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ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

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

12 APR 2024

DEED OF SUB LEASE

THIS DEED OF SUB LEASE made on this 12th day of April,
2024.

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তাং 13 MAR 2024

মোকদ্দা- হাজরা এ. ডি. এস. আর অফিস

জেলা- ২৪ পরগণা

কোডার নাম

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12 APR 2024

ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

12 APR 2024

BETWEEN

KOLKATA WEST INTERNATIONAL CITY PRIVATE LIMITED alias **KOLKATA WINT CITY PRIVATE LIMITED (PAN :- AACCK4887A)**, a Company incorporated under the Companies Act, 1956 and having its registered office at Vichitra, Salap Junction, Howrah, Amta Road and Bombay Road Crossing, NH-6, P.O. - Bankra, P.S. - Domjur, District - Howrah, PIN - 711403, West Bengal, represented by its Authorized Signatory **Mr. Jeet Ranjan Chakraborty** (PAN: AJDPC1525G), son of Mr. Subha Ranjan Chakraborty, by faith - Hindu, by occupation - Service, by nationality - Indian, working for gain at Vichitra, Salap Junction, Howrah, Amta Road and Bombay Road Crossing, NH-6, P.O. - Bankra, P.S. - Domjur, District - Howrah, Pin-711403, West Bengal hereinafter referred to as the **"SUB-LESSOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and assigns) of the **FIRST PART**.

AND

PROPERTYMARK SDSS REALTORS LLP (PAN: ABCFP9423F), a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its registered office at Unit No. 626, "HMP House", Sixth Floor, 4, Fairley Place, P.O. - G.P.O., P.S. - Hare Street, Kolkata - 700001, represented by its Designated Partners **Ms.**

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Debasree Banerjee, (PAN: AZDPB6776A, Aadhaar No. 4160 9682 9572), daughter of Mr. Swapan Chatterjee, and **Mr. Debdut Chakraborty**, (PAN: AFMPC6805L, Aadhaar No. 9273 0166 3693), son of Mr. Achinta Chakraborty both by faith – Hindu, by occupation – Business, by Nationality – Indian, working for gain at Unit No. 626, “HMP House”, Sixth Floor, 4, Fairley Place, P.O. – G.P.O., P.S. – Hare Street, Kolkata – 700001, hereinafter referred to as the **“SUB-LESSEE”**(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and assigns)of the **SECOND PART**;

AND

MRS. SUPRIYA ROY (PAN: ADNPR8438H), (Aadhaar No. 5948 4664 5619), daughter of Ajit Kumar Gunguly, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing 1/2, Harish Mukherjee Road, L.R. Sarani, P.O. - L.R. Sarani S.O., P.S. - Bhabanipur, Kolkata – 700020, hereinafter referred to as the **“CONFIRMING PARTY”** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include its successors and assigns)of the **THIRD PART**.

(The Sub –Lessor and Sub Lessee are individually also referred to as the “Party” And jointly as the “Parties”).

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WHEREAS:

- A. By a Deed of Lease dated 21st December, 2004 made between the Kolkata Metropolitan Development Authority (KMDA) of the First Part, Kolkata West International City Pvt. Ltd (KWIC) of the Second Part and the Governor of State of West Bengal of the Third Part and registered before the Additional Registrar of Assurances – I, Kolkata in Book No. I, Volume No. I, Pages 1 to 21, Being No. 190100061 for the year 2005, (hereinafter referred to as “**the Head Lease**”) KMDA granted to KWIC a lease of land admeasuring 82.147 acres under various R.S. Plot Nos. and within the Mouzas of Tentulkuli, Pakuria, Bankra in the District of Howrah, West Bengal (more fully and particularly described in the Schedule written their and hereinafter referred to as “**the Entire Land**”, as morefully described in the **SCHEDULE –A hereunder**) for a period of 999 years commencing from 9th November, 2004 for a consideration therein mentioned and at an annual rent of Re.1/- per acre or part thereof for the purpose of development of the commercial cum residential township on the terms and conditions therein contained.
- B. The main terms and conditions of the aforesaid Deed of Lease dated 21st December, 2004 are as follows:

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- (a) KWIC shall be entitled to grant sublease of any portion of the Demised Plot and buildings to be constructed thereon.
- (b) KWIC shall be entitled to create mortgage or charge on the Demised Plot for borrowing fund from financial institutions or corporate bodies for the purpose of construction of the buildings or for the business set-up.
- (c) KWIC shall permit any person authorized by KMDA to inspect, repair and clean the canals/sewer lines or to do any other work in connection therewith within the Demised Plot without any obstruction or hindrance.
- (d) At the expiration of the term of lease or sooner determination thereof, KWIC shall peaceably surrender to KMDA the Demised Plot and KMDA shall purchase the construction made on the Demised Plot at the market value and KWIC shall sell the same to KMDA at the valuation to be assessed by mutual consent of the parties. If KMDA fails to purchase the constructions, the Head Lease shall be deemed to be renewed for a further period of 999 years.
- (e) KMDA certifies to KWIC that it has a marketable title to the Demised Plot.
- (f) KMDA shall indemnify and keep KWIC saved, harmless and indemnified of, from and against any and all loss, damage or liability (whether criminal or civil) in relation to any dispute

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relating to the title to the Demised Plot and those resulting from breach of the Head lease by KMDA including any act or neglect or default of KMDA's consultants, employees and/or agents and any breach resulting in any successful claim by any third party or violation of any permission, rules and regulations or bye-laws or otherwise.

