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with Bank Draft
DEED OF LEASE

Confirmed that the Document is attested in Registrars Office. The Signature Sheet and the Endorsement sheet attached to this document are the part of this Document.

Signature
19.04.10

THIS DEED OF LEASE made this the 17th day of April, Two Thousand and Ten BETWEEN THE KOLKATA MUNICIPAL CORPORATION, a statutory body constituted under The Kolkata Municipal Corporation Act, 1980 having its head office at 5, S. N. Banerjee Road, Kolkata, hereinafter referred to as the "LESSOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the ONE PART

AND

FORUM PROJECTS PRIVATE LTD, a company incorporated under the Companies

Act, 1956, and having its registered office at 4/1, Red Cross Place, Kolkata - 700 001;

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Govt. of India

8 & 2, Bankshall Street,
Kolkata - 700 091



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From Project: ...

DATE	17 APR 2010
APPLICANT	SURAJ K. ...
WITNESSES	...
SURA ...	
2 & 3, K. S. Roy Road, ...	

... to ...



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... to ...

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(ARNAB ROY)

Municipal Commissioner
The Kolkata Municipal Corporation



Himangshu Sekhar Mondal
Advocate
Law Office

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2 & 3, Bank Street
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hereinafter referred to as the "LESSEE" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the OTHER PART

WHEREAS

- A. The Lessor is the absolute owner of and/or seized and possessed of and/or otherwise well sufficiently entitled to All That a plot of land comprised in R.S. Dag No. as mentioned in detail in the Plot Schedule in Mouza Purba Topsia, J.L. No. 7, Police Station Tiljala, District South 24 Parganas containing an area of 3acres more or less, fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red and hereinafter referred to as the "said plot" (lying on the western side of Eastern Metropolitan Bypass and adjacent to Science City, Kolkata). The said plot of land is part of a 5 acre plot of land that was relinquished by the National Council of Science Museums to the Lessor in terms of resolution of the Mayor-in-Council of the Lessor in respect of item no. MOA-79.5 dated 7th September 2007 and by virtue of a deed of surrender executed on 17th February 2009.
- B. The Mayor-in-Council of the Lessor recommended for approval of the Corporation a proposal to lease out the said plot for a period of 99 years with the provision of renewal for a further period of 99 years, and at its meeting

held on 10th August, 2009, vide Item No. MOA-157.4, resolved inter alia:-

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West Bengal
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- i) That the proposal of Joint Municipal Commissioner (D) regarding leasing out of the 3 acres out of the 5-acre plot of land relinquished by National Council of Science Museums (Science City) be taken up for consideration and be approved.
- ii) That the 3-acre plot of land be leased out through competitive bidding for a period of 99 years renewable for an additional period of 99 years on mutually agreed terms and conditions, on the expiry of the initial period, subject to non-default of the payment of annual nominal rent and other terms and conditions during the initial period.

C. The said recommendation of the Mayor-in-Council was approved by the Corporation at its meeting held on 24th August 2009, vide agenda no. 50 and item no. 13.

D. Bids were invited by the Lessor for long term lease of the said plot on various terms and conditions contained in its Request For Proposal dated 24th October, 2009 that was posted on the Lessor's official website and also distributed from the office of Joint Municipal Commissioner (Development).

E. At the conclusion of the bidding process, the Lessee was declared to be the highest bidder to obtain a lease of the said plot by the Lessor by its letter No. 268/PP/09/10 dated 23rd December, 2009 and the Lessee was called upon to

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comply with the terms and conditions of the offer and for grant of a lease thereof.

F. The Lessor had in the meantime, placed the matter for consideration before its Mayor-in-Council and the Mayor-in-Council in its meeting dated 1st January, 2010 in respect of Item No. M 179.9 recommended for approval of the Corporation the proposal regarding allotment of the said plot to the Lessee and the Mayor-in-Council resolved inter alia, as follows:-

- i) That the proposal of Joint Municipal Commissioner (Dev) regarding allotment of 3 acre land, relinquished by Science City on long term lease in favour of Forum Projects Pvt. Ltd., as described in detail in the Agenda Note, be taken up for consideration and be approved.
- ii) That the plot of land measuring 3 acres, more or less, adjacent to Science City be leased out to the highest bidder, Forum Projects Pvt. Ltd. for a period of 99 years renewable for an additional period of 99 years on mutually agreed terms and conditions, on the expiry of the initial period, subject to payment of the offered lease premium of Rs 111,11,11,111.00 (Rupees One Hundred and Eleven Crore Eleven Lakh Eleven Thousand One Hundred and Eleven Only).

