

15473/13

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5311/13 5311/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to Registration. The Signature Sheet and the Endowment sheets attached to this document are the part of this Document.

H. 170864



Additional Registrar of Assurances-III, Kolkata

2624/13

6.30
 29/11/13
 Additional Registrar of Assurances-III, Kolkata
 - 2 DEC 2013

u/c-187/

draft & fees pay by online

THIS INDENTURE OF SUB-LEASE made this 29th day of November Two Thousand and Thirteen BETWEEN IQ CITY INFRASTRUCTURE PRIVATE LIMITED, (formerly known as SPS Infrastructure Pvt. Ltd. and prior thereto as SPS Mani Infrastructure Pvt. Ltd. and prior thereto as Bihariji Estates Pvt. Ltd.) a private limited Company incorporated under the Companies Act, 1956 having its registered

TIN 250
 JIN 350
 200

15681

Om Namo Sibaya Construction Pvt Ltd

NAME	
ADD	
RS	1800
26 NOV 2013	
S. CHATTERJEE	
Licensed Stamp Vendor	
C.C. Road	
283, K. S. Roy Road, Kol-1	

Banskhori Chok

Purbastalle

Purbastalle 741637

26 NOV 2013

Mang Ho Bhosmik



5830

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

Mang Ho Bhosmik
Director



5831

Per IQ CITY INFRASTRUCTURE PVT. LTD.

Nadira
DIRECTOR

(NADIE ROHINTON BABAYCON)



Additional Registrar of Assurance - II

Kolkata

29 NOV 2013

Rathin Sankar
S/O. Late R. N. Sankar
68, Punjabi Nagar
Kolkata - 700 040
P.O. - Jaganpur, Seagram

office at 68A, Ballygunge Circular Road, Beckbagan, P.S. Ballygunge, Kolkata - 700017 represented by one of its Directors Nadir Rohinton Babaycon son of Rohinton Kurus Babaycon, residing at 3B, Rammohan Mullick Garden Lane, Manikaran, Flat 1EE, P.S. Beliaghata, Kolkata - 700010 pursuant to a resolution of the Board of Directors dated 26.11.2013 hereinafter referred to as the **SUB-LESSOR** having PAN AABCB0828K (which term or repression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors, representations and assigns) of the **ONE PART AND OM NAMO SIBAYA CONSTRUCTION PVT. LTD.** a private limited company incorporated under the Companies Act, 1956 having its registered office at Baishnabchak, Uttar Purbapalli, Purba Medinipur - 721637 having PAN AABC09156F, represented by its Director Manoj Kumar Bhowmik son of Mrityunjoy Bhowmik residing at Vill - Baishnabchak, P.O. Debhog, District - Purba Medinipur - 721637, hereinafter referred to as the **SUB-LESSEE** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors, representatives) of the **OTHER PART**.

WHEREAS

- i) By an Indenture of Lease dated 27th day of November, 1998 made between The Councillors of Haldia Municipality therein referred to as the Lessor (hereinafter referred to as the **Head Lessor**) of the One Part and Bihariji Estates Pvt. Ltd. therein referred to as the Lessee of the other part and registered in Book No. 1, Volume No. 2, Pages 165 to 185, Being No. 3958 for the year 1998 at the office of the A.D.S.R. Sutahata, District - Purba Medinipur, the said Head Lessor for the consideration therein mentioned granted and demised unto the said Lessee therein (Bihariji Estates Pvt. Ltd.) **All That** the pieces or parcels of land measuring 1.70 acres in Plot No. 340, 1.84 acres in Plot No. 339, 0.15 acres in Plot No. 338, 0.51 acres in Plot No. 539 and 0.80 acres in Plot No. 540, aggregating to 5 acres, in Mouza Brajanathchak, J.L. No. 196,

Haldia in the District of Medinipur (now _____ Medinipur) morefully and particularly described in the Schedule thereunder written and also in the **First Schedule** hereunder written (and hereinafter referred to as the **said Land**) for a period of 999 years commencing and/or deemed to have commenced from the date of execution of the lease at a yearly rent of Rs.5,000/- (Rupees Five Thousand) only subject to revision every thirty years at the discretion of the Head Lessor subject to a maximum of 5% above the previous years rent and on the terms, conditions and covenants therein mentioned (hereinafter referred to as the **said Indenture / Head Lease**).

