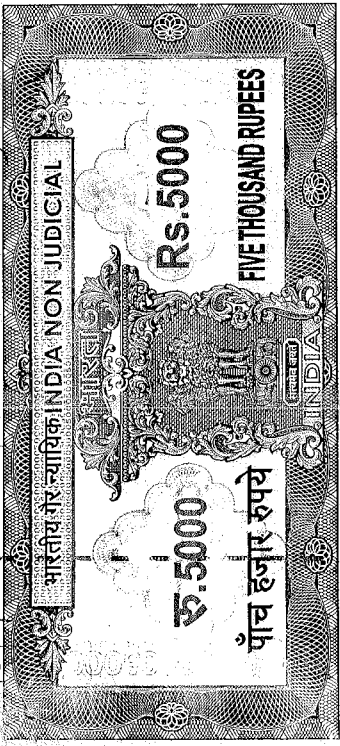


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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Verified that the Document is authentic in
form and content and the same is
correctly transcribed in the
English language.

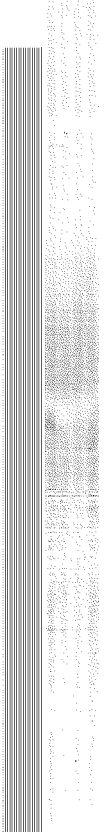
31.5-11

31.5-11

CHANDRA PRASAD RATHI
LEASER DEED

THE KOLKATA MUNICIPAL CORPORATION, a body corporate constituted within the
meaning of the Kolkata Municipal Corporation Act 1980 and represented by the
Commissioner, Kolkata Municipal Corporation having his office at 5, S.N. Banerjee Road,
Kolkata-700 012, hereinafter called THE LESSOR (which expression shall unless excluded
by or repugnant to the subject or context be deemed to mean and include its successor or
successors in office and assigns) of the ONE PART.

31.5-11



1578 15 APR 2011
NO. 1578
Sole Agent: Target Properties Pvt. Ltd.
Address: Target Properties Pvt. Ltd. Conkr. P55 Hoopings
Regd. Office
15, VENTURA
HIGH COURT CML



Shri. C. S. Srinivasulu
Advocate
High Court

[Handwritten signature]
28/4/11

31 MAR 2011

AND

TURF PROPERTIES PRIVATE LIMITED a Company incorporated under the Companies Act 1956 having its registered office at Calcutta Race Course, Hastings, Kolkata - 700 022 TRUSTEE for the ROYAL CALCUTTA TURF CLUB an unincorporated members' club which, and the members whereof, are represented by the Stewards for the time being thereof for themselves and as representing all other members thereof and having its office at Calcutta Race Course, Hastings, Kolkata- 700 022 and represented by its Constituted Attorney Sri Chandra Prakash Rathi, S/o Sri Daulal Rathi, residing at 5/1, Ballygunge Place, Kolkata- 700 019 hereinafter called THE 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 office and assigns) of the OTHER PART.

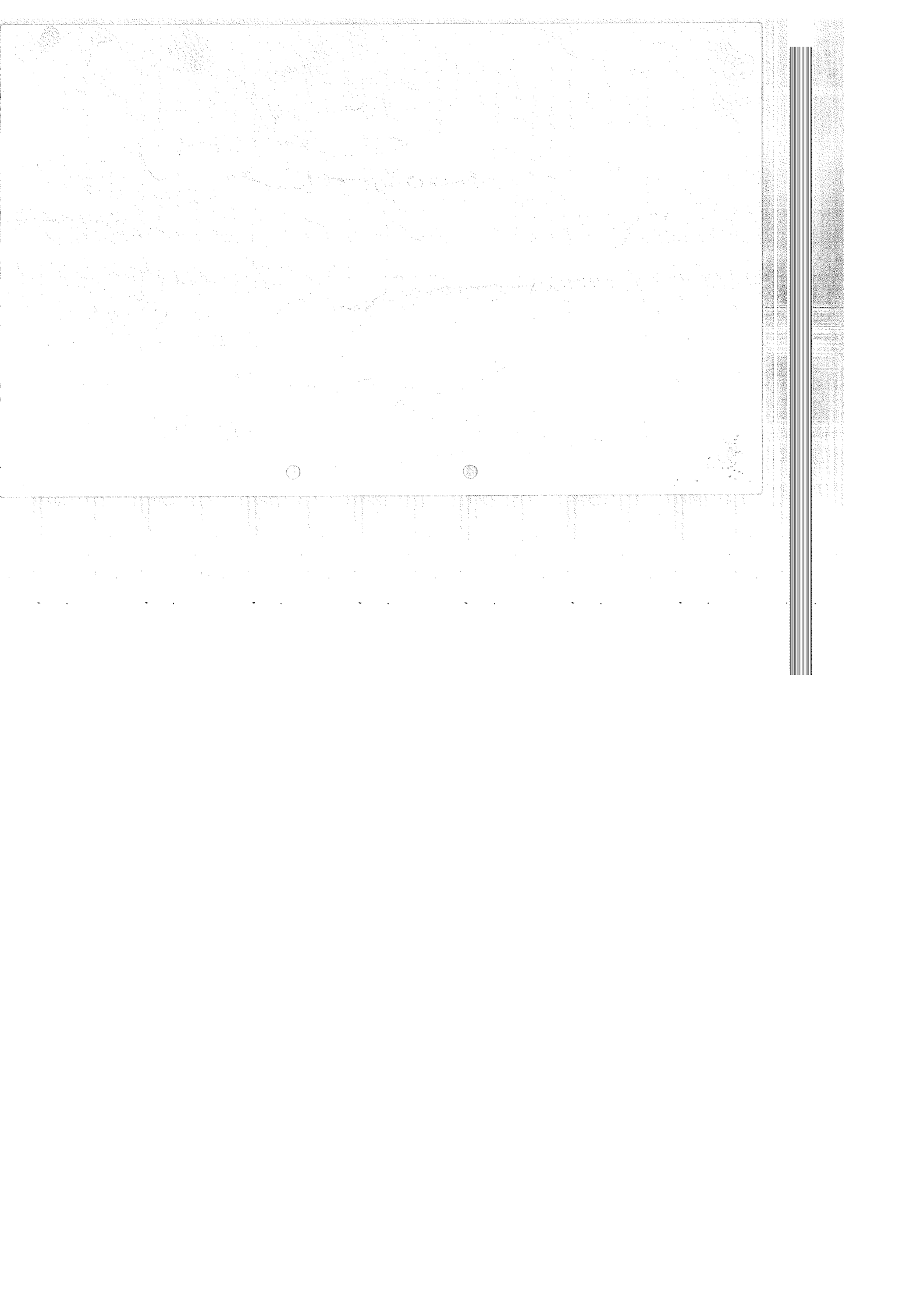
THIS INDENTURE made this 16th day of May 2011. Two thousand Eleven

WHEREAS

A. The Lessee as such Trustee as aforesaid is absolutely seized and possessed of or otherwise well and sufficiently entitled to All That the Municipal Premises No. 14A, D.L. Khan Road, Kolkata- 700 025 together with the buildings and structures situate thereon (more fully and particularly described in the FIRST SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as THE SAID PREMISES).