G. The said recommendation of the Mayor-in-Council was approved by the Corporation at its meeting held on 28th January 2010, vide agenda no.54 and



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- H. The Lessee has in terms of the said letter dated 23rd December, 2009 of the Lessor, paid to the Lessor the entire consideration or premium of a sum of Rs. 111,11,11,111.00 (Rupees One Hundred and Eleven Crore Eleven Lakh Eleven Thousand One Hundred and Eleven Only) for lease of the said plot in the following manner:

<u>Cheque No</u>	<u>Date</u>	<u>Amount</u>
000859	10/12/2009	Rs. 10,000,000.00
952560	25/01/2010	Rs. 55,55,55,555.00
061271	17/03/2010	Rs. 54,55,55,556.00

- I. The Lessee has after necessary investigation satisfied itself of the title of the Lessor in respect of the said plot and its right to grant a lease thereof to the Lessee on the terms herein contained and has agreed not to put or raise any requisition or objection thereto in future provided however it shall always be the obligation of the Lessor to ensure a marketable title and to cure any defect.
- J. The Lessee and Lessor have caused joint survey and measurement of the said plot and the Lessee has on March 19, 2010 been put in vacant and peaceful possession of the said plot, to its satisfaction.

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Govind Nagar
923, 84th Street
New York, NY 10024



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K. The Lessor has now agreed to grant to the Lessee a lease of all that the said plot on the terms and conditions hereinafter contained.

NOW THIS DEED WITNESSETH THAT in pursuance of the said agreement and in consideration of the sum of Rs. 111,11,11,111.00 (Rupees One Hundred and Eleven Crore Eleven Lakh Eleven Thousand One Hundred and Eleven Only) paid by the Lessee to the Lessor before the execution of these presents, the receipt whereof the Lessor doth hereby admit and acknowledge and in consideration of the annual ground rent hereby reserved and the performance of the terms, conditions and covenants on the part of the Lessee as contained herein, the Lessor doth hereby grant and demise unto the Lessee ALL THAT the pieces and parcels of land containing an area of 3 acres (180 cottahs) more or less situate lying at and comprised in J. L. No. 7, Mouza Purba Topsia, Police Station Tiljala, District South 24 Parganas fully described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red and hereinafter referred to as the "demised plot" TOGETHER WITH all ways, paths, passages, lights, drains, water courses, easements, rights, advantages and appurtenances whatsoever and howsoever to the demised plot belonging or therewith held or enjoyed for the beneficial use and enjoyment of the demised plot TO HAVE AND TO HOLD the demised plot UNTO THE LESSEE for a period of 99 years commencing from the date of delivery of possession of the demised plot to the Lessee on 17th April, 2010 & expiring on 16th April

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2109 with an option on the part of the Lessee for renewal of the lease for one further period of 99 years on the expiry of the term of these presents YIELDING AND PAYING therefor unto the said Lessor annual ground rent of Re.1/- (Rupee One only) per cottah or part thereof comprised in the demised plot and on the terms and conditions hereinafter contained.

2. THE LESSEE HEREBY AGREES AND COVENANTS WITH THE LESSOR AS FOLLOWS: -

2.1 To pay to the Lessor the yearly rent of Re. 1/- (one) per cottah or part thereof of the demised plot, by the 15th day of January of the year for which the same is payable without any delay, default or abatement whatsoever.

2.2 To pay all present and future taxes (including property tax as per the assessment and annual valuation), rates, fees (including building sanction fees), cesses and other impositions of every description in respect of the land and the structures thereon which are or may be assessed to be payable by the owner or occupier thereof presently or in future and all increases thereof to any authority/authorities during the period of the lease and keep the Lessor saved and harmless in that respect.