- ii) By a Deed of Lease in Bengali language dated 3rd August 2006 made between the said Bihariji Estates Pvt. Ltd. therein referred to as the Lessor of the One Part and Dipak Giri and Chandan Giri therein jointly referred to as the Lessees of the Other Part and registered in Book No. 1, Volume No. 182, pages 1 to 16, Being No. 4054 for the year 2006 at the office of the A.D.S.R. Sutahata, Purba Medinipur, the Lessor therein granted and demised unto the Lessee therein **All That** the piece or parcel of land measuring about **18.989** decimals out of the said Land particularly described in the Schedule thereunder written and delineated in the map or plan annexed thereto and marked as Plot 'M' for the period and on the terms conditions and consideration therein mentioned.
- iii) By another Deed of Lease dated 16th May, 2007 made between the said Bihariji Estates pvt. Ltd. therein referred to as the Lessor of the One Part and the said Chandan Giri therein referred to as the Lessee of the Other Part and registered in Book No. 1, Volume No. 129, Pages from 131 to 145, Being No. 2943 for the year 2007 at the office of the A.D.S.R. Sutahata, Purba Medinipur, the Lessor therein granted and demised unto the Lessee therein **All That** the piece or parcel of land measuring about **49.170** decimals out of the said Land particularly described in the Schedule

thereunder written and delineated in the map or plan annexed thereto and marked as Plot 'L' for the period and on the terms and conditions therein mentioned.

- iv) By another Deed of Lease in Bengali dated 29th Bhadra 1413 B.S. Corresponding to 15th September, 2007 made between the said Bihariji Estates Pvt. Ltd. therein referred to as the Lessor of the One Part and the said Dipak Giri therein referred to as the Lessee of the other part and registered as Deed No. 3705 in Book No. I, Volume No160, Pages from 09 to 28 for the year 2007 at the office of the A.D.S.R. Sutahata, Purba Medinipur, the Lessor therein granted and demised unto the Lessee therein **All That** the piece or parcel of land measuring about 85.517 decimal out of the said Land particularly described in the Schedule thereunder written and delineated in the map or plan annexed thereto and marked as Plot 'N' for the period and on the terms and conditions therein mentioned.
- v) By another Deed of Lease in Bengali dated 29th Bhadra 1413 B.S. corresponding to 15th September, 2007 made between the said Bihariji Estates Pvt. Ltd. therein referred to as the Lessor of the One Part and Subhra Gupta therein referred to as the Lessee of the other part and registered as Deed No. 2006 in Book No. I, Volume No. 88, Pages from 89 to 105 for the year 2007 at the office of the A.D.S.R. Sutahata, Purba Medinipur the Lessor therein granted and demised unto the Lessee therein **All That** the piece or parcel of land measuring about 49.293 decimals out of the said Land particularly described in the Schedule thereunder written and delineated in the map or plan annexed thereto and marked as 'K' for the period and on the terms and conditions therein mentioned.
- vi) The total area of land recited in clauses (ii) to (v) hereinabove is about 202.969 decimals.
- vii) By a resolution passed in the General meeting of the shareholders of the said Bihariji Estates Pvt. Ltd., the name of the company Bihariji Estates Pvt. Ltd. was changed to SPS Infrastructure Pvt.

Ltd. and the said change of name was approved by the Registrar of Companies by their letter of approval dated 7th May, 2002.

