

11642/2014

11873/2014



पश्चिम बंगाल WEST BENGAL

82AA 694415

*e-pays
28/26/14*

*4-02 for
Addl. Registrar of Assurances II
Kolkata
19.9.14*



*A. A. Road - No. 17
premium - 6,21,36,000/-*

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

Additional Registrar of Assurances-II, Kolkata

22/9/14

3258/14

Lease Deed

This Lease Deed (the "Lease Deed") is made at Kolkata and executed on 18th day of September, 2014.

BY AND BETWEEN

THE GOVERNOR OF WEST BENGAL THROUGH REFUGEE RELIEF AND REHABILITATION DEPARTMENT OF GOVERNMENT OF WEST BENGAL, having its office at Writers Building, Main Block, Kolkata-700001 (now at 16A, Brabourne Road, Kolkata-700001), represented by Shri Kashinath Behera, I.A.S., Principal Secretary to the Government of West Bengal, Refugee Relief & Rehabilitation Department, hereinafter referred to as the "**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**

*32
12
28*

19/09

W. B.

HB

90770



Sl No..... Sold To.....
Rs..... Addrs
P. K. DAS
Govt LICENSED STAMP VENDOR
11A, Miss Choudhury Street, Kol-87
L. No-280, Rs.....
Date..... Sign..... ✓

12 SEP 2014



[Signature]

c-7098

EDEN REALTY VENTURES PVT. LTD.

[Signature]

Director

(Sachchidanand Rai)



Identified by.
Asya Sumant
Son of Sachchidanand Rai
5M, Block-2, Space Bazaar,
VIA Road, Kolkata-700052
Business.

REGISTRAR
KOLKATA
19 SEP 2014



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

Endorsement For Deed Number : I - 11873 of 2014
(Serial No. 11642 of 2014 and Query No. 1902L000028249 of 2014)

On 19/09/2014

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

Presented for registration at 16.03 hrs on :19/09/2014, at the Private residence by Sri Sachchidanand Rai ,Claimant.

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

Execution is admitted on 19/09/2014 by

1. Sri Sachchidanand Rai
Director, Eden Realty Ventures Pvt Ltd, 7, Jawahar Lal Nehru Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700013.
, By Profession : Others

Identified By Arya Sumant, son of S Rai, 5 M, Block - 2, Space Town, V I P Road, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700052, By Caste: Hindu, By Profession: Business.

Admission Execution(for exempted person)

1. Execution by Shri Kashinath Behera, I A S

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.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 20/09/2014

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

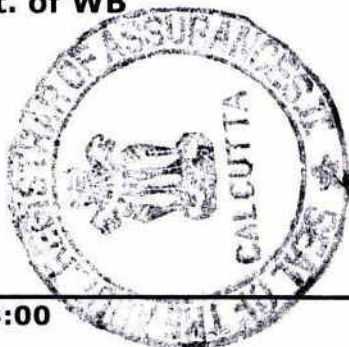
Registration Fees Rs. 23,49,698/- paid online on 19/09/2014 12:21PM with Govt. Ref. No. 192014150007545912 on 19/09/2014 11:16AM, Bank: State Bank of India, Bank Ref. No. 190914090006205 on 19/09/2014 12:21PM, Head of Account: 0030-03-104-001-16, Query No:1902L000028249/2014

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.- /-Lease Period 99 Years Advance/Premium Rs 21,36,00,001/- Average annual Rent Rs 1/-

Certified that the required stamp duty of this document is Rs.- 14952020 /- and the Stamp duty paid as: Impresive Rs.- 10/-

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



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



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

**Endorsement For Deed Number : I - 11873 of 2014
(Serial No. 11642 of 2014 and Query No. 1902L000028249 of 2014)**

Stamp duty Rs. 1,49,52,010/- paid online on 19/09/2014 12:21PM with Govt. Ref. No. 192014150007545912 on 19/09/2014 11:16AM, Bank: State Bank of India, Bank Ref. No. 190914090006205 on 19/09/2014 12:21PM, Head of Account: 0030-02-103-003-02, Query No:1902L000028249/2014

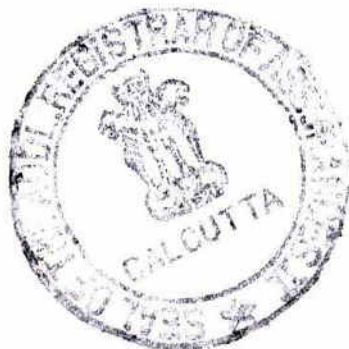
(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

On 22/09/2014

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, 5 of Indian Stamp Act 1899.

