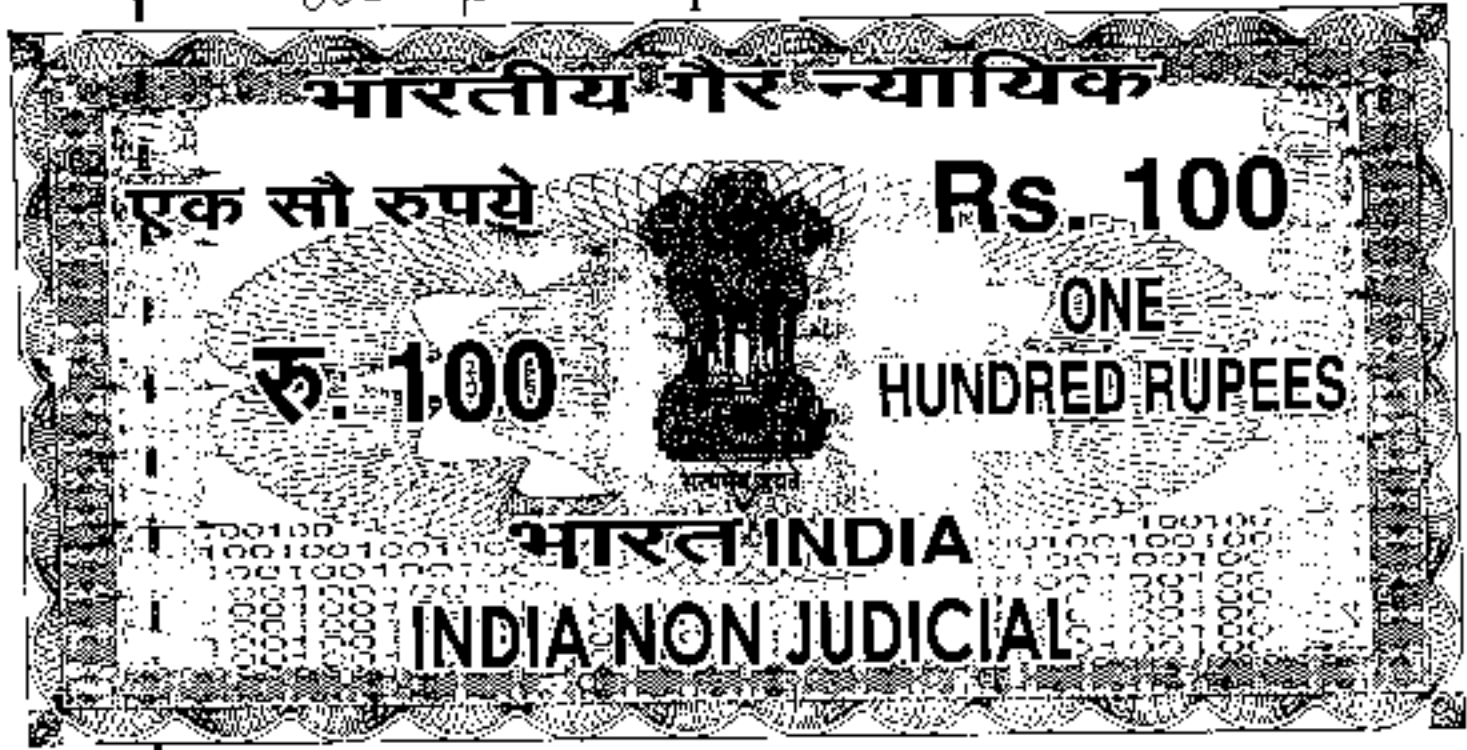


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

R 347291

*Prash*  
 19/01/2019  
 4/2/19  
 HV-145, 145, 146, 147

**LEASE**

FEB 2019

1. This indenture made this 3rd day of January Two  
 Thousand Nineteen (2019) Between the Kolkata  
 Metropolitan Development Authority (PAN :  
 AAALKO714F), a statutory authority constituted under  
 West Bengal Town & Country (Planning & Development)  
 Act, 1979 having its office at Unnayan Bhawan, DJ-11,  
 Sector-II, Salt Lake City, P.S. – Bidhannagar North, P.O.-  
 Nirman Bhawan, Kolkata- 700091 referred to as the  
 Authority/**LESSOR**. (which expression shall unless excluded  
 by or repugnant to the subject or context be deemed to  
 include his successors in office and assigns) of the **One**  
**Part.**

*[Signature]*  
 Deputy Secretary  
 Estate (M&M) Unit, KMDA

For South City Projects (Kolkata) Ltd.  
*[Signature]*  
 Company Secretary

*[Handwritten marks]*

क्रमांक 9 दिनांक 10/10/13  
नाम South City Project (Kot) Add. Shah Road,  
ठिकाना 375, Prince Nagar Kollachi - 700 068.  
वर्ग ~~...~~

अ. प्रकल्प 1  
अ. प्रकल्प 2  
अ. प्रकल्प 3  
अ. प्रकल्प 4  
अ. प्रकल्प 5



RECEIVED  
- 4 FEB 2019

**And**

**South City Projects (Kolkata) Limited (PAN No. AAACD8933A)** having its registered office at **375, Prince Anwar Shah Road, Kolkata - 700068**, Police Station **Jadavpur**, in the district of **South 24 Paragans**, represented by its **Company Secretary Mr. Parimal Ajmera (PAN No. AFQPA8865A)**, son of **Gunvantrai Anandji Ajmera**, working for gain at **375, Prince Anwar Shah Road, Kolkata - 700 068** hereinafter referred to as "Lessee" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest and assigns) of the **Other Part**.

WHEREAS in pursuance of an application having been made by the Lessee to the Authority for grant of a plot of land in East Kolkata Development Area for setting up of Infrastructure Tower (**PROJECT**), the Authority allotted to the Lessee **ALL THAT** the piece and parcel of land containing by estimation an area of 2.5 acres (more or less) situate lying at and being Plot No. IND-6, P.S. Anandapur, District Kolkata (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter referred to as the **DEMISED LAND**) for the

*Handwritten initials*

*Handwritten signature*  
 Deputy Secretary  
 Estate (M & M) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*Handwritten signature*  
 Company Secretary



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- 4 FEB 2019

consideration and subject to the terms and conditions contained and recorded in a Deed of License dated 24<sup>th</sup> December 2007 (hereinafter referred to as the **LICENSE DEED**).

AND WHEREAS in pursuance of the said License Deed the Lessee made payment of a sum of Rs. 11,34,37,500/- (Rupees eleven crores thirty four lacs thirty seven thousand five hundred only) in full and final payment of the amount of premium payable under the said License Deed.

Upon payment of the amount as above, the Authority had put the Lessee in possession of the Demised Land on 18<sup>th</sup> May, 2007 (hereinafter referred to as the POSSESSION DATE).

AND WHEREAS in pursuance of an application having been made by the Lessee, KMDA granted necessary permission to sublet and/or sublease and/or assign and/or transfer upon payment of a sum of Rs. 13,61,25,000/-.

AND WHEREAS the Lessee, in terms of the Order of Hon'ble High Court, Calcutta dated 8<sup>th</sup> May, 2018 had approached the Authority for a lease of the land mentioned and described in the Schedule hereunder written to enable the Lessee to use the same for Infrastructure Tower and the Authority has agreed to grant a lease in favour of

*[Handwritten signature]*

*[Handwritten signature]*  
Deputy Secretary  
Estate (M & M) Unit, KMDA

For South City Projects (Kolkata) Ltd

*[Handwritten signature]*  
Company Secretary



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- 4 FEB 2019

the Lessee for the period and on the terms and conditions hereinafter appearing.

AND WHEREAS the Authority upon consideration, agreed to grant to the Lessee a lease of All that piece & parcel of land within the East Kolkata Development Area containing an area of 2.5 Acres more or less for the purpose of setting up of Infrastructure Tower thereat.

AND WHEREAS the Authority is seized & possessed of the said plot of land intended to be demised unto the Lessee having acquired right title & interest therein from the Govt. of West Bengal & has agreed to grant a lease unto the Lessee of the said plot of land for 99 years from the date of delivery of possession of the said plot of land to the Lessee that is from 18<sup>th</sup> May, 2007 with an option for renewal thereof for a like term, on such terms & conditions & on payment of premium & rent or otherwise as the Authority may decide & upon such option being exercised, the Authority shall execute & cause to be registered in favour of Lessee a Deed of renewal of Lease in respect of demised Land/premises.

11. 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.

*[Handwritten signature]*

*[Handwritten signature]*  
 Deputy Secretary  
 Estate (M & L) Unit, KMDA

For South City Projects (Kolkata) Ltd

*[Handwritten signature]*  
 Company Secretary



OF  
- 4 FEB 2019



11,34,37,500/- (Rupees Eleven Crore Thirty Four Lakhs Thirty Seven Thousand Five Hundred) only and of the annual rent and the Lessee's covenants hereinafter 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 99 years commencing from the date of possession mentioned above and/ or execution of lease deed yielding and paying therefor a rent at the nominal rate of **Rs. 414/-** per cottah per annum plus Goods & Services Tax (GST) as applicable or as may be fixed by Authority or as revised by L&LR Department, Govt. of West Bengal or any fraction from time to time without any deduction or abatement whatsoever on or before 15<sup>th</sup> day of last month of every year of the demised land according to Bengali calendar at the same rate, subject to upward revision every ten years at the discretion of the Lessor.

2. The Lessee to the intent that the obligations and covenants shall continue throughout the period of demise agrees and covenants with the Lessor as follows:

(1) To regularly & punctually pay the annual rent to the Authority within the first 90 (ninety) days of the year for which such rent shall be payable without any deduction or abatement whatsoever.

*[Handwritten signature]*

*[Handwritten signature]*  
 Deputy Secretary  
 Estate (M & A) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



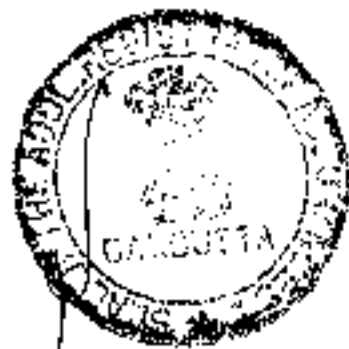
- 4 FEB 2019

- (2) To pay all existing & future municipal rates, taxes assessment and other impositions including interests & penalties in case of delayed payment whatsoever 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. Provided further, that the Lessee shall be bound to pay any other fees/ taxes as applicable on lease premium or on other mode as per provision of Law and if legally payable at it so demanded by Authority at any point of time, even after the execution of this present without any fail.
- (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 be easily identified. Provided that the Lessor reserves the right to provide the boundary pillars at the cost of the Lessee.
- (4) To keep the land clean and free from all sorts of nuisance and not to allow heavy accumulation of water on it.
- (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

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 Deputy Secretary  
 Estate (M & N) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



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On 4 FEB 2019

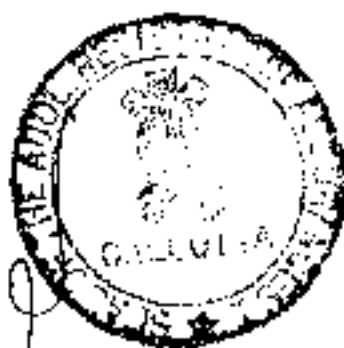
of the Lessor within the period of demise, the Lessee shall restore the land to its original condition on the expiration of the period of the demise or earlier determination of the tenancy of the Lessee.

6(a) To submit the Completion Certificate in respect of the presently constructed building with the Authority within nine months from the execution of the Lease Deed. Provided however, that the Authority may at its discretion and on an application being made to it by the Lessee and on payment of such fees or penalty, by whatever name called as may be fixed by the Authority from time to time, grant to the Lessee such extension of time for such period for submission of such Completion Certificate in respect of the presently constructed building as the Authority may determine. Provided however, that upon failure of Lessee to comply with such covenant within the time fixed originally or as may be extended by Authority, the present Lease of the Lessee shall be liable to be terminated by Authority and the Authority shall be entitled to re-enter into or upon the Demised Land and obtain possession thereof and after such re-entry and resumption of possession, the Authority shall be liable to refund to the Lessee a sum equivalent to the premium paid in terms of the Lease less 20% thereof to be deducted as Service Charge.

*[Handwritten signature]*

*[Handwritten signature]*  
 Deputy Secretary  
 Estate (M & N) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



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(b) To construct buildings on the said plot of land in accordance with the building Rules of Kolkata Municipal Corporation as may be applicable from time to time.

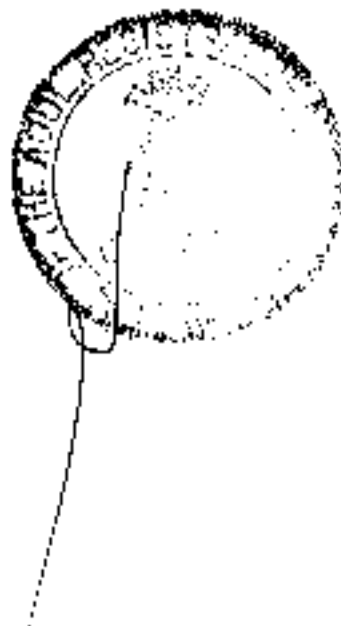
(7) At or before execution of this Deed, the Lessee has obtained necessary permission and/or approval of the authority for sub-leasing and/or sub-letting and/or transferring and/or assigning the Demised Plot and/or the new buildings to be constructed thereon upon payment of a sum of Rs. 13,61,25,000/- (Rupees Thirteen Crores Sixty One Lacs Twenty Five Thousand only) and upon such payment being made, the Lessee or any person claiming through or under it shall be entitled to sub-lease and/or sublet and/or transfer and/or assign the new buildings to be constructed thereon for which no further consent of the Authority shall be necessary and/or required and this Deed by itself is and shall be treated as the consent of the Authority PROVIDED HOWEVER that the assignee or transferee shall utilize the constructed space in the Demised Plot for a purpose in conformity with the purpose of the original Lease. AND THAT the Lessee shall be bound to communicate to the Authority/Lessor the particulars of such Sub-Lessee/Assignee as the case may be.

(8) Provided however that in case the Lessee transfers or assigns the leasehold interest in the land and/or

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 Deputy Secretary  
 Estate (M & V) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



THE ASSOCIATION OF  
ALBERTA  
FEB 2019



structure erected or to be erected thereon in favour of L.I.C.I. or Nationalized Bank or any Scheduled Bank or Government or Semi-Government Organization, or registered Housing Co-operative Society, or Statutory Body or the Housing Development Finance Corporation Ltd. after obtaining written consent from KMDA by creating mortgage for repayment of loan for business purpose, such Life Insurance Corporation of India or Nationalized Bank or any Scheduled 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, 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 its sub-lessee, assignee or from the Life Insurance Corporation of India or Nationalized Bank or any Scheduled 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.

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 Deputy Secretary  
 Estate (M & N) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



OFFICE OF THE  
SECRETARY  
- 4 FEB 2019

- (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 Infrastructure Tower without the prior permission in writing of the Authority or other authority prescribed in that behalf and on payment of necessary charges as fixed by Authority time to time.
- (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 or its transferees 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 Nationalized Bank or any scheduled 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 business loans with the previous consent of the Authority on payment of necessary fees.

- (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 activity or activities which

*[Handwritten signature]*  
*[Handwritten signature]*  
 Deputy Secretary  
 Estate (A & M) Unit, KMDA

For South City Projects (Kolkata) Ltd

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Company Secretary



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- 4 FEB 2019

may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised land.

- (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.
- (13) 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.
- (14) 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.
- (15) 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 land.
- (16) Not to amalgamate the demised land or any part thereof with any other plot or plots of land.

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 Deputy Secretary  
 Estate (M & A) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



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KOLKATA  
- 4 173 2019

- (17) To take steps to ensure that no third party may encroach into or upon any portion of the demised land or the house or the building to be erected thereon, KMDA shall not be liable once possession of the demised premise is handed over.
- (18) To observe, perform and comply with the requisitions Policy decisions as may from time to time be taken or approved by the Authority as deemed to be fit & proper & the Lessee shall be bound to pay to the Authority any penalty damages, fees, charges & of the like that may be imposed upon the Lessee by Authority for such decisions or for non-fulfillment of any of the terms & conditions contained herein as per Policy decision taken & approved by Authority or any other authority in respect of the demised land and building thereon.
- (19) 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 land for the period of demise without any interruption by the Authority or any person claiming through Authority.
- (20) That on expiry of the term of this lease subject to the

*[Handwritten signature]*

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 Deputy Secretary  
 Estate (M & M) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



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GUYANA  
- 4 FEB 2017



Lessee complying with the terms of lease deed, the Lessee shall have an option for renewal thereof (which option the Lessee must exercise by providing prior to 6 months notice in writing) for a like term on such terms & conditions & on payment of premium & rent or otherwise as the Authority may decide & upon such option being exercised, the Authority shall execute & cause to be registered in favour of the Lessee, a Deed of renewal of Lease in respect of demised land.

3. 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 that area. 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 land 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]*

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 Deputy Secretary  
 Estate (L & M) Unit, KMDA

For South City Projects (Kolkata) Ltd  
*[Handwritten signature]*  
 Company Secretary



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- 4 FEB 2019

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.

That if it is found that the lease of the demised premises has obtained by the Lessee by misrepresentation or fraud, the Lease shall stand determined, the entire consideration shall stand forfeited & the Authority entitle to its rights contained in 4.

That this Lease Deed is executed in between the parties as per direction of the Hon'ble High Court, Calcutta.

*Handwritten initials*

*Handwritten signature*  
Deputy Secretary  
Estate (M & M) Unit, KMDA

For South City Projects (Kolkata) Ltd

*Handwritten signature*  
Company Secretary



WEST BENGAL STATE  
ELECTION COMMISSION  
KOLKATA  
- 4 FEB 2019

**The Schedule Above Referred to**

**ALL THAT** piece and parcel of land measuring 2.5 Acres be the same a little more or less comprised in part of R.S. Dag No 520(P) (0.125 Acre), 523(P) (0.175 Acre), 524(P)(0.005 Acre), 525(P)(0.08 Acre), 581(P) (0.94 Acre), 582(P) (0.475 Acre) and 591(P) (0.7 Acre) of Nonadanga Mouza, J.L. No. 10 being KMDA plot No. IND-6 (mutated in the records of KMC as Premises No. 770, Anandapur, P.S.-Anandapur, Kolkata - 700 107 and situated at and being part of the East Kolkata Area Development Project of the Authority in the District of South Twenty Four Parganas and delineated in the map or plan annexed hereto and bordered red thereon and butted and bounded as follows, this is to say:

Zone : (E.M Bypass - Anandapur Primary School )

<b>By the North</b>	10.10 Mtrs wide road.
<b>By the South</b>	10.10 Mtrs. wide road.
<b>By the East</b>	15.5 Mtrs. wide road.
<b>By the West</b>	IND -6/4A, IND-6/1A & 6/3

*[Signature]*  
Deputy Secretary  
Estate (M & M) Unit, KMDA


*[Signature]*  
For South City Projects (Kolkata) Ltd  
*[Signature]*  
Company Secretary

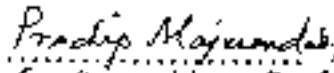


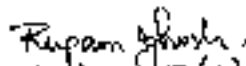
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MICHIGAN  
- 4 FEB 2019

In witness hereof the parties to these presents have hereunto set and subscribed their respective hands the day, month and year first above written.

Signed, sealed & delivered for and on behalf of the Lessor, Kolkata Metropolitan Development Authority in the presence of—

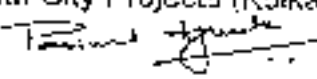
  
Deputy Secretary  
Estate (M & M) Unit, KMDA

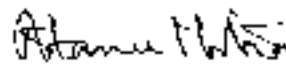
1.   
Section Officer, E.U (M & M) / KMDA

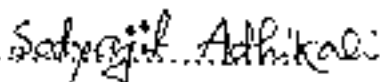
  
2. Section Officer, E.U (M & M) / KMDA

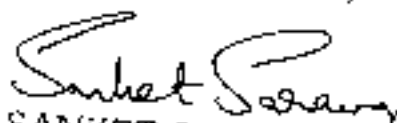
Signed, sealed & delivered for and on behalf of the Lessee, South City Projects (Kolkata) Limited in the presence of—

for South City Projects (Kolkata) L.

  
Company Secretary

  
1. 375, P.A. Shah Road  
Kolkata - 700018

2.   
South City Projects (K) Ltd.  
375, P.A. Shah Road, Kolkata - 68.

  
SANKET SARAWGI  
ADVOCATE  
HIGH COURT, CALCUTTA  
A/999/762/2012



সরকার পশ্চিমবঙ্গ  
সচিব, সরকারি কার্যালয়  
কলকাতা  
- 4 FEB 2019



**SITE PLAN OF ENG. PLOT NO.- IND-6 INVOLVED R.S.DAG NOS. ARE 520(P),523(P),524(P),525(P),581(P), 582(P), & 591(P) OF MOUZA - NONADANGA, J.L. NO.- 10, P.S.- ANANDAPUR, DIST.- 24 PGS. (SOUTH).**

SCALE = 1 : 2000

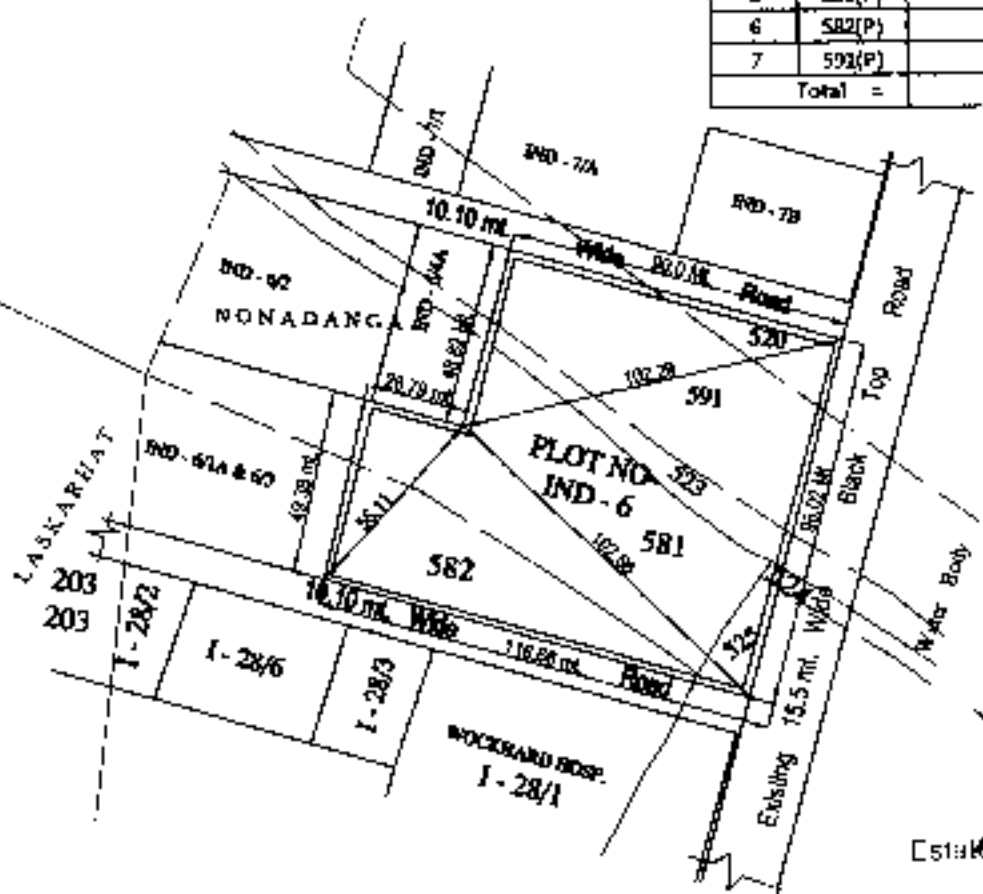
**AREA OF PLOT NO. - IND-6 = 2.50 Ac. SHOWN THUS-**



**N**

North - 10.10 Mt. Wide Road  
 South - 10.10 Mt. Wide Road.  
 East - 15.5 Mt. Wide Road.  
 West - Plot no.- IND-6/4A, IND-6/1A & 6/3

Schedule Of Land		
Mouza- Nonadanga	J.L.No.- 10	P.S.- ANANDAPUR
Sl. No.	R.S Dag no.	Involved Area in Ac.
1	520(P)	0.125
2	523(P)	0.175
3	524(P)	0.005
4	525(P)	0.08
5	581(P)	0.94
6	582(P)	0.475
7	591(P)	0.7
Total =		2.5 Ac.



*Dash*  
 Deputy Secretary  
 Estate (M & S) Unit, KMDA

*[Signature]*  
 PREPARED BY  
 P. S. S. S. S. S.  
 S.D.L & CELL  
 KMDA

SURVEYOR  
 I & CELL  
 KMDA

*[Signature]*  
 A. L. D.  
 S.D.L & CELL  
 KMDA

*[Signature]*  
 A. L. D.  
 S.D.L & CELL  
 KMDA

*[Signature]*  
 JT. SECRETARY  
 S.D.L & CELL  
 KMDA

For South City Proj., ... to  
*[Signature]*  
 Company Secretary



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GOVERNMENT OF KARNATAKA  
- 4 FEB 2019

## SPECIMEN FORM FOR TEN FINGERPRINTS



<i>Agustin</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
						
<i>Francisco</i>	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
						



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



ADD [illegible]  
OF ASSO. [illegible]  
= 4 FEB 2019

## SPECIMEN FORM FOR TEN FINGERPRINTS



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

*Signature*  
*Passport Agency*



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					



		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					





Kolkata Metropolitan Development Authority,  
Estate (M&M) Unit, K.M.D.A.  
VIP Block, Unnayan Bhavan.  
Salt Lake, Kolkata - 700091.

**Kolkata  
Metropolitan  
Development  
Authority**

Memo No. 1035/KMDA/MM/EK-51/06 (Pt.2)

Dated: 03/01/2019.

From : The Deputy Secretary,  
Estate (M&M) Unit, KMDA.

To : The Authorized Signatory,  
M/s. South City Projects (Kolkata) Limited.  
"South City Mall", Ground Floor,  
375, Prince Anwar Shah Road,  
Kolkata - 700068.

Subject : Registration of Lease Deed in respect of land measuring 2.5 acres of Plot No. IND-6, Sector-K, Mouza- Nonadanga, I.L. No. 10 under EKADP, Category - Bulkland corresponding KMC Premises No. 770, Anandapur, Kolkata- 700107, P.S.- Anandapur, Dist. - South 24 Parganas.

Sir,

Enclosed please find 1 (one) copy of Lease deed duly executed for registration. You are requested to register the Lease deed from the office of the Additional Registrar of Assurance - I, Kolkata. The certified copy of the registered lease deed should be submitted to this office within 60 (sixty) days from the date of registration.

Encl : 1 (one) copy of lease deed  
alongwith authenticated site plan.

Yours faithfully,

— Sd —

Deputy Secretary  
Estate (M&M) Unit, KMDA.

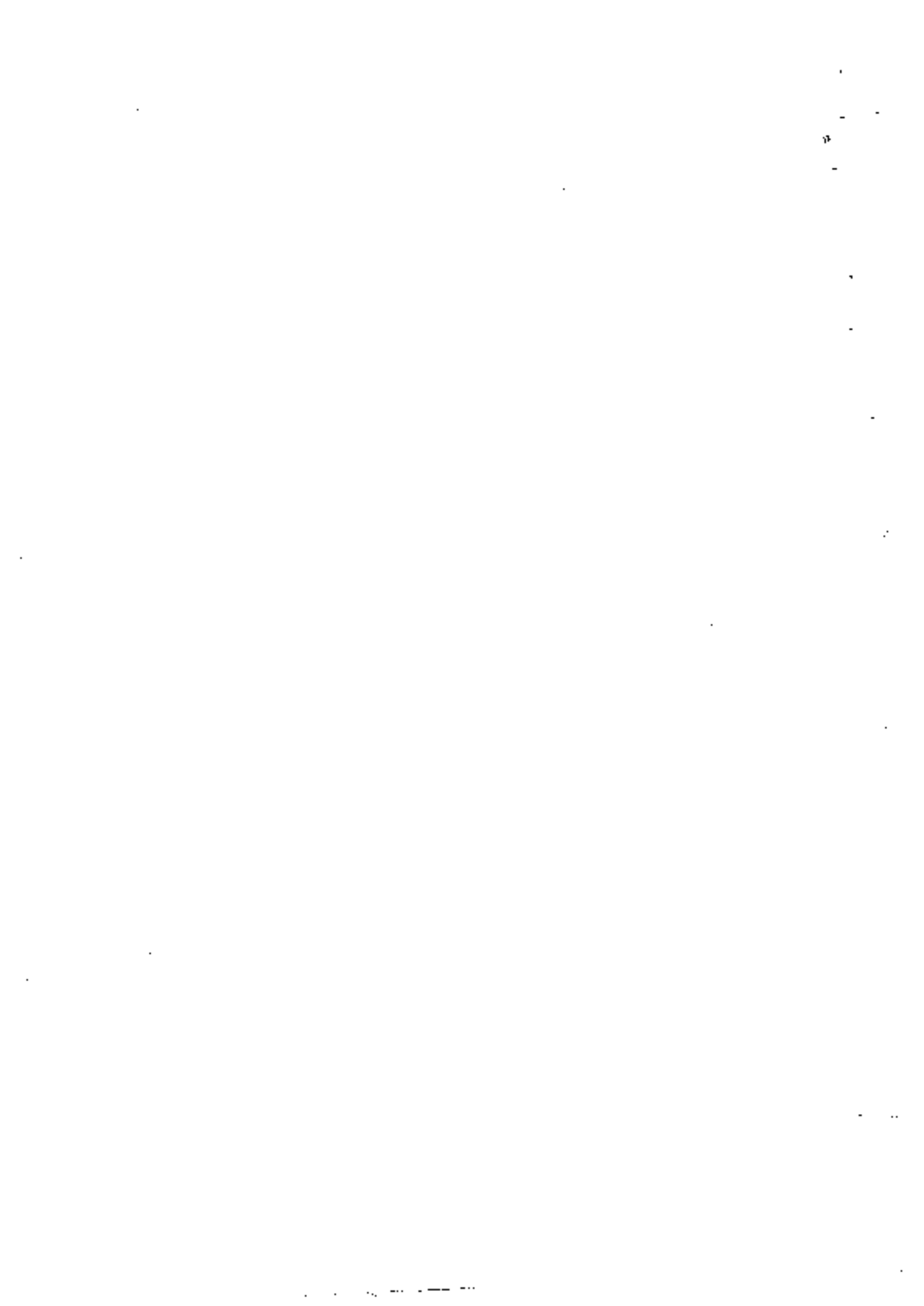
No. 1035/1(3)/KMDA/MM/EK-51/06 (Pt.2)

Dated: 03/01/2019.

Copy forwarded for kind information to:

- ✓ 1. The Additional Registrar of Assurance - I, Kolkata. Lease deed in original is handed over to the allottee for submission before you for registration. Personal appearance is exempted U/s. 88 of Indian Registration Act, 1988.
2. The Joint Secretary, Law Cell, KMDA.
3. Shri Satyajit Talukdar, Learned Advocate of KMDA.

  
03.01.19.  
Deputy Secretary  
Estate (M&M) Unit, KMDA.





उसयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SOUTH CITY PROJECTS (KOLKATA)  
LIMITED

27/04/1995

Permanent Account Number

AAACDB933A

151100151

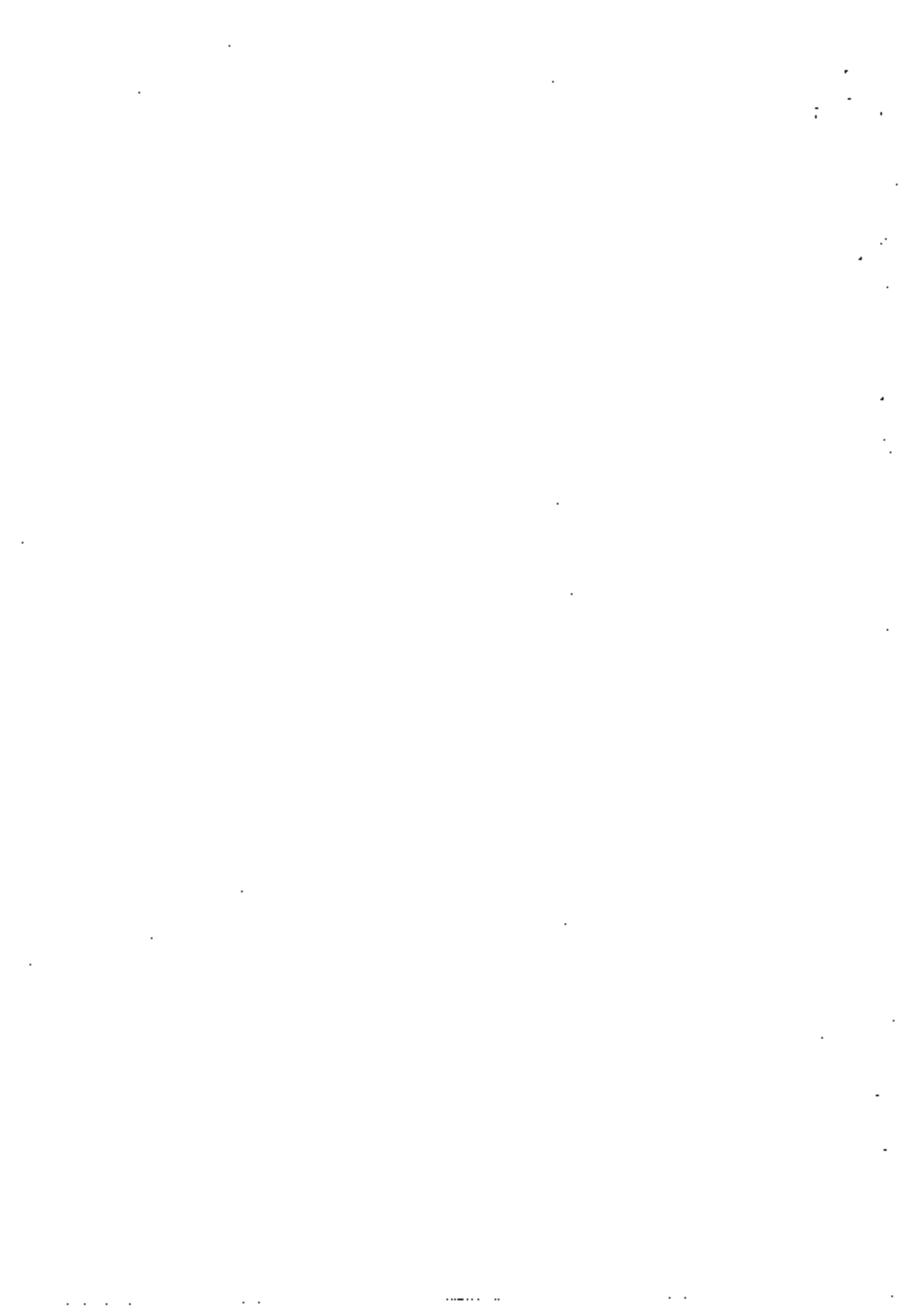
उक्त कार्य के लिये : सारे पर कृपया ध्यान दें : सी.ए.,  
आयकर वेब साइट, एन.एन.डी.एन.  
सी.आई.टी. वेबसाइट, आयकर वेबसाइट,  
इमेल : सी.आई.टी. वेबसाइट के माध्यम से,  
संदेश : पुना - 411 005.

If this card is lost / destroyed / lost card is found  
please inform : 1996 & 19  
Income Tax, Post Service Unit, MSDE,  
5th Floor, Sapphire Chambers,  
Bharatpur Telephone Exchange,  
Bharat, Pune - 411 005 .

Tel: 91-20-2721 2660, Fax: 91-20-2721 4091  
e-mail: itinsu@radfoc.ia











Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-033903032-1      Payment Mode: Online Payment  
GRN Date: 02/02/2019 14:26:00      Bank: HDFC Bank  
BRN: 707530787      BRN Date: 02/02/2019 14:28:29

**DEPOSITOR'S DETAILS**

Id No. : 19010000050758/11/2019

[Query No./Query Year]

Name : SOUTH CITY PROJECTS KOLKATA LTD  
Contact No. :      Mobile No. : +91 9831898861  
E-mail :  
Address : 375 PRINCE ANWAR SHAH ROAD KOLKATA700068  
Applicant Name : Mr ATANU MITRA  
Office Name :  
Office Address :  
Status of Depositor : Buyer/Claimants  
Purpose of payment / Remarks : Lease, Lease by Govt./Govt. Authority/Govt. Undertaking  
Payment No 11

**PAYMENT DETAILS**

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	19010000050758/11/2019	Property Registration- Stamp duty	0030-02-103-003-02	17469295
2	19010000050758/11/2019	Property Registration- Registration Fees	0030-03-104-001-16	2495723

**Total**

19965018

In Words : Rupees One Crore Ninety Nine Lakh Sixty Five Thousand Eighteen only





### Major Information of the Deed

Deed No :	I-1901-00848/2019	Date of Registration :	04/02/2019
Query No / Year	1901-0000050758/2019	Office where deed is registered	A.R.A. - I KOLKATA, District: Kolkata
Query Date	10/01/2019 3:29:31 PM	Applicant Name, Address & Other Details	
ATANU MITRA 375, P.A.S. Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700068, Mobile No. : 9831898861, Status Advocate		Transaction	
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking		Additional Transaction	
Set Forth value		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Stampduty Paid(SD) Rs. 1,74,69,395/- (Article 35)		Market Value Rs 145,45,45,400/-	
Remarks		Registration Fee Paid Rs. 24,95,723/- (Article: A(1), E, M(a), M(b), I)	
		Lease Period 99 Years + Advance/Premium Rs 24,95,62,500/- Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)	

#### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: ANANDAPUR, Road Zone : (E. M. Bypass - Anandapur Primary School) . Premises No: 779, , Ward No: 108 Ptn Code : 700107

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (in Rs.)	Market Value (in Rs.)	Other Details
L1			Commercial		2.5 Acre		145,45,45,400/-	Property is on Road
Grand Total :					250Dec		0/-, 14545,45,400/-	

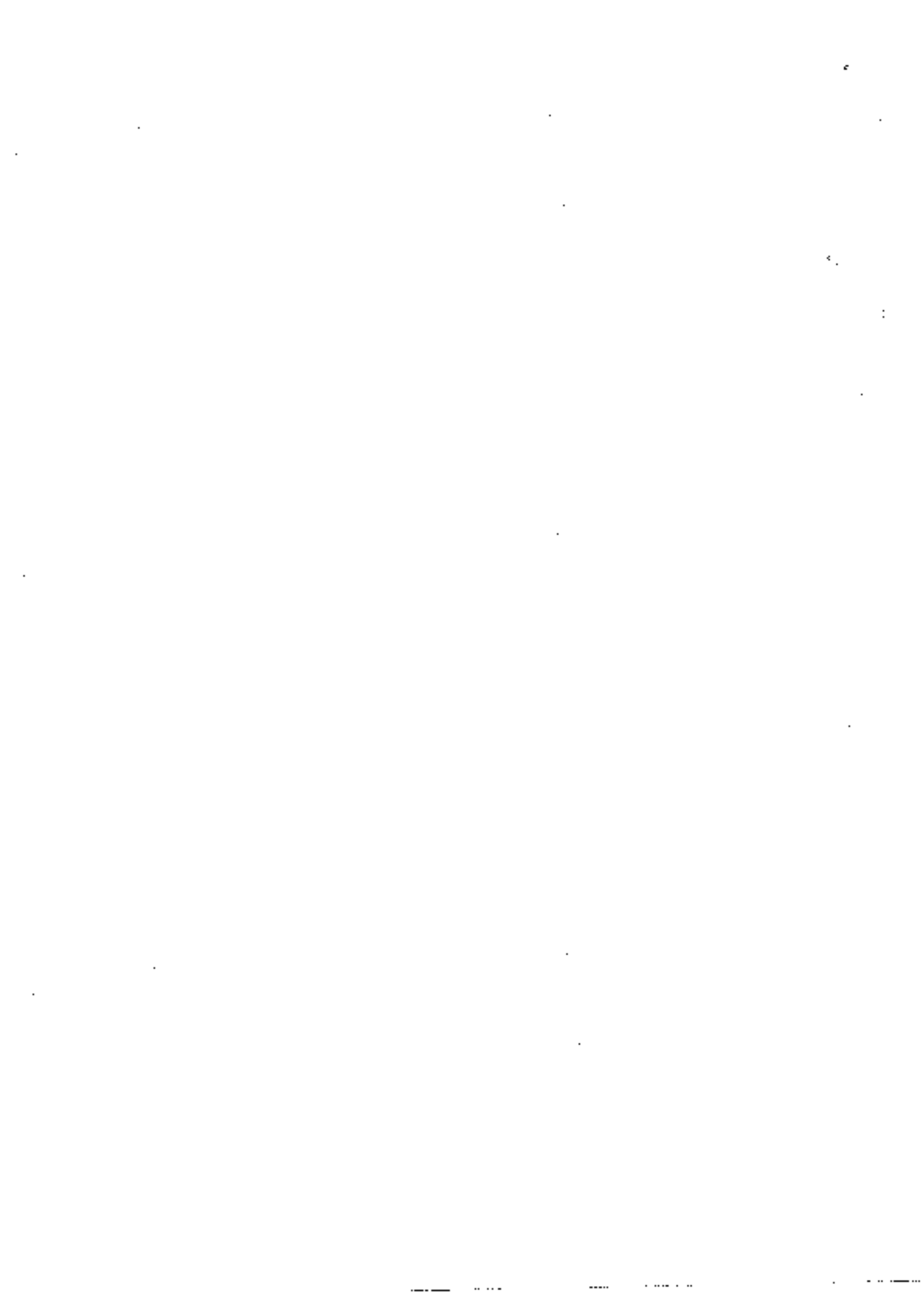
#### Lessor Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY</b> Unnayan Bhawan, Block/Sector: Salt Lake, Sector - II, Flat No: DJ-11, P.O:- Nirman Bhawan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, PAN No : AAALK0714F, Status : Organization, Executed by: Representative, Executed by: Representative



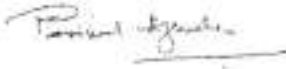
#### Lessee Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>SOUTH CITY PROJECTS KOLKATA LIMITED</b> SOUTH CITY MALL, 375, Pr Anwar Shah Road, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, PAN No.: AAACD8933A, Status : Organization, Executed by: Representative


Major information of the Deed :- I-1901-00848/2019-04/02/2019



**Representative Details :**

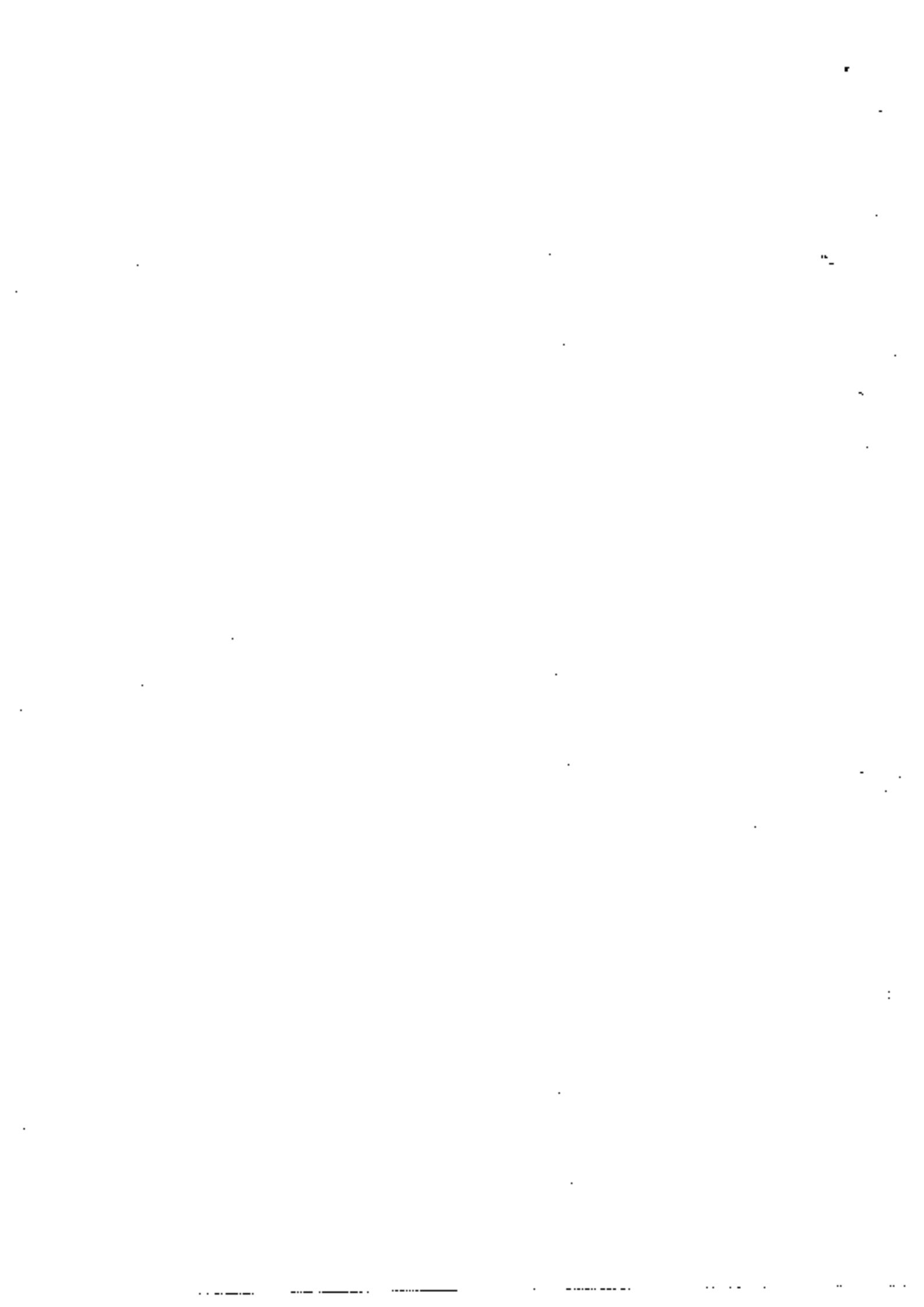
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Ms SUBHALAKSHMI BASU</b> Daugther of Mr R N BOSE Unnayan Bhawan, Block/Sector: Salt Lake, Sector - II, Flat No: DJ-11, P.O:- Nirman Bhawan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091, Sex: Female, By Caste: Hindu, Occupation: Government Service, Citizen of: India, , State Government Office Status : Representative, Representative of : KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY (as Deputy Secretary)			
2	<b>Name</b> <b>Mr PARIMAL AJMERA</b> (Presentant ) Son of Mr GUNVANTRAI ANANDJI AJMERA Date of Execution - 03/02/2019, , Admitted by: Self, Date of Admission: 04/02/2019, Place of Admission of Execution: Office	<b>Photo</b>  Feb 4 2019 2:48PM	<b>Finger Print</b>  LTI 04/02/2019	<b>Signature</b>  04/02/2019
SOUTH CITY MALL, 375, Pr Anwar Shah Road, P.O:- Jodhpur Park, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700068, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFQPA8865A Status : Representative, Representative of : SOUTH CITY PROJECTS KOLKATA LIMITED (as Company Secretary)				

**Identifier Details :**

Name & address	
Mr ASIT MANNA Son of Mr. A K MANNA 8, OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Ms SUBHALAKSHMI BASU, Mr PARIMAL AJMERA	 04/02/2019

**Endorsement For Deed Number : I - 190100848 / 2019**

Major Information of the Deed :- I-1901-00848/2019-04/02/2019



On 04-02-2019

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 35 of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 45(1), W.B. Registration Rules, 1962)**

Presented for registration at 14:40 hrs on 04-02-2019. At the Office of the A.R.A. - I KOLKATA by Mr. PARIMAL AJMERA.

**Admission Execution (for exempted person)**

Execution by Ms SUBHALAKSHMI BASU, Deputy Secretary, KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY (Others), Jnnayan Bhawan, Block/Sector: Salt Lake, Sector - II, Flat No: DJ-11, P.O:- Nirman Bhawan, P.S:- Bidhannagar, Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

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 53, W.B. Registration Rules, 1962 ) : (Representative)**

Execution is admitted on 04-02-2019 by Mr PARIMAL AJMERA, Company Secretary, SOUTH CITY PROJECTS KOLKATA LIMITED (Public Limited Company), SOUTH CITY MALL, 375, Pr Anwar Shah Road, P.O:- Jodhpur Park, P.S:- Jodhpur, District:-South 24-Parganas, West Bengal, India, PIN - 700066

Identified by Mr ASIT MANNA, Son of Mr A K MANNA, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hiare Street, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 24,95,723/- ( A(1) = Rs 24,95,625/-, E = Rs 14/-, I = Rs 55/-, M(a) = Rs 25/-, M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 24,95,723/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2019 2:28PM with Govt. Ref. No: 192018190339030321 on 02-02-2019, Amount Rs: 24,95,723/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 707530787 on 02-02-2019, Head of Account 0030-03-104-001-16

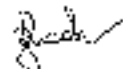
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs 1,74,69,295/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,74,69,295/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 8, Amount: Rs.100/-, Date of Purchase: 01/10/2013, Vendor name: A Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/02/2019 2:28PM with Govt. Ref No: 192018190339030321 on 02-02-2019, Amount Rs: 1,74,69,295/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 707530787 on 02-02-2019, Head of Account 0030-02-103-003-02



Srijani Ghosh  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

Major Information of the Deed :- I-1901-00848/2019-04/02/2019





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2019, Page from 48885 to 48915

being No 190100848 for the year 2019.



Digitally signed by DEBASIS PATRA  
Date: 2019.02.09 11:58:08 +05:30  
Reason: Digital Signing of Deed.

(Debasis Patra) 09/02/2019 11:57:54  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)