
Campas
ms

MS
(Anil Kumar Das)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR
Govt. of West Bengal



FLOT NO:- 1
BLOCK :- LA
SECTOR :- III
SCALE :- 1:1250

(5)



TRD BY: *[Signature]*

CHK BY: *[Signature]*

[Signature]
 EX-ENGINEER
 DESIGN

23.10.17
 23.10.17

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

For Speciality Assessment (P) L/c
[Signature]
 Officer Executive



Dated this _____ of _____, 2008

BETWEEN

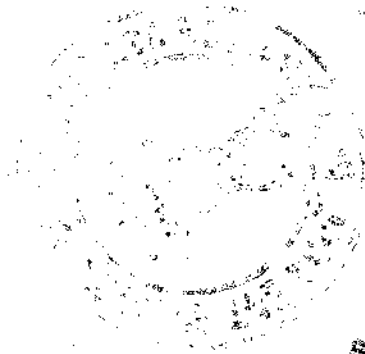
THE GOVERNOR OF THE STATE
OF WEST BENGAL

.....Lessor

AND

M/S. SPECIALITY RESTAURANTS
PVT. LTD.

.....Lessee



Attested

SKD
23.10.17

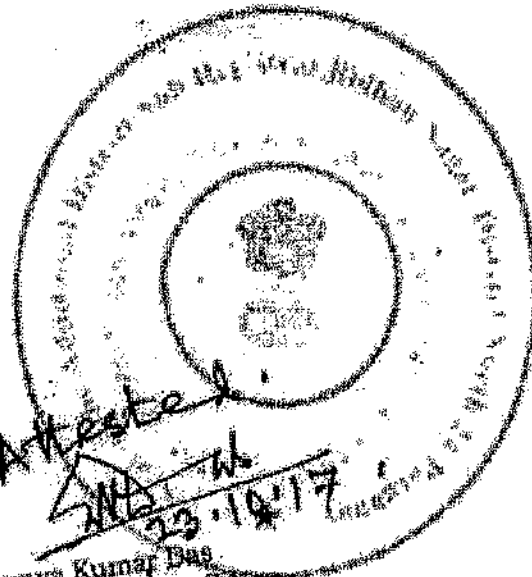
Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

DEED OF LEASE



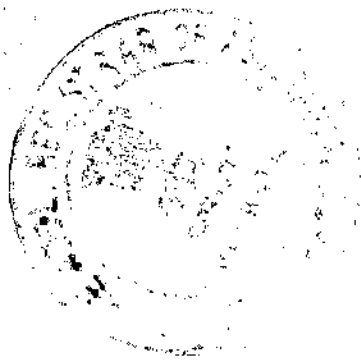
Certificate of Registration under section 60 and Rule 69.

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



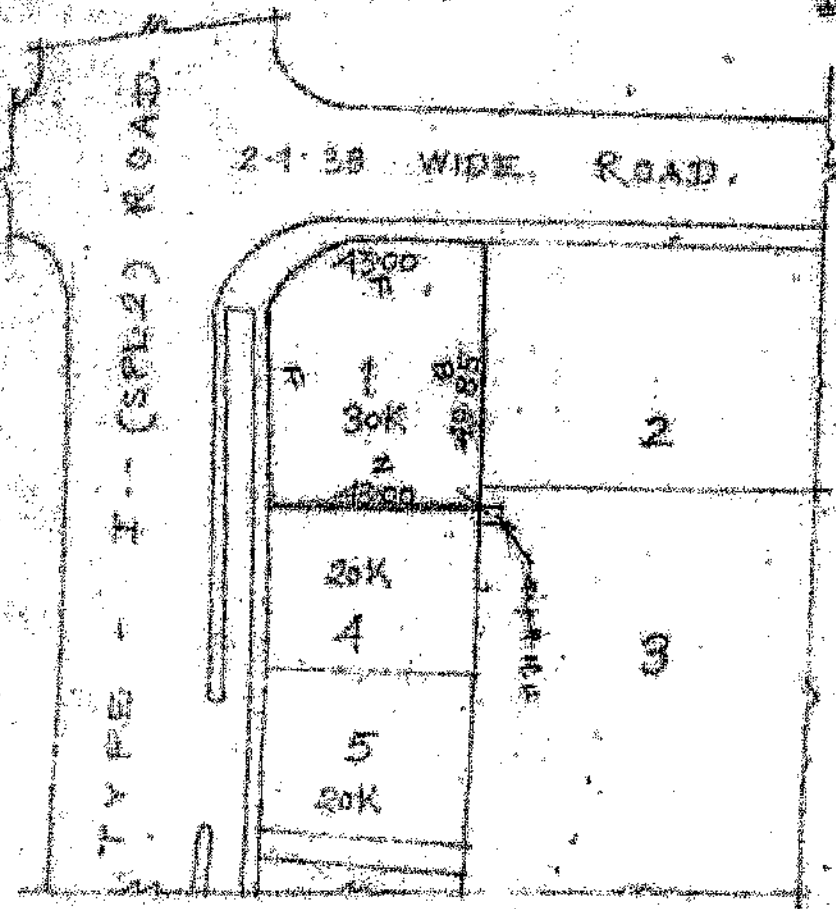
Soumya Kumar Das
Special Revenue Officer - II
Assistant Urban Land Ceiling Officer
Sadar, Alipore, South 24 Parganas.