2.3 To apply for sanction of building plan for construction on the demised plot within 12 (twelve) months from the date of handing over of possession of the plot by the Lessor to the Lessee, to start the construction within 24 (twenty

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four) months from the date of receipt of building permit and / or sanction and to complete construction within a period of 60 (sixty) months from the date of receipt of building permit and / or sanction. Upon the failure of the Lessee unless prevented by circumstances beyond its control to obtain full occupancy certificate within a period of 36 (thirty six) months and a further period of 12 (twelve) months after the expiry of the aforesaid period of 36 (thirty six) months, the Lessor shall be entitled to claim liquidated damages from the Lessee @ Rs. 5,00,000/- for every month of delay over and above the period of 12 (twelve) months after expiry of the period of 36 (thirty six) months above referred to and if such delay continues for a period of 36 (thirty six) months after expiry of the period of 12 (twelve) months, the Lessor shall be entitled to forfeit the lease and forfeit 50% of the premium paid by the Lessee to the Lessor and the Lessee shall be entitled to refund of the balance 50% of the premium without interest, upon such forfeiture and restoration of possession.

Provided however it has been agreed by and between the parties hereto that the Lessee shall not be regarded in breach of any of the terms and conditions if the Lessee is prevented:

- A) By an act of God
- B) Civil commotion
- C) Order of restraint from any court
- D) Any other circumstances beyond the control of Lessee

- 24 To adhere to comply with and follow all applicable laws, rules and regulations for construction and the use enjoyment and possession of the demised plot [including but not limited to the Land Use Development and Control Plan (LUDCP) of KMDA for Eastern Fringe of Kolkata Municipal Corporation

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four) months from the date of receipt of building permit and / or sanction and to complete construction within a period of 60 (sixty) months from the date of receipt of building permit and / or sanction. Upon the failure of the Lessee unless prevented by circumstances beyond its control to obtain full occupancy certificate within a period of 36 (thirty six) months and a further period of 12 (twelve) months after the expiry of the aforesaid period of 36 (thirty six) months, the Lessor shall be entitled to claim liquidated damages from the Lessee @ Rs. 5,00,000/- for every month of delay over and above the period of 12 (twelve) months after expiry of the period of 36 (thirty six) months above referred to and if such delay continues for a period of 36 (thirty six) months after expiry of the period of 12 (twelve) months, the Lessor shall be entitled to forfeit the lease and forfeit 50% of the premium paid by the Lessee to the Lessor and the Lessee shall be entitled to refund of the balance 50% of the premium without interest, upon such forfeiture and restoration of possession.

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- C) Order of restraint from any court
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(KMC/Lessor) Area and the KMC Building Rules, 2009] and to be solely answerable and responsible for all breaches and/or defaults in compliance thereof. The Land falls under Development zone "R" and according to the said plan , the following buildings are prohibited :

- A) New industrial building or extension of existing industrial building except for those industries listed in schedule - II of the land use and Development control plan.
- B) Hazardous building.
- C) New Mercantile (wholesale) building and extension of existing mercantile (wholesale) building.
- D) Khatals

2.5 To comply with at all times, all applicable laws, rules and regulations for carrying on its activities from the plot and to keep the Lessor saved harmless and indemnified for all losses claims and demands which the Lessor may suffer or be put to by reason of any breach or alleged breach of the aforesaid covenant.

2.6 To obtain at its own cost all permissions and licences that may be necessary for its activities on the demised plot and observe and perform all laws, rules and regulations which may be required to be observed and performed by it, at its own costs and responsibility keeping the Lessor saved harmless and indemnified in this regard.

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2.7 To arrange for and establish a scientific process for the collection of garbage, refuse and sewage generated from the demised plot in accordance with applicable law, rules and regulations.

2.8 To install necessary pollution control equipments and facilities and to obtain necessary periodical clearances in this regard from applicable authorities.

2.9 To ensure that quality of effluents, if any, generated from the demised plot shall conform to the norms laid down by the West Bengal State Pollution Control Board and the Lessor and to discharge all effluents in accordance with applicable laws, rules and regulations.

2.10 To keep the demised plot clean and free from all sorts of nuisance and not to allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.