- C. The Sub-Lessor is in the process of developing a commercial cum residential township namely "Kolkata West International City" in phases (hereinafter referred to as **"the Township"**) and the First Phase of the Township is being developed on the Demised Plot in accordance with the terms of the Head Lease and in conformity with the Master Plan sanctioned by the KMDA vide letter ref. 172/KMDA/SP/KWIC-75/05 dated 21st September, 2005 and the Building Plans sanctioned by the KMDA vide letter ref. 105/KMDA/KWIC-75/05 (Pt.II) dated 17th April, 2007 and vide letter ref. 04/KMDA/KWIC-75/05 (Pt-II) dated 2nd January, 2008 and the Sub-Lessor has also obtained all necessary approvals from the concerned statutory authorities.
- D. The Sub Lessor is developing the satellite township in phase wise manner and presently developing Phase - 1, wherein the First Party has developed more than 750 residential units under the name and title of the project "Charulata". The First

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Party also have started another project under the name and style of "**Muktadhara-I**" whereby the allottee shall have the opportunity to choose/modify the building plan of their choice within the framework of the DCR, for construction of the unit in the allocated area, to be use for residential purpose and/or commercial purpose as applicable.

- E. Pursuant to a **Terms of Settlement dated 16th February 2022** herein and the subsequent **Agreement for Sub-Lease dated 17.02.2022** (hereinafter referred to as "**the said Agreement**") executed between the Sub-Lessor and the said **Confirming Party** in respect of three Plots Vide No: **11, 12 & 13** falling under the Head Lease dated **21st December, 2004**, which includes allocated land area admeasuring **2937.13** Square Meter equivalent to **31,615** Square Feet equivalent to **43.91 Cottahs** more or less under **R.S. Dag No.- 261, 262, 263, 264 & 268** corresponding to **L.R. Dag No.- 281, 282, 283, 284 & 288, Mouza- Bankra, P.S.- Domjur**, in the District of Howrah (available FAR 2.00 appx.,) or such area as to be mentioned in the sanctioned building plan, to be approved by appropriate authority, and situated within the Demised Plot more fully and particularly described in the schedule hereunder written and hereinafter referred to as the "**DEMISED PLOT**" as morefully described in the "**SCHEDULE**

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-B" hereunder, and delineated in the **Map** or **Plan** annexed hereto and thereon bordered **RED** and also by virtue of the said agreement the confirming party herein has paid to the Sub-Lessor a sum of Rs. **2,24,30,000/-** (Rupees Two Crores Twenty Four Lakhs Thirty Thousand) **only** as one time premium money.

- F. After paying entire premium the confirming party herein has constructed a one storied tin shed building upon the said plot of land having covered area of **3500** square feet more or less and seized and possessed thereof free from all encumbrance and charges in any manner whatsoever.
- G. That, due to some unavoidable circumstances the Confirming Party herein unable to register the agreement for sub-lease unto and in favour of her in respect of the scheduled property.
- H. The confirming party herein with other partners has formed a LLP firm in the name and style of **PROPERTYMARK SDSS REALTORS LLP** for the purpose of proper utilization of the said plots of land, simultaneously the confirming party herein by a letter dated **02.06.2023** requested to the Sub Lessor herein for execution and registration of proper deed of Sub Lease, unto and in unto and in favour of the Sub Lessee herein namely **PROPERTYMARK SDSS REALTORS LLP** and subsequently present Sub Lessee was interested to take Sub

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Lease for the aforesaid unit/Plot and considering everything a New Allotment Letter dated **05.06.2023** (hereinafter referred to as "**the Allotment Letter**", as morefully described in the **SCHEDULE -C hereunder**) was issued in favour of the said Sub-Lessee herein, the Sub-Lessor has agreed to grant Sub Lease in favour of the Sub Lessee in respect of the scheduled mentioned property, for the unexpired period of less than one day of 999 years commencing from 9th November, 2004.

NOW THIS DEED OF SUB-LEASE WITNESSETH as follows:

1. In consideration of a total sum of Rs. **2,24,30,000/-** (Rupees Two Crores Twenty Four Lakhs Thirty Thousand) only paid as premium by the Confirming party to the Sub-Lessor on or before the execution of these presents (the receipt whereof the Sub-Lessor doth hereby as well as by the receipt hereunder written admit and acknowledge) and the rent hereby reserved and the covenants, conditions and agreements herein contained and to be observed and performed by the Sub-Lessee, the Sub-Lessor hereby demise unto and in favour of the Sub-Lessee (by way of sub-lease) All That piece or parcel of land measuring **43.91 Cottahs** more or less. together with one storied brick built cemented flooring **one storied brick built tin shed building standing thereupon having covered**

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area of 3500 Square feet more or less, as described in the Schedule hereunder written **TOGETHER WITH ALL** the right to construct new buildings and structures on the schedule property or any part thereof at the cost and responsibility of the Sub Lessee herein for any purpose of usages as per choice of the Sub Lessee's after obtaining necessary permissions/sanctioned plans and approvals from the concerned authorities through the Sub Lessor and in due adherence of the Development Control Regulation (DCR) and Building By Laws, as framed by KMDA, and the said Master Plan entirely, **TOGETHER WITH** all easement rights and privileges thereto **TO HAVE AND TO HOLD** the schedule property and every part thereof for the use of the Sub-Lessee for a term commencing from the date hereof ending one day before expiry of the residual period under the Head Leases residual period under the Head Lease (i.e., till 8th day of November, 3003) **AND SUBJECT TO** the Sub-Lessee observing and performing the various terms, conditions, covenants and stipulations contained in the Head Lease to the extent applicable and also those mentioned herein **AND FURTHER SUBJECT TO** the Sub-Lessee paying the annual rent of Rs. 1/- (Rupee one only) per acre or part thereof in respect of the schedule property in advance within 30 (thirty) days from the