B. The Kolkata Municipal Corporation, the Lessor herein and hereinafter wherever the context so permits is referred to as KMC is the owner of all that the piece and parcel of land containing by admeasurement 5 cottah 8 chittack between the Lessor's 60' wide road and said Lessee's Premises (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in Red thereon and also more fully and particularly described in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as THE DEMISED PREMISES).

C. BABULAL MADHAVJI VARMA & ANR, preferred an appeal against the Kolkata Municipal Corporation. The Hon'ble High Court comprising of Hon'ble Justice



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Bhagabati Prasad Banerjee & Honble Justice Vijaya Nand have been pleased to dispose of the matter with a direction upon the appellant petition i.e. BABULAL MADHAVJI VARMA & ANR. to pay a sum of Rs. 64 lac (Rupees Sixty four lac) only to the Calcutta Municipal Corporation and Calcutta Municipal Corporation shall execute necessary deed of lease within a period of two months.

Pursuant to the aforesaid order passed by the Honble High Court being APO NO. 729 OF 1994 arising out of W.P. No. 2862 of 1994 the lessee duly paid to the lessor the said entire amount of the one time premium of Rs. 64 lac (Rupees Sixty Four lac) only.

D. For the purpose of integrated development of the said Premises with the intent of having an access and/or frontage from the said Demised Premises (lease hold plot) the Lessee has approached KMC for grant of lease in respect of the said Demised Premises with the intent that by acquiring the said leasehold right the Lessee shall be entitled to amalgamate and cause to be amalgamated the said Demised Premises with the Lessee's Premises being Premises No. 14A, D.L. Khan Road, Kolkata- 700 025 and to take up the construction of the new building or buildings on the said Premises.

E. In pursuance of the same by a resolution dated 21st January, 1997 KMC has agreed to grant a lease in respect of the said Demised Premises unto and in favour of the Lessee herein for a period of 99 years at the rent and on the terms and conditions hereinafter appearing.

F. The said proposal was placed before the Mayor-in-Council of the Kolkata Municipal Corporation for consideration and the Mayor-in-Council in the meeting dated 11.10.1996 vide Item No. M 59.7 resolved inter alia that :-

a. It was resolved that before a final decision regarding allotment of land measuring 5 1/2 cotohs was conveyed to Royal Calcutta Turf Club, 17, Russel Street, Calcutta - 700 071, economics of the building including cost of land should be carefully studied.

b. It was further resolved that C.M.E. (P&D) will put up the matter before the Honble Mayor to arrive at an appropriate decision beneficial to the Calcutta Municipal Corporation in accordance to the order of Honble High Court.

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6. The Corporation of the Kolkata Municipal Corporation in the meeting dated 21.01.1997 vide Item No. 16 resolved inter alia that the decision of the Mayor-in-Council dated 11.10.1996 be approved.

THIS INDENTURE WITNESS and it is hereby agreed by and between the parties hereto as follows :

1. In consideration of the rent hereby reserved, and the further consideration of the sum of Rs. 64 lac (Rupees Sixty Four lac) only paid by the Lessee to the Lessor at or before the execution of these presents (the receipt whereof the Lessor doth hereby and also by the receipt hereunder written admit and acknowledge to have been received and of and from the payment of the same and every part thereof the Lessor doth hereby acquit release and discharge the Lessee and the Demised Premises hereby intended to be demised) as and by way of premium /salami being cheque no. 425145 dated 30-06-1997 for Rs. 64,00,000/- (Rupees Sixty four lakh) only being Receipt No. 37551 dated 03-07-1997 and the further consideration as hereinafter specified and of the covenants conditions stipulations and agreements hereinafter contained and on the part of the Lessee to be paid observed and performed the Lessor doth hereby demise unto the Lessee All that the piece and parcel of land containing by admeasurement 5 cottah 8 chittack situate in front of the Lessee's Premises No. 14A, D.L. Khan Road, Kolkata - 700 025 (situation whereof is shown and delineated in the map or plan annexed hereto and bordered in Red thereon and also more fully and particularly described in the SCHEDULE hereunder written and hereinafter for the sake of brevity referred to as (THE DEMISED PREMISES) TOGETHER with the right to cause the Demised Premises to be amalgamated with the Lessee's Premises No. 14A, D.L. Khan Road, Kolkata- 700 025 hereinafter for the sake of brevity referred to as (THE LESSEE'S PREMISES) AND TOGETHER WITH the right to consume the FAR of 5 cottah 8 chittack available in the Demised Premises for the purposes of construction, erection and completion of the new building or buildings on the Lessee's premises in accordance with the plan to be sanctioned

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by the Kolkata Municipal Corporation TO-HOLD the demised premises unto the lessor for a period of 99 years from date of possession i.e. 13-03-1999. AND TOGETHER WITH an option to renew the same for two further period of 99 years. YIELDING AND PAYING therefore unto the Lessor subject to what is hereinafter contained an annual rent of Rs. 1/- (Rupee one) only and the Lease rent will be reviewed after 99 years.

II. AND THE LESSEE to the intent that the obligations may continue throughout the term hereby granted agrees and covenants with the Lessor as follows :

- a) The Lessee shall pay the said annual rent hereby reserved to the Lessor herein on or before the 10th day of January every year.
- b) The Lessee shall bear and pay both the owners and the occupiers share of corporation taxes which are at present payable or which may hereafter be payable in respect of the said Premises and in respect of the building or buildings to be constructed therein, excepting the portions belonging to the Lessor and the Lessee shall produce the paid up tax bill and/or receipt showing payment of taxes whenever called upon by the Lessor.
- c) There is a under ground brick sewer serving a vast area of heart of the City i.e. Bhawanipur area. That sewerage is running beneath the demised Lease hold plot. Therefore the existing brick sewer and manhole must be kept in freely assessable condition forever for maintenance by the Kolkata Municipal Corporation.
- d) On taking over that CMC land, it will be your lease-hold property, and obviously, the Club will have the right to use the above mentioned land for the purpose of ingress and egress to their holding from D.L. Khan Road and could be used for the purpose of beautifications without having any permanent structures thereon.
- e) The Lessee shall bear and pay all enhancement, fresh impositions, levies building tax and/or property tax or taxes whether payable by the owner or by the occupier thereof in respect of the Demised Premises.



- f) The Lessee shall at its own costs comply with and carry out all requisitions, notices and requirements of the Kolkata Municipal Corporation and /or any other authorized agencies of the Government and/or semi-Government bodies whether such notices or requisitions are served on the Lessor or Lessee and observe the building rules and regulations restrictions and directions of all lawful authorities and the Lessor shall not be held responsible for any violation thereof.
- g) The Lessee shall allow the Lessor its servants, agents and surveyors from time to time at all times during the said term upon receiving 48 hours notices from the Lessor to enter into and upon the Demised Premises or any part thereof for inspection.

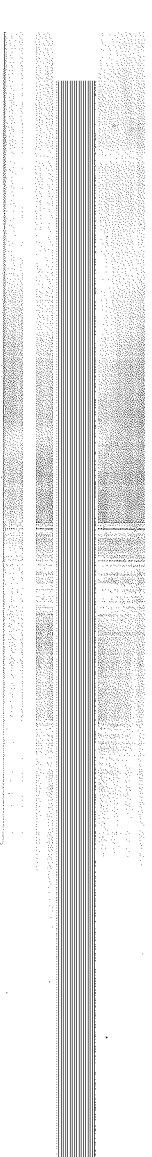
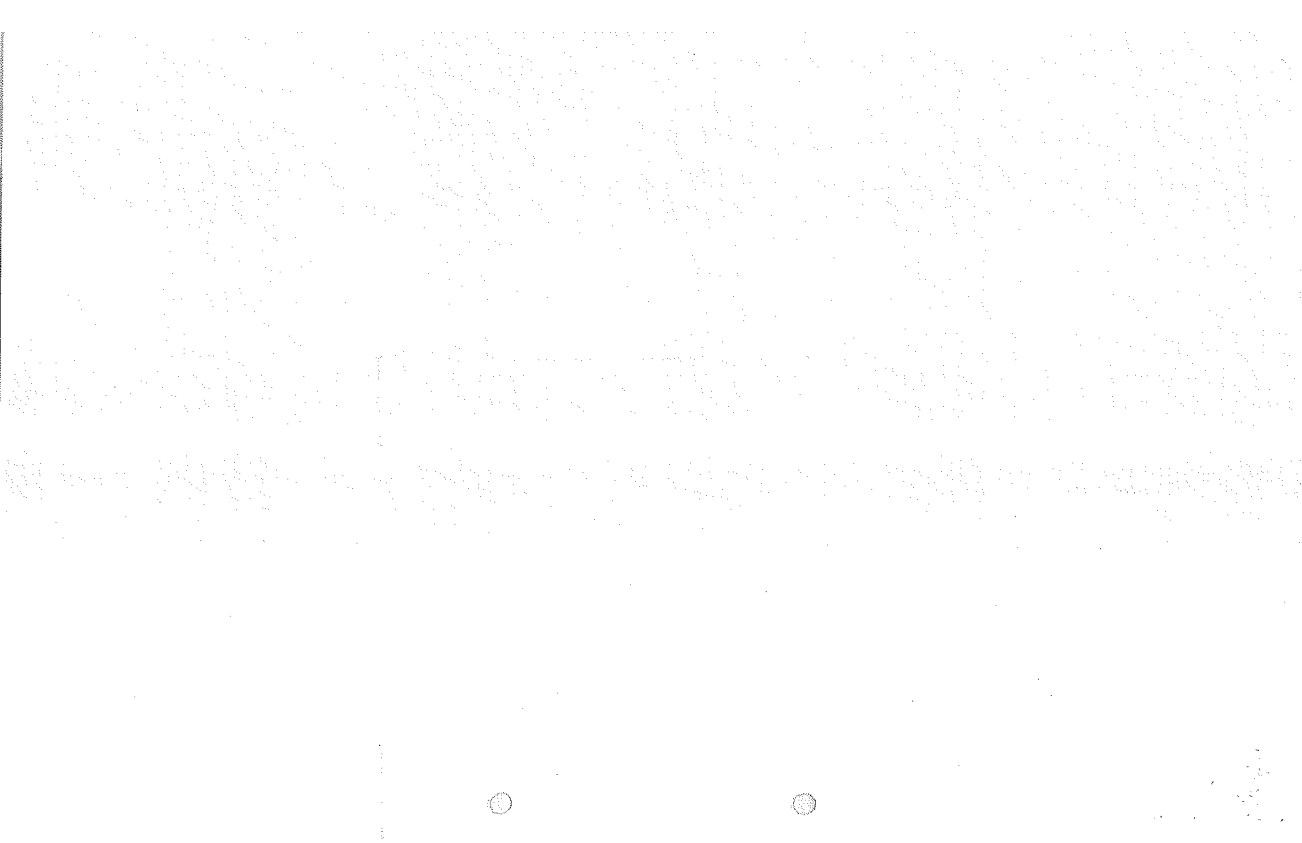
III. AND the Lessor doth hereby covenant with the Lessee as follows :

- a) That the Lessee paying the annual rent, the Municipal rates and taxes and other moneys hereby reserved and observing and performing the terms, covenants and conditions herein contained and on its part to be observed and performed shall and will peaceably and quietly hold, possess and enjoy the Demised Premises and every part thereof during the terms hereby created without any eviction, interruption or disturbance from or by the Lessor or any person or persons claiming from under or in trust for the Lessor.
- b) If the annual rent hereby reserved shall remain unpaid for a period of three consecutive years, then in that event the Lessor shall be entitled to take appropriate action for recovery of the annual rent but in no event shall the Lessor be entitled to re-enter upon the said Demised Premises.

IV. AND IS HEREBY FURTHER agreed as follows :

- a) That the Lessee shall cause the said Demised Premises to be amalgamated with the Lessee's Premises No. 14A, D.L. Khan Road, Kolkata - 700 025 and KMC hereby agrees and covenants to do all acts, deeds and things as may be necessary or be required from time to time, for the purpose of causing such amalgamation and for the purposes as contained herein.