2.11 To keep all structures to be erected on the demised plot in good and tenable repair and condition.

2.12 To take necessary precautions towards fire safety and carry out regular maintenance and replacement of electrical wirings installations and appliances.

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2.13 To insure the demised plot and all structures to be constructed thereon for adequate value and to keep the same adequately insured for the entire term of the lease against such risks as are normally insured against.

2.14 The Lessee shall at all times during the said term upon receipt of reasonable previous notice in writing considering the nature of business of the Lessee, allow the Lessor its agents and servants to enter into and upon the demised plot and view the condition thereof and give or leave notice of any defect in such condition and notwithstanding that such defect may not have been caused by any act or default on the part of the Lessee its agents and servants, the Lessee shall be liable to make good the same within 15 days after such notice shall have been given or left.

2.15 To make regular payments for consumption of electricity, water and other services supplied to the demised plot and to keep the Lessor saved and harmless in this regard. In the event there are any amounts outstanding with respect of water and electricity consumed for the demised plot on the expiry or sooner determination of this Lease Deed, the Lessee shall make payments for the same to the concerned authority.

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- 2.16 The Lessee will be entitled to mortgage its leasehold interest in the demised plot to banks , financial institutions or companies only for raising finance without however foisting any liability on the Lessor. The Lessee shall always indemnify and hold the Lessor indemnified and harmless of any demand or claim arising out of such mortgage.
- 2.17 Not to sub-divide the demised plot into smaller plots of land.
- 2.18 The Lessee will be entitled to sublease, sublet and/or grant usage rights of constructed spaces of built up areas of the building proposed to be constructed on the land together with such other rights as are customarily granted in connection with such sub lease and/or other grant without the need of any consent from KMC provided however that the lessee shall have to submit to KMC annually or at shorter intervals as may be fixed by KMC, particulars of occupants of the building and terms and conditions on which spaces are in possession of third parties and/or business as and being carried on by such third parties from various areas of the building.
- 2.19 Not to remove any earth from the demised plot for any purpose other than for the purpose for which the land is settled, which earth should be used for re-filling of trenches excavated for construction and not to cause any damage or depreciation to the demised plot.

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2.20 Not to carry on or permit to be carried on or committed in the demised plot or any part thereof any offensive noisy or dangerous trade business manufacture or occupation nor use the same or allow the same to be used for any illegal or immoral activity or any activity contrary to law or offensive or which is a cause of nuisance disturbance annoyance or inconvenience to its neighbours.

2.21 Not to keep any heavy articles on the floors of the structures to be erected on the demised plot nor bring in or store or allow to be brought in or stored in the demised plot any inflammable combustible or explosive substance or any hide, skin or other articles likely to injure or damage the demised plot and/or the structures to be constructed thereon and not to do or allow to be done on the demised plot anything that may deteriorate the value of the demised plot or injure the same in any way, except in accordance with law.

2.22 Not to allow the demised plot or any construction thereon or any part thereof to be used as a place of public worship or burial and not allow any shrine, temple, mosque, church or any other kind of place of worship to be erected thereon or any part to be used for the said purposes.

2.23 At the expiry or sooner determination of the term of these presents to peaceably make over and surrender to the Lessor the demised plot and in good condition, reasonable wear

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and tear by use thereof excepted, without any claim or demand for compensation in respect of the demised plot and/or the structures thereon or to be erected thereon.

3. THE LESSOR HEREBY COVENANTS WITH THE LESSEE THAT the Lessee regularly and punctually paying the rent hereby reserved and observing and performing all covenants on its part herein contained to be paid observed and performed may hold and enjoy the demised plot with all constructions thereon or to be erected thereon during the term hereby created and the renewal thereof, without any claim, demand or interruption by the Lessor or any other person claiming through under or in trust for the Lessor.

4. THE LESSOR AND THE LESSEE HEREBY AGREE AND COVENANT WITH EACH OTHER AS FOLLOWS: -

4.1. On the expiry of the period of this lease, subject to the Lessee complying with the terms of the Lease Deed, the Lessee shall have one option for one renewal thereof, (which option the Lessee shall exercise by providing prior 6 months notice in writing) for a like term of 99 years without any payment of further premium and without any further option for renewal and on the same terms and conditions contained in these presents (except this clause for renewal) and upon such option being exercised , the Lessor shall execute and cause to

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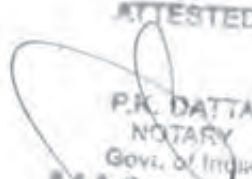


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be registered in favour of the Lessee, a Deed of Renewal of lease in respect of the demised plot at the cost and expense of the lessee.

- 4.2. Any demand for payment or notice required to be made or given to the Lessee shall be sufficiently made or given if sent by the Lessor to the Lessee at its registered office or at the demised plot or to such other address as may have been intimated by the Lessee to the Lessor in writing and any notice required to be given to the Lessor shall be sufficiently made or given if sent by the Lessee to the Lessor at the address of the Head Office of the Lessor or such other address as may have been intimated by the Lessor to the Lessee marked for the attention of the Municipal Commissioner or such other officer as may have been so intimated.
- 4.3. Notwithstanding anything herein contained if the Lessee is in breach of any of the terms, conditions and covenants herein contained and on its part to be paid observed or performed and the Lessor calling upon the Lessee to rectify the breach complained of and such breach not being cured or rectified to the Lessor's satisfaction within a period of six months from the date of service of such notice or if the Lessee shall go into liquidation or enter into a compromise with its creditors, then and in any of the said cases, it shall be lawful for the Lessor at any time thereafter to treat this demise as determined and to re-enter

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into and upon the demised plot or any part thereof in the name of the whole and the same to have again re-possessed and enjoyed as in its former estate.

4.4. The failure of either party to enforce in any one or more instances, performance of any of the terms covenants and conditions of these presents shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term condition and covenant and such failure shall not in any way affect the validity of the Lease Deed or the rights and obligations of the parties hereto. The parties agree that a waiver of any term or provision hereof may only be made by a written instrument of modification of lease executed by both parties hereto.

4.5. The cost of preparation of these presents including stamp duty and registration fees shall be paid and borne by the Lessee and this Deed of Lease shall, after registration remain with the Lessee who shall provide to the Lessor at its own cost, a certified copy thereof.

4.6. Both parties to the extent practically possible, shall keep confidential all information and other terms and conditions in relation to this Lease Deed and shall not without prior, written consent of the other, divulge such information to any other person or use such information in any manner whatsoever except

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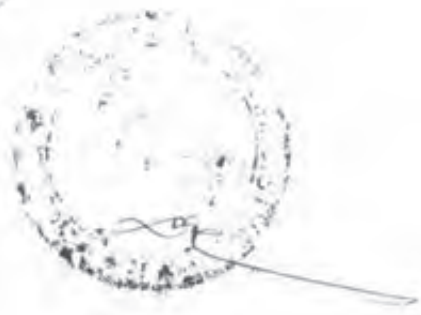
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as required by law, or by government regulation, requirement or, order, or as may be necessary to establish or assert its rights hereunder.

- 4.7. Disputes and differences arising out of or in connection with or relating to the interpretation or implementation or termination of this Lease Deed which cannot be settled by mutual negotiation within 60 days, shall be referred to the sole arbitration of the Hon'ble Mayor of The Kolkata Municipal Corporation and if he declines, to his nominee. Such arbitration shall be held according to the provisions of the Arbitration and Conciliation Act, 1996 and any modification or reenactment thereto. The venue of the arbitration proceedings shall be at Kolkata and language of the arbitration shall be English. The arbitration award shall be final and binding upon the parties and the parties agree to be bound thereby and to act accordingly. When any dispute has been referred to arbitration, except for the matters in dispute, the parties shall continue to exercise their remaining respective rights and fulfill their remaining respective obligations, under these presents, to the extent practicable.

- 4.8. In the event of the demised plot or any part thereof or any structure thereon being materially damaged or destroyed by earthquake tempest or other act of God or any irresistible force or fire not caused by any act or neglect on the part

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part thereof substantially and permanently unfit for the purpose for which it has been let, this lease shall at the option of the Lessee be void.

- 4.9. In the event of the demised plot or any part thereof being acquired by the Government or any local authority under any law for the time being in force or being requisitioned under any law for the time being in force, then this demise shall determine from the date when possession of the demised plot shall be taken by the acquiring or requisitioning authority or any earlier date if so required by them and the Lessee shall have no claim against the Lessor for disturbance but shall be entitled to the whole of the compensation money or rent in respect of such acquisition or requisition, only.
- 4.10. Courts at Kolkata shall have the exclusive jurisdiction to try and entertain all disputes arising out of this Lease Deed and the transaction contemplated herein.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT pieces and parcels of land containing an area of 3acres more or less lying situate at and comprised within the various Dags hereinbelow with Khatian Nos. as detailed below in Mouza Purba Topsia, J. L. No.7, Police Station Tiljala, District South 24 Parganas Under the Kolkata Municipal corporation being Municipal Premises No.

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1001, Eastern Metropolitan Bye Pass, Assessee No. 210663000032 and delineated in the map or plan hereto annexed and thereon bordered in red OR HOWSOEVER OTHERWISE the demised plot is now or heretofore was known numbered delineated butted bounded described or distinguished.

Particulars of the Dag Numbers comprised in the demised plot are given below:-

R.S.Dag No	Khatian No	Area in Acres
57 (P)	124	1.5601
58 (P)	124	0.0493
74 (P)	125	0.11
86 (P)	95	0.0784
143 (P)	71	0.005
145 (P)	90	0.0524
159 (P)	95	1.0965
160 (P)	86	0.0224
161 (P)	85	0.0257
TOTAL		2.9997

The demised plot is butted and bounded in the manner following that is to say :-

ON THE NORTH : By I.T. Park
 ON THE EAST : By E M Bypass
 ON THE SOUTH : By Others Land
 ON THE WEST : By I. T. Park

ATTESTED

 P.K. DATTA
 NOTARY
 Govt. of India
 P. B. 3, Sanshodhni Street
 Calcutta - 700 001

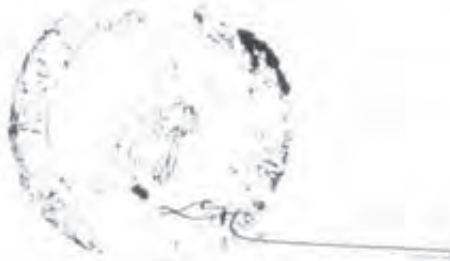


11 SEP 2018



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NOTARY
Govt of India
2 & 3, Bikanelli Street
Calcutta - 700 001



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2010

14 APR 2010

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

SIGNED AND DELIVERED for and on behalf of the Lessor, THE KOLKATA MUNICIPAL CORPORATION by Mr. Arnab Roy IAS its Municipal Commissioner at Kolkata in the presence of:

Arnab Roy
(Arnab Roy)

Municipal Commissioner
The Kolkata Municipal Corporation

1. *Himangshu Sekhar Mondal*
Land Officer.
K.M.C.
2. *Mansi Sarin Roy Chowdhury*
4. K.C.S. Roy Roy Road
Kolkata - 2

SIGNED AND DELIVERED for and on behalf of the Lessee, FORUM PROJECTS PVT LTD by Mr. Nirmal Lunawat in the presence of:

For Forum Projects Private Limited
Nirmal K. Lunawat
Authorized Signatory

1. *Himangshu Sekhar Mondal*
Land Officer
K.M.C.
2. *Mansi Sarin Roy Chowdhury*

ATTESTED
P.K. DATTA
NOTARY
Govt. of India
P B 2, Benkhalai Street
Calcutta - 700 001



0, SEP 2018



ATTESTED

PK DATTA
NOTARY



PK
Date: _____
At: _____
27 April 2010

UP. K. DATTA
NOTARY
Govt of India
43, Bankshah Street
Calcutta



Page No.
SPECIMEN FORM TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presentants
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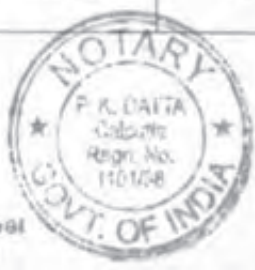


Pragati Projects Pvt. Ltd. Kolkata
Attested Signatory

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

ATTESTED

P.K. DATTA
 NOTARY
 Govt. of India
 # 3, Bankshahi Street
 Calcutta - 700 001



01 SEP 2018



ATTESTED
P.K. DATTA
NOTARY
Govt. of India
9 & 3, Bankhall Street
Calcutta - 700 001



07 SEP 2018

Additional Secretary
Assessment & Enforcement
17 APR 2010

SITE PLAN OF LEASED OUT LAND OF K.M.C. MEASURING 3 ACRES MORE OR LESS AT MOUZA PURBA TAPSIJA.
 P.S. TILJALA DIST SOUTH 24 PARGANAS
 SCALE 1" (INCH) = 100' (FEET)



Sl. No.	Area	Total
1	57	214
2	74	412
3	143	544
4	144	544
5	159	628
6	86	344
7	145	576
TOTAL		3160



for forum project
Ujjwal

CHIEF VALUER & SUPERVISOR
 THE GOVT. SURVEYOR'S DEPARTMENT

07 SEP 2018



ATTESTED
 P.K. DATTA
 NOTARY
 Govt. of India
 P & S, Bankshall Street
 Calcutta - 700 001





18/09/2018
11:00 AM
11/09/2018

EMC

ATTESTED
P.K. DATTA
NOTARY
Govt. of India
& S. Banker Street
Oshawa, Ont. L1H 2G1



01 SEP 2018



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

Endorsement For Deed Number : I - 03869 of 2010
(Serial No. 02906 of 2010)

On 17/04/2010

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

Presented for registration at 14.15 hrs on :17/04/2010, at the Private residence by Nirmal Lunawat Claimant.

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

Execution is admitted on 17/04/2010 by

1. Arnab Roy
Municipal Commissioner, The Kolakata Municipal Corporation, 5, Surendra Nath Banarjee Road, CALCUTTA, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :-
. By Profession : Others
2. Nirmal Lunawat
Authorised Signatory, Forum Projects Pvt Ltd, 4/1, Red Cross Place, CALCUTTA, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700001 .
. By Profession : Others

Identified By Himangshu Sekhar Mondal, son of _____, 5, Surendra Nath Banarjee Road, CALCUTTA, Thana:-Taltola, District:-Kolkata, WEST BENGAL, India, P.O. :- . By Caste: Hindu, By Profession: Advocate.

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

On 19/04/2010

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),5 of Indian Stamp Act 1899.

Payment of Fees:

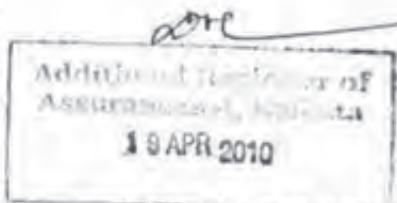
Fee Paid in rupees under article : A(1) = 12222221/- ,E = 14/- ,A2(a) = 35/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 19/04/2010

Deficit stamp duty

Deficit stamp duty Rs. 77778162/- is paid95371617/04/2010State Bank of India, INDUSTRIAL FINANCE KOLKATA, received on 19/04/2010

(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

7 SEP 2010
4 SEP 2010



(Dines Kumar Mukhopadhyay)
ADDL. REGISTRAR OF ASSURANCE-I

19/04/2010 11:43:00

EndorsementPage 1 of 1

ATTESTED


P.K. DATTA
NOTARY
Govt. of India
3, Bankhal Street,
Calcutta - 700 001



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 2163 to 2188
being No 03869 for the year 2010.




(Dines Kumar Ghosh) 19-April-2010
ADDL. REGISTRAR OF ASSURANCE-I
Office of the A.R.A.-I KOLKATA
West Bengal

ATTESTED

P.K. DATTA
NOTARY
Govt. of India
B-3, 34, 1st Street
Colaba - 400 004



11/5/10
11/5/10

DATED 17th DAY OF April, 2010

Between

KOLKATA MUNICIPAL CORPORATION

.....LESSOR

And

FORUM PROJECTS PRIVATE LTD

... LESSEE

DEED OF LEASE

1001, Eastern Metropolitan Bye Pass
Kolkata



17 APR 2010

07 SEP 2010

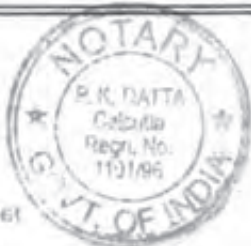
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NOTARY

Govt. of India

88, Bankshall Street
Calcutta - 700 001





Government Of West Bengal

Office of the A.R.A.-I KOLKATA

District :- Kolkata

Market Value / Chargeability Assessment Slip

Query No / Year 006861/2010

Query Date 16/04/2010

Applicant Name Mani Sankar Roy Chowdhury
Applicant Status Advocate
Type of Deed [0403] Lease with Rent and Premium
Lease Details : Lease Period: 100 Years, Average Annual Rent Rs.1,517/- Advance/Premium Rs. 111,11,11,111/-
Addl. Transaction Details Agreement(2)
Stampduty Payable Rs.7,77,78,162/- (1) Stamp Duty: Schedule 1A, Article- 35(a), 35(b), 5
Registration Fee Payable Rs.122,22,354/- (2) Registration Fee Article: A(2)(a), A(1), E,I,M(a),M(b)

Land Details

Sch No	Plot No / Zone No	Land Use		Area	Set Forth Value (Rs.)	Market Value (Rs.)	Depreciation Appreciation
		Proposed	ROR				

Addl. Transaction Details Agreement(2)

District:-South 24-Parganas, Thana:-Tiljala, Co.poration:-KOLKATA MUNICIPAL CORPORATION, Road:-E. M. Bye Pass, [Premises No. 1]

1	(Ultadanga More --- Manicktala Main Road)	Shali		299.97 Dec	0/-	0/-	Property is or Road
---	---	-------	--	------------	-----	-----	---------------------

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA



(Dines Kumar Mukhopadhyay)

A.R.A.-I KOLKATA

Kolkata

N.B. 1. Dec-Decimal, Kth-Katha,, str-Structure, Apt-Apartment, Sch- Schedule,Kh-Khatian

2. S.D. & Regn. Fees are calculated on the basis of information and transaction description/code provided in th Requisition Form. If those information are found to be given incorrect, the assessment made stands invalid.

3. Assessed market value is valid for one month.

4. Standard User charges of Rs 175/-(rupees one hundred seventy five) only inclusive of all taxes per transaction upt 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.

भारतीय स्टेट बैंक
State Bank of India

भारतीय स्टेट बैंक
State Bank of India
Issuing Branch: FIN BRANCH KOLKATA
Office No: 01936
Tel No: 033-22472260

भारतीय स्टेट बैंक
State Bank of India
DEMAND DRAFT

दिनांक / DATE: 17/04/2010
Key: YADION
Sr. No: 53682

भारतीय स्टेट बैंक
STATE BANK OF INDIA
DRAWEE BRANCH SERVICE BRANCH CALCUTTA

भारतीय स्टेट बैंक
STATE BANK OF INDIA
PAUSE ZERO ONLY

SEVEN	SEVEN	SEVEN	EIGHT	ONE	SIX	TWO
THIRDS	THIRDS	THIRDS	THIRDS	FIFTEEN	TENS	UNITS

AMOUNT BELOW 77778163178

9	8	7	6	5	4	3	2	1
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953716 0000020001 000101 17

भारतीय स्टेट बैंक
STATE BANK OF INDIA
DRAWEE BRANCH SERVICE BRANCH KOLKATA

भारतीय स्टेट बैंक
State Bank of India
DEMAND DRAFT

दिनांक / DATE: 17/04/2010
Key: REHFIT
Sr. No: 198931

भारतीय स्टेट बैंक
STATE BANK OF INDIA
DRAWEE BRANCH SERVICE BRANCH CALCUTTA

भारतीय स्टेट बैंक
STATE BANK OF INDIA
PAUSE ZERO ONLY

ONE	TWO	TWO	TWO	TWO	THREE	FIVE	FOUR
TENS	TENS	TENS	TENS	TENS	HUNDREDS	TENS	UNITS

AMOUNT BELOW 122222354

9	8	7	6	5	4	3	2	1
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953717 0000020001 000101 17

07 SEP 2010
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NOTARY
Govt. of India
P & J, Bankshall Street
Calcutta - 700 001

