

191688



S.L. No. Sold To.....
Rs. Addr.....
G.C. SAHA
(Govt.) LICENSED STAMP VENDOR
11A, Mirza Galib Street, Kol-87
L. No. 4/2016-17.....
Issue Date Sign.....

11 OCT 2017



ADJUT REGISTRAR
OF ASSURANCE IN KOLKATA
20 NOV 2017

Identified by

Rajesh Haldar

s/o - Sahadeb Haldar

3, J.H. Sarani,

Kol-69

ভারতের নির্বাচন কমিশন
ELECTION COMMISSION OF INDIA
LCX2206464

পরিচয় পত্র
IDENTITY CARD



নির্বাচকের নাম পলাশ হালদার
Elector's Name Palash Haider

পিতার নাম সহদেব হালদার
Father's Name Sahadeb Haider

লিঙ্গ পুং
Sex M
১.১.২০০৭ এ বয়স ১৯
Age as on 1.1.2007 19

Palash Haider

ঠিকানা:
মাজেরপাড়া মৌজা - শেরপুর, জে.এল.নং - ১২৯ ডুমুরদহ নিত্যানন্দপুর - ২
বলাগড় হুগলী ৭১২৫১৩

Address:
MajherparaMouza-Sherpur,J.L.No-129 Dumurdaha
Nityanandapur 2 Balagarh Hooghly 712513

নির্বাচক নিবন্ধন আধিকারিক
Facsimile Signature
Electoral Registration Officer

বিধানসভা নির্বাচন কেন্দ্র : ১৮৮-বলাগড় (ভঙ্গিনী জাতি)
Assembly Constituency: 188-Balagarh (SC)

জেলা: হুগলী
তারিখ: ১১.০৩.২০০৭

District: Hooghly
Date: 11.03.2007

14C/0986



सत्यमेव जयते

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000380815/2017



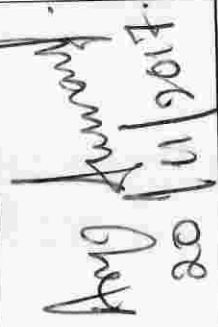

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BRITISH CHANDRA BARMAN 16A, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001	Represent ative of Lessor [THE GOVERN OR OF WEST BENGAL THROUG H LAND AND LAND REFORM S DEPART MENT AND REFUGE E RELIEF AND REHABILI TATION DEPART MENT]			<i>Exempted Person</i>



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
20 NOV 2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Shri ARYA SUMANT 17, J L NEHRU ROAD, P.O:- ESPLANADE, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013	Representative of Lessee [EDEN REALTY VENTURES PRIVATE LIMITED]		6881 	 20/11/2017
SI No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PALASH HALDER Son of SAHADEB HALDER 3, J H SARANI, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700069	Mr BRITISH CHANDRA BARMAN, Shri ARYA SUMANT		 20.11.2017	

(Asit Kumar Joarder)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-011663505-1

Payment Mode Online Payment

GRN Date: 20/11/2017 11:20:20

Bank : HDFC Bank

BRN : 407679151

BRN Date: 20/11/2017 11:20:57

DEPOSITOR'S DETAILS

Id No. : 19041000380815/5/2017

[Query No./Query Year]

Name : EDEN REALTY VENTURES PRIVATE LIMITED
Contact No. : 08336001194 Mobile No. : +91 8336001194
E-mail : nandiutpal123@gmail.com
Address : 7JLNEHRU ROAD KOLKATA 700013 WB
Applicant Name : Mr P HALDER
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Lease, Lease by Govt./Govt. Authority/Govt. Undertaking
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	19041000380815/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	66020 ✓
2	19041000380815/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	11098 ✓

In Words : Rupees Seventy Seven Thousand One Hundred Eighteen only

Total

77118



REGIONAL REGISTRAR
OF INSURANCE, KOL
20 NOV 2017



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1325/13507/45730

Download Date: 09/05/2017

To
Arya Sumant
S/O: Sachchidanand Rai
Flat - 7 , 3rd Floor
13, Loudon Street
National Court
Circus Avenue
Kolkata Circus Avenue
West Bengal - 700017
9051613111

Generation Date: 21/04/2017

Signature valid

Digitally signed by
Arya Sumant
UIDAI/UIDAI/UIDAI/UIDAI/UIDAI
Date: 2017.05.09 12:28:45
IST



आपका आधार क्रमांक / Your Aadhaar No. :

4138 7452 7253

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Arya Sumant

DOB: 11/07/1987
MALE



4138 7452 7253

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं |
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें |
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है |

INFORMATION

- **Aadhaar** is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है ।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा ।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Sachchidanand Rai, Flat - 7
, 3rd Floor, 13, Loudon Street,
National Court, Circus Avenue,
Kolkata,
West Bengal - 700017

4138 7452 7253



1947



help@uidai.gov.in

www

www.uidai.gov.in

Government of West Bengal
Department of Land and Land Reforms and
Refugee Relief and Rehabilitation
The Calcutta Gujarati Education Society Building
Premises - 16A, Brabourne Road, 3rd Floor, Kolkata - 700 001

No: 1543/COM/RRR/2017

Date: 17.11.2017

From : B.C. Barman, IAS.
Commissioner-in-Deptt.,
Department of Land & Land Reforms and
Refugee Relief & Rehabilitation

To : The Managing Director,
Eden Realty Ventures Pvt. Ltd.,
7, Jawaharlal Nehru Road,
Kolkata - 700013

Sub: Execution of Deed of Allotment/Lease Deed.

Sir,

Please find enclosed herewith Deed of Allotment/Lease Deed duly executed for his information and taking necessary actions and registration.

He is requested to take necessary actions for registration of the aforesaid document at his own end; a certified copy of the same may be sent to us for our own records.

Encl. as above.

Yours faithfully,

sd
Commissioner-in-Deptt.

No: 1543/(1)/COM/RRR/2017

Date: 17.11.2017

Copy forwarded for information and taking necessary action to:

1. Registrar of Assurances, Red Cross Buildings, Kolkata.


Commissioner-in-Deptt.

17.11.2017
B.C. BARMAN, IAS
Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

EDEN REALTY VENTURES PRIVATE
LIMITED

21/02/2003

Permanent Account Number

AAACL9697H

15072012

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :

आयकर बैंक सेवा इकाई, एन एस डी एल

तीसरी मंजिल, सफायर चेंबर्स,

बानेर टेलिफोन एक्सचेंज के नजदीक,

बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081

e-mail: tininfo@nsdl.co.in

EDEN REALTY VENTURES PVT. LTD.

Ang Juman
Director


THE GOVERNOR OF WEST BENGAL THROUGH LAND AND LAND REFORMS DEPARTMENT AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT OF GOVERNMENT OF WEST BENGAL having its office at Writers Building, Main Block, Kolkata - 700 001 (now at Brabourne Road, Kolkata- 700 001), represented by its Commissioner-in-Department, Sri British Chandra Burman, hereinafter referred to as the **"State Government/Lessor"** (which term and expression shall, unless excluded by or repugnant to the context, be deemed to mean and include its successors) of the **FIRST PART**.

AND

EDEN REALTY VENTURES PRIVATE LIMITED (formerly LAXMI REALTORS PRIVATE LIMITED), a company incorporated under the (Indian) Companies Act 1956, having its registered office at 7, Jawahar Lal Nehru Road, Kolkata - 700013, and having PAN AAACL9697H and represented by its Director, Sri Arya Sumant, residing at Flat No. 7, 13, Loudon Street, Kolkata - 700017 and having PAN BYMPS8656P, hereinafter referred to as **"Eden/Lessee"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors in interest and assigns) of the **SECOND PART**.

The State Government and Eden are hereinafter individually referred to as a **"Party"** and collectively referred to as the **"Parties"**.

- A) The State Government, by virtue of land admeasuring an area of approximately 17.23 acres of land, along with Existing Tenants thereon and further 58 Decimals of land across the road with a garage constructed on it by the State Government, both being situated at Holding No. 4 (formerly 1290) of Ward No. 15 (formerly 31 and therebefore 29) under the jurisdiction of Baranagar Municipality under Police Station Baranagar, Post Office Baranagar, in the District of North 24-Parganas, more popularly known as Bonhooghly Tenement Scheme (the **"Said Land"**) vested in it, is the legal and rightful owner, being absolutely seized and possessed of and well and sufficiently entitled to the Said Land. The State Government has an absolute, unencumbered and unrestricted right to


B.C. BARMAN, IAS
 Commissioner-in-Dep't.
 Deptt. of L&LR and R.R & R
 Govt. of West Bengal

the Said Land and is legally competent and entitled to enter into this Allotment Deed.

- B) The State Government through public notice dated May 8, 2005, invited bids (explained in a detailed Notice), Project Report and financial bid from interested parties by entering into a joint venture with Public or Private Entities for development of a housing complex along with a marketing complex at the Said Land (hereinafter referred to as the **"Bonhooghly Housing Project"** or the **"Project"**).
- C) Eden was, on the basis of the Bid submitted by it, which was adjudged the highest bid, awarded the Project and has conveyed its willingness to develop and implement the same.
- D) The State Government has approved the building plan of the Project which has also since received requisite sanctions and clearances from all concerned authorities for the development and implementation of the Project including sanction by the Baranagar Municipality, being Building Permit No. BSPW/372/31 dated 12.01.2009, revalidated from time to time and at present being Building Permit No. PWBS/160/15 dated 24.10.2016 [hereinafter referred to as the **"Sanctioned Plan"** which expression includes all further revisions, additions, modifications and height escalation thereof, based on utilization of Floor Area Index/Ratio of the entirety of the entirety of the Said Land as per Order No. 785/MA/O/C-4/SR-6/2002 Pt. II dated 24.11.2008 or as Eden or its developer or appointees or nominees may get approved/sanctioned by the Baranagar Municipality at its own cost and sole and absolute discretion from time to time, for construction of the Eden Allotted Flats defined in the Deed of Agreement (defined in Recital E below), along with all supportive infrastructure works, community facilities and the roads.
- E) In order to record their mutual understanding and agreement regarding the respective rights and obligations with respect to the development and implementation of the Project, The State Government and Eden have on 18th September 2014 entered into agreement for the development and implementation of the Bonhooghly Housing Project (hereinafter referred to as the **"Deed of Agreement"**).
- F) In accordance with the terms and conditions of the Deed of Agreement and in consideration of the obligations to be performed by Eden under the Deed of Agreement and the



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Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
20 NOV 2017

payment of the Relinquishing Charges (defined in Clause E(a) of the Deed of Agreement) of Rs. 11,00,000/- Lakhs, (Rupees Eleven Lakhs) by Eden to 260 (Two Hundred and Sixty) Relinquishing Tenants, the State Government for meeting the one-time payment/settlement obligations towards the Relinquishing Tenants (defined in Clause E(a) of the Deed of Agreement), the State Government has agreed to transfer the exclusive rights of construction and transfer, together with good and sufficient title to the Land admeasuring an area of approximately 1.417 Acres (One Acres and Forty One Point Seven Decimals) alongwith constructible area measuring 15,600 Sq. M. in lieu of 260 (Two Hundred and Sixty) Flats of the Relinquishing Tenants earmarked in the First Component, as described in the **Schedule** hereto and hereinafter referred to as the "**Eden Allotted Area**", **together with** the benefit of the Sanctioned Plan through this Allotment Deed for a period of 99 (Ninety Nine) years with right of renewal for another 99 (Ninety Nine) years and Granting of the irrevocable right to access and use the Common Road to Eden, and Eden has agreed to take the Eden Allotted Area on Allotment for such period (hereinafter referred to as the "Allotment") on the following terms and conditions, which have been mutually agreed upon.

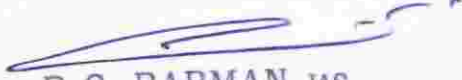
NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. Capitalized terms or terms in Bold used but not specifically defined herein shall have the same meaning as assigned to them in the Deed of Agreement.
2. The State Government represents to Eden that:
 - 2.1 The Eden Allotted Area is free from all encumbrances, charges, liens, and attachments, whatsoever or howsoever, and that the same is under the uninterrupted possession of the State Government;
 - 2.2 The State Government is legally competent and entitled to enter into this Allotment Deed and consummate the transactions contemplated herein; and
 - 2.3 The Eden Allotted Area are free from all regulatory and usage restrictions for development and implementation of the Project as contemplated under the Deed of Agreement.



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 Commissioner-in-Deptt.
 Deptt. of L&LR and R.R & R
 Govt. of West Bengal

3. The State Government, being the legal and rightful owner of the Eden Allotted Area and being legally authorized to Lease out the Eden Allotted Area, does hereby allot, demise and lease unto Eden the Eden Allotted Area described in the **Schedule** below, being land measuring approximately 1.417 Acres (One Acres and Forty One Point Seven Decimals) alongwith constructible area measuring approximately 15,600 Sq. M., situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata-700108, within the jurisdiction of Baranagar Municipality, under Police Station Baranagar, Post Office Baranagar, in the District of North 24-Parganas **together with** the benefit of the Sanctioned Plan as defined in the Deed of Agreement (the expression Sanctioned Plan including further revisions, additions, modifications and height escalation thereof, based on utilization of Floor Area Index/Ratio of the entirety of the entirety of the Said Land as per Order No. 785/MA/O/C-4/SR-6/2002 Pt. II dated 24.11.2008 or as Eden or its developer or appointees or nominees may get approved/sanctioned by the Baranagar Municipality at its own cost and sole and absolute discretion from time to time, for construction of the Eden Allotted Area defined in the Deed of Agreement, along with all supportive infrastructure works, community facilities and the roads) **and together with** all usufructs of the Eden Allotted Area, with vacant and peaceful possession thereof and all rights, easements and appurtenances thereto **but subject to** the covenants, terms and conditions agreed to between the Parties and herein written.
- 3.1 The Allotment shall be a for a period of 99 (Ninety Nine) years, with right of renewal for another 99 (Ninety Nine) years with effect from the date of execution of this deed (hereinafter referred to as the "Lease Period")
- 3.2 The Allotment is being made in accordance with the terms and conditions of the Deed of Agreement and in consideration of the obligations to be performed by Eden under the Deed of Agreement and the payment of 11,00,000/- Lakhs, (Rupees Eleven Lakhs) by Eden as Relinquishing Tenant Charges paid to the Relinquishing Tenants during the Lease, Eden shall pay an annual rent of Re. 1/- (Rupee One Only) (hereinafter referred to as the "**Rent**") to the State Government which shall not be revised


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 Deptt. of L&LR and R.R & R
 Govt. of West Bengal

during the Lease Period. Eden shall have the option to pay the Rent for the entire Lease Period in advance and the State Government shall accept the same. It is expressly agreed between the Parties that the aforesaid will be sufficient discharge of the Eden's obligations in respect of the Eden Allotted Area of the First Component hereunder.

- 4 Eden shall be entitled to enjoy, negotiate and enter into any agreement for conveyance or for transfer of the building / structures constructed thereon and proportionate undivided share or interest thereof in its leasehold rights and interest for the Lease Period granted by the State Government to Eden in accordance with the terms hereof with prospective transferees/sub-lessees/assignees of the Eden Allotted Area along with proportionate undivided share or interest in the Said Land and to accept any advance and/or consideration money in phases for transfer/sub-lease/assignment of the Eden Allotted Area forming part of the First Component of the Project.
- 5 Eden shall be entitled to transfer/sub-lease/assign proportionate undivided share or interest in the Eden Allotted Area and transfer/sub-lease/assign the building / structures constructed thereon and comprised in the Eden Allotted Area in favour of any person at such price and on such terms and conditions as Eden (in its sole discretion) may deem fit. The State Government shall not have any claim to the title, proceeds or profit from the Eden Allotted Area constructed on the part of the First Component of the Project other than the consideration under the Deed of Agreement.
- 6 Eden shall be entitled to create mortgage/charge upon the Eden's leasehold interest in the Eden Allotted Area including any building / structures constructed thereon without any consent of the State Government, in favour of any one or more lending institutions or any other person for the purpose of obtaining construction finance, house building loan/s and/or loan in other form of financial accommodation for the purpose of the development of the same as per the approved and/or revised Building Plan sanctioned by Baranagar Municipality, without the requirement of any consent from the State Government.
- 7 Eden shall be entitled to enter into any agreement or deed for transfer and/or sub-lease and/or assignment of Eden



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 Deptt. of L&LR and R.R & R
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Allotted Area with prospective transferees/sub-lessees/assignees, without being required to make the State Government a party to any such agreement or deed for transfer and/or sub-lease and/or assignment.

- 8 Eden shall be entitled to quiet and peaceful possession and enjoyment of the Eden Allotted Area together with the rights of light, water and other amenities and easements thereto during the Lease Period without any interruption or disturbance, of any nature whatsoever, from or by the State Government or any person claiming by, through or under the State Government.
- 9 Eden shall abide by all the laws, bye-laws, rules, regulations and conditions of the municipal or any other concerned authority in so far as they are required to be observed by Eden. Eden shall have the right to use the Eden Allotted Area for the purposes of construction and development; however, Eden shall use the Eden Allotted Area or any part thereof as per the approved plan or any revised plan approved by the Baranagar Municipality. Eden shall always be entitled to all benefits of the Sanctioned Plans duly approved in favour of the State Government by the Baranagar Municipality on or before the date of this Allotment Deed and further modifications thereto.
- 10 Eden shall pay and deposit all future taxes that may be levied by the local authority with respect to the Eden Allotted Area, provided that all such taxes, charges and rents outstanding as of the Date of Express Approval of the State Government shall be the sole and exclusive responsibility of the State Government.
- 11 In the event that it is found that there is any third party claim in or to the Eden Allotted Area or any buildings or structures situated thereon, the State Government shall be solely liable and responsible for such claim and removal of any obstacles in the construction on account of the same. The State Government hereby undertakes to indemnify and keep Eden indemnified, at all times, against all losses, claims, damages and costs, of any nature whatsoever, which Eden may suffer on account of any defect in the State Government's title to the Eden Allotted Area or any buildings or structures situated thereon, or in the State Government's ability to enter into and consummate the transactions contemplated herein or breach of its covenants hereof.


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Deptt. of L&LR and R.R & R
Govt. of West Bengal

- 12 The State Government shall execute all instruments and documents as may be requested by Eden in order to facilitate the transfer/sub-lease/assignment of title to the Eden Allotted Area to third party transferees/sub-lessees/assignees.
- 13 In case of any dispute between the State Government and Eden in connection with or arising out of this Lease Deed, the Parties shall, in the first instance, attempt to resolve the same amicably through negotiations. If the dispute persists and is not resolved within a period of ninety (90) days from the date on which it arose, the same shall be referred to the decision of the appropriate courts in Calcutta.
- 14 This Allotment Deed shall be governed by and construed in accordance with the laws of India and be an integral part of Deed of Agreement mentioned hereinabove.
15. All notices required or permitted hereunder shall be in writing and in the English language and shall be sent by Courier or by Speed Post or Registered A/D to the following addresses of each Party:

If to the State Government:

Address: Land and land Reforms Department and
Refugee Relief and Rehabilitation Department
Government of West Bengal
Brabourne Road
Kolkata-700001


Attention: Principal Secretary

If to Eden:

Address: Eden Realty Ventures Private Limited
7, JL Nehru Road
Kolkata-700013

Attention: Mr. Arya Sumant


All notices and other communications required or permitted under this Lease Deed that are addressed as provided in this Clause will (a) if delivered personally or by Courier, be deemed served upon delivery; (b) if sent by Speed Post or


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Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal

Registered A/D, be deemed served when received; (c) if sent by fax, upon the receipt of electronic confirmation of the same **provided that** it is thereafter also sent by any mode set out in (a) or (b) above.

Any Party may, from time to time, change its address for the purpose of notices to that Party by giving a similar notice specifying a new address, but no such notice will be deemed to have been served until it is actually received by the Party sought to be communicated the contents thereof.

16. This Allotment Deed may not be amended, modified or supplemented except by a written instrument executed by each of the Parties.
17. This Allotment Deed shall be duly stamped and registered with the office of the appropriate office of the Registrar of Assurances as per the applicable laws.
18. Eden and the State Government agree, declare and confirm that the terms, conditions and covenants contained in this Allotment Deed shall be applicable, binding and enforceable against them.
19. The State Government hereby acknowledges and confirms that the grant of the Allotment hereunder by the State Government to Eden, and further acknowledges and agrees that it shall have no claim to the title, proceeds or profit from the Eden Allotted Area or the flats/buildings/structures built thereon, as the case may be nor shall its consent or consultation be required by Eden for the creation of any encumbrance on, or any transfer/sub-lease/assignment of the Eden Allotted Area or the flats/buildings/structures built thereon, as the case may be.
20. The Parties agree that this Allotment Deed shall not be terminated for any reason whatsoever and shall remain valid and shall continue in full force during the Lease Period, save and except in the event of Eden not satisfying the provisions regarding the total consideration as mentioned in para F and clause 3.2 of this Deed.




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Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal

SCHEDULE**(Eden Allotted Area)**

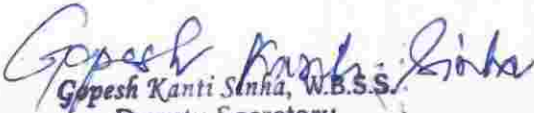
All that piece and parcel of land measuring 1.417 Acres (One Acres and Forty One Point Seven Decimals) alongwith the exclusive rights of construction and transfer , situate, lying at and being a divided and demarcated part or portion of Premises No. 561, Bonhooghly Arable Land, Lake View Park Road, Holding No. 4 (formerly 1290), Ward No. 15, Kolkata-700108, within the jurisdiction of Baranagar Municipality, under Police Station Baranagar, Post Office Baranagar, in the District of North 24-Parganas **together with** the benefit of the Sanctioned Plan as defined in the Deed of Agreement **and** comprised in various Dag Nos. as mentioned below **and** delineated on the **Plan** annexed hereto and bordered in colour **Red** thereon-


Sl. No.	Mouza	R.S. Dag No.	Eden Allotted Area (area in acre)
1	Palpara	36	0.20
2	Noapara	76	0.30
3	Noapara	77	0.25
4	Noapara	73	0.283
5	Noapara	71	0.384
		TOTAL	1.417


B.C. BARMAN, IAS
 Commissioner-in-Deptt.
 Deptt. of L&LR and R.R & R
 Govt. of West Bengal

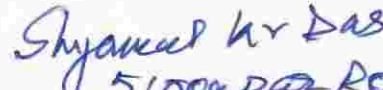
IN WITNESS WHEREOF the Parties have set and subscribed their respective hands and seals on the day, month and year first written above: -


Signed, Sealed and Delivered by the
the Lessor in presence of:


1. 
Gopesh Kanti Sinha, W.B.S.S.
Deputy Secretary
Deptt. of L&LR and R.R & R
Govt. of West Bengal

2. 
ARUN KUMAR MAZUMDER
Section Officer
Deptt. of L & LR & R.R. & R
Govt. of West Bengal

Common Seal of the Second Party is affixed
by Arya Sumant Director on behalf of the
Lessee in presence of:-

1. 
Shyamal Kr Das
51000 Paa Road
Doom doom kal-30.

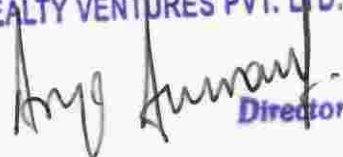
2. 
Somnath Chatterjee
7. J.L. Nehru Road.
Kolkata- 700013.


British Chatter Barman.

First Party


B.C. BARMAN, IAS
Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal

EDEN REALTY VENTURES PVT. LTD.


Arya Sumant
Director

Second Party

Drafted & Prepared by:


RATUL BHATTACHARJEE

Partner & Advocate

(Enrl. No. F/2295/2123/2010)


















RESPONSALIS

ADVOCATES & SOLICITORS

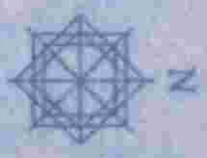
2, Garstin Place, 5th Floor,

Kolkata - 700001.

SPECIMEN FORM FOR TEN FINGERPRINTS

 <i>B.C. Barman</i> B.C. BARMAN, IAS Commissioner-in-Deptt. Deptt. of L&LR and R.R & R Govt. of West Bengal	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
 EDEN REALTY VENTURES PVT. LTD. <i>Arup Kumar</i> Director	Left hand					
	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger
						
	Left hand	Little finger	Ring finger	Middle finger	Fore finger	Thumb
Photo	Right hand	Thumb	Fore finger	Middle finger	Ring finger	Little finger

PLAN OF LAND MEASURING 1.417 ACRES COMPRISED IN VARIOUS DAG NOS OF
 MOUZA PALPARA AND NOAPARA AT PREMISES NO. 561 BONHOOGHLY ARABLE LAND,
 HOLDING NO. 4, WARD NO. 15, P.S. BARANAGAR, KOLKATA -700108,
 UNDER BARANAGAR MUNICIPALITY OWNED BY DEPARTMENT OF LAND AND LAND
 REFORMS AND REFUGEE RELIEF AND REHABILITATION, GOVERNMENT OF WEST BENGAL.



EDEN REALTY VENTURES PVT. LTD.

[Signature]
 Director

EDEN ALLOTTED AREA

SIL NO.	R/S DAG NO.	EDEN ALLOTTED AREA (AREA IN ACRE)	
1	30	0.20	PALPARA - 7
2	78	0.10	NOAPARA - 9
3	77	0.25	NOAPARA - 8
4	73	0.283	NOAPARA - 9
5	74	0.384	NOAPARA - 8
TOTAL		1.417	

B.C. BARMAN, IAS
 Commissioner-In-Deput.
 S. P. Office of Land and Land Reforms
 Govt. of West Bengal

MALAY KUMAR GHOSH
 Regn. No. CA/92/14854
 35A, Dr. Sarat Banerjee Road
 Kolkata - 700 029

SIGNATURE OF ARCHITECT
MALAY KUMAR GHOSH
 Regn. No. CA/92/14854
 35A, Dr. Sarat Banerjee Road, Kolkata-700 029

PLAN OF LAND MEASURING 1.417 ACRES COMPRISED IN VARIOUS DAG NOS OF MOUZA PALPARA AND NOAPARA AT PREMISES NO. 561 BONHOOGHLY ARABLE LAND, HOLDING NO. 4, WARD NO. 15, P.S. BARANAGAR, KOLKATA -700108, UNDER BARANAGAR MUNICIPALITY OWNED BY DEPARTMENT OF LAND AND LAND REFORMS AND REFUGEE RELIEF AND REHABILITATION, GOVERNMENT OF WEST BENGAL.

Sl. NO.	S.S. DAG NO.	EDEN ALLOTTED AREA (AREA IN ACRES)	
1	36	0.20	PALPARA - 7
2	76	0.50	NOAPARA - 8
3	77	0.25	NOAPARA - 9
4	73	0.285	NOAPARA - 10
5	71	0.588	NOAPARA - 11
	TOTAL	1.417	

EDEN ALLOTTED AREA



B. C. BARMAN, IAS
 Commissioner-in-Chief
 Deptt. of L&R and R. R. & R.
 Govt. of West Bengal

MALAY KUMAR GHOSH
 Regn. No. CA/92/14854
 Dr. Sarat Banerjee Road
 Kolkata - 700 029

SIGNATURE OF ARCHITECT
 MALAY KUMAR GHOSH
 Regn. No. CA/92/14854
 15A, Dr. Sarat Banerjee Road, Kolkata - 700 029

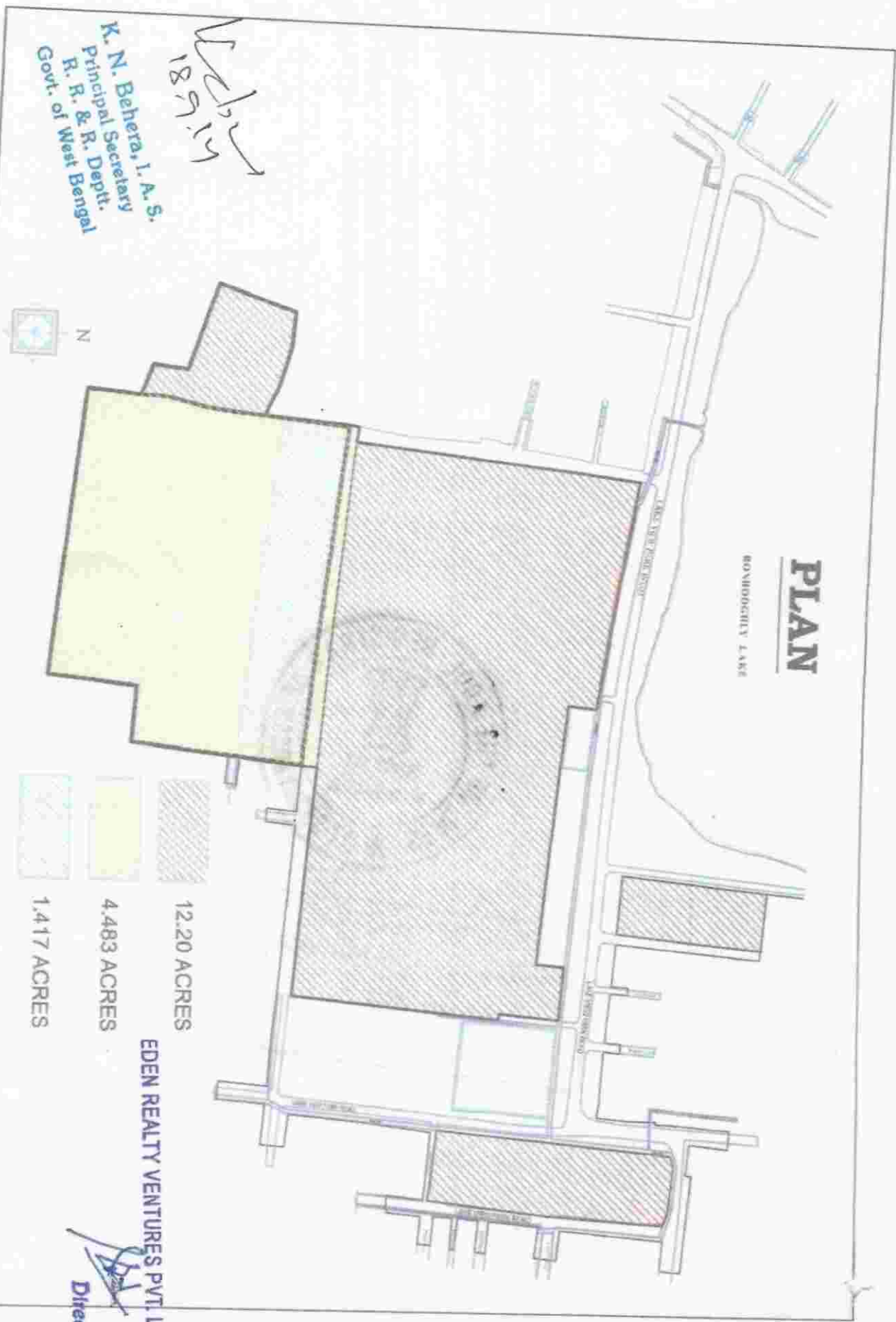
EDEN REALTY VENTURES PVT. LTD.

[Signature]
 Director

1.417 ACRES

PLAN

ROVHOOGHLY LAKE



Verdhi
189.14

K. N. Behera, I. A. S.
Principal Secretary
R. R. & R. Deptt.
Govt. of West Bengal



- 12.20 ACRES
- 4.483 ACRES
- 1.417 ACRES

EDEN REALTY VENTURES PVT. LTD.

[Signature]
Director

B.C. BARMAN, IAS
Commissioner-in-Deptt.
Deptt. of L&LR and R.R & R
Govt. of West Bengal

[Signature]
17.11.2017

Major Information of the Deed

Deed No :	I-1904-11655/2017	Date of Registration	21/11/2017
Query No / Year	1904-1000380815/2017	Office where deed is registered	
Query Date	18/11/2017 2:31:56 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	P HALDER 7, RED CROSS PLACE, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9143683290, Status : Solicitor firm		
Transaction	Additional Transaction		
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 11,05,64,655/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 66,120/- (Article:35)	Rs. 11,098/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Lease Period 99 Years s Advance/Premium Rs 11,00,000/- Average annual Rent Rs 1/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Palpara, Premises No. 561

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-36		Bastu	Bastu	0.2 Acre		1,56,05,456/-	Property is on Road Adjacent to Metal Road,

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Lake View Park, Mouza: Noapara, Premises No. 561

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-76		Bastu	Bastu	0.3 Acre		2,34,08,184/-	Property is on Road Adjacent to Metal Road,
L3	RS-77		Bastu	Bastu	0.25 Acre		1,95,06,820/-	Property is on Road Adjacent to Metal Road,
L4	RS-73		Bastu	Bastu	0.283 Acre		2,20,81,720/-	Property is on Road Adjacent to Metal Road,
L5	RS-71		Bastu	Bastu	0.384 Acre		2,99,62,475/-	Property is on Road Adjacent to Metal Road,
			TOTAL :					
					121.7Dec	0 /-	949,59,199 /-	
			Grand Total :					
					141.7Dec	0 /-	1105,64,655 /-	

Lessor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	THE GOVERNOR OF WEST BENGAL THROUGH LAND AND LAND REFORMS DEPARTMENT AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT WRITERS BUILDING MAIN BLOCK, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 , State Government Office, Status :Organization, Executed by: Representative, Executed by: Representative

24/11/2017 Query No:-19041000380815 / 2017 Deed No :I - 190411655 / 2017, Document is digitally signed.

Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	EDEN REALTY VENTURES PRIVATE LIMITED 7, JAWARHAR LAL NEHRU ROAD, P.O:- ESPLANADE, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013 , PAN No.:: AAACL9697H, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BRITISH CHANDRA BARMAN Son of Late AKSHAY KUMAR BARMAN 16A, BRABOURNE ROAD, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Status : Representative, Representative of : THE GOVERNOR OF WEST BENGAL THROUGH LAND AND LAND REFORMS DEPARTMENT AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT (as COMMISSIONER)
2	Shri ARYA SUMANT (Presentant) Son of SACHCHIDANAND RAI 17, J L NEHRU ROAD, P.O:- ESPLANADE, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BYMPS8656P Status : Representative, Representative of : EDEN REALTY VENTURES PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name & address	
Mr PALASH HALDER Son of SAHADEB HALDER 3, J H SARANI, P.O:- ESPLANADE, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700069, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr BRITISH CHANDRA BARMAN, Shri ARYA SUMANT	

Endorsement For Deed Number : I - 190411655 / 2017

On 20-11-2017

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

Presented for registration at 17:20 hrs on 20-11-2017, at the Private residence by Shri ARYA SUMANT ..

Admission Execution (for exempted person)

Execution by Mr BRITISH CHANDRA BARMAN, , COMMISSIONER, THE GOVERNOR OF WEST BENGAL THROUGH LAND AND LAND REFORMS DEPARTMENT AND REFUGEE RELIEF AND REHABILITATION DEPARTMENT, WRITERS BUILDING MAIN BLOCK, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

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.

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

Execution is admitted on 20-11-2017 by Shri ARYA SUMANT, DIRECTOR, EDEN REALTY VENTURES PRIVATE LIMITED, 7, JAWARHAR LAL NEHRU ROAD, P.O:- ESPLANADE, P.S:- New Market, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700013

Indetified by Mr PALASH HALDER, , , Son of SAHADEB HALDER, 3, J H SARANI, P.O: ESPLANADE, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700069, by caste Hindu, by profession Service

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

On 21-11-2017

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 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,098/- (A(1) = Rs 11,000/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,098/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 11:20AM with Govt. Ref. No: 192017180116635051 on 20-11-2017, Amount Rs: 11,098/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 407679151 on 20-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 66,020/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 66,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 191688, Amount: Rs.100/-, Date of Purchase: 11/10/2017, Vendor name: G C Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/11/2017 11:20AM with Govt. Ref. No: 192017180116635051 on 20-11-2017, Amount Rs: 66,020/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 407679151 on 20-11-2017, Head of Account 0030-02-103-003-02

Asit Kumar Joarder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2017, Page from 438663 to 438692
being No 190411655 for the year 2017.



Digitally signed by Srijani Ghosh
Date: 2017.11.24 13:32:09 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 24-11-2017 13:31:31
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)