(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
 SECTOR :- III
 SCALE :- 1:1250

5



NO OF - 1/1/1/1/1

DIMENSIONS GIVEN SPACE
 & EXTERIOR NARROWERS
 FRONT, BACK ETC. SHOWN
 OR OF DEPT. L.
 HIGHLIGHT MARKED

EX-ENGINEER
 DESIGN

EXECUTIVE ENGINEER
 DESIGN

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



ANNEXTURE - C

भारत सरकार-कॉर्पोरेट कार्य मंत्रालय
कम्पनी रजिस्ट्रार कार्यालय, पश्चिम बंगाल

लिमिटेड कम्पनी को रूप में परिवर्तित होने के परिकल्पनाकर, कम्पनी के नाम में परिवर्तन का तथा
निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : USS1011W61005PLC000672

कम्पनी SPECIALITY RESTAURANTS PRIVATE LIMITED

जो कम्पनी है, है सद्यःकाल तक पूर्णतः निर्यात

SPECIALITY RESTAURANTS PRIVATE LIMITED

जो कम्पनी है, है निर्यात रूप में निर्यात करने के लिये, 1956 (1956 का 1) के अधिनियम

SPECIALITY RESTAURANTS PRIVATE LIMITED

के तहत में निर्यात की गई थी, और उसके द्वारा कम्पनी अधिनियम, 1956 के धारा 24 में उल्लेख किये गए 21(1) की शर्तों में उद्भव होने पर
अनुसूची द्वितीय 21/22/2011 को पालन किया है, इस कम्पनी का नाम परिवर्तित होगा और निम्न

SPECIALITY RESTAURANTS LIMITED

के तहत में कम्पनी का नाम परिवर्तित कर दिया जायेगा और 21(1) के अधिनियम में धारा 24 में उल्लेख किये गए 21(1) की शर्तों में उद्भव होने पर

अनुसूची द्वितीय 21/22/2011 को पालन किया है, इस कम्पनी का नाम परिवर्तित होगा और निम्न

GOVERNMENT OF INDIA - MINISTRY OF CORPORATE AFFAIRS
Registrar of Companies, West Bengal

Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Public Limited Company

Corporate Identity Number : USS1011W61005PLC000672

In the matter of M/s. SPECIALITY RESTAURANTS PRIVATE LIMITED

I hereby certify that SPECIALITY RESTAURANTS PRIVATE LIMITED which was originally incorporated on 15th day of December (fifteen hundred fifty five) under the Companies Act, 1956 (No. 1 of 1956) as SPECIALITY RESTAURANTS PRIVATE LIMITED having duly passed the necessary resolution in terms of Section 31(2) read with Section 44 of the Companies Act, 1956, the name of the said company is hereby changed to SPECIALITY RESTAURANTS LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand at Kolkata this 23rd day of February, Two Thousand Eleven.