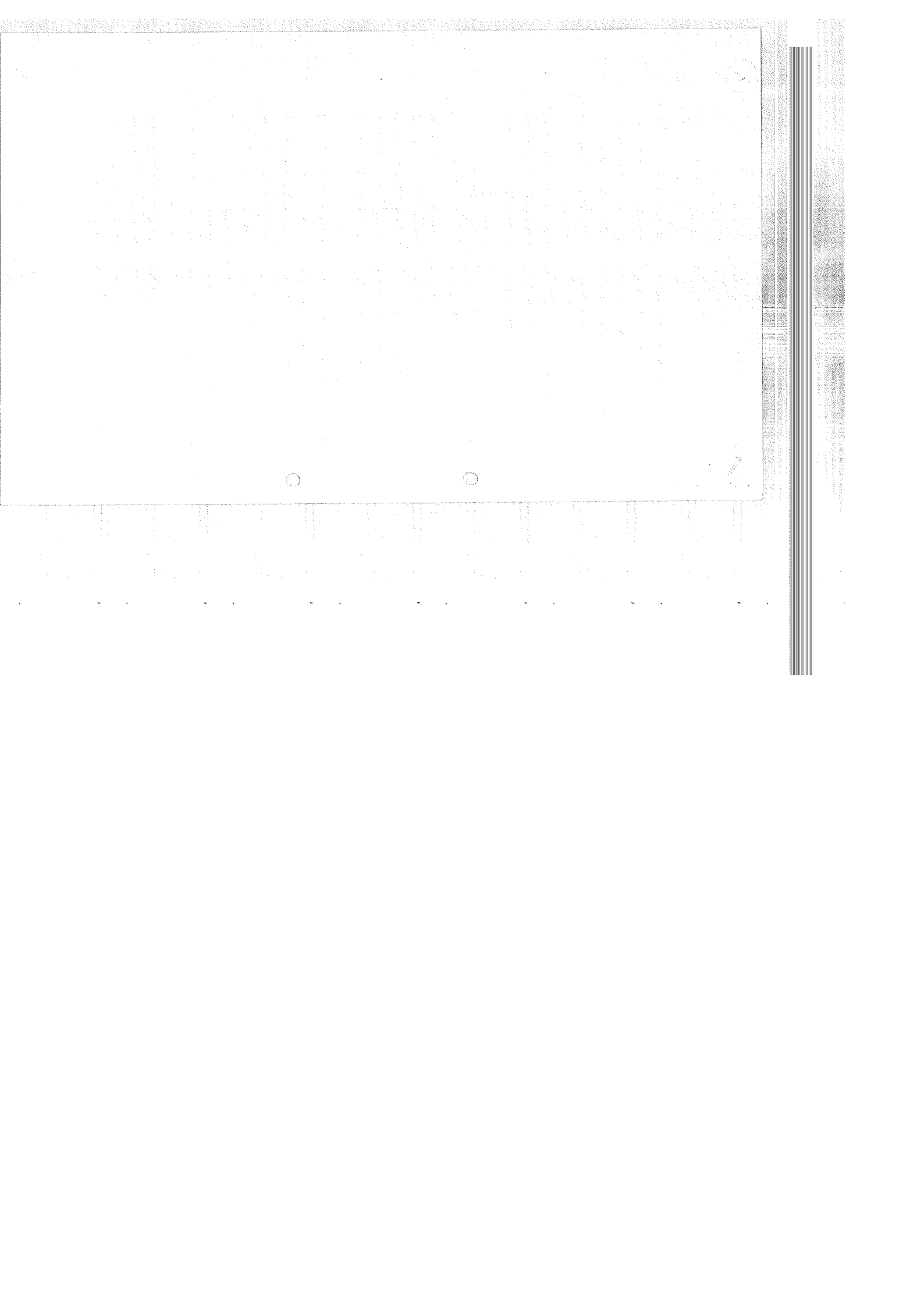
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- b) The lessee shall allow the official /scriffs of the lessor for inspection of the brick sewer or any other related works at any time without any prior notice.
- c) The Lessee shall incur all costs, charges and expenses for beautification and preservation of the Demised Premises. Kolkata Municipal Corporation shall attend to all underground infrastructure in the said Demised Premises as shall be required.
- d) That the said sum of Rs. 64 lac (Rupees Sixty four lac) only paid by the Lessee to the Lessor as and by way of premium and salami also includes the reimbursement of the sum of Rs.4 lac (Rupees four lac) only for rehabilitation of infrastructures.
- e) That the Lessee shall be at liberty to assign, transfer, mortgage, charge or in any way encumber or deal with or dispose of its leasehold interest in the Demised Premises or any portion thereon as the Lessee may consider fit in its absolute discretion on such terms and conditions including sale and assignment as the Lessee may at its absolute discretion think fit and proper subject to the terms and conditions herein provided. PROVIDED HOWEVER during the term of the lease, the Lessee shall be liable for payment of rent and observance of the terms and conditions herein.
- f) The Lessee shall be entitled to assign, transfer, sublet and/or sub-lease the said Demised Premises or any part thereof will be bound by all the terms and conditions herein contained and provided further that the Lessee shall not execute any sub-lease except on the express terms that the sub-lease will come to an end on the expiry of the said terms of 99 years and the said sub-lessee shall be bound to make over vacant and peaceful possession of the said Premises at the expiry of this lease or earlier determination thereof.
- g) The Lessor shall render all assistance and co-operation for the purposes of sanctioning of the said plan and/or construction of the building on the Lessee's premises and also for obtaining sanction for filtered and unfiltered water connection, drain and sewer connections from the Kolkata Municipal Corporation or any other appropriate authority. The Lessee shall also be entitled to sign all papers and documents as may be required for the purpose of construction of the building etc.

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h) At the expiry of the Lease by efflux of time, the Lessee (which shall mean and include its transferees, nominees or assignees) shall have preference to obtain a fresh/extended lease from the Lessor and to negotiate with the Lessor for grant of further renewal of the Lease or Leases on such terms, conditions and covenants as may mutually be agreed upon and only on the express refusal of the lessee to execute and register a fresh /extended lease, may the lessor grant lease thereof to any other entity. After expiry of the stipulated period of this lease the lessee shall peacefully and quietly deliver the vacant peaceful possession of the demised lease property to the lessor herein.

i) All costs for preparation stamp duty and registration of this lease and the fees payable to the Advocate for the Lessor shall be borne by the Lessee and the Lessee shall be entitled to the custody of the original lease.

j) All Courts having Jurisdiction to entertain, try and determine all actions, suits and proceedings arising out of these presents between the parties hereto if and only when any difference or dispute between the parties hereto is not settled by and between the parties of their own initiation or by way of arbitration.

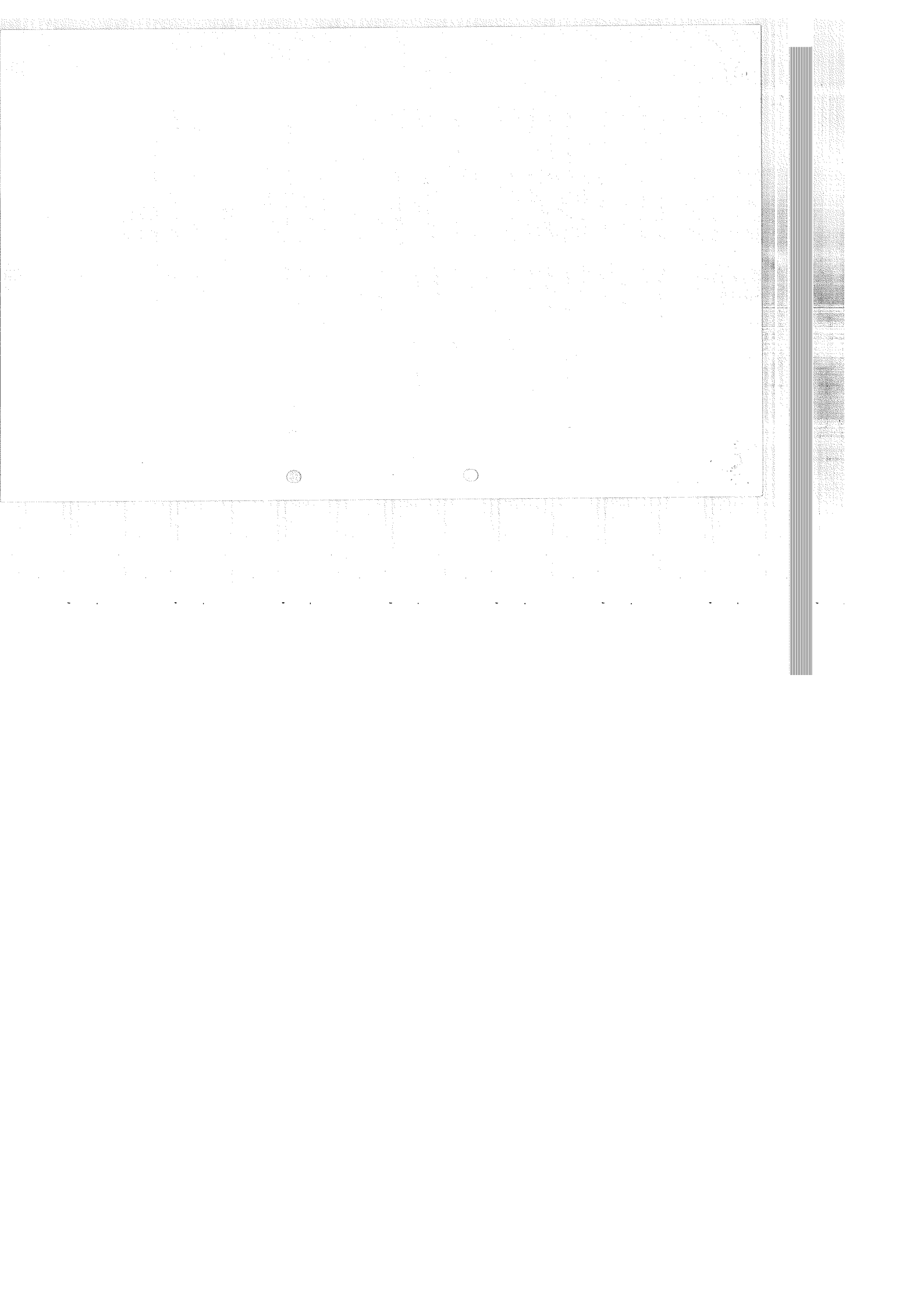
k) In case of any dispute and differences between the parties hereto the same shall be referred to arbitration for adjudication under the provision of the Indian Arbitration and conciliation Act, 1996 and subsequent amendments thereof.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land hereditaments and premises measuring about 5 cottah 8 chittacks at in front of 14A, D.L. Khan Road, Kolkata- 700 025 under Police Station - Bhowanipore Within the limits of Kolkata and bounded.

- ON THE NORTH BY : K.M.C. Land.
- ON THE SOUTH BY : K.M.C. Land.
- ON THE EAST BY : 14 A, D.L. Khan Road.
- ON THE WEST BY : 50ft wide D.L. Khan Road.





IN WITNESS WHERE OF the said parties hereunto have set and subscribed their hands and seals the day and year first above written.

Chandrasekhar Sill

SIGNED SEALED & DELIVERED
By the Municipal Secretary, M.C.
by the above named LESSOR
Municipal Secretary
Kolkata Municipal
Corporation

Pradyumn
3/12/2016
City Engineer
Municipal Commissioner
The Kolkata Municipal Corporation
[Signature]

1.

2. *Handwritten text*
Handwritten text
Handwritten text

SIGNED SEALED & DELIVERED
By the above named LESSEE
In presence of :

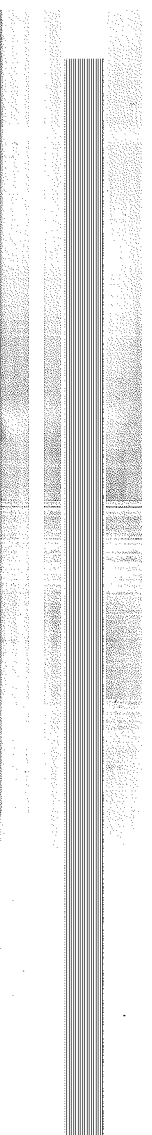
For Turf Properties Pvt. Ltd.
[Signature]

Qualified Attorney
[Signature]
C. K. MISHRA (B.A., B.L., LL.M.)

1. *A. M. [Signature]*
ASHOK KUMAR CHANDRASEKHAR
570, 50/2, 1st Floor, Park Road
1/A, Transistor Tower, Kol-1
- 2.