- viii) By three Returned Deeds of Lease bearing Deed Nos. 5003, 5004 and 5005 all of 2007 and all registered at the office of the A.D.S.R. Sutahata, Purba Medinipur, the said Dipak Giri returned unto the said SPS Infrastructure Pvt. Ltd. the said 85.517 decimals land recited in Clause (iv) hereinabove.
- ix) By a Returned Deed of Lease bearing No. 5006 of 2007 and registered at the office of the A.D.S.R. Sutahata, Purba Medinipur, the said Dipak Giri and Chandan Giri returned the said 18.989 decimals of land recited in clause (ii) hereinabove unto the said S.P.S. Infrastructure Pvt. Ltd.
- x) By two Returned Deeds of Lease bearing No. 5007 and 5008 both of 2007 and registered at the office of the A.D.S.R. Sutahata, Purba Medinipur, the said Chandan Giri returned the said land measuring 49.170 decimals recited in clause (iii) hereinabove unto the said S.P.S. Infrastructure Pvt. Ltd.
- xi) By two Returned Deeds of Lease bearing Nos. 5009 and 5010 both of 2007 and registered at the office of the A.D.S.R. Sutahata, Purba Medinipur, the said Subhra Gupta returned unto the said SPS Infrastructure Pvt. Ltd. the said land measuring 49.293 decimals recited in clause (V) hereinabove.
- xii) By a resolution passed in the General Meeting of the shareholders of the said SPS Infrastructure Pvt. Ltd., the name of the company SPS Infrastructure Pvt. Ltd was changed to SPS Mani Infrastructure Pvt. Ltd. and the said change of name was approved by the Registrar of Companies by their letter of approval dated 9th June, 2008. By a resolution passed by the said SPS Mani Infrastructure Pvt. Ltd. the name of the company SPS Mani Infrastructure Pvt. Ltd. was changed to IQ Infrastructure Pvt. Ltd. and the approval of the Govt. of India, Ministry of Corporate

Affairs, Registrar of Companies West Bengal was given by issuing a certificate on 27.08.2013.

- xiii) The Sub-Lessor is now thus seized and possessed of and otherwise well and sufficiently entitled to, amongst other lands, **All That** the land measuring 202.969 acres on and subject to the terms of the said Head Lease dated 27th November 1998.
- xiv) Upon being approached by the Sub-Lessee, the Sub-Lessor now intends to Sub-lease **All That** the said 202.969 decimal of land being the plots earmarked as Plot Nos.K, L, M & N in the **Plan** annexed hereto and bordered '**RED**' and particularly described in the **Second Schedule** hereunder written (and hereinafter referred to as the **Demised Land** or the **Demised Premises**).
- xv) The Sub-Lessor has assured and further represents to the Sub-Lessee as follows :-
 - a) The Sub-Lessor is the sole Lessee of the said Demised Land.
 - b) The Sub-Lessor is in lawful occupation and possession of the demised land and
 - c) The Board of Directors of the Sub-Lessor has approved the sub-lease of the said demised land.
- xvi) At or before the execution hereof, the Sub-Lessee has made necessary due diligence and seen inspected verified and satisfied itself with regard to the leasehold interest of the Sub-Lessor in respect of the Demised Premises and the rights of the Sub-Lessor under the said Head Lease.

NOW THIS INDENTURE WITNESSETH as follows :-

That in consideration of premium or Selami of Rs1,10,00,000 (Rupees One Crore and Ten Lakhs) only and the annual rent hereby reserved and of the covenants, conditions and agreements hereinafter contained and on the part the sub-Lessee to be observed and performed the Sub-Lessor

doth hereby grant and demise unto the Sub-Lessee **All That** the said Demised Land / Demised Premises measuring about 202.969 decimals being plot Nos. K, L, M & N particularly described in the **Second Schedule** hereunder written and delineated in the map or plan annexed hereto and thereon bordered '**RED**' **TO HOLD THE SAME** unto and in favour of the Sub-Lessee for the period commencing from this date and expiring on 26th November 2096 yielding and paying during the said term the proportionate share of the annual rent of Rs.5,000/- (Rupees Five Thousand) only reserved under the said Head Lease i.e. Rs.2029.60p. subject to revision in the same manner and period and in the same proportion and extent as contained in the said Head Lease subject however to the terms and conditions laid down in the said Head Lease, which shall apply mutatis mutandis, and also in these presents.

It is mutually agreed and covenanted by and between the Sub-Lessor and the Sub-Lessee as follows :-

- I. The Sub-Lessee shall observe fulfill and comply with all terms conditions and covenants laid down in the said Head Lease, which shall apply mutatis mutandis to these presents.
- II. The Sub-lessee shall not do or omit to do any act deed or thing which may affect or prejudice or lead to determination and/or forfeiture of the Head Lease and/or whereby any property benefit or right of the Sub-lessor or any other person under the Sub-lessor are or may be prejudicially affected, impaired or put to jeopardy and shall keep the Sub-lessor fully indemnified in this behalf.
- III. Without in any manner violating the terms conditions and covenants laid down in the said Head Lease, it is agreed that:
 1. The Sub-Lessee shall have the right to construct structures/buildings for residential/commercial purposes at its own cost and sub-lease to public/Government/semi Government and all such persons which the sub-lessee may deem fit without giving notice for information to the Head Lessor or the Sub-

Lessor within the period the sub-lease is granted to the Sub-Lessee.

2. The Sub-Lessee can draw directly all considerable value for the above constructions or sub-leased area of land/building/structure/etc. directly from the public government/semi-government/private or public sector without making any reference or seeking any permission from the Sub-Lessor.
3. The Sub-Lessor can in no way object to the Sub-Lessee collecting lease rent directly from the holders of sub-lease towards the area sub-leased to them.
4. The Sub-lessor should only be entitled for the annual lease rent agreed between them and shall have no right on the sub-lease rent collection which the sub-Lessee shall have the absolute authority to collect.
5. The Sub-Lessee shall have the right to advertise in any form of media for one or a large number of portions to be sub-leased in accordance with the sanctioned plan of the Municipality.
6. The Sub-Lessee shall have the right to form a society run by the Sub-lessee maintaining the structure/building/open land/club and all such areas which will be developed by them.
7. The Sub-Lessor should not object to any water connections/electricity connections/sewerage connection and any such infrastructural facilities which will be required for industrial/social housing and commercial purposes to be applied by individual sub-lessee.
8. No permission is required from the Sub-Lessor while sub-leasing a part or whole of the aforesaid constructional structures, such as flats/buildings/open areas/commercial areas and all such areas to be developed by the said Sub-Lessee or sub-leased to individual or groups.

9. That the obligations and covenants to be performed by the Sub-Lessee shall continue throughout the tenure of sub-lease are as follows :-
- a) To pay the annual rent to the Sub-Lessor within the first 60 (sixty) days of the year for which such rent shall be payable and due receipt will be issued by the Sub-Lessor for such payments. The year will mean the English calendar year.
 - b) In default of payment of rent of any year, the amount of rent will carry interest @10% p.a. till realization.
 - c) In the event of sub-Lessee holding over after the expiration of the period of this demise, the sub-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 as may be fixed in the Board's Meeting of the Head Lessor. In case of holding over, the Sub-Lessee shall indemnify and keep the Sub-Lessor fully saved harmless and indemnified of from and against all losses damages costs claims demands whatsoever, including those made by the Head Lessor.
 - d) To demarcate the Demised 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 indentified. Provided that the Head Lessor and the Sub-Lessor and the Sub-Lessee reserve the right to preserve the boundary pillars jointly at the cost of the Sub-Lessee. In case any dispute arises relating to the boundary, the Sub-Lessor agrees to help the sub-lessee in solving the dispute without being obliged therefor.
 - e) To keep the land free from all sorts of nuisance. The Sub-Lessee shall not use the demised land for any immoral, illegal or unsocial purpose or in any manner so as to become a source of grave danger to public peace and safety.