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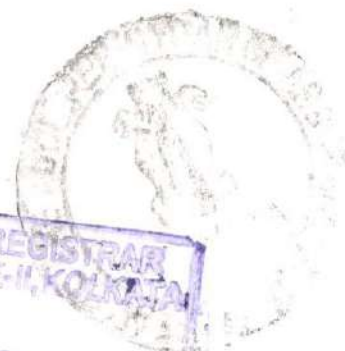
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date hereof for the residual period under the Head Lease and the proportionate amounts of the common expenses for maintenance of the common areas, essential services and common amenities as mentioned herein.

2. In addition to and not in derogation or substitution of any of the obligations, undertakings, terms and conditions or covenants set out elsewhere in these presents, the Sub-Lessee shall undertake to construct and completion of the building(s) and other structures comprising several uses units by utilizing the **FAR** 2.00 appx. on the schedule property entirely at its cost and expenses of the Sub Lessee and in accordance with the DCR, the said Master Plan, building plans(s) to be sanctioned by the concerned authorities in respect of the schedule property and other applicable statutory permissions and approvals. The Sub-Lessee shall for such purposes do all such acts, deeds and things, as may be required to complete such building(s) and other structures (comprising several uses units for several purposes) on the schedule property.
3. The Sub-Lessor or its attorney shall sign the building plan(s) in respect of the schedule property (prepared by the Sub-Lessee or its architect) and other necessary documents, for submission of the same to the concerned authority (ies) for obtaining sanction. The Sub-Lessee shall cause all such

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changes in such building plans(s) as shall be required by the authority (ies) and/or to comply with any sanction(s), permission(s), clearance(s) or approval(s) for construction and completion of buildings(s) on the schedule property. All applications, plans, documents and other papers shall be submitted by the Sub-Lessee in the name of the Sub-Lessor, and the Sub-Lessee shall pay and bear all expenses for sanction of such building plan(s) and other documents etc. and other like fees, charges and expenses required to be paid or deposited for sanction of such building plan(s) or otherwise. In order to facilitate the construction work and beneficial use of the schedule property, the Sub-Lessor have also executed and registered a **Power of Attorney** in favour of the Sub-Lessee of even date empowering the Sub Lessee for acting on its behalf, as may be required for the purpose of obtaining sanction of such building plan(s) and all necessary permissions and sanctions from different authorities in connection with the development and construction of such building(s) on the schedule property and also for pursuing the connected matters with such authorities.

4. **The Sub-Lessor covenants with the Sub-Lessee as follows:**

- (a) The Sub-Lessor herein being the Lessee of the Head Lease is absolutely seized and possessed of or otherwise

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well and sufficiently entitled to the leasehold rights of the Demised Plot under the Head Lease;

- (b) The Sub-Lessor has not created any encumbrance on the Demised Plot and the said demised Plot is thus free from all encumbrances;
- (c) The Sub-Lessor shall perform its obligations under the Head Lease so that the Head Lease is not determined for default on the part of the Sub-Lessor.
- (d) The Sub-Lessee proportionately paying all charges, taxes and other outgoings as hereby reserved for the Demised Plot and observing and performing all the covenants, terms, conditions and stipulations on its part herein to be observed and performed shall be entitled to peaceably and quietly hold possess and enjoy the part of the Demised Plot together with the constructions to be made thereon and every part thereof during the term hereby created without any interference, objection, eviction, termination, interruption, disturbance, claim or demand whatsoever by the Sub-Lessor or any person lawfully claiming on behalf of the Sub-Lessor or in trust for the Sub-Lessor.
- (e) The Sub-Lessee shall be entitled for free ingress and egress to the schedule property.

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- (f) All rates, taxes, assessments and outgoings in respect of the schedule property prior to the date of these presents shall be borne and paid by the Sub-Lessor.
- (g) The Sub Lessor hereby undertakes to keep the Sub-Lessee indemnified against all claims, loss, damages, liabilities that may arise in future in connection with the schedule property for any default or defect of any right, title and interest or breach of the Sub Lessor under the Head Lease.
- (h) In the event of any rectification of this sub-lease is required, the Sub-Lessor will render all co-operation and sign the same and will cause the execution and registration of the said deed of rectification and it is clearly mentioned herein that if the said rectification is required for any default of the sub Lessor in that case the sub Lessor shall bear all cost, including regularization charges, penalty and other charges, if any, for the rectification and or any regularization. If the said rectification is required for any default of the sub lessee in that case the sub lessee shall bear all cost, penalty and other charges, if any, for the rectification. Such rectification shall be done without any delay by the Sub-

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Lessor upon being informed about such requirement by Sub-Lessee.

- (i) The Sub-Lessor herein being the Lessee in the Head Lease is entitled to and/or is empowered to grant sub-lease of the schedule property and building to be constructed thereon in favour of the Sub Lessee and is not in violation of any terms and conditions of the Head Lease.
- (j) The Sub Lessor shall not disturb and/or affect and/or disrupt in any manner whatsoever the facilities of water supply, electricity water and sewerage tanks connection, the drainage and/or sewerage pipelines, cables and other facilities serving the said building(s) and the said Property subject to the same is in conformity with the Development Control Regulation (DCR) and Building By Laws.

5. **The Sub-Lessee covenants with the Sub-Lessor as follows:**

- (a) The Sub-Lessee has gone through the terms and conditions of the Head Lease and has understood the same. Henceforth, the Sub-Lessee shall observe, perform and fulfill all the terms, conditions, stipulations and covenants as contained in the Head Lease and / or any

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modifications thereof to the extent applicable in respect of the schedule property or part thereof.

- (b) The Sub-Lessee shall observe, perform and comply with all stipulations and requisitions which may from time-to-time be made by the Government, KMDA or the Sub-Lessor or any other authority, statutory or otherwise, in respect of the schedule property or any portion thereof.

6. **TOWNSHIP COMMON AREA MAINTENANCE:**

- (a) Since the demised plot is situated within the KWIC Township Area, the Sub-Lessee hereby agrees to pay the applicable ***"Township Common Area Maintenance Charges"*** to the Sub-Lessor or KWIC Facility Management Services or to any other entity as may be nominated by the Sub-Lessor from time to time, in accordance with the invoice raised by it, on quarterly basis in advance. The Township Common Area Maintenance Charges shall include but not be limited to proportionate or pro rata share of cost for maintaining or up-keeping the non-exclusive common areas of the KWIC Township such as common access, common drainage, sewerage & water supply, common lighting, common security & housekeeping, common statutory liabilities or any other charges relating to the maintenance of the

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common area including its township gates, and it will be paid by the Sub-Lessee forthwith in accordance with the terms and conditions as more fully and specifically set forth in the **SCHEDULE "D"** hereunder.

- (b) In case of default or failure to pay the Township Common Area Maintenance Charges by the Sub-Lessee to the Sub-Lessor or KWIC Facility Management Services or to any other entity nominated by the Sub-Lessor for a consecutive period of 3 (three) months, the sub-lessee shall be liable to pay interest @ 1.50% per month on the outstanding amount or part thereof from the billing date till the date of realization.
- (c) If the Sub-Lessee fails to pay the Township Common Area Maintenance Charges in time and such defaults continue for a consecutive period of 6 months, then the Sub-Lessor or KWIC Facility Management Services or any other entity nominated by the Sub-Lessor shall have the right to take necessary action as may be deemed fit. Additionally, the Sub-Lessor or KWIC Facility Management Services or any other entity nominated by the Sub-Lessor shall have every right to refer the matter

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for adjudication to recover it's legitimate dues from the Sub-lessee.

7. On and from the date of these presents, all rates, taxes, assessments, statutory levies, cess's, charges and outgoings in respect of the schedule property, whether levied now or in the future shall be borne and payable exclusively by the Sub-Lessee.
8. The Sub-Lessee shall use the schedule property for construction of building(s) as per sanctioned building plan of KMDA or any other authority or authorities, to be used for any lawful purpose including any type of unit(s) in accordance with the agreed terms of the Head Lease, DCR, the said Master Plan, building plans(s) to be sanctioned by the concerned authorities in respect of the schedule property and other applicable statutory permissions and approvals. The Sub-Lessee shall abide by all the applicable laws, bye-laws, rules and regulations together with the DCR applicable on the schedule property and the building(s) to be constructed thereon.
9. The Sub-Lessee shall permit any person authorized by KMDA to inspect, repair and clean the canals/sewer lines or to do any other work in connection therewith within the schedule property without any obstruction or hindrance.

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10. The Sub-Lessee shall be entitled to transfer the Sub Lease hold rights in the schedule property or any part thereof together with the building(s) and part of the building and other structures to be constructed on the schedule property or part thereof for the residual period of this Deed of Sub Lease and/or any extended period thereof together with the rights to sublet, underlet or part with possession of the same.
11. The Sub-Lessee and or its assignee shall be entitled to mortgage or create charge on its leasehold interest only in respect of the whole or part of the schedule property and the whole or part of the buildings to be constructed thereat under these presents for borrowing funds from any financial institutions or corporate bodies without requirement of permission from the Sub Lessor.
12. The Sub Lessee shall be entitled to grant sub lease or put on rent the whole or any part or portion of the schedule property and/or the whole or part of the buildings to be constructed thereat with possession in favour of any third party for beneficial use and enjoyment of the whole or part of the schedule property and the whole or part of the buildings to be constructed thereon.
13. The Sub Lessee shall be entitled to enter into any agreement/s or arrangement/s and/or Joint Venture/s with any third party or parties for facilitating better and fullest utilization, several

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uses and exploitation of the whole or part of the schedule property and the whole or part of the buildings to be constructed thereon in any manner whatsoever in conformity to Head Lease and these presents.

14. The Sub lessee shall be entitled to nominate and/or appoint any men and agents for running any lawful activities or business from the schedule property and from the buildings to be constructed thereon.

15. **The parties mutually covenant with each other as follows:**

- (a) The Sub-Lessee shall be absolute owner of the building(s) and other structures to be constructed / erected on the schedule property.
- (b) In case of default or non-compliance of any of the terms of these presents by the Sub-Lessee, the Sub-Lessor shall be entitled to call upon the Sub-Lessee to rectify such default or non-compliance within a period of 6 (six) months from receipt of the notice in writing from the Sub-Lessor. If the Sub-Lessee fails or neglects to rectify such default within the said period of 6 (six) months, the Sub-Lessor shall have the right to terminate the sub-lease by giving 90 (ninety) days notice in writing to the Sub-Lessee. In such event the Sub Lessor shall purchase the constructed area on a mutually agreed price.

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- (c) The Sub Lessor shall not be entitled to terminate this present for any other reasons or on any other grounds save and except breach of any of the terms of this present but subject to compliance of the conditions mentioned in Clause 6 (b) hereinabove.
- (d) Consequent to the earlier determination of this sub lease, the sub-lease shall be concluded accordingly, under such circumstance the Sub-Lessee shall deliver back the vacant and peaceful physical possession of the schedule property together with the building(s) and other constructions made thereon, if any, to the Sub-Lessor and the Sub-Lessor shall purchase the building(s) and other constructions made on the schedule property for the consideration as will be mutually agreed between the parties herein.
- (e) The Sub-Lessor shall make its best endeavor for renewal of the Head Lease and the parties hereby unconditionally and irrevocably agree that they shall observe, perform and fulfill all the terms, conditions, stipulations and covenants imposed on the Sub-Lessor and/or Sub-Lessee for such renewal. If the Head Lease is renewed then the sub-lease stands automatically renewed at the request of the Sub-Lessee subject to proportionate



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payment by the Sub Lessee of all costs, fees, charges and expenses for such renewal.

- (f) Upon expiry of the term/tenure of the term agreed hereinabove the Sub-Lessee agrees to peaceably surrender the vacant physical possession of the schedule property together with the building(s) and other construction(s) made thereon to the Sub Lessor in accordance with the instructions of the Sub-Lessor. KMDA may purchase such building(s) and other construction(s) at a mutual agreed rate in accordance with the terms of the Head Lease and the Sub-Lessee shall be entitled to the consideration paid by KMDA for the same.
- (g) The Sub-Lessor shall indemnify and keep the Sub-Lessee saved, harmless and indemnified of, from and against any and all charges, duties penalties, liabilities, cost, damages, loss, claims suits, injunctions, expenses of investigating and/or defending any claim, including legal fee and disbursements and consultants fees and disbursements etc. accruing, arising out of or in relation to (i) any dispute relating to title of the Demised Plot; (ii) breach of the Mother/Head Lease and/or this Deed by the Sub-Lessor; (iii) any act or omission or neglect or

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default of the Sub-Lessor or its consultants, employees and/or agents of any statutory requirements, laws, rules, regulations Licenses, approvals, permission, bye-laws, etc., including those relating to municipal, employment, environment laws; or (iv) any breach by the Sub-Lessor or any person claiming through the Sub-Lessor, resulting in any claim by the third party against the Sub-Lessee.

- (h) The Sub-Lessee shall indemnify and keep the Sub-Lessor saved, harmless and indemnified of, from and against any and all charges, duties, penalties, liabilities, costs, damages, losses, claims, suits, injunctions, expenses of investigating and/or defending any claim, including legal fees and disbursements and consultants' fees and disbursements etc. accruing, arising out of or in relation to: (i) breach of this Deed by the Sub-Lessee, including any breach of the usage of Schedule property; (ii) any act or omission or neglect or default of the Sub-Lessee or its consultants, employees and/or agents of any statutory requirements, laws, rules, regulations, licenses, approvals, permissions, bye-laws, etc., including those related to municipal, employment, environmental laws, etc.; or (iii) any breach by the Sub-

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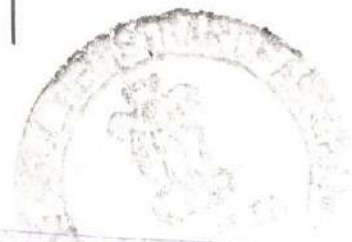


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Lessee or any person claiming through the Sub-Lessee, resulting in any claim by a third party against the Sub-Lessor.

- (i) Subject to clause 4 (h), notwithstanding any other recourse available to the Sub-Lessee, in case of any defect in title of the Sub-Lessor and/or KMDA in relation to the Demised Plot or any such defect whereby the Sub-Lessee is prohibited from using or occupying the schedule property for the Permitted Use, the Sub-Lessor shall be liable to indemnify the Sub-Lessee for all loss, damage, inconvenience etc. suffered or sustained by and/or caused to the Sub-Lessee,.
- (j) The indemnity obligations set forth in this Deed shall survive even after the termination of this Deed whether by efflux of time or otherwise.
- (k) Any notice shall be sufficiently given if it is in writing and sent by registered post / email addressed to the respective address mentioned herein above or such other address as may be subsequently notified by the Sub-Lessor and / or the Sub-Lessee in writing. Every such notice shall be deemed to have been given or made on the day on which such notice ought to have been delivered in due course of postal or telegraphic or email

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communication. It shall be the duty of the parties to inform each other by letter about all subsequent changes, if any, in its address, e-mail ID failing which all demand notices and letters will be sent at the earlier registered address/email shall be deemed to have been received by the parties.

- (l) In the event any provision of this Deed of Sub-Lease is declared by any law, judicial or other competent authority to be void, voidable, illegal or otherwise unenforceable or indication of the same is received by either of the parties of any relevant competent authority, the parties shall amend the provision in such reasonable manner as achieves the intention of the parties without illegality or at the discretion of the parties, it may be severed from this Deed and the remaining provisions of this Deed shall remain in full force.
- (m) The stamp duty and registration fee for registration of this Deed of Sub-Lease including other incidental charges, fees, and expenses shall be fully borne and paid by the Sub-Lessee exclusively.
- (n) Any dispute or differences which may arise out of this Deed of Sub Lease or in relation thereto including any dispute relating to its validity or its effect which cannot

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be settled amicably within a period of 30 (thirty) days shall be settled finally by a sole Arbitrator mutually appointed by both the parties in accordance with the provisions of the Arbitration and Conciliation Act, 1996 as amended from time to time. The venue of the arbitration shall be at Kolkata and the language of arbitration shall be English. The award must be rendered by the sole Arbitrator mutually appointed by the parties hereto and the same shall be final and binding upon the parties hereto.

- (o) Courts within the jurisdiction of which the schedule property is situated will have exclusive jurisdiction.

SCHEDULE "A" ABOVE REFERRED TO:

(the "ENTIRE LAND")

ALL THAT piece and parcel of land measuring 82.147 acres be the land more or less within several plots/ Dag Nos. in Mouzas, Tentulkuli, J.L. No. 53, Pakuria, J.L. No. 54, Bankra, J.L. No. 55, within P.S. Domjur, District Howrah.

SCHEDULE - B ABOVE REFERRED TO:

(the "DEMISED PLOT")

ALL THAT piece and parcel of three Plots Vide No: **11, 12 & 13**, admeasuring about **2937.13** Square Meter equivalent to **31,615**

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Square Feet equivalent to **43.91 Cottahs** equivalent to **0.725 Acre more or less** together with one cemented flooring tin shed structure standing thereupon having covered area of **3500** Square feet more or less under **R.S. Dag No.- 261, 262, 263, 264 & 268**, corresponding to L.R. Dag No.- 281, 282, 283, 284 & 288, **Mouza-Bankra**, P.S.- Domjur, in the District of Howrah (available FAR 2.00 appx.) **with proposed built up area not more than 63,230 Square feet** or such area as mentioned in the sanctioned building plan, to be approved by appropriate authority, whichever is higher to be constructed by the sub lessee at its own cost and responsibility, details of Dag and Khatian No.- are following hereunder:-

R.S. Plot No.	L.R Plot No.	Area of Land in Acre	Mouza	J.L No.	Khatian No.	Block
261	281	0.030	Bankra	55	9655	Domjur
262	282	0.364	Bankra	55	9655	Domjur
263	283	0.292	Bankra	55	9655	Domjur
264	284	0.034	Bankra	55	9655	Domjur
268	288	0.005	Bankra	55	9655	Domjur
Total Area in Acre:-		0.725				

Said land is Butted and bounded by:

ON THE NORTH : Villa No: A-2-9 to A-2-17 of Project Charulata;

ON THE SOUTH : 30 Meter wide Arterial Road;

ON THE EAST : Plot No: 14 of Muktheadhara-I;



ON THE WEST : Plot No: 10 of Muktadhara-I.

One site plan of the said demised plot of land along with the structure constructed thereupon, marked in red colour border attached herewith.

SCHEDULE "C" ABOVE REFERRED TO:

(the "ALLOTMENT LETTER")

Allotment Letter dated **05.06.2023**, issued by the Sub-Lessor of the First Part in favour of the Sub-Lessee of the Second Part.

SCHEDULE "D" ABOVE REFERRED TO:

(the "TOWNSHIP COMMON AREA MAINTENANCE CHARGES")

- a) The Township Common Area Maintenance ("**CAM**") Charges for maintaining common township facilities will @ **200/- (excluding GST) per cottah per month for the first year (i.e. first 12 months)** from the date of execution of this sub lease agreement, which will be paid in advance before registration of this sub lease agreement. All CAM charges shall be payable by the Sub-Lessee on quarterly basis in advance, after payment of the CAM Charges in advance for the initial period of 12 months.
- b) Upon commencement of construction but before obtaining the Completion Certificate the Sub-Lessee shall have to bear the Township Common Area Maintenance Charges @ Rs. 1.50/- per sq. ft. per month, excluding GST, of the sq. ft. area taken up for construction as per plan sanctioned by the KMDA or any other pertinent authority.

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Besides that, the Sub-Lessee has to pay the proportionate maintenance cost of the construction of the road earmarked for construction vehicle movement for development of the demised plot based upon the number of vehicle that will arrive at the demised plot.

- c) After obtaining the completion certificate for the buildings, the Sub-Lessee has to pay the Township Common Area Maintenance Charges on the built-up area @ Rs. 1.80/- per sq. ft., excluding GST, per month for the area for which completion certificate has been obtained.
- d) The Sub-Lessor and the Sub-Lessee hereby agree that, the charges mentioned in point no. a), b), & c) herein above are mutually exclusive but may be charged concurrently depending upon the phases of the construction, and depending upon the part or whole area of the plot on which construction work has been taken up and the part which remains vacant.
- e) The Sub-Lessee hereby acknowledge that Township Area Maintenance charges may be revised periodically after every 12 months and the Sub-Lessee will be liable to pay the charges without any demur or delay.
- f) All the Township Common Area Maintenance Charges will be paid by the Sub-Lessee in the following manner:
 - i) In case of vacant plot 12 months advance payment will be required; and

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- ii) In case of Completion Certificate is obtained with respect to the demised plot 24 months advance payment will be required.
- g) In line with the above stated matter and in order to substantiate the same a separate Township Common Area Maintenance Agreement shall be signed between the Sub-Lessee and the Sub-Lessor or KWIC Facility Management Services or with any other entity as may be nominated by the Sub-Lessor from time to time.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals the day month and year first above written.

SIGNED & DELIVERED by the
within named Sub-Lessor
through its Authorized
Signatory **Mr. Jeet Ranjan**
Chakraborty in the presence
of:

1. *Amil Prasad*
4 Fairly Place, HMP House
6th Floor, Room No-626 Kolkata-01
2. *Chandan Kishore Chatterjee*
4. Fairly Place, HMP House,
6th Floor, Room No-626
Kolkata-1

SIGNED & DELIVERED by the
within named Sub-Lessee
through its Designated
Partners **Ms. Debasree**

Kolkata West International City Pvt. Ltd.
J. R. Chakraborty
Authorized Signatory

PROPERTYMARK SDSS REALTORS LLP
Debasree Banerjee
Designated Partner

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ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
12 APR 2024

Banerjee and Mr. Debdut Chakraborty in the presence of:

PROPERTYMARK SDSS REALTORS LLP

Debdut Chakraborty
Designated Partner

1. *Amit Prasad*
2. *Chandan Kishore Chatterjee*

SIGNED & DELIVERED by the within named Confirming Party **Smt. Supriya Roy** in the presence of:

[Signature]

1. *Amit Prasad*
2. *Chandan Kishore Chatterjee*

Drafted by:

[Signature]

Advocate

High Court, Calcutta

F/1122/1343 of 2009

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ADDITIONAL REGISTRAR
OF ASSURANCE - KOLMATA
12 APR 2024

RECEIPT & MEMO OF CONSIDERATION

RECEIVED from the within named Sub-Lessee, the within mentioned sum of Rs. **2,24,30,000/-** (Rupees Two Crores Twenty Four Lakhs Thirty Thousand) only being the full consideration money/premium in accordance with the Terms of Settlement dated 16.02.2022.

In the presence of:

WITNESSES:

1. *Amit Bajabandi*

RECEIVED BY:

2. *Chandan Kishore Chatterjee* → *J. K. Chakraborty*
Kolkata West International City Pvt. Ltd.
Authorised Signatory

SIGNATURE OF THE SUB-LESSOR

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KOLKATA WEST INTERNATIONAL CITY

PLAN FOR DEED

SITE PLAN FOR DEED OF PLOT NO. - 11, 12 AND 13 OF MUKTADHARA-I UNDER PHASE- RC 1 (PHASE-1A) MARKED IN RED BORDER BEARING PART OF R.S PLOT NO. 261, 262, 263, 264, 268 UNDER KHATAN NO. -9655, MOUZA- BANKRA, J.L. NO. - 55, P.S.- DOMJUR, DIST.- HOWRAH, WEST BENGAL.

FOR M/S. PROPERTYMARK SDSS REALTORS LLP

ADJOINING UNIT NO. A02/H0 TO A02/H7

46000

23007

PLOT NO.-11,12 & 13

40502

24390

13330

EXISTING SINGLE STORED
TIN SHED STRUCTURE
AREA- 325.11 SQM. OR 3500
SQFT.

26622

22789

23851

30.0 METER WIDE ARTERIAL ROAD

SITE PLAN

[CONFIRMING PARTY]

AREA OF LAND:-

2937.13 SQM. OR 43.91 COTTAH

AREA OF STRUCTURE:-

325.11 SQM. OR 3500 SQFT

Note:-

All dimensions are in mm.



SCALE IN USE 1:100

TRISHANU DAS
B.E. (Civil) MIE, AIV
Enlisted LBS-I, License No.-1508
Kolkata Municipal Corporation

(SEEN OF ENGINEER)

Kolkata West International City Pvt. Ltd.

J.P. Choudhury
Authorised Signatory

(SEEN OF SD-128833)

PROPERTYMARK SDSS REALTORS LLP

Debanu Banerjee
Designated Partner

PROPERTYMARK SDSS REALTORS LLP

Debanu Chatterjee
(SEEN OF SD-128833)

Designated Partner

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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
12 APR 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>T. Chakraborty</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
							
	<i>R. D.</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
							
	<i>Debasree Banerjee</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
							
	<i>Deedut Chakraborty</i>	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
							
		RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
							



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA

12 APR 2024



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



090420242001158793

GRIPS Payment Detail

GRIPS Payment ID:	090420242001158793	Payment Init. Date:	09/04/2024 18:15:52
Total Amount:	1520890	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	3348940758915	BRN Date:	09/04/2024 18:16:19
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Ms PROPERTYMART SDSS REALTORS LLP
Mobile:	8335994047

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250011587948	Directorate of Registration & Stamp Revenue	1520890
Total			1520890

IN WORDS: FIFTEEN LAKH TWENTY THOUSAND EIGHT HUNDRED NINETY ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250011587948

GRN Details

GRN:	192024250011587948	Payment Mode:	SBI Epay
GRN Date:	09/04/2024 18:15:52	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	3348940758915	BRN Date:	09/04/2024 18:16:19
Gateway Ref ID:	241001599469	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	090420242001158793	Payment Init. Date:	09/04/2024 18:15:52
Payment Status:	Successful	Payment Ref. No:	2000804834/11/2024
[Query No*/Query Year]			

Depositor Details

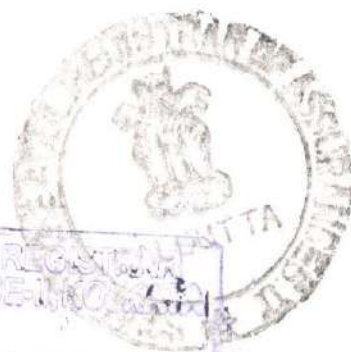
Depositor's Name:	Ms PROPERTYMARK SDSS REALTORS LLP
Address:	UNIT NO 626, HMP HOUSE, 4 FAIRLEY PLACE KOL: 01
Mobile:	8335994047
Period From (dd/mm/yyyy):	09/04/2024
Period To (dd/mm/yyyy):	09/04/2024
Payment Ref ID:	2000804834/11/2024
Dept Ref ID/DRN:	2000804834/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000804834/11/2024	Property Registration- Stamp duty	0030-02-103-003-02	1216705
2	2000804834/11/2024	Property Registration- Registration Fees	0030-03-104-001-16	304185
Total				1520890

IN WORDS: FIFTEEN LAKH TWENTY THOUSAND EIGHT HUNDRED NINETY ONLY.

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REGIONAL REGISTRAR
OF INSURANCE - MANGALURU
12 APR 2024

Major Information of the Deed

Deed No :	I-1902-04760/2024	Date of Registration	12/04/2024
Query No / Year	1902-2000804834/2024	Office where deed is registered	
Query Date	27/03/2024 11:49:35 AM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MANOJ MAHATO Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8777747084, Status :Deed Writer		
Transaction		Additional Transaction	
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,24,30,000/-		Rs. 3,04,17,120/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 12,16,805/- (Article:63)		Rs. 3,04,269/- (Article:A(1), E)	
Remarks			

Land Details :

District: Howrah, P.S:- DOMJUR, Gram Panchayat: BANKRA-I, Mouza: Bankra, JI No: 55, Pin Code : 711403

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-281 (RS :-)	LR-9655	Bastu	Sali	0.03 Acre	12,00,000/-	12,19,536/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1901-I -00061-2005,Project : Not Specified
L2	LR-282 (RS :-)	LR-9655	Bastu	Sali	0.364 Acre	97,70,000/-	1,47,97,037/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1901-I -00061-2005,Project : Not Specified
L3	LR-283 (RS :-)	LR-9655	Bastu	Sali	0.292 Acre	98,00,000/-	1,18,70,150/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, ,Project : Not Specified
L4	LR-284 (RS :-)	LR-9655	Bastu	Sali	0.034 Acre	12,00,000/-	13,82,141/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1901-I -00061-2005,Project : Not Specified

L5	LR-288 (RS :-)	LR-9655	Bastu	Sali	0.005 Acre	30,000/-	2,03,256/-	Width of Approach Road: 100 Ft., Adjacent to Metal Road, ,Last Reference Deed No :1901-I -00061-2005,Project : Not Specified
		TOTAL :			72.5Dec	220,00,000 /-	294,72,120 /-	
		Grand Total :			72.5Dec	220,00,000 /-	294,72,120 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5	3500 Sq Ft.	4,30,000/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	3500 sq ft	4,30,000 /-	9,45,000 /-	

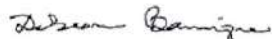
Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KOLKATA WEST INTERNATIONAL CITY PRIVATE LIMITED Vichitra, Salap Junction, NH-6, City:- , P.O:- Bankra, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711403 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative			
2	Name Mrs SUPRIYA ROY Daughter of AJIT KUMAR GUNGULY Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office	Photo  12/04/2024	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
1/2, Harish Mukherjee Road, City:- , P.O:- L R Sarani S O, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ADxxxxxx8H, Aadhaar No: 59xxxxxxxx5619, Status :Confirming Party, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office				

Transferee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PROPERTYMARK SDSS REALTORS LLP Unit No. 626, HMP House, 4, Fairlie Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX2 , PAN No.:: ABxxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JEET RANJAN CHAKRABORTY Son of Mr SUBHA RANJAN CHAKRABORTY Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 2:18PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
	Vichitra, Salap Junction, NH-6, City:- , P.O:- Bankra, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711403, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: AJxxxxxx5G, Aadhaar No: 82xxxxxxxx5260 Status : Representative, Representative of : KOLKATA WEST INTERNATIONAL CITY PRIVATE LIMITED (as Authorized Signatory)			
2	Name Ms DEBASREE BANERJEE (Presentant) Daughter of Mr SWAPAN CHATTERJEE Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 2:20PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
	Unit No.626, HMP House, 4, Fairlie Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: AZxxxxxx6A, Aadhaar No: 41xxxxxxxx9572 Status : Representative, Representative of : PROPERTYMARK SDSS REALTORS LLP (as Designated Partner)			

3	Name	Photo	Finger Print	Signature
	Mr DEBDUT CHAKRABORTY Son of Mr Achinta CHAKRABORTY Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office		 Captured	
	Apr 12 2024 2:21PM	LTI 12/04/2024	12/04/2024	
Unit No. 626, HMP House, Fairlie Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AFxxxxxx5L, Aadhaar No: 92xxxxxxxx3693 Status : Representative, Representative of : PROPERTYMARK SDSS REALTORS LLP (as Designated Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Amit Prajapati Son of Mr Pyarelal Prajapati 24, Tollugunj Circular Road, City:- , P.O:- New Alipore, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053		 Captured	
	12/04/2024	12/04/2024	12/04/2024
Identifier Of Mrs SUPRIYA ROY, Mr JEET RANJAN CHAKRABORTY, Ms DEBASREE BANERJEE, Mr DEBDUT CHAKRABORTY			

Land Details as per Land Record

District: Howrah, P.S:- DOMJUR, Gram Panchayat: BANKRA-I, Mouza: Bankra, JI No: 55, Pin Code : 711403

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 281, LR Khatian No:- 9655	Owner:কে এম ডি এ ., Gurdian:পক্ষে , Address:এল.এ.সেল প্রