

5898/2009

8231



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12.5.96/27AA 568545  
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 [Handwritten signature]



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 11.8.09

THIS DEED OF MODIFICATION OF LEASE made on this the 21<sup>st</sup> day of July, 2009;

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

[Handwritten signature]



**AND**

**ORIENTAL SALES AGENCIES (INDIA) PRIVATE LIMITED** a Company registered under the Companies Act, 1956 having its registered Office at 7/1A, Hazra Road, Kolkata - 700026, hereinafter called the "**LESSEE**" (which expression unless excluded by or repugnant to the context be deemed to include his successor-in-office and assigns) of the **OTHER PART**.

**WHEREAS** by an **INDENTURE OF LEASE** made on 16<sup>th</sup> day of April, 2007 and duly registered in the office of the Additional Registrar of Assurances-II, Kolkata, vide Book No.I, Volume No.I, Pages 1 to 22, Being Deed No.07790 for the year 2007, the LESSOR granted unto and in favour of the LESSEE the leasehold rights in respect of an area of more or less 14.4890 **Acre** of land at Mouza Dum Dum House, J.L. No. 19, under Police Station Dum Dum in the District North 24 Parganas and being numbered as Municipal Premises No.2, Jessore Road, Kolkata-700028 and as fully described in the Schedule written in the said **INDENTURE OF LEASE** and delineated in the plan annexed therewith, for a period of 99 years from the 16<sup>th</sup> day of April, 2007 on the terms, conditions and covenants and on payment of consideration money and rent as fully stated in the said **INDENTURE OF LEASE**.

**AND WHEREAS** the LESSEE was allowed to hold the said land for the consideration and the terms and conditions as fully stated in the said **INDENTURE OF LEASE** for the purpose of development of commercial project which includes shops, offices, hotel, health club, multiplexes, restaurant, conference/banquet rooms, entertainment facilities etc.

**AND WHEREAS** the LESSEE has applied for modification of the said **INDENTURE OF LEASE** so as to permit them to develop the said land for the purpose of construction of housing complex in addition to the purpose of development of a commercial project for which the said land was so allowed to hold by the LESSEE.

**AND WHEREAS** the application so made by the LESSEE to permit them to develop the said land also for the purpose of construction of housing complex has been approved by the State Government.

**NOW THIS INDENTURE WITNESSETH** that in partial modification of the said **INDENTURE OF LEASE** the LESSOR doth hereby permit the LESSEE to develop the land as fully described in the Schedule written in the said INDENTURE OF LEASE for the purpose of construction of housing complex in addition to the purpose of development of commercial project as already permitted to the LESSEE on the same terms, conditions and covenants and on payment of consideration amount and rents as fully stated in the said INDENTURE OF LEASE.

*or now*



*modification*

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:**

*Kchirekaran Banopadhyay*  
.....  
(Name and Designation)

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

1. *Alokesh Goswami, Land & Land Reforms Deptt., N.S. Park, Bldg., Kolkata - 70001*  
.....  
(Signature and Address of witness)

2. *Mirzan Pal - Land & Land Reforms Department, Writers' Buildings, Kolt-1.*  
.....  
(Signature and Address of witness)

*Kchirekaran Banopadhyay*  
.....  
Signature (with seal)  
Secretary  
Land & Land Reforms Deptt.  
Govt. of West Bengal.

**Signed, Sealed and Delivered by**

*HARI PRASAD SHARMA*  
.....  
(Name and Designation) Director

for and on behalf of the Lessee in the presence of: *Mazharul Haque*

1. *BPL, Chowringhee Road, Kolkata - 700020*  
.....  
(Signature and Address of witness)

2. *Keshav Dasgupta*  
.....  
(Signature and Address of witness)

*Decke Gardens  
Vijaya,  
Kolkata 700029*

ORIENTAL SALES  
AGENCIES (INDIA) PVT. LTD.  
*Shay*  
Director

Signature (with seal)  
(HARI PRASAD SHARMA)



Government Of West Bengal  
Office of the A. R. A. - II KOLKATA  
5 & 6, Govt Place ( North) , KOLKATA  
Endorsement For deed Number :I-08331 of :2009  
(Serial No. 05898, 2009)

On 11/08/2009

Certificate of Admissibility(Rule 43)

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:

Fee Paid in rupees under article : ,E = 7/- ,I = 55/- ,M(a) = 7/- ,M(b) = 4/- on:11/08/2009

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

Presented for registration at 12.48 hrs on :11/08/2009,at the Office of the A. R. A. - II KOLKATA by Hari Prasad Sharma,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 11/08/2009 by

1. Hari Prasad Sharma, Director, Oriental Sales Agencies( I ) Pvt. Ltd, 7/1 A, Hazra Road, Kolkata - 26, profession :Business

Identified By Keshav Daruka, son of . High Court. Cal Thana: ., by caste Hindu, By Profession :Advocate.

Admission Execution(for exempted person)

1. Execution by Governor Of The State Of West Bengal alias 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.



[Tarak Baran Mukherjee]  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF  
KOLKATA

Govt. of West Bengal


11/8/09

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A. R. A. - II KOLKATA, District- Kolkata  
 Signature / LTI Sheet of Serial No. 05898 / 2009, Deed No. (Book - I , 08331/2009)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Hari Prasad Sharma	 11/08/2009	 LTI 11/08/2009	 11/8/09

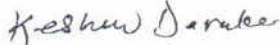
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Hari Prasad Sharma Address -7/1 A, Hazra Road Kolkata - 700026	Self	 11/08/2009	 LTI 11/08/2009	 HARI PRASAD SHARMA

Name of Identifier of above Person(s)

Keshav Daruka  
 PS-, High Court. Cal

Signature of Identifier with Date

  
 11/8/09



SPECIMEN FORM FOR TEN FINGERPRINTS

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



*Shay*

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

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

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

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DATED THIS            DAY OF JULY 2009  
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DEED OF RECTIFICATION & MODIFICATION

*BETWEEN*

THE GOVERNOR OF THE STATE OF WEST BENGAL  
..... LESSOR

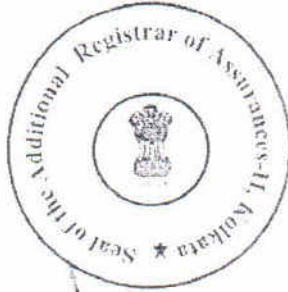
*AND*

ORIENTAL SALES AGENCIES (INDIA) PVT. LTD.  
..... LESSEE

PREMISES NO.2, JESSOR ROAD,  
KOLKATA – 700 028

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 17  
Page from 9736 to 9743  
being No 08331 for the year 2009.



(Tarak Baran Mukherjee), 12-August-2009  
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA  
Office of the A. R. A. - II KOLKATA  
West Bengal