- f) To construct the buildings in conformity with such building rules as may from time to time be framed by the Municipality or other Authorities prescribed on that behalf and according to plans, specifications, elevations, designs and sections sanctioned by the Municipality.
- g) The Sub-Lessee shall not be entitled to convert the demised land or any part thereof into a place of religious worship, or change the land to any other class without the permission of the Head Lessor and the Sub-Lessor. This impartation excluded the purpose for which it is being sub-leased out.
- h) The Sub-Lessee shall permit the Sub-Lessor and the Head Lessor and their agents on 24 hours notice at all reasonable time during the erection of the buildings and structures hereto to enter upon the Demised Land to view the constructions for the time being erected or in course of erection thereon and for all other reasonable purpose.
- i) The Sub-Lessee shall not after determination of the lease remove without the permission in writing of the Head Lessor and the Sub-Lessor anything which has been attached to the earth of the Demised Premises.
- j) Should the Sub-Lessee duly and faithfully observe and fulfill the terms, conditions and covenants on the part of the Sub-Lessee herein mentioned on the expiry of the term hereby reserved and subject to the Sub-Lessor having the power and rights to grant renewal, the Sub-Lessee shall entitled to have a renewal of the sub-lease for a period of 99 (ninety nine) years and thereafter to successive like periods upon the same terms and conditions save as to rent which may be increased or otherwise varied in accordance with the Head Lease.
- k) The Sub-Lessee shall be entitled, without the Sub-Lessor being obliged / liable, to obtain permission from the Head-Lessor so that the Sub-Lessee shall be provided with all

facilities in regard to sewer connections, water supply, electric connection, roads and any other amenities as may be available.

- l) Prior written approval of the Municipality for all such connections should be obtained.
- m) Provided always that if there be any breach of any of the terms and conditions and covenants herein on the part of the Sub-Lessee contained the Sub-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 Sub-Lessor shall not exercise the right without serving the Sub-Lessee a notice in writing giving six months time to remedy the breach.
- n) The Sub-Lessee shall have right to sub-Lease to its nominee/nominees the sub-leasehold interest of the demised land and/or structure building/flats open areas/commercial areas or any such area developed by the Sub-Lessee standing thereon in favour of L.I.C. or nationalized Bank or Government or Semi - Government Organization, or registered Housing Co-operative Society or statutory Body by creating mortgage for borrowing/repayment or loan towards flats, housing Complex, Commercial complexes or any such developed area the said mortgage can be created in favour of financial Institutions/I.D.B.I., Housing Development Finance Corporation Ltd./Banks/H.U.D.CO/H.D.F.C as the case may be, while creating such a charge of mortgage no permission shall be required from the Sub-Lessor within the period of lease hereby granted and for the period of renewal if any to be there in the near future.
- o) The Sub-lessee shall collect all sorts of lease rent/considerable value to be paid by the under-lessee to the Sub-Lessee directly having arrangement between the

under-lessee and Sub-Lessee in respect of the sub-leased portion for the remaining period of the aforesaid lease to which no permission shall be required from the Sub-Lessor.

THE FIRST SCHEDULE ABOVE REFERRED TO

Mouza – Brajanathchak J.L. No. 196	Plot No.	Area
	340	1.70 Acres
	339	1.84 Acres
	338	0.15 Acres
	539	0.51 Ares
	<u>540</u>	<u>0.80 Acres</u>
	Total	<u>5.00 Acres</u>

Boundaries of the plots:

North : Municipality Road;

South : Municipality Road;

West : Municipality Road

East : Acquired land of Municipality over plot No. 341, 346, 339, 540 of Mouza Brajanathchak.

THE SECOND SCHEDULE ABOVE REFERRED TO

(Demised Land / Demised Premises)

ALL THAT the piece or parcel of land measuring 202.969 decimals be the same a little more or less being a divided and demarcated portion of the said 5 acres of land particularly described in the **First Schedule** hereinabove and marked as plot Nos. K, L, M & N and delineated in the map or plan annexed hereto and thereon bordered **RED** and butted and bounded as follows :-

North : Plot Nos. A, B, C, D, E, F, G, H, I & J;

South : Plot Nos. O and P

East : Land of Haldia Municipality and

West : 8 Meter wide Road;

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

SIGNED AND DELIVERED by the
SUB-LESSOR at Kolkata in the
presence of :

For IJ CITY INFRASTRUCTURE PVT. LTD.
Nadira
DIRECTOR

[Signature]
(RATNIN SARKAR)
68, ASWINI NAGAR
KOLKATA - 700040

Dattu Chakraborty
18, Old Post Office Street
Kolkata - 70001

SIGNED AND DELIVERED by the
SUB-LESSEE at Kolkata in the
presence of :

OMRAMP DE&A CONSTRUCTION PVT. LTD.
Mang K. Bhattacharya
Director

1. *Utkarsh*
Solicitor/Advocate
High Court, Cal

2. *Achintya Kumar Mal*
Advocate,
High Court, Calcutta.

Drafted by me
Utkarsh
Advocate
High Court, Calcutta

RECEIVED of and from the within named Sub-Lessee the within mentioned sum of Rs.1,10,00,000/- (Rupees One Crore and Ten Lakhs) only being the salami or premium as per memo below :-

Rs1,10,00,000/-

MEMO OF CONSIDERATION

By Cheque No. 302952 dated 19.08.2013 from A/C No. 50150723311 in Allahabad Bank, Chiranjibpur Branch, Haldia of Om Namu Sibaya Construction Pvt. Ltd. through R.T. G.S. to A/c No. 910020020221300 in Axis Bank, Kankurgachi Branch, Kolkata of SPS Mani Infrastructure Pvt. Ltd according to the instructions of the Sub-Lessor, IQ City Infrastructure Private Limited

Rs. 1,10,00,000/-

Total Rs. 1,10,00,000/-

(Rupees One Crore Ten Lacs only)

WITNESSES

1. Rathin Sarkar
(RATHIN SARKAR)
68, ASWANI NAGAR
KOLKATA - 700 040

2. Achintya Kumar Mal
Advocate
High Court, Calcutta.

For IQ CITY INFRASTR.

Nadir Bay
DIRECTOR

For IQ CITY INFRASTRUCTURE PVT. LTD.

Nadir Bay
DIRECTOR

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

GRN: 19-201314-000517936-2

GRN Date: 25/11/2013 18:04:54

BRN : 261113005391903

Payment Mode Counter Payment

Bank : Allahabad Bank

BRN Date: 26/11/2013 14:58:09

DEPOSITOR'S DETAILS

Id No. : 1903L000023723/3/2013
(Query No./Query Year)

Name : LALTU CHAKRABORTY

Contact No. :

E-mail :

Address :

Applicant Name :

Office Name :

Office Address :

Status of Depositor :

Others

Purpose of payment / Remarks :

Requisition Form Filled in Registration Office

Mobile No. : +91 9434693448

manojkrbhowmik2@gmail.com

10 OLD POST OFFICE STREET, HARE STREET, KOLKATA-1

Laltu Chakraborty

A.R.A. - III KOLKATA, Kolkata

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	1903L000023723/3/2013	Property Registration- Stamp duty	0030-02-103-003-02	2444321
2	1903L000023723/3/2013	Property Registration- Registration Fees	0030-03-104-001-16	384196

Total

2828517

In Words :

Rupees Twenty Eight Lakh Twenty Eight Thousand Five Hundred Seventeen only



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05311 of 2013
(Serial No. 15473 of 2013 and Query No. 1903L000023723 of 2013)

On 29/11/2013

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 18.30 hrs on :29/11/2013, at the Private residence by Manoj Kumar Bhowmik ,Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)
Execution is admitted on 29/11/2013 by

1. Nadir Rohinton Babaycon
Director, I Q City Infrastructure Private Limited, 68 A, Ballygunge Circular Road, Beckbagan, Kolkata,
District:-, WEST BENGAL, India, Pin :-700017.
, By Profession : Others
2. Manoj Kumar Bhowmik
Director, Om Namu Sibaya Construction Pvt. Ltd., Baishnabchak, District:-Purba Midnapore, WEST
BENGAL, India, .
, By Profession : Others

Identified By Rathin Sarkar, son of Lt. R/ N. Sarkar, 68, Aswini Nagar, Kolkata, District:-, WEST
BENGAL, India, Pin :-700040, By Caste: Hindu, By Profession: Others.

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

On 02/12/2013

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 : 5, 63 of Indian Stamp Act 1899.

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

Registration Fees Rs. 3,84,196/- paid online on 26/11/2013 2:58PM with Govt. Ref. No.
192013140005179362 on 25/11/2013 6:04PM, Bank: Allahabad Bank, Bank Ref. No.
261113005391903 on 26/11/2013 2:58PM, Head of Account: 0030-03-104-001-16, Query
No:1903L000023723/2013

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been
assessed at Rs.-3,49,18,582/-

Certified that the required stamp duty of this document is Rs.- 2444321 /- and the Stamp duty paid as:
Impresive Rs.- 1000/-

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

Additional Registrar of Assurance - III
Kolkata

- 2 DEC 2013 (Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

Endorsement Page 1 of 2



Government Of West Bengal
Office Of the A.R.A. - III KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 05311 of 2013
(Serial No. 15473 of 2013 and Query No. 1903L000023723 of 2013)

Stamp duty Rs. 24,44,321/- paid online on 26/11/2013 2:58PM with Govt. Ref. No.
192013140005179362 on 25/11/2013 6:04PM, Bank: Allahabad Bank, Bank Ref. No.
261113005391903 on 26/11/2013 2:58PM, Head of Account: 0030-02-103-003-02, Query
No:1903L000023723/2013

(Sanatan Maity)
ADDITIONAL REGISTRAR OF ASSURANCE-III

Additional Registrar of Assurance - III
Kolkata

- 2 DEC 2013 (Sanatan Maity)

ADDITIONAL REGISTRAR OF ASSURANCE-III

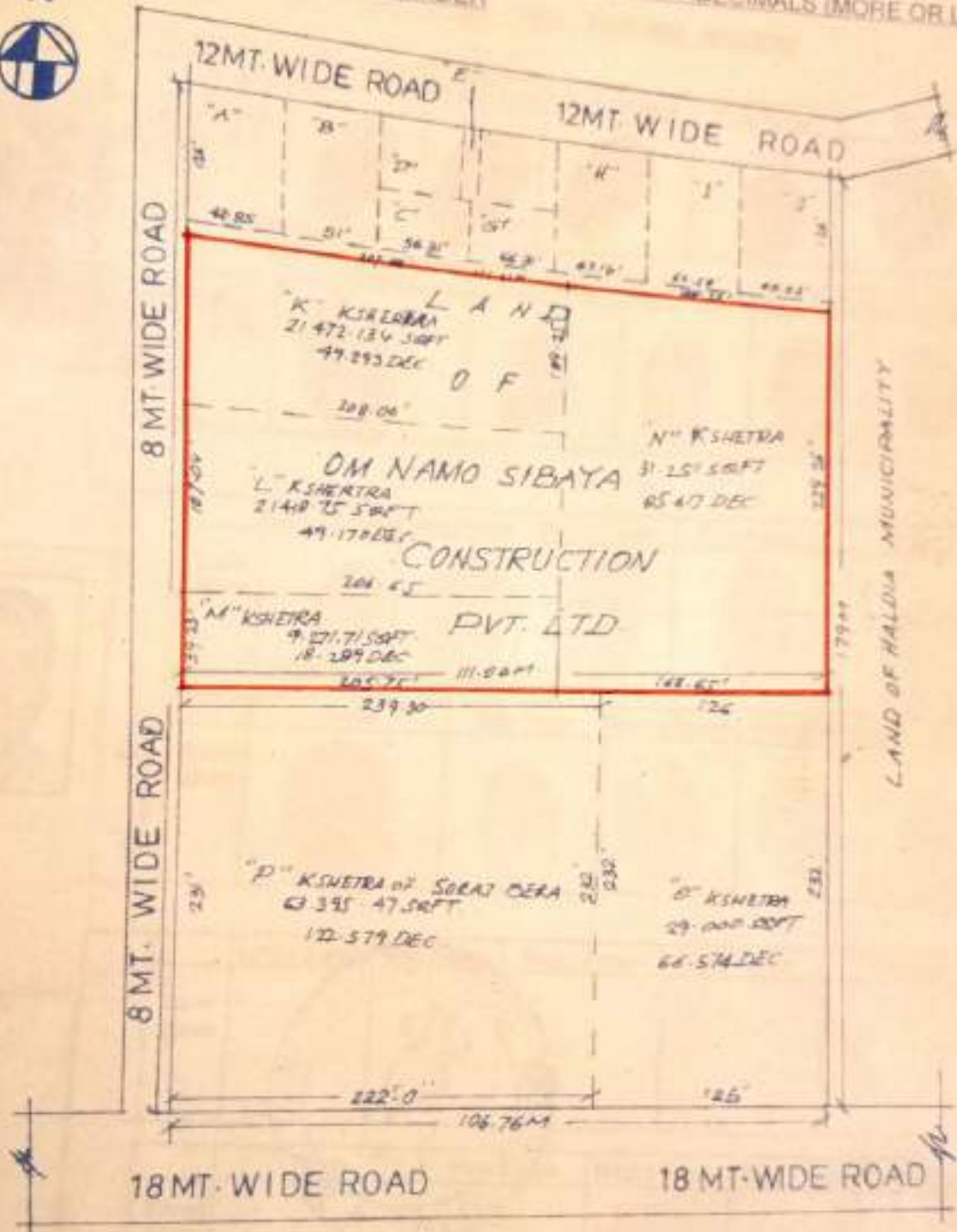
EndorsementPage 2 of 2

SITE PLAN OF LAND AT MOUZA - BRAJANATHCHAK, J.L. NO. 196, PLOT NOS. 539, 540, 338, 339 & 340, P.S. - HALDIA, DIST. - PURBA MEDINIPUR

NOT TO SCALE



TOTAL AREA OF LAND - 5 ACRES
AREA OF LAND SUB-LEASED - 207.969 DECIMALS (MORE OR LESS)
SHOWN IN RED BORDER



For IQ CITY INFRASTRUCTURE PVT. LTD.

Nadim Bay

DIRECTOR

SIG. OF SUB LESSOR

OM NAMO SIBAYA CONSTRUCTION PVT. LTD.

Mang K. Bhoomika
Director

SIG. OF SUB LESSEE

*Traced By,
S. K. Bhattacharya
K. K. Bhattacharya
K. K. Bhattacharya*

SPECIMEN FORM FOR TEN FINGER PRINTS



Mansur Khan Bhambhani

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

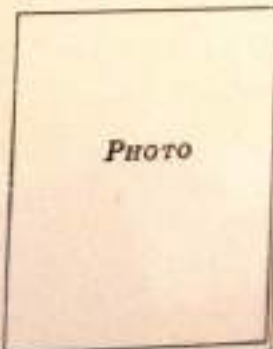


Nadir bar

	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					

DATED THIS 29TH DAY OF NOVEMBER 2013

BETWEEN

**IQ CITY INFRASTRUCTURE
PRIVATE LIMITED.**

... SUB-LESSOR

A N D

**OM NAMO SIBAYA CONSTRUCTION
PVT. LTD.**

... SUB-LESSEE

SUB-LEASE

A.K. BANERJEE

Solicitor & Advocate
Room No. 46, 1st Floor,
Right Block,
10, Old Post Office Street,
Kolkata 700001,

Certificate of Registration under section 60 and Rule 69.

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being No 05311 for the year 2013.



~~Sanatan Maity~~
(Sanatan Maity) 02-December-2013
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A. - III KOLKATA
West Bengal

02/12/13