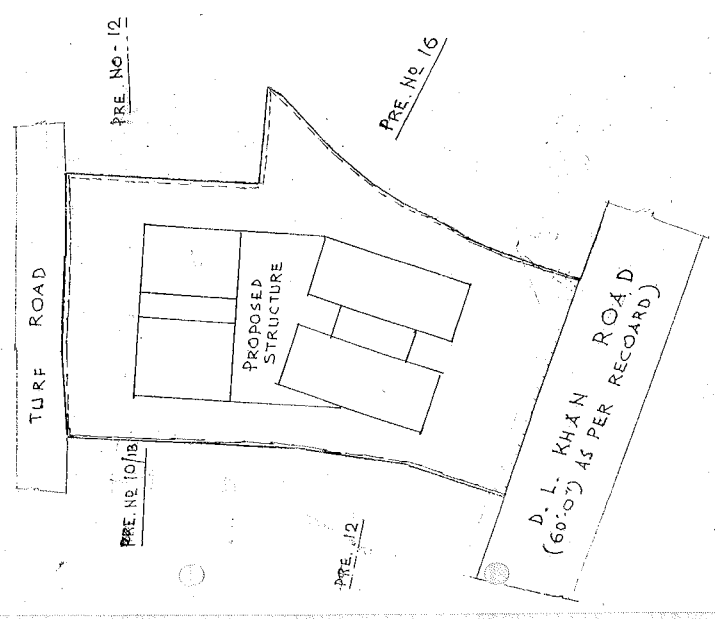
Drafted by

Hirangaibu Sekhar Mondal
Advocate
1



A TENTATIVE SITE PLAN
OF
1AA, D.L. KHAN ROAD
WARD NO 71, BOROUGH - VIII

SCALE :- 1:600 (MORE OR LESS)

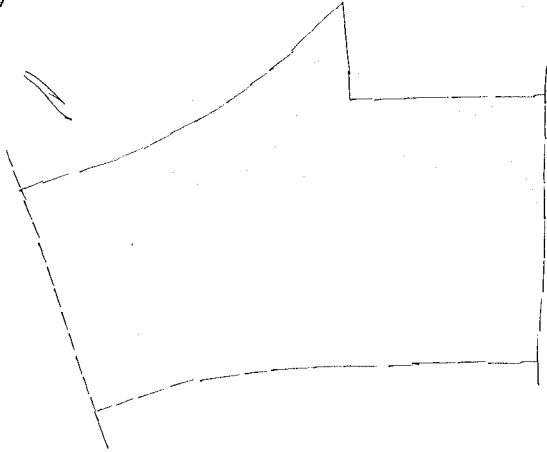


NOTE :- THE SITE PLAN IS DRAWN TENTATIVELY
SUBJECT TO FURTHER EXPLORATION
IN DETAILS BY L.A. COLLECTOR OR OTHERWISE.

Chandra Prakash Rathi
(CHANDRA PRAKASH RATHI)



Additional Registrar
of Assurances-1, Kolkata
31 MAY 2017



Form No. 102

To G



37551

FOR THE PARTY

Receipt for Cash received in the Department

OFFICE OF: P&D

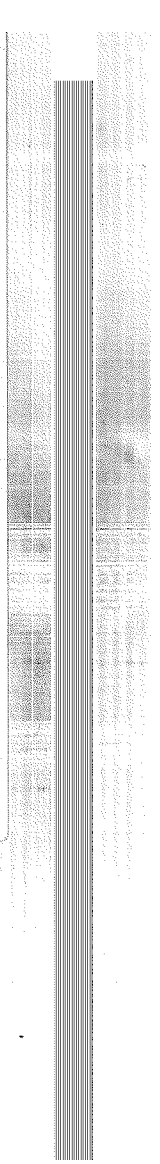
Received from: Royal Calcutta Turf Club,
11, Russell Street Cal-71
the sum of Rupees: Sixty Nine Lakhs Only

on account of: Allotment for D. L. Khan
Road Rasque No-425/45/7
30.6.97

Rs: 600000/-
Date: 3-7-97
C. P. -114-23.7.90-50,000



CP&D



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

Endorsement For Deed Number : I - 04631 of 2011
(Serial No. 04088 of 2011)

On

Payment of Fees:

On 31/05/2011

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 : 34,35(a),35(b),5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 70496/- on 31/05/2011

(Under Article : A(1) = 70389/- E = 21/- A2(e) = 2/- J = 55/- M(a) = 25/- M(b) = 4/- on 31/05/2011)

Ad valorem stamp duty

Duty stamp duty Rs. 443100/- is paid 22940530/05/2011 State Bank of India, DALHOUSE SQUARE,
received on 31/05/2011

Representation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 11.48 hrs on 31/05/2011, at the Office of the A.R.-I KOLKATA by
Chandra Prakash Rathi ..

Represented by messenger in case of U/S 88 of Act XVI of 1908
Submitted for registration by

Arbab Roy, through Chandra Prakash Rathi as per his letter no.473 dated the 16/05/2011

Mission Execution(for exempted person)

Execution by Arnab Roy

who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of

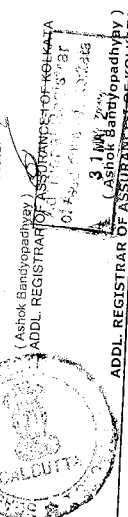
1908. Is proved by his seal and Signature.

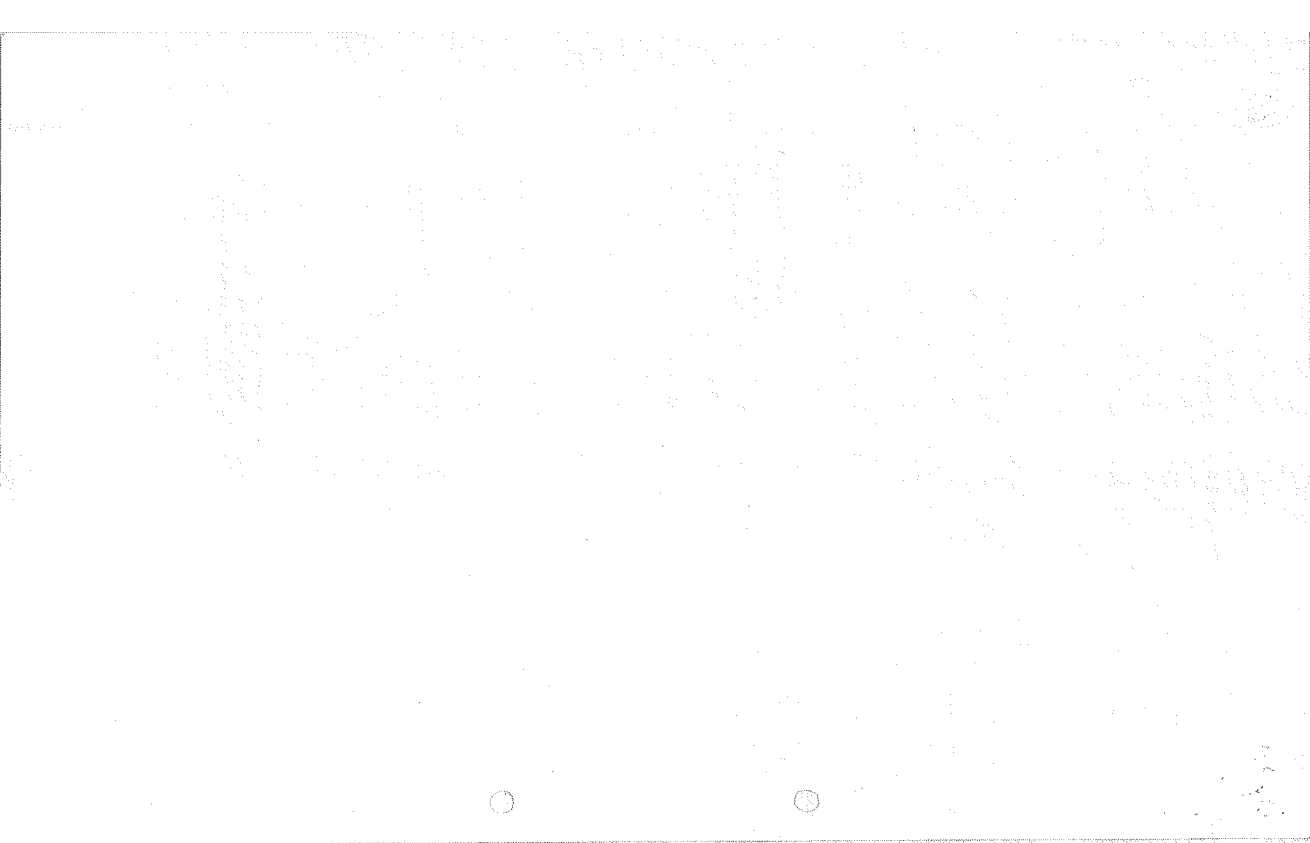
Subscribed by Attorney

Arbab Roy

Chandra Prakash Rathi, son of Daulet Rathi, S/1, Ballygunge Place, Kolkata, Thana-Garehat,
District-South 24-Parganas, WEST BENGAL, India, P.O. : Pin : 700019 By Caste Hindu. By
Profession: Others as the constituted attorney of Turf Properties Pvt Ltd. is admitted by him.
Identified By Himangshu Sarkar, son of .. High Court, Kolkata, District-Kolkata, WEST
BENGAL, India, P.O. : Pin : 700001, By Caste: Hindu, By Profession: Advocate.

(Ashok Banerjee)
ADDL REGISTRAR OF ASSURANCE-TOP-KOLKATA
31 MAY 2011
ADDL REGISTRAR OF ASSURANCE-TOP-KOLKATA
5/2011 12:37:00
Endorsement Page 1 of 1





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Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Chandra Prakash Rathi			(K.A. SE.) (E WANDA TRAVEL/INTL) 31/05/2011

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

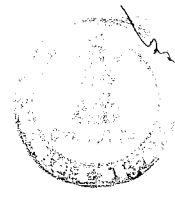
No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Chandra Prakash Rathi Address-5/1, Ballygunge Place, Kolkata. Thane:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :- 700019	Attorney			For Surf Properties Pvt. Ltd. CPA SE. Consulted Attorney (ATTORNEY PLAKASH RATHI) LTI

Name of Identifier of above Person(s)

Himangshu Sekhar Mondal
Mondal Court, Kolkata, District-Kolkata, WEST-BENGAL,
India, P.O. :- Pin :- 700001

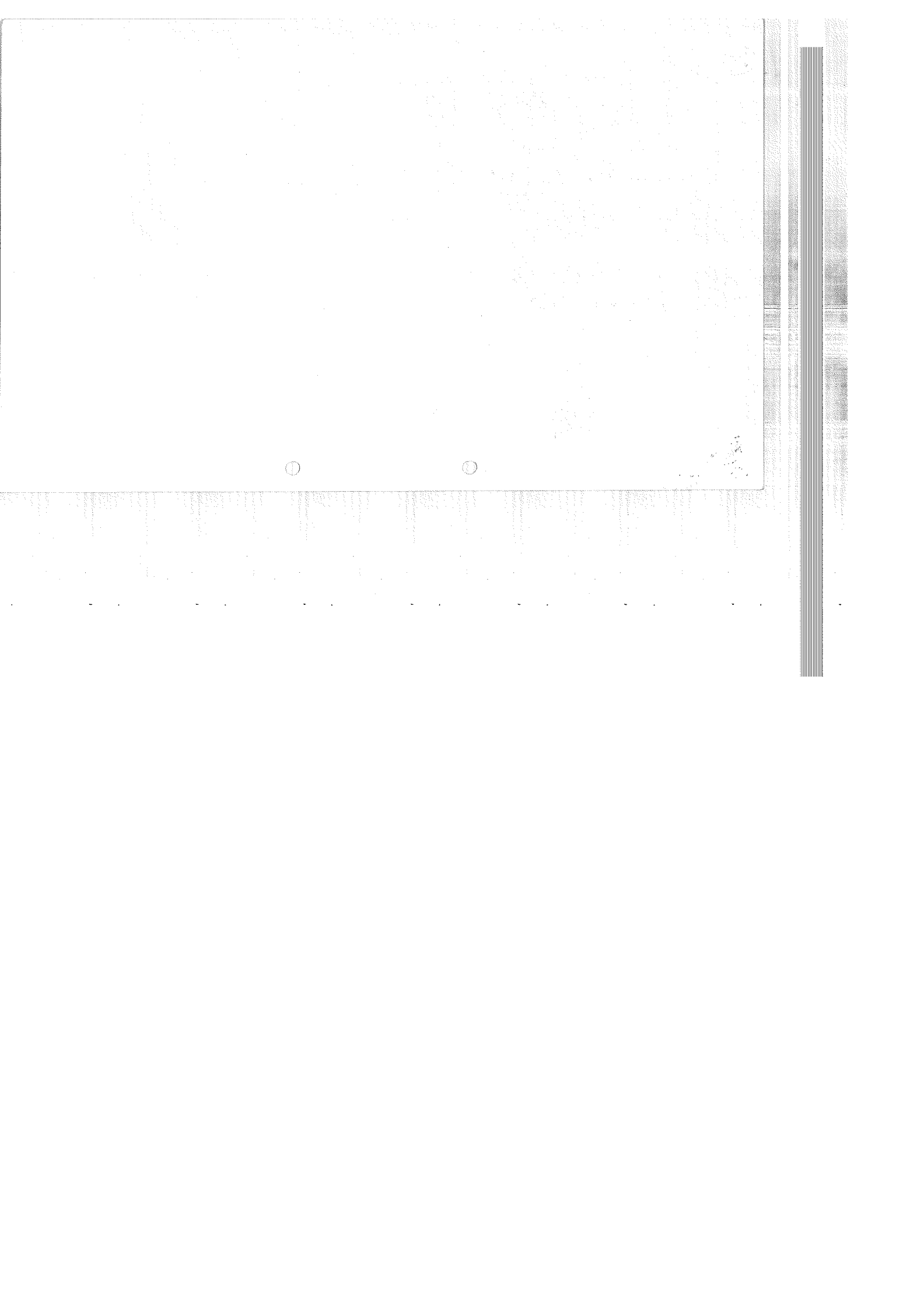
Signature of Identifier with Date

Himangshu Sekhar Mondal
31/05/2011



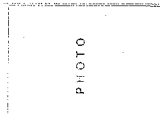
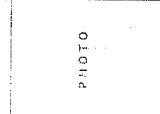
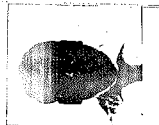
Registrar
of Assurances-1, Kolkata
31 MAY 2011
Kolkata

ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A.-1 KOLKATA

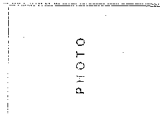
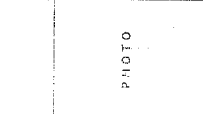


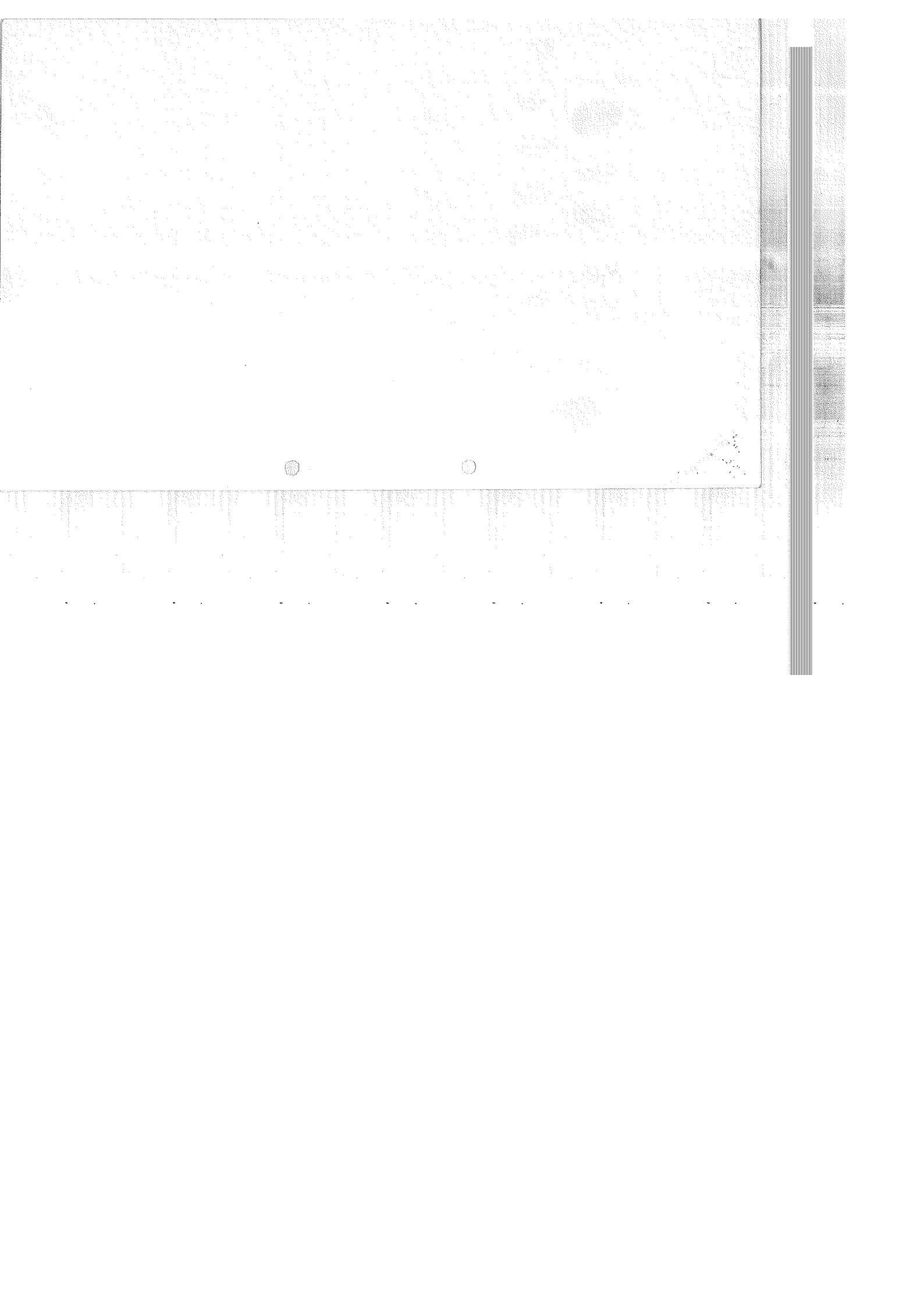
SPECIMEN FORM FOR TEN FINGERPRINTS

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



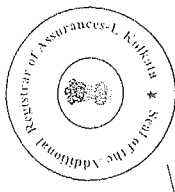
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 11
Page from 4227 to 4242
being No 04631 for the year 2011.



01/06/2011
01/06/2011
REGISTRAR OF ASSURANCES OF KOLKATA
1st Bengal

Municipal Corporation, The Hon'ble High Court comprising of Hon'ble Justice

