

Purna Chandra Sit

Special Officer
Urban Development Dept
Govt. of West Bengal

Executive Officer
Burdwan Development Authority
Burdwan.

Bengal Shracchi Housing Development Ltd.

Suneeta Kar

Authorised Signatory
Authorised Signatory

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

Sandeep Agarwal

Director

and include its successors of successors-in-office and assigns) represented by its E.O Sri. Purna Chandra Sit son of Late Priyo Nath Sit of the **First Part**.

AND

SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 and having PAN AAKCS2315M and Registered Office at "Shrachi Tower", 686, Anandapur, E.M. By-Pass, Kolkata-700107, hereinafter referred to as the "**Lessee**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors or successors-in-office and assigns) represented by one of its Directors Sri Sandeep Agarwal, son of Sri Late Shiv Prasad Bhojnagarwala, by faith Hindu, by occupation Business, Indian National, working for gain at "Shrachi Tower", 686, Anandapur, E.M. By-Pass, Kolkata-700107, of the **Second Part**.

AND

BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED, a Company incorporated under the provisions of the Companies Act, 1956 having PAN No.AABCB2808F and having its Registered Office at "Shrachi Tower", 686, Anandapur, E.M. By- Pass, Kolkata- 700107, (hereinafter called the "**Confirming Party**"), (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective successors or successors-in-office and assigns) represented by one of its Authorised Signatory Smt. Suneeta Kar wife of Sri Anirban Kar, by faith Hindu, by occupation Service, Indian National, working for gain at "Shrachi Tower", 686, Anandapur, E.M. By-Pass, Kolkata-700107, of Third Part.

DEFINITIONS AND INTERPRETATIONS:

Unless otherwise appears from the context in this deed "terms used" shall have the meaning shown against such term in the column "Meaning".

Sl. No	Terms Used	Meaning
1.	BDA/Lessor	BURDWAN DEVELOPMENT AUTHORITY , a statutory authority of the Government of West Bengal constituted under the West Bengal Town and Country (Planning & Development) Act, 1979 vide Notification No. 1489-T&CO / 0-10/87-II dated 18/04/2002 having its registered office in the New Collectorate Building (5 th Floor), Kachari



①
29/9/18
27.9

Sandeep Kar

27.9

P. S. Chatterjee

Special Officer
Urban Development Deptt
Govt. of West Bengal

Executive Officer
Burdwan Development Authority
Burdwan.

Bengal Shracchi Housing Development

S. S. Chatterjee

Authorised Signatory

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

S. S. Chatterjee

Director

①
29/9
27

		Road, Burdwan- 713101.
2.	Lessee	SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED , a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at 686, Anandapur, E.M. By-Pass, Kolkata-700107.
3.	Confirming Party	BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED a Company incorporated under the provisions of the Companies Act, 1956 and having its Registered Office at 686, Anandapur, E.M. By-Pass, Kolkata-700107.
4.	Project Land	Approximately 254.74 Acres of land comprised in several plots having various R S./C.S dag numbers of mouza Goda, JL. No.- 41, mouza Isufabade, JL. No.- 19, mouza Nababhat, JL. No. 16 and mouza Kantrapota JL. No.- 28 all within Police Station and Dist Burdwan and adjoins NH- 2 within the state of West Bengal more fully described in the Schedule and delineated with ' Red ' border in the annexed plan.
5.	Acceptance of EOI	BDA Memo NO. 305/BDA dated 8 th November, 2004.
6.	LUDCP of BDA	Land Use & Development Control Plan of BDA.
7.	MOA	Memorandum of Agreement dated 8 th March, 2006 between BDA and the Confirming Party.
8.	NOC	Letter of BDA being Memo No. 195/BDA dated 1 st March, 2007 whereby the Confirming Party has been accorded No Objection Certificate to Special Purpose Vehicle to implement the Satellite Township Project in due compliance of the terms and conditions of the MOA.
9.	State Government	The Government of West Bengal.
10.	SPV	Special Purpose Vehicle.

S. S. Chatterjee

In this Deed words and expressions shall be understood as indicated hereunder:

- singular number includes plural and vice-versa.
- any gender includes other gender.
- reference to law shall mean enumerated enactment in force on date including rules and regulations made thereunder.
- the Schedules hereto shall constitute an integral part of this Deed.



Ran Chandra Sircar

Special Officer
Urban Development Dept
Govt. of West Bengal

&
Executive Officer
Burdwan Development Authority

Bengal Shrachi Housing Development Ltd.

Suman Ray

Authorised Signatory

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

Suman Ray

Director

33	1834	Shali	F	0.100
34	1835	Shali	F	0.070
35	1840	Shali	F	0.020
				15.560

Memo of Consideration

Annual Lease Rent in terms of Clause 1 of the Indenture of Lease of Rs. 36,34,000/- (Rupees Thirty Six Lac and Thirty Four Thousand) paid by the Lessee to the Lessor vide cheque No. 452059 (part) drawn on Axis Bank Burdwan Branch dated 6/09/10 acknowledged by the Lessor.

Signed

Lessor

Suman Ray
IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year above written.

SIGNED and DELIVERED for and on behalf of

BURDWAN DEVELOPMENT AUTHORITY (LESSOR) by

Suman Ray
Special Officer
Special Officer
Urban Development Dept
Govt. of West Bengal

&
Executive Officer
Burdwan Development Authority

Special Officer, Urban Development Department,
Govt. of West Bengal and Executive Officer,
Burdwan Development Authority

In the presence of:

- 1) Amit Kar Gupta, F. of BDA.
- 2) *Suman Ray*



Ranajit

Special Officer
Urban Development Deptt
Govt. of West Bengal

Executive Officer
Burdwan Development Authority
Burdwan.

Bengal Shrachi Housing Development Ltd.

Surekha
Authorised Signatory

SHRACHI BURDWAN DEVELOPERS PVT. LTD.

Suman Ray

Director

SIGNED and DELIVERED for and on behalf of

SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED , (LESSEE) by

For SHRACHI BURDWAN DEVELOPERS PVT. LTD.

Suman Ray

Director

In the presence of :

1) Amit Kr. Guha .

2) *Suman Ray*
F.O/BDA

SIGNED and DELIVERED for and on behalf of

BENGAL SHRACHI HOUSING DEVELOPMENT LIMITED (CONFIRMING PARTY) by

Bengal Shrachi Housing Development Ltd.

Surekha

Authorised Signatory

In the presence of :

1) Amit Kr. Guha . F.O/BDA.

2) *Suman Ray*
5/0 Late Nilgiri Kr. Ray,
78, Kharuibil Math, 1st Lane
PO+Dt - Burdwan - 713101

Drafted by me and typed in my Office by a Computer:

Sumit Ranjan Bhadra

Sumit Ranjan Bhadra 27-09-2010.

LL.M., Advocate












Enrollment No: F-463 & 356 of 2003

Sumit Ranjan Bhadra
27/9/10



Photograph and finger prints of the Lessee,
SHRACHI BURDWAN DEVELOPERS PRIVATE LIMITED represented by

SANDEEP AGARWAL

 <p>For SHRACHI BURDWAN DEVELOPERS PVT. LTD. Sandeep Agarwal Director</p>		Name of the Representative of the Lessee				
Left Hand Finger Print	Little	Ring	Middle	Index	Thumb	
						
Right Hand Finger Print	Thumb	Index	Middle	Ring	Little	
						
Signature		Sandeep Agarwal				



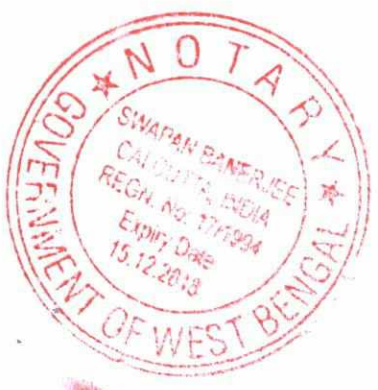
LESSOR
BURDWAN DEVELOPMENT AUTHORITY
Pranab Chandra Saha, Special Officer
 Urban Development Deptt
 Govt. of West Bengal
 &
 Executive Officer
 Burdwan Development Authority
 Burdwan.

LESSEE
SHRACHI BURDWAN DEVELOPERS PVT. LTD.
 For SHRACHI BURDWAN DEVELOPERS PVT. LTD.
Kanakesh Das

LEGEND
 GODA MOUZA 147.86 ACRE
 KANTRAPOTA MOUZA 85.85 ACRE
 ISURABAD MOUZA 15.56 ACRE
 NABAHAT MOUZA 5.47 ACRE
 TOTAL TOWNSHIP OF 254.74 ACRE IN RED



Bengal Shrachi Housing Development Ltd.
Pranab Chandra Saha
 Authorised Officer

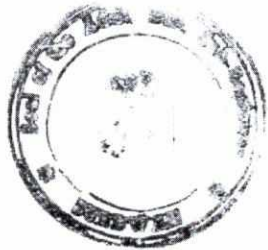




Government Of West Bengal
Office Of the A. D. S. R. BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 07889 of 2010
(Serial No. 06471 of 2010)

(Krishna Kumar Banerjee)
ADDITIONAL DISTRICT SUB-REGISTRAR



(Krishna Kumar Banerjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

28/09/2010 12:10:00

Endorsement Page 2 of 2



Government Of West Bengal
Office Of the A. D. S. R. BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 07889 of 2010
(Serial No. 06471 of 2010)

On 27/09/2010

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

Presented for registration at 16.20 hrs on :27/09/2010, at the Private residence by Sandeep Agarwal , one of the Claimants.

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

Execution is admitted on 27/09/2010 by

1. Purna Chandra Sit
Officer, Burdwan Development Authority (Planning & Development), New Collectorate Building
Kachari Road, Thana:-Barddhaman, District:-Burdwan, WEST BENGAL, India, P.O. :- Pin :-713101 .
, By Profession : Government Service
2. Sandeep Agarwal
Director, Shrachi Burdwan Developers Pvt. Ltd., " Shrachi Tower " 686, Anandapur E. M. By- Pass,
District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700107 .
, By Profession : Business
3. Suneeta Kar
Represented, Bengal Shrachi Housing Development Ltd., " Shrachi Tower " 686, Anandapur E. M. By-
Pass, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700107 .
, By Profession : Service
Identified By Tushar Kanti Pathak, son of Mahadev Pathak, Thana:-Barddhaman, District:-Burdwan,
WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Krishna Kumar Banerjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 28/09/2010

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

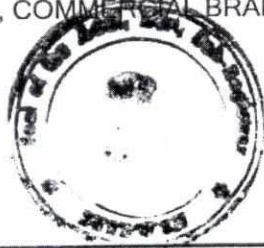
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A,
Article number : 35(a),5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : ,E = 7/- ,A2(a) = 79937/- on 28/09/2010

Deficit stamp duty

Deficit stamp duty Rs. 872160/- is paid, by the draft number 004251, Draft Date 22/09/2010, Bank
Name State Bank of India, COMMERCIAL BRANCH KOLKATA, received on 28/09/2010



(Krishna Kumar Banerjee)
ADDITIONAL DISTRICT SUB-REGISTRAR

28/09/2010 12:10:00

Endorsement Page 1 of 2



A

