

1999/11

T-2207/11

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पश्चिम बंगाल WEST BENGAL

K 256899

Certified that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document

[Signature]
 Sub-Registrar IV
 South 24 Parganas, Alipore
 Registrar U/S 7 (2) of
 Registration Act 1908
 17 MAR 11

THIS INDENTURE OF LEASE made this 15 day of MARCH 2011 BETWEEN THE GOVERNOR OF THE STATE OF WEST BENGAL, hereinafter called the "LESSOR" (which expression unless excluded by or repugnant to the context be deemed to include his successor-in-office and assigns) of the ONE PART.

AND M/S. WALL STREET HOUSING PRIVATE LIMITED, a Company registered under the Companies Act, 1956 having its registered office at 55/1A, Strand Road; Kolkata-700 006 hereinafter called the "LESEE" (which term unless excluded by or repugnant to the context be deemed to include its successors and assigns) of the OTHER PART:

7/c 357
 4/2/11
 5-11

80 250.00
 82 100.00
 2 350.00

Real. Val. in
 13/8/11
[Signature]
 15/8/11

UAC 23

VICTOR MOSES & CO.
Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001

NAME.....
 ADD/ADV.....
 RS.....

→ 9 FEB 2011
SURANJAN MUKHERJEE
 Licensed Stamp Vender
 C. C. Court
 3, K. S. Roy Road

[Handwritten signature]

Rahul K. G.



75

WALLSTREET HOUSING PVT LTD

Rahul K. G.

DIRECTOR



District Sub-Registrar-IV
South 24 Parganas, Alipora,
Registrar U/S 7 (2) of
Registration Act 1908
15 MAR 2011

A. P. S.

Sl/0 hat S. P. S.
6, Old Post Office Street
Kolkata



Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 02207 of 2011
(Serial No. 01994 of 2011)

On

Payment of Fees:

On 15/03/2011

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

Presented for registration at 17.01 hrs on :15/03/2011, at the Private residence by Rahul Kyal ,Claimant.

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

Execution is admitted on 15/03/2011 by

1. Rahul Kyal
Director, M/s. Wall Street Housing Pvt. Ltd., 55/1 A, Strand Road, Thana:-Burrobazar, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
, By Profession : ----

Identified By A. Das, son of Late S Das, 6, Old Post Office Street, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 , By Caste: Hindu, By Profession: ----.

Admission Execution(for exempted person)

1. Execution by S/d Elligible

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.

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

On 17/03/2011

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(a),35(b),4 of Indian Stamp Act 1899.

Payment of fees:

Amount By Cash

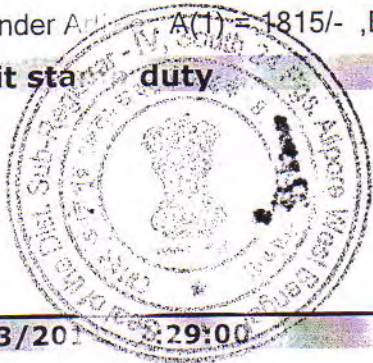
Rs. 0/-, on 17/03/2011

Amount by Draft

Rs. 2217/- is paid , by the draft number 184220, Draft Date 15/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 17/03/2011

(Under Article 10(A) = 1815/- ,E = 7/- ,A2(a) = 363/- ,H = 28/- ,M(b) = 4/- on 17/03/2011)

Deficit stamp duty



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV

17/03/2011 12:29:00

EndorsementPage 1 of 2





Government Of West Bengal
Office Of the D.S.R.-IV SOUTH 24-PARGANAS
District:-South 24-Parganas

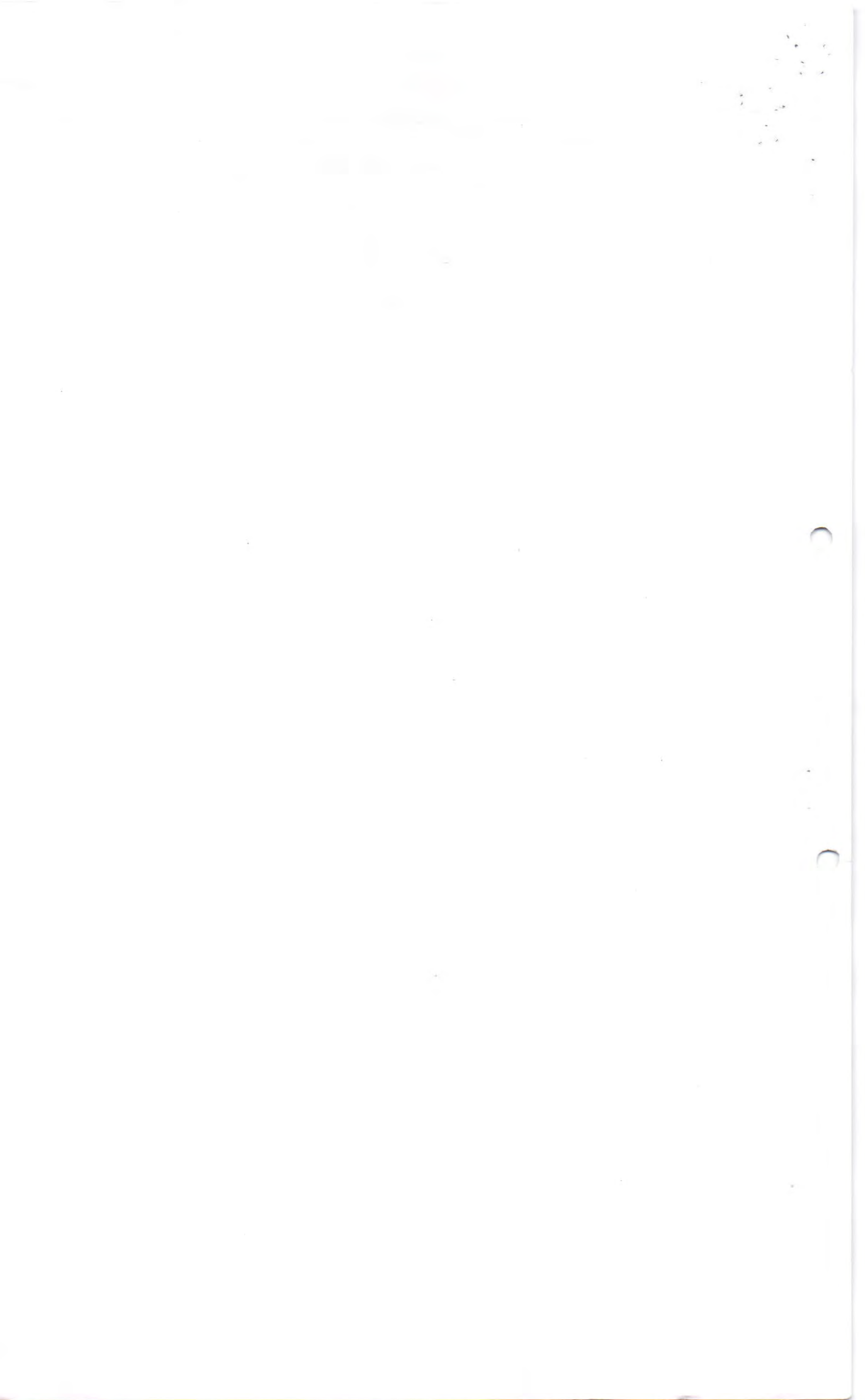
Endorsement For Deed Number : I - 02207 of 2011
(Serial No. 01994 of 2011)

Deficit stamp duty Rs. 12898/- is paid, by the draft number 184219, Draft Date 15/03/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 17/03/2011

(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



(Dulal Chandra Saha)
DISTRICT SUB-REGISTRAR-IV



WHEREAS the LESSEE has applied for permission to occupy for the purpose of using the land as "garden" the land hereinafter mentioned and described in **Part-I** of the Schedule hereunder written and WHEREAS such application has received the approval of the State Government in the Land and Land Reforms Department.

NOW THIS INTENDURE WITNESSETH that in consideration of the payment to the LESSOR by the LESSEE of the sum of Rs.1,65,230/- on or before the execution of these presents and of the rent hereby reserved and fully mentioned in **Part-II** of the Schedule hereunder written and of the covenants and conditions contained in **Part-II** of the Schedule hereunder written on the part of the LESSEE to be paid, observed and performed, the LESSOR doth hereby demise unto the LESSEE all that piece and parcel of land more particularly delineated in the plan hereunto annexed and described in **Part-I** of the Schedule hereunder written **TO HOLD** the same unto the LESSEE for the period of thirty (30) years from 08.03.2011 yielding and paying therefor the rents at the time and in the manner specified in **Part-II** of the said Schedule hereunder written.



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

Signed, Sealed and Delivered by :-

DR. M.D. Ikhlaque Islam, W.P.C.S (Retd)
(Name and Designation)

for and on behalf of the Governor of the State of West Bengal in the presence of :-

1. D. Chakraborty
Dy. D.L. & L.R.O.
South 24-Parganas
Alipore
(Signature & Address of witness)

2. Mamunul Islam
Spl. Revenue Officer-II
Office of the ADM & D.L.L.R.O.
South 24 P.S. Alipore
Signed, Sealed and Delivered by :-

Rahul Kyal, Director
(Name and Designation)

for and on behalf of the LESSEE in the presence of WALL STREET HOUSING PVT. LTD.

1. Goutam Mukherjee
Sahana Ghosh Panu
Po: Michael Nagar
Kol - 700013
(Signature & Address of witness)

2. Bikash Rama
Vill - Dhallyam, P.O. - Tara Keswar
Dist - Hooghly.
(Signature & Address of witness)

[Signature]
Signature (with seal)
Additional District Magistrate,
and
District Land & Lead Reforms Officer
South 24-Parganas, Alipore

[Signature]
Signature (with seal)
DIRECTOR



District Sub-Registrar-IV
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THE SCHEDULE ABOVE REFERRED TO
PART-I
PARTICULARS OF THE PLOT OF LAND

1. Plot No. : 499 (L.R.)
: 475 (R.S.)
2. Total Area of Plot : 0.06 acre
3. Share & Area of the plot of leased out
- | <u>Share</u> | <u>Area</u> |
|--------------|-------------|
| 1.00 acre | 0.06 acre |
4. Name of Mouza : Kumrakhali
5. J.L. No. : 48
6. Name of Thana : Sonarpur.
7. Sub-Registration District : Alipore
8. District : South 24 Parganas

North : Part of R.S. Dag No.668;

East : Part of R.S. Dag Nos.474 & 478;

South : Part of R.S. Dag No.478;

West : By R.S. Dag No.476;



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PART-II

1. The LESSEE shall carry out the terms embodied in this lease and will continue to be bound thereby.
2. The LESSEE shall pay annual rent of Rs.16,523/- (Rupees Sixteen Thousand Five Hundred and Twenty Three) only of the leasehold plot of land in the District Land & Land Reforms Office of South 24 Parganas
3. In default of payment of any installment of rent within any Bengali year in which the rent falls due the LESSEE shall be bound to pay in addition to the arrear of the rent interest @ $6\frac{1}{4}$ per cent per annum on the amount of the rent in arrear from the end of the said Bengali year till the day of payment and the arrear with interest payable thereon shall be realizable as a public demand under the Bengal Public Demands Recovery Act or any statutory modification thereof for the time being in force.
4. In the event of the LESSEE holding over the after expiration of the period of this demise the LESSEE shall be held liable on account of any year subsequent to the expiry of the period of this demise for the rent at such rate as may be assessed upon the demised land at the revision of settlement.
5. Should the LESSEE duly and faithfully observe and fulfill the terms, conditions and covenants on the part of the LESSEE herein contained, the LESSEE shall on the expiration of the aforesaid period of thirty years be entitled to have a renewal of this lease for a further period of thirty years upon the same terms and conditions and to such other terms and conditions and on payment of such rent as the State Government may from time to time consider it necessary to impose and include in such renewal lease or leases.
6. a) The LESSEE shall not transfer or assign his leasehold interest on the demised land, whether in full or in part, without formal



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permission of the District Land and Land Reforms Officer who shall obtain prior approval of the State Government in granting such permission. Provided that no such permission shall be necessary for transfer or assignment of leasehold interest to the successor by inheritance.

b) The transferee or assignee or successor by inheritance of the leasehold interest on the demised land shall duly get their names registered in the District Land and Land Reforms Office within three calendar months after obtaining possession of the land and will possess and use the land and be bound by all terms, conditions and covenants hereincontained.

c) The transferee of assignee, other than successor by inheritance, shall be required to enquire into fresh lease after expiry of the unexpired period of this lease on such terms and conditions and on payment of such salami and annual rent as the State Government may then be fixed in granting such fresh lease.

7. The LESSEE shall not in any way diminish the value or injure or make any permanent alterations in the said demised land without the previous written consent of the District Land and Land Reforms Officer and shall not sell or dispose of any earth, clay, gravel, sand or stone from the demised land as stated in Clause 16 of these presents nor excavate the same except so far as may be necessary for the execution for the execution of the works for which the land has been leased out. In the event of making any ditch or excavation, which causes injury to the property without the consent of the District Land and Land Reforms Officer, the District Land and Land Reforms Officer shall cause a notice to be served upon the LESSEE asking him to fill the ditch or excavation. Within one month from the date of receipt of such notice the LESSEE shall comply with the instruction and report compliance to the District Land and Land Reforms Officer.



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8. The LESSEE shall keep the land free from jungle and all sorts of nuisance. On his failure to do so, the District Land and Land Reforms Officer shall cause a notice to be served upon the LESSEE asking him to remove the same. Within one month from the date of receipt of the notice the LESSEE shall comply with the instruction and report compliance to the District Land and Land Reforms Officer.

9. The LESEEE shall pay and discharge all existing and future rates, taxes and assessment, duties, imposition, outgoings and burdens whatever assessed, charged or imposed upon the demised premises or upon the LESSEE or occupier thereof.

10. The LESSEE shall preserve intact the boundaries of the holding and keep them well demarcated according to the requisition of the District Land and Land Reforms Officer. For the purpose of identification of boundary, boundary marks should be fixed as per specification to be prescribed by the Disurict Land and Land Reforms Officer. It will be the duty of the LESSEE to maintain all the boundary marks in good condition. Should any boundary mark be missing the LESSEE shall report the fact to the District Land and Land Reforms Officer. On receipt of the report the District Land and Land Reforms Officer shall arrange relocation of the position of missing marks. Marks shall be restored by the LESSEE immediately after relocation of the position of his own expenses.

11. The LESSEE shall not be entitled to covert the demised land or any part thereof into a place of religious worship without the previous consent of the LESSOR obtained in writing or use or allow the demised premises or any part thereof to be used as laced for cremation or burial.

12. The LESSEE shall not use or permit any other persons to use the demised land or any part thereof for a purpose other than that for which it is leased or in a manner which renders it unfit for use for the purpose of the lease.



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13. The LESSEE shall not use nor permit any other person to use the demised land or any share or portion thereof for any immoral, illegal or unsocial purposes in any manner so as to become a source of grave danger to the public peace or public safety.

14. If the demised land or any part thereof shall, at any time, be required by Government for a public purpose the LESSEE shall give up the same on demand without any claim to compensation in respect of the said demised land. If the land is required permanently the lease shall forthwith be determined and the LESSEE shall be entitled to use fair and reasonable compensation for buildings and improvements effected by him as shall be decided by the District Land and Land Reforms Officer. If a part of the land is required, whether permanently or temporarily, or if the whole land is required temporarily the lease shall not be determined, but in the former case the LESSEE shall be entitled to proportionate reduction of rent and in the latter case to a total remission of rent, and to such compensation in either lease as shall be decided by the District Land and Land Reforms Officer which shall be final.

15. The LESSEE shall not sublet part or whole of the demised land in any manner whatsoever.

16. The LESSOR reserves to himself the right to all minerals on the lands together with such rights of any and her reasonable facilities as may be requisite for working, gathering and carrying away such minerals.

17. The LESSEE shall have to obtain necessary clearance from the appropriate authority such as West Bengal Pollution Control Board, Development Authority, Municipal Corporation, Municipality, Gram Panchayat etc. as may be required before executions of the work on the demised land for which it is leased and for failure to do so the lease shall forthwith be determined.

18. The LESSEE shall utilize the plot of land for the purpose for which it is leased within 3 (three) years from the date of issue of order



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sanctioning such lease failing which the LESSOR reserves the right to resume the plot of land after giving the LESSEE an opportunity of being heard.

19. The LESSEE shall permit the LESSOR and his agents on 24 hours' notice at all reasonable time during the erection of the buildings and subsequent thereto to enter upon the demised premises to view the condition of the buildings for the time being erected or in course of erection thereon and for all other reasonable purposes.

20. All fossils, coins, articles of ancient value or antiques and/or remains of geological and/or archaeological value or interest if found and/or retrieved from any part of the demised land the same shall be the absolute property of the LESSOR and the LESSEE shall ensure protection of the same until removal and/or retrieval by the LESSOR forthwith from detection.

21. On breach or non-observance of any of the foregoing covenants, terms or conditions rendering the demised land unfit for use for the purpose for which it is leased, the lease shall be determined/terminated by the LESSOR on giving the LESSEE an opportunity of being heard and the LESSEE shall forthwith make over quiet and peaceful possession of the lands and hereditaments to the District Land and Land Reforms Officer on behalf of the LESSOR.



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SPECIMEN FORM FOR TEN FINGER PRINTS



Rahul K. J.

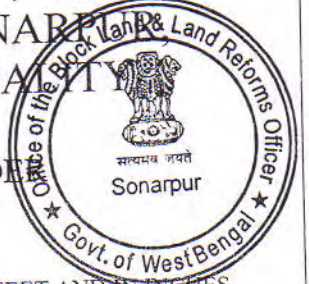
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
PHOTO					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
	(Right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



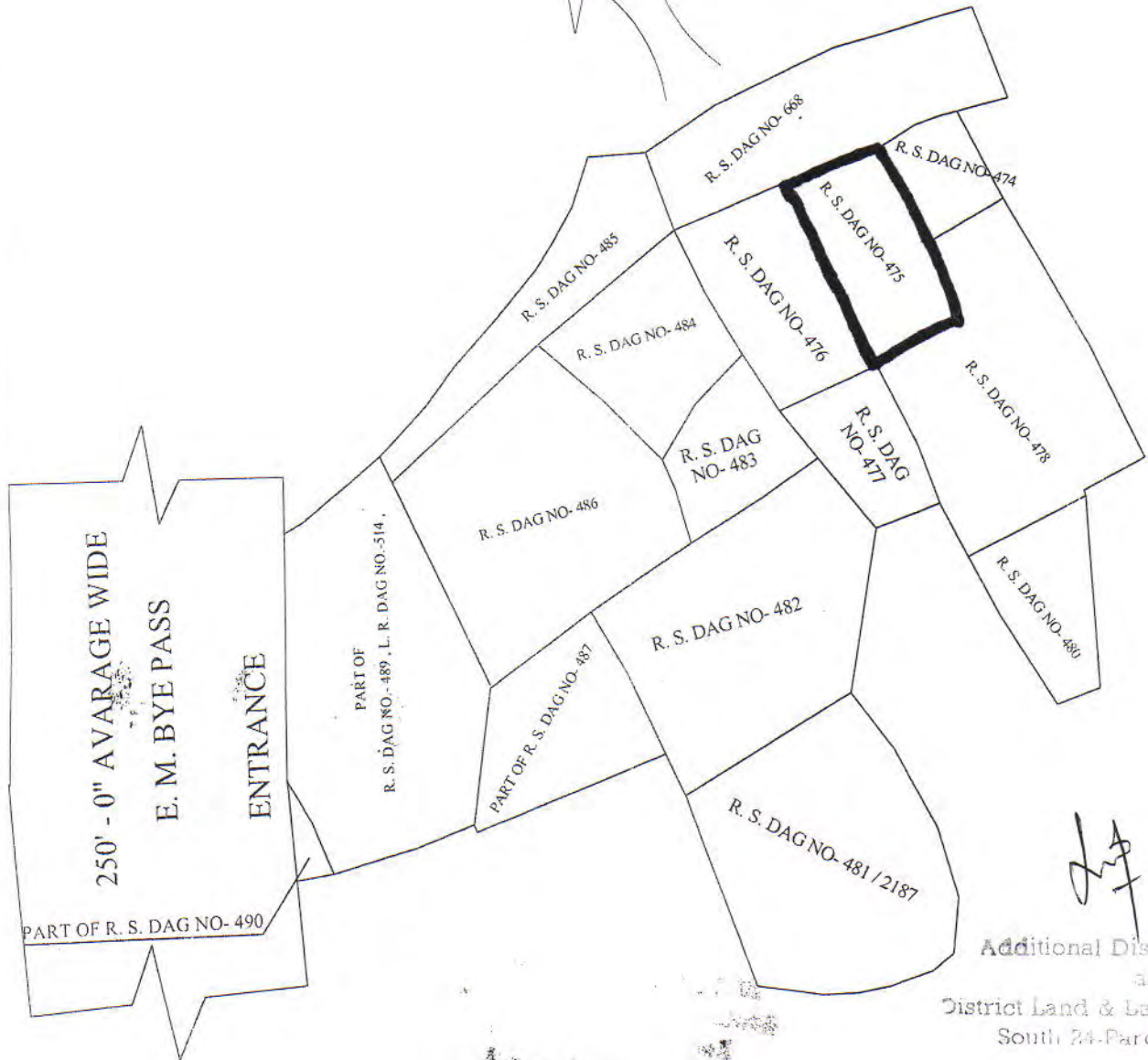
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SITE PLAN OF R. S. DAG NO- 475, L. R. DAG NO.-499, AT MOUZA-
KUMRAKHALI, J. L. NO.-48, UNDER, P. S. SONARPUR, DISTRICT ALIPURJAMAR,
WARD NO.-27, RAJPUR SONARPUR MUNICIPALITY

LAND AREA 6 DECIMELS AS SHOWN WITH RED BORDER



SCALE - 1" = 65' - 0"
ALL DIMENSION ARE FEET AND INCHES



[Signature]
Additional District Magistrate
and
District Land & Land Reforms Officer
South 24 Parganas, Alipore

For. WALLSTREET HOUSING PVT. LTD.

Rahul Ugal

DIRECTOR

SIGNATURE OF THE OWNER

[Signature]
Block Land & Land Reforms Officer
Sonarpur, South 24 Parganas




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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 1174 to 1188
being No 02207 for the year 2011.




(Dulal Chandra Saha) 22-March-2011
DISTRICT SUB-REGISTRAR-IV
Office of the D.S.R.-IV SOUTH 24-PARGANAS
West Bengal