(DEBASISH BANERJEE)
ज्येष्ठ रजिस्ट्रार / Registrar of Companies
कोलकाता
West Bengal

पता (जहाँ से आवेदन किया है) का पता इस प्रकार है :
Mailing Address as per record available in Registrar of Companies office:

SPECIALITY RESTAURANTS LIMITED
3A, GURUGADRY ROAD/WORTH HOUSE, HOORATA - 700118,
West Bengal, INDIA

Handwritten signature and date
23.10.17

Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer

CERTIFIED TRUE COPY
FOR SPECIALITY RESTAURANTS LIMITED

Handwritten signature
Company Secretary





ANNEXURE - D

**SPECIALITY
RESTAURANTS LTD**

Major Landmark - 1, 4th Floor B-25, Veda International Estate, Old New Link Road, Anandpur (W), Kolkata - 700032
Tel No. (033) 2541 6200 Fax No. (033) 2541 4675 Website: www.specialityres.com

December 13, 2017

Hon'ble Shri Piyush Mukherjee
Minister In-Charge,
Municipal Affairs and Urban Development Department,
Govt. of West Bengal,
Waters Building,
Kolkata 700 001.

Hon'ble Sir,

Sub: Request for granting us permission to set up a 3/4 star hotel, to impart training while operating commercially, on our plot at Salt Lake City, Kolkata.

At the outset, I am happy to inform you that our company, Speciality Restaurants Ltd., is now listed at the stock exchanges and are in the process of major expansions in the field of hospitality business, in the state of West Bengal.

This is to inform you that we are the lessee in respect of Plot No. 1, Block - LA, Sector - III, Salt Lake City, Kolkata, comprising of 31.951 cords of land lease abn on terms and conditions as contained in Deed of Lease dated 8th August, 2006. The said plot has been allotted to us for setting up a Catering Training Institute with a permission to utilize, not more than 20% of the built up area, for catering and banqueting purposes. I would also like to put on record that we have been issued another plot (Plot No. DE-27, Sector I, Salt Lake City, Kolkata) on similar terms where our Catering College is now in the final stage of completion.

During last one and half years, we have noticed tremendous growth in the inflow of tourists and business travelers in the state of West Bengal, creating opportunities for growth and further development in the hospitality industry. Considering that the per capita employment in the hospitality industry is the highest compared to any other industry, this growth will help generate more employment opportunities, both skilled and unskilled, for the people of West Bengal.

Handwritten:
Checked
WBS
23.10.17

RECEIVED
Catering & Banquet Dept
Date: 14/12/17
Page: 22/22
Speciality Restaurants Ltd.

Sourav Kumar Das
Special Revenue Officer - II
Assistant Urban Land Ceiling Officer
Salt Lake, Allpore, South 24 Parganas
Special Revenue Officer, Salt Lake House 54, Gurusaday Road, Kolkata - 700032





SPECIALITY RESTAURANTS LTD.

Merays Landmark - 1, 4th Floor, B-25, West Industrial Estate, Old New Link Road, Anandpur (W), Kolkata - 700016
Tel No. (022) 3341 0700 Fax No. (022) 3341 0878 Website: www.speciality.co.in


While our upcoming Catering College (on Plot No. DD 27, Sector I, Salt Lake City, Kolkata) will be geared up to provide all theoretical courses, practical on-the-job training for our students would be of prime importance to give them necessary exposure and make them ready for getting employment not only within our own growing organization but also outside it. This would also lead to generation of employment and revenue for the State of West Bengal. With the above objective in mind, we propose (subject to necessary permissions) to set up a 3/4 star hotel to impart training while operating commercially on our allotted plot (Plot No. 1, Block - LA, Sector - III, Salt Lake City, Kolkata) which is also not far off from our existing college location.


May I therefore request your goodness to consider granting us permission to set up and establish a hotel for commercial operation, at our allotted plot at LA-I Sector III, Salt Lake City, Kolkata, which would also be used for training of our students on such terms and conditions as may be deemed fit and proper.

Besides, we would also request you to grant us permission for setting up the hotel through a Special Purpose Vehicle (SPV), under our management and control, with people specialized in this particular field in order to make the project viable.

Looking forward to a favourable response from your end.

Warm Regards,


Arun Chatterjee
Founder & Managing Director


W.A. / S.
23-10-17

Soumya Khatun Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadat, Alipora, South 24 Parganas

cc to: Shri Debashis Sen, IAS,
Principal Secretary,
Urban Development Department
Govt. Of West Bengal
Nagarpura, Sector - I, Block - DP 8,
Bidhan Nagar,
Kolkata - 700 068

*Copy
for*



Government of West Bengal
Urban Development Department
KOLKATA

ANNEXURE - E

Office Address: Salt Lake, Kolkata-700 071

No. 3616 UD/C/A/SLD/UM/SL/10/2007

Date: 2nd November, 2015

From: The Special Secretary to the
Government of West Bengal

To: The Managing Director
M/S. Speciality Restaurants Ltd
Uniworth House, 7/A, Gurusaday Road
Kolkata-700 029

Sub: Change of land use purpose from Residential to Commercial in respect
of Plot No. 154, Sector III, Salt Lake, Kolkata-700 029, M/S. Speciality Restaurants Ltd.

With reference to your Memo No. 541/2014/MCO/2015 dated 2.10.2015 on the subject noted above, I am directed to say that the Government of the Urban Development Department agrees in principle to allow the change of land use purpose from institutional to commercial for construction of Hotel/Multi-Purpose Commercial Complex on the demised land.

I am, therefore, directed to request you to deposit the requisite amount of Rs. 10,00,000/- in terms of the Dept's Notification No. 3545 UD/C/A/SLD/UM/SL/2007 dated 15.10.2013 on the 11.35% portion of demised land by withdrawal through GAPS, Dept of the Finance Department in the form of account "3217-00-000-001-37" on receipt of a matching demand notice to be issued by the Executive Engineer, Design, S&P, Mission Bhawan, 2nd floor, Salt Lake, Kolkata-700 029. And submit the original receipt/ challan to the Joint Executive Engineer against a receipt to be granted by him and also submit a copy of the challan to this Department for taking further necessary action in this matter.

On receipt of the permission fee your proposal for extension of time for completion of the proposed project will be considered by this Department.

Yours faithfully,

Special Secretary to the
Government of West Bengal

Date: 2nd November, 2015

Copy forwarded for information and necessary action to the Executive Engineer, Design, S&P, Mission Bhawan, 2nd floor, Salt Lake, Kolkata-700 029, for it to issue a matching demand notice accordingly at once by date.

Special Secretary to the
Government of West Bengal

Checked
MA
23.10.17
Sourabh Kumar Das
Special Secretary (Urban Development & Housing)
Department of Urban Development & Housing, South 24, Park Street



Government of West Bengal
Urban Development Department
WADARAYAN

ANNEXURE - F

DE-8, Sector-I, Salt Lake, Kolkata-700 091

NO. 046/UD/0/M/31/AL/NR/SL-10/2007

Dated: 15th February, 2016

From: The Special Secretary to the
Government of West Bengal

To: M/S Specialty Restaurants Ltd.
Uniworth House
31, Gurusaday Road
Kolkata-700 019

Sub: Permission for change of character of land from institutional to commercial in respect of Plot No LA-1, Sector-III, Salt Lake leased out to M/S Specialty Restaurants Ltd.

WHEREAS by a deed of assignment executed and registered on 08.01.2005 and 17.10.2009 respectively, the Plot No LA-1, sector-III, Salt Lake measuring 37.851 acon was leased out to M/S Specialty Restaurants Pvt. Ltd., Uniworth House, 31, Gurusaday Road, Kolkata-700019 for setting up a Catering Training Institute.

WHEREAS the Director of M/S Specialty Restaurants Pvt. Ltd. vide his letter dated 12.12.2013 informed that the company had been listed in the stock exchanges as Specialty Restaurants Ltd. (hereinafter referred to as the lessee).

WHEREAS with a view to utilising the leased land for setting up of an economically viable project in place of the original land use purpose, the Director of the lessee vide his letter dated 02.03.2015 proposed to change the character of the land from institutional to commercial for construction of hotel-cum-commercial complex.

WHEREAS in terms of this Dept's Memo No 21/04/UD/0/M/31/AL/NR/SL-10/2007 dated 02.11.2015 read with the Executive Engineer, Debar Memo No 502/D dated 24.11.2015, the lessee has deposited the requisite permission fee amounting to Rs. 3,18,51,000/- (Rupees three crore eighteen lac and fifty one thousand only) through DDPS form of the Finance Department in the following manner:-

Sl.No	GIN	Date	Amount
1	19-201516-003303745-1	10.02.2016	Rs. 75,00,000/-
2	19-201516-003303872-1	10.02.2016	Rs. 58,41,000/-
3	19-201516-003303813-1	10.02.2016	Rs. 75,00,000/-
4	19-201516-003303585-1	10.02.2016	Rs. 75,00,000/-
Total:-			Rs. 3,18,51,000/-


Handwritten signature
23.10.17
Sauriya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sector, Alipore, South 24 Parganas

Contd. To P1



NOW THEREFORE, after careful consideration of the matter and in terms of this Govt's Notification No. 3540-UD/O/M/SLAL/NR/SL-09/04 dated 18.09.2013, the Governor is pleased to allow change of character of the demised land from institutional to commercial subject to execution and registration of a deed of rectification.

The lessee is requested to submit a draft deed of rectification for this purpose.


Special Secretary to the
Government of West Bengal
Dated: 18th February, 2016


No. 516/1(2)-UD/O/M/SLAL/NR/SL-10/2007

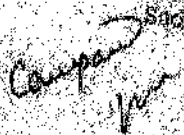
Copy forwarded for information and necessary action to:

1. The Special Engineer, Salt Lake Reclamation & Development Circle, Nirman Bhawan, 2nd Floor, Salt Lake, Kolkata-700 091.

2. The Executive Engineer (Design), Salt Lake Reclamation & Development Circle, Nirman Bhawan, 2nd Floor, Salt Lake, Kolkata-700 091 with reference to his Memo No. 502/D dated 24.11.2015.

Special Secretary to the
Government of West Bengal


28.10.17
Soumya Kumar Das
Special Revenue Officer - II &
Assistant Urban Land Ceiling Officer
Sadat, Alipore, South 24 Parganas



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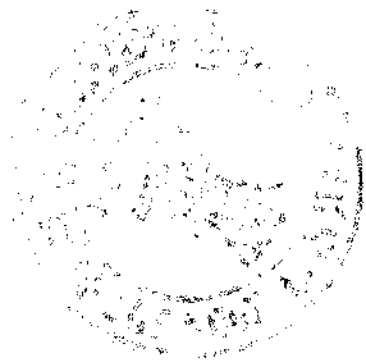


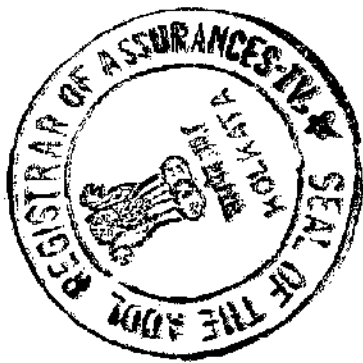


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Major Information of the Deed

Deed No :	I-1904-13105/2017	Date of Registration	29/12/2017
Query No / Year	1904-1000418574/2017	Office where deed is registered	
Query Date	21/12/2017 1:08:38 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	R ROY 6A, ELGIN ROAD, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, PIN - 700020, Mobile No. : 9836466537, Status :Others		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property			
Set Forth value	Market Value		
	Rs. 31,16,83,189/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 500/- (Article:4)	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- South Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Block - L A, Mouza: Block-3 L A

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1		commercial	commercial	31.851 Katha		31,16,83,189/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					52.5542Dec	0/-	3116,83,189 /-	

Declarant Details :

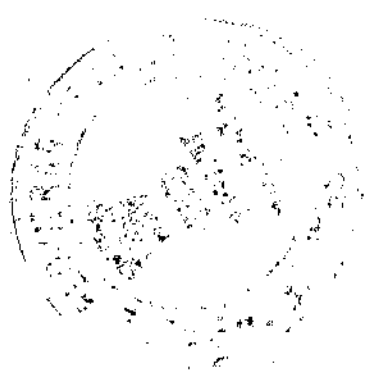
Sl No	Name, Address, Photo, Finger print and Signature
1	THE GOVERNER OF THE STATE OF WEST BENGAL HARE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative
2	M/S. SPECIALITY RESTAURANTS LTD 3A, GURUSADAY ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019, PAN No.:: AAEC6802M, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Mr SAIKAT KUMAR DUTTA Son of DF-8, SALT LAKE CITY, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, State Government Office Status : Representative, Representative of : THE GOVERNER OF THE STATE OF WEST BENGAL (as)



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2 **Mr DHRUBA PRASAD DAHAL (Presentant)**
Son of Late DAMODAR PRASAD DAHAL ,C 4/4, 1582/1, RAJDANGA MAIN ROAD, P.O:- KASBA, P.S:-
Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700107, Sex: Male, By Caste: Hindu,
Occupation: Business, Citizen of: India, , PAN No.:: AHJPD7704L Status : Representative,
Representative of : M/S. SPECIALITY RESTAURANTS LTD (as REPRESENTED)

Identifier Details :

Name & address

Mr RAMENDRANATH ROY
Son of NARENDRANATH ROY
326, NANDAN NAGAR, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN -
700083, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr SAIKAT KUMAR DUTTA, Mr
DHRUBA PRASAD DAHAL

Endorsement For Deed Number : I - 190413105 / 2017

On 21-12-2017

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

Presented for registration at 14:28 hrs on 21-12-2017, at the Private residence by Mr DHRUBA PRASAD DAHAL

Admission Execution (for exempted person)

Execution by Mr SAIKAT KUMAR DUTTA, , THE GOVERNER OF THE STATE OF WEST BENGAL, HARE STREET,
P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is
proved by his seal AND signature.

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

Execution is admitted on 21-12-2017 by Mr DHRUBA PRASAD DAHAL, REPRESENTED, M/S. SPECIALITY
RESTAURANTS LTD, 3A, GURUSADAY ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas,
West Bengal, India, PIN - 700019

Identified by Mr RAMENDRANATH ROY, , Son of NARENDRANATH ROY, 326, NANDAN NAGAR, P.O:-
BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700083, by caste Hindu, by
profession Others

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal





On 28-12-2017

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 : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 500/-
Description of Stamp

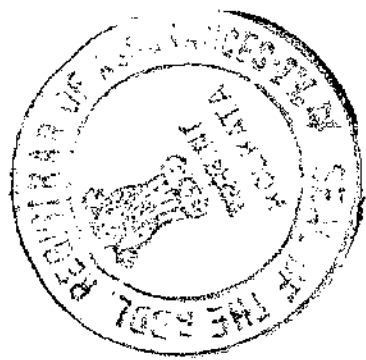
1. Stamp: Type: Impressed, Serial no 57571, Amount: Rs.500/-, Date of Purchase: 31/10/2017, Vendor name: B GANGA



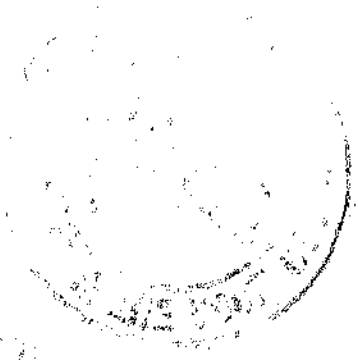
Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



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2/1/4

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2018, Page from 13327 to 13369

being No 190413105 for the year 2017.



Certified to be a true Copy

Digitally signed by ASIT KUMAR
JOARDER
Date: 2018.01.09 15:19:39 +05:30
Reason: Digital Signing of Deed.

Al

(Asit Kumar Joarder) 09-01-2018 15:19:33
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

CHECKED BY
Dhanyoj De



Addl. Registrar of Assurances-IV
Kolkata

Al
09/01/18

(This document is digitally signed.)