(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

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

GRN: 19-201415-000754591-2

Payment Mode

Counter Payment

GRN Date: 19/09/2014 11:16:50

Bank :

State Bank of India

DEPOSITOR'S DETAILS

Id No. : 1902L000028249/3/2014

[Query No./Query Year]

Name : Susanta Bhattacharya

Contact No. :

Mobile No. : +91 9433392692

E-mail :

Address : 7C Kiran Shankar Roy Road, Kolkata-700001

Applicant Name : Susanta Bhattacharya

Office Name : A.R.A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

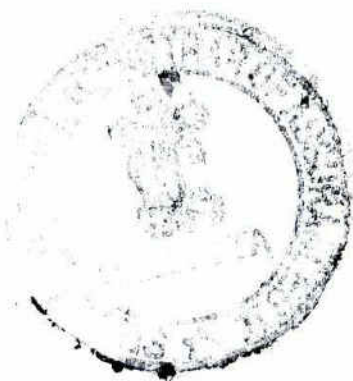
PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|--------------|-----------------------|--|--------------------|-----------------|
| 1 | 1902L000028249/3/2014 | Property Registration- Stamp duty | 0030-02-103-003-02 | 14952010 |
| 2 | 1902L000028249/3/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2349698 |
| Total | | | | 17301708 |

In Words : Rupees One Crore Seventy Three Lakh One Thousand Seven Hundred Eight only



Note: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 26/09/2014 (banking hours). This challan form shall be invalid 26/09/2014



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A
REGISTRAR
OF ASSAM MEDICAL KATA
19 SEP 2014

State Bank Of India

| | |
|---------------------------------|---|
| Home Branch : 01401 | Payment Mode : Counter Payment |
| GRN : 192014150007463832 | Bank Ref No : 017038775 |
| GRN Date : 19/09/2014 | Transaction Date : 9/19/2014 12:21:42 PM |

Depositor ID : 19601234067
Depositor Name : UNITED AUTO CENTRE

Payment Details:

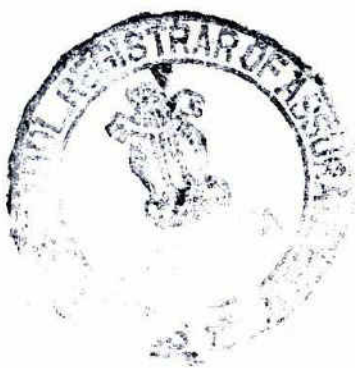
| SR No | Major Head | Sub Major Head | Minor Head | Budget Head | Scheme Code | HOA Description | Amount |
|-------|------------|----------------|------------|-------------|-------------|---------------------------|--------|
| 1 | 0040 | 00 | 102 | 005 | 03 | W.B.Value Added Tax-Taxes | 24695 |

Total Amount Paid : 24695

Signature of Bank Official :

Date





REGISTRAR
OF ASSURANCES
19 SEP 2014

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

GRN: 19-201415-000754591-2

Payment Mode

Counter Payment

GRN Date: 19/09/2014 11:16:50

Bank :

State Bank of India

DEPOSITOR'S DETAILS

Id No. : 1902L000028249/3/2014

[Query No./Query Year]

Name : Susanta Bhattacharya

Contact No. :

Mobile No. : +91 9433392692

E-mail :

Address : 7C Kiran Shankar Roy Road, Kolkata-700001

Applicant Name : Susanta Bhattacharya

Office Name : A.R.A. - II KOLKATA, Kolkata

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Requisition Form Filled in Registration Office

PAYMENT DETAILS

| Sl. No. | Identification No. | Head of A/C Description | Head of A/C | Amount[₹] |
|---------|-----------------------|--|--------------------|------------|
| 1 | 1902L000028249/3/2014 | Property Registration- Stamp duty | 0030-02-103-003-02 | 14952010 |
| 2 | 1902L000028249/3/2014 | Property Registration- Registration Fees | 0030-03-104-001-16 | 2349698 |

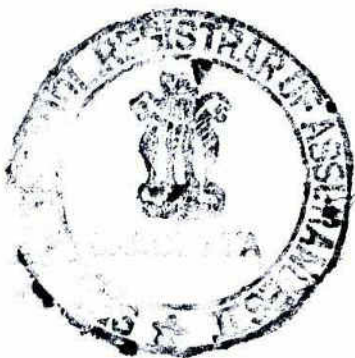
Total

17301708

In Words : Rupees One Crore Seventy Three Lakh One Thousand Seven Hundred Eight only

Note: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 26/09/2014 (banking hours). This challan form shall be invalid

26/09/2014



K

REGISTRAR
MADHYA PRADESH
19 SEP 2014

AND

EDEN REALTY VENTURES PRIVATE LIMITED (formerly LAXMI REALTORS PRIVATE LIMITED), a company incorporated under the Companies Act 1956, having its registered office at 7, Jawahar Lal Nehru Road, Kolkata-700013, represented by its Director, Sri Sachchidanand Rai, hereinafter referred to as the "**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 Lessor and the Lessee are hereinafter individually referred to as a "**Party**" and collectively referred to as the "**Parties**".

- A) The Lessor, by virtue of land vested in it, is the legal and rightful owner, being absolutely seized and possessed of and well and sufficiently entitled to, all that piece and parcel of land constituting an area of approximately 17.23 acres (Seventeen acres and Twenty Three decimals), along with Existing Tenants thereon and a further piece and parcel of land constituting an area of approximately 0.58 acres (Zero acres and Fifty Eight decimals) across the road with a garage constructed on it by the State Government, aggregating to 17.81 acres (Seventeen acres and Eighty One decimals) and both being situated at 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, more popularly known as Bonhooghly Tenement Scheme (hereinafter referred to as the "**Said Land**"). The Lessor has an absolute, unencumbered and unrestricted right to the Said Land and is legally competent and entitled to enter into this Lease Deed.
- B) The Lessor 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) The Lessee 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 Lessor 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/469/15 dated 8.02.2014 [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-

Lessee

[Signature]



SECRETAR
KOLKATA
19 SEP 2014

4/SR-6/2002 Pt. II dated 24.11.2008 or as the Lessee 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 HIG 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 Lessor and the Lessee 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 the Lessee under the Deed of Agreement and the upfront payment of Rs. 21,36,00,001/- (Rupees Twenty One Crore Thirty Six Lac and One only) paid by the Lessee to the Lessor (hereinafter referred to as the "**Upfront Payment**"), the Lessor has agreed to transfer vacant and peaceful possession, together with good and sufficient title, to the land measuring approximately 12.20 acres (Twelve acres and Twenty decimals) out of the Said Land earmarked for the Second Component of the Project as defined in the Deed of Agreement, such land being described in the **Schedule** hereto (hereinafter referred to as the "**Demised Land**") **together with** the benefit of the Sanctioned Plan so far as it relates to the HIG Flats of the Second Component as defined in the Deed of Agreement, through lease for a period of 99 (Ninety Nine) years with right of renewal for another 99 (Ninety Nine) years with immediate effect (hereinafter referred to as the "**Lease**" and the aforesaid periods of the Lease hereinafter collectively referred to as the "**Lease Period**"), 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 Lessor represents to the Lessee that:
 - 2.1 The Demised Land is free from all encumbrances, charges, liens and attachments, whatsoever or howsoever and that the same is under the uninterrupted possession of the Lessor.
 - 2.2 The Lessor is legally competent and entitled to grant this Lease Deed and consummate the transactions contemplated herein.

[Handwritten signature]

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REGISTRAR
KATA
19 SEP 2014

- 2.3 The Demised Land is free from all regulatory and usage restrictions for development and implementation of the Project as contemplated under the Deed of Agreement.
3. The Lessor, being the legal and rightful owner of the Demised Land and being legally authorized to grant Lease of the Demised Land, does hereby grant, demise and lease unto the Lessee the Demised Land described in the **Schedule** below, being land measuring approximately 12.20 acres (Twelve acres and Twenty decimals), 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 so far as it relates to the HIG Flats of the Second Component 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 the Lessee 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 HIG Flats defined in the Deed of Agreement, along with all supportive infrastructure works, community facilities and the roads) **and together with** all usufructs of the Demised Land, 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 Lease shall be for the Lease Period, being a period of 99 (Ninety Nine) years with right of renewal for a further period of 99 (Ninety Nine) years with immediate effect.
- 3.2 The Lease is being granted to the Lessee in consideration of the obligations to be performed by the Lessee under the Deed of Agreement and the Upfront Payment, being a sum of Rs.21,36,00,001/- (Rupees Twenty One Crore Thirty Six Lac and One only) paid by the Lessee to the Lessor, receipt of which has been separately admitted and acknowledged by the Lessor.
- 3.3 During the Lease Period, the Lessee shall pay an annual rent of Re. 1/- (Rupee One only) (hereinafter referred to as the "**Rent**") to the Lessor, which shall not be revised during the Lease Period. The Lessee shall have the option to pay the Rent for the entire Lease Period in advance and the Lessor shall accept the same. Any and all payments to be made by the Lessee hereunder shall be subject to deduction of applicable taxes.
4. The Lessee shall be entitled to enter into agreements or transfer deeds of undivided shares of its lease hold right in the Demised Land for the Lease Period but in accordance with the terms hereof and the Lessee shall also be entitled to sell and convey the HIG Flats and the other buildings/





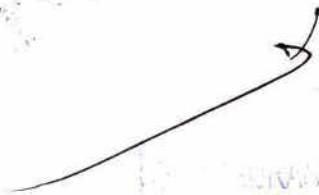
REGISTRAR
OF ASSURANCE, KOLKATA
19 SEP 2014

structures constructed by the Lessee on the Demised Land to prospective transferees of the HIG Flats to be constructed on the Demised Land and to accept and fully appropriate any advance and/or consideration money for disposal of the HIG Flats forming part of the Second Component of the Project.

5. The Lessee shall be entitled to transfer/sub-lease proportionate undivided share or interest in the Demised Land and convey/transfer/deal with or otherwise dispose off the HIG Flats and other building/structures constructed on the Demised Land and comprised in the Second Component of the Project in favour of any person at such price and on such terms and conditions as the Lessee (in its sole discretion) may deem fit. The Lessor shall not have any claim to the title, proceeds or profit of the HIG Flats comprised in the Second Component of the Project on the Demised Land other than the consideration under the Deed of Agreement and Upfront Payment in lieu of profit of Rs.21,36,00,001/- (Rupees Twenty One Crore Thirty Six Lac and One only) already paid by the Lessee to the Lessor at the time of execution of Deed of Agreement.
6. The Lessee shall be entitled to create mortgage/charge over the leasehold interest in the Demised Land including any building/structures constructed thereon without any consent of the Lessor, 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 loans in other form of financial accommodation, for the purpose of development of the Project as per the Sanctioned Plan, without the requirement of any consent from the Lessor.
7. The Lessee shall be entitled to enter into any agreement and/or conveyance and/or transfer deed of the HIG Flats with prospective buyers, without being required to make the Lessor a party to any such agreement and/or conveyance and/or transfer deed.
8. The Lessee shall be entitled to quiet and peaceful possession and enjoyment of the Demised Land 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 Lessor or any person claiming by, through or under the Lessor.
9. The Lessee shall abide by all the laws, bye-laws, rules, regulations and conditions of the municipal or any other concerned authorities in so far as they are required to be observed by the Lessee. The Lessee shall have the right to use the Demised Land for the purposes of construction and development of the Project; however, the Lessee shall not use the Demised Land or any part thereof for any purposes other than the Project as per the Sanctioned Plan or any revised plan approved by the Baranagar Municipality. The Lessee shall always be entitled to all benefits of the Sanctioned Plan duly approved in favour of the State Government by the Baranagar Municipality on or before the date of this Lease Deed and further modifications thereto.

W2b4





REGISTRAR
KOLKATA
18 SEP 2014

10. The Lessee shall pay and deposit all future taxes that may be levied by the local authority with respect to the Demised Land **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 Lessor.
11. In the event that it is found that there is any third party claim in or to the Demised Land or any buildings or structures situated thereon, the Lessor shall be solely liable and responsible for such claim and removal of any obstacles in the implementation of the Project on account of the same. The Lessor hereby undertakes to indemnify and keep the Lessee indemnified, at all times, against all losses, claims, damages and costs of any nature whatsoever, which the Lessee may suffer on account of any defect in the Lessor's title to the Demised Land or any buildings or structures situated thereon or in the Lessor's ability to enter into and consummate the transactions contemplated herein or breach of its covenants herein.
12. The Lessor shall execute all instruments and documents as may be requested by the Lessee in order to facilitate the transfer of title to the HIG Flats to third parties.
13. In case of any dispute between the Lessor and the Lessee 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 90 (ninety) days from the date on which it arose, the same shall be referred to the decision of the appropriate courts in Calcutta.
14. This Lease Deed shall be governed by and construed in accordance with the laws of India.
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 Lessor:

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

Attention: Principal Secretary

If to the Lessee:

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

Attention: Mr. Sachchidanand Rai

Wch

Wch



ADDITIONAL REGISTRAR
OF ASSAM
19 SEP 2014

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 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 Lease Deed may not be amended, modified or supplemented except by a written instrument executed by each of the Parties.
17. This Lease 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. The Lessee and the Lessor agree, declare and confirm that the terms, conditions and covenants contained in this Lease Deed shall be applicable, binding and enforceable against them.
19. The Lessor hereby acknowledges and confirms that the grant of the Lease hereunder by the Lessor to the Lessee and further acknowledges and agrees that it shall have no claim to the title, proceeds or profit of the Demised Land or the HIG Flats built thereon nor shall its consent or consultation be required by the Lessee for the creation of any encumbrance on or any transfer or other disposal of the Demised Land or the HIG Flats, as the case may be.
20. The Parties agree that this Lease 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 the Lessee not satisfying the provisions as mentioned in Paragraph F and Clause 3.2 of this Lease Deed.

Schedule
(Demised Land)

All that piece and parcel of land measuring 12.20 acres **together with** structures erected thereon, comprised in various Dag Nos. as mentioned below, 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, delineated on the **Plan** annexed hereto and shaded in colour **Red** thereon.

12/2/21

H/S



ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
19 SEP 2014

Mouza- Noapara, J.L. No. 9, P.S. Baranagar

| Sl. No. | R.S. Dag No. | Portion | Area in acre |
|---------|--------------|---------------------------------|--------------|
| 1 | 36 (part) | South & Middle portion | 0.13 |
| 2 | 39 (part) | North & Middle portion | 0.45 |
| 3 | 43 (part) | Southern portion | 0.09 |
| 4 | 47 (part) | Southern portion | 0.16 |
| 5 | 48 (part) | Southern portion | 0.04 |
| 6 | 49 (full) | ----- | 0.23 |
| 7 | 50 (full) | ----- | 0.33 |
| 8 | 51 (full) | ----- | 0.54 |
| 9 | 52 (full) | ----- | 0.3 |
| 10 | 53 (full) | ----- | 0.52 |
| 11 | 54 (full) | ----- | 0.22 |
| 12 | 55 (part) | Ex Northern portion | 0.69 |
| 13 | 56 (full) | ----- | 0.61 |
| 14 | 57 (full) | ----- | 0.43 |
| 15 | 58 (full) | ----- | 0.3 |
| 16 | 59 (full) | ----- | 0.59 |
| 17 | 60 (full) | ----- | 0.4 |
| 18 | 61 (part) | Southern portion | 0.03 |
| 19 | 62 (part) | Western portion | 0.17 |
| 20 | 63 (full) | ----- | 0.04 |
| 21 | 64 (part) | Western portion | 0.15 |
| 22 | 65 (part) | Western portion | 0.47 |
| 23 | 66 (part) | Northern portion | 0.15 |
| 24 | 67 (part) | Northern & South Western corner | 0.18 |
| 25 | 72 (full) | ----- | 0.43 |
| 26 | 73 (part) | Northern portion | 0.57 |
| 27 | 74 (full) | ----- | 0.28 |
| 28 | 75 (full) | ----- | 0.3 |
| 29 | 76 (part) | Northern portion | 0.3 |
| 30 | 129 (part) | North West corner | 0.13 |
| 31 | 133 (part) | North East corner | 0.03 |
| 32 | 136 (part) | Eastern corner | 0.03 |
| 33 | 146 (part) | Ex Northern & South West corner | 0.7 |
| 34 | 147 (part) | South West corner | 0.02 |
| 35 | 148 (part) | Western portion | 0.17 |
| 36 | 149 (full) | ----- | 0.07 |
| 37 | 150 (part) | North West corner | 0.09 |
| 38 | 549 (full) | ----- | 0.24 |
| 39 | 553(full) | ----- | 0.12 |
| 40 | 554 (part) | Western portion | 0.04 |
| 41 | 555 (part) | Western portion | 0.07 |
| 42 | 556 (part) | North East corner | 0.01 |

Total = 10.82 acres





REPUBLIC OF INDIA
OF ASSURANCE
19 SEP 2014

Mouza- Palpara, J.L. No. 7, P.S. Baranagar

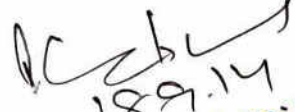
| Sl. No. | R.S. Dag No. | Portion | Area in acre |
|---------|--------------|-----------------|--------------|
| 1 | 32 (part) | Eastern portion | 0.14 |
| 2 | 35 (part) | Eastern portion | 0.21 |
| 3 | 38 (full) | ----- | 0.74 |
| 4 | 42 (part) | Eastern portion | 0.01 |
| 5 | 47 (part) | Eastern portion | 0.12 |
| 6 | 224 (part) | Western portion | 0.16 |

Total = 1.38 acres**Grand Total: - (10.82 + 1.38) = 12.20 acres**

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

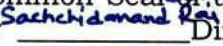
Signed, Sealed and Delivered by the Lessor in presence of:

1. 
B. C. BARMAN, IAS
Commissioner-in-Dept.
R. R. & R. Deptt.
Govt. of W.B.


18.9.14
K. N. Behera; I. A. S.
Principal Secretary
R. R. & R. Deptt.
Govt. of West Bengal

2. 
Sabyasachi Datta
Registrar
R.R. & R Department
Govt. of West Bengal
18.9.14

EDEN REALTY VENTURES PVT. LTD.

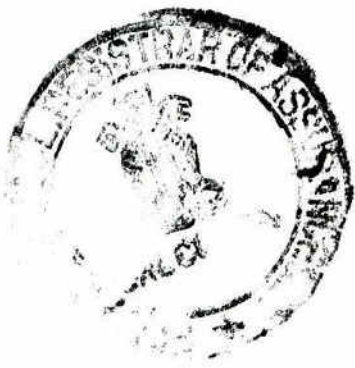
Common Seal of the Lessee is affixed by  Director on behalf of the Lessee in presence of:-

1. 
Shyamal Kumar Das
51 Gaurpur Road
Dum Dum Kal-30

2. Chandan Singh
7, J.L. Nehru Road
Kolkata - 700013.

DRAFTED BY ME:
Virek Murarka
Advocate

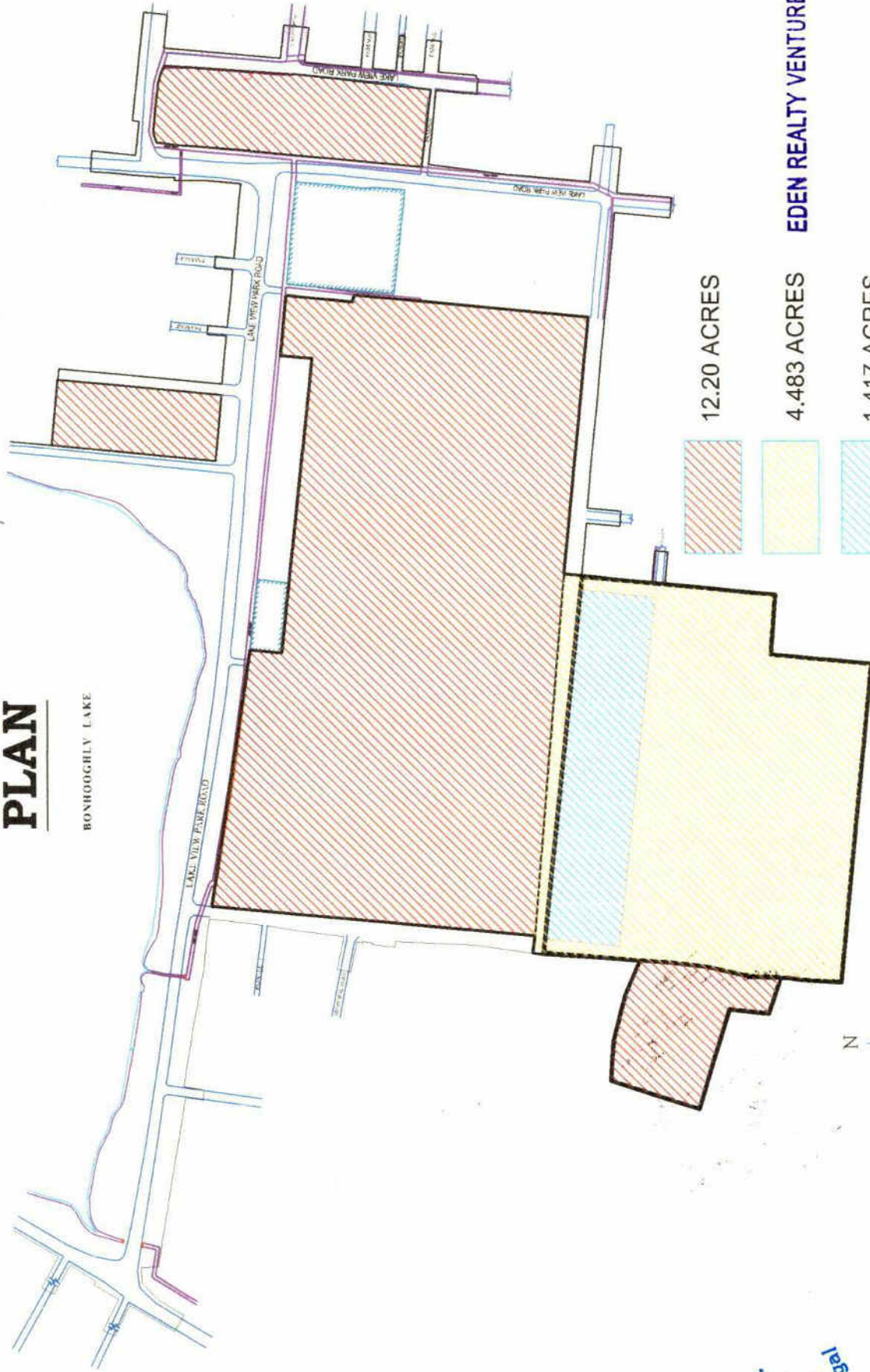

Director



REGISTRAR
OF ASSURANCES - BANGALORE
19 SEP 2014

PLAN

BONROOGHLY LAKE



12.20 ACRES

4.483 ACRES

1.417 ACRES

EDEN REALTY VENTURES PVT. LTD.

Director

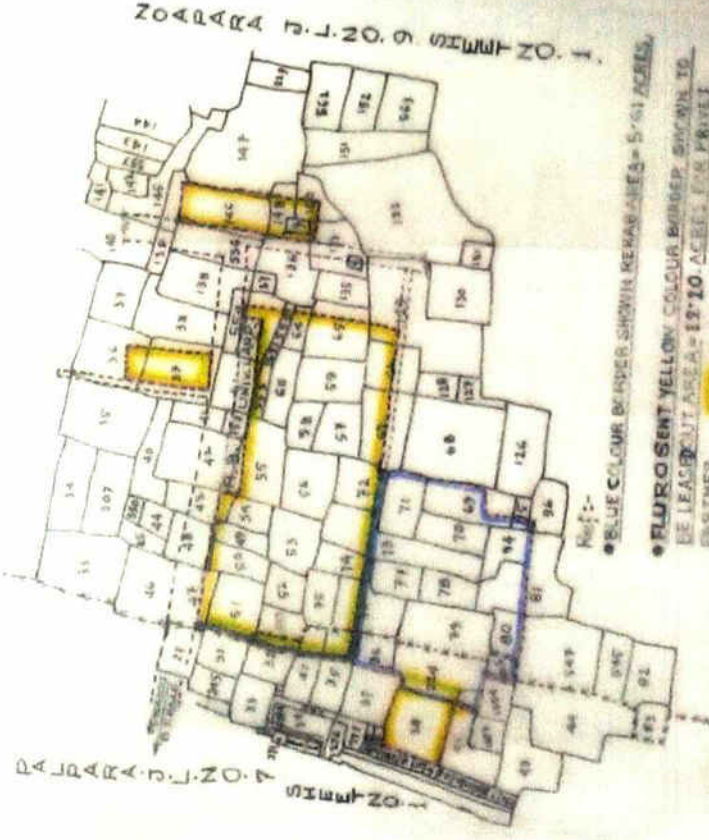
Signature
Principal Secretary
R. R. & R. Deptt.
Govt. of West Bengal
K. N. Behra, I. A. S.



REGISTRAR
OF ASSURANCE IN KOLKATA
19 SEP 2014

**SITE PLAN SHOWN IN RED MARK FOR PROPOSED
BONHOOGHLY TENEMENT HOUSING PROJECT ON
R.R. & R. DEPTT. LAND IN MOUZA-PALPARA & NOAPARA
J.L. NO- 7 & 9, P.S-BARANAGAR, DIST-NORTH 24 PGS.
WITHIN BARANAGAR MUNICIPALITY, WARD NO-15.**

SCALE:- 1" = 1 MILE.



- BLUE COLOUR BORDER SHOWN HERE ARE 5-61 ACRES.
- FLUORESCENT YELLOW COLOUR BORDER SHOWN TO BE LEASABLE AREA- 13-10 ACRES FOR PRIVATE EASTERN.
- ROAD SHOWN THUS:-
- MOUZA BOUNDARY SHOWN THUS:-
- TENEMENT BAZAR LINK ROAD SHOWN THUS:-
- AREA OF BOUNDARY SHOWN THUS:-

Govt. of West Bengal
Principal Secretary,
R. R. & R. Deptt.

SURVEYOR
R. R. & R. DEPARTMENT
BONHOOGHLY TENEMENT HOUSING PROJECT
GOVT. OF WEST BENGAL.

PROJECT DIRECTOR
BONHOOGHLY TENEMENT HOUSING PROJECT
R. R. & R. DEPTT.
GOVT. OF W.B.

SCHEDULE OF PLOT.

| SL NO | R S. DAG NO. | MOUZA WITH J.L. NO | AREA IN ACRE | PORTION OF DAG NO. | REMARKS | SL NO | R S. DAG NO. | MOUZA WITH J.L. NO | AREA IN ACRE | PORTION OF DAG NO. | REMARKS |
|-------|--------------|--------------------|--------------|--------------------|---------|-------------|--------------|--------------------|--------------|--------------------|---------|
| 1 | 35(P) | NOAPARA-9 | 0.15 | SOUTH | | 45 | 147 (P) | NOAPARA-9 | 0.02 | NORTHERN | |
| 2 | 39(P) | " | 0.45 | NORTHERN | | 46 | 148 (P) | " | 0.17 | NORTHERN | |
| 3 | 43(P) | " | 0.09 | SOUTHERN | | 47 | 149 (F) | " | 0.07 | FULL | |
| 4 | 47(P) | " | 0.16 | " | | 48 | 150 (P) | " | 0.09 | NEEPA HAY | |
| 5 | 48(P) | " | 0.04 | " | | 49 | 149 (F) | " | 0.24 | FULL | |
| 6 | 49(F) | " | 0.23 | FULL | | 50 | 153 (F) | " | 0.12 | " | |
| 7 | 50(F) | " | 0.33 | " | | 51 | 154 (P) | " | 0.04 | NORTHERN | |
| 8 | 51 (F) | " | 0.54 | " | | 51 | 155 (P) | " | 0.07 | " | |
| 9 | 52 (F) | " | 0.30 | " | | 52 | 155 (P) | " | 0.01 | NORTHERN | |
| 10 | 53 (F) | " | 0.52 | " | | 53 | 156 (P) | " | 0.21 | EASTERN | |
| 11 | 54 (F) | " | 0.22 | " | | 54 | 157 (P) | PALPARA-7 | 0.21 | " | |
| 12 | 55 (P) | " | 0.69 | E-NORTHERN PORTION | | 55 | 158 (F) | " | 0.24 | FULL | |
| 13 | 56 (F) | " | 0.61 | FULL | | 56 | 159 (F) | " | 0.11 | " | |
| 14 | 57 (F) | " | 0.43 | " | | 57 | 160 (F) | " | 0.12 | " | |
| 15 | 58 (F) | " | 0.30 | " | | 58 | 161 (P) | " | 0.24 | FULL | |
| 16 | 59 (F) | " | 0.59 | " | | 59 | 162 (P) | " | 0.12 | " | |
| 17 | 60 (F) | " | 0.40 | " | | 60 | 163 (F) | " | 0.24 | FULL | |
| 18 | 61 (P) | " | 0.03 | SOUTHERN | | 61 | 164 (F) | " | 0.10 | FULL | |
| 19 | 62 (F) | " | 0.17 | NORTHERN | | TOTAL AREA | | 18-10 | ACRES | | |
| 20 | 63 (F) | " | 0.04 | FULL | | TOTAL AREA | | 18-10 | ACRES | | |
| 21 | 64 (P) | " | 0.15 | NORTHERN | | GRAND TOTAL | | 1781 | ACRES | | |
| 22 | 65 (P) | " | 0.47 | " | | | | | | | |
| 23 | 66 (P) | " | 0.17 | NORTHERN | | | | | | | |
| 24 | 67 (P) | " | 0.35 | NORTHERN & SOUTH | | | | | | | |
| 25 | 69 (P) | " | 0.50 | EAST & WEST | | | | | | | |
| 26 | 70 (F) | " | 0.42 | FULL | | | | | | | |
| 27 | 71 (F) | " | 0.46 | " | | | | | | | |
| 28 | 72 (F) | " | 0.43 | " | | | | | | | |
| 29 | 73 (F) | " | 0.37 | " | | | | | | | |
| 30 | 74 (F) | " | 0.28 | " | | | | | | | |
| 31 | 75 (F) | " | 0.30 | " | | | | | | | |
| 32 | 76 (F) | " | 0.60 | " | | | | | | | |
| 33 | 77 (F) | " | 0.31 | " | | | | | | | |
| 34 | 78 (F) | " | 0.36 | " | | | | | | | |
| 35 | 79 (F) | " | 0.74 | " | | | | | | | |
| 36 | 80 (F) | " | 0.24 | " | | | | | | | |
| 37 | 81 (P) | " | 0.40 | EAST & SOUTH | | | | | | | |
| 38 | 94 (F) | " | 0.39 | FULL | | | | | | | |
| 39 | 95 (F) | " | 0.05 | NORTHERN | | | | | | | |
| 40 | 96 (P) | " | 0.02 | NORTH WEST CORNER | | | | | | | |
| 41 | 107 (F) | " | 0.13 | " | | | | | | | |
| 42 | 133 (F) | " | 0.03 | NORTH EAST CORNER | | | | | | | |
| 43 | 156 (F) | " | 0.03 | EASTERN CORNER | | | | | | | |
| 44 | 166 (F) | " | 0.70 | E-NORTHERN | | | | | | | |

EDEN REALTY VENTURES, PVT. LTD.
Director

Principal Secretary,
R. R. & R. DEPTT.
GOVT. OF W.B.






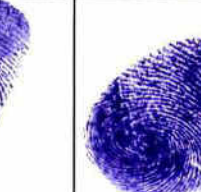



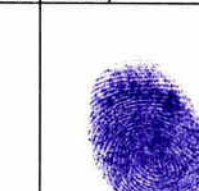
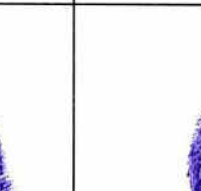










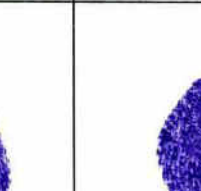



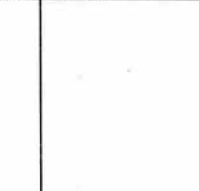
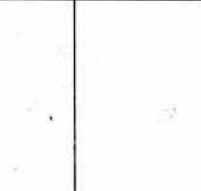




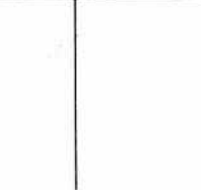
8-20-14
Principal Secretary,
R. R. & R. DEPTT.
GOVT. OF W.B.

18-9-14
K. N. Behera, I.A.S.
Principal Secretary,
R. R. & R. Deptt.
Govt. of West Bengal



REGISTRAR
OF ASSURANCES IN KOLKATA
19 SEP 2014

SPECIMEN FORM TEN FINGER PRINTS

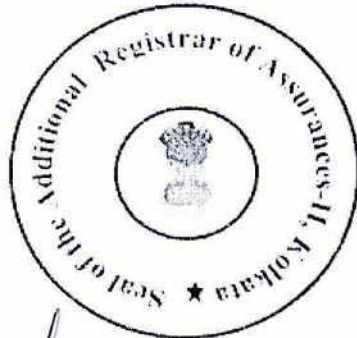
| Sl. No. | Signature of the executants and/or purchaser Presentants | | | | | |
|---------|--|---|---|---|---|---|
| |  <i>Kashimath Behera</i> |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| |  <i>Sachchidanand Rai</i> |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |
| | |  |  |  |  |  |
| | | Little | Ring | Middle (Left Hand) | Fore | Thumb |
| | |  |  |  |  |  |
| | | Thumb | Fore | Middle (Right Hand) | Ring | Little |




B
REGISTRAR
OF COMPANIES - KOLKATA
19 SEP 2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 57
Page from 3966 to 3984
being No 11873 for the year 2014.




(Dulal chandra Saha) 24-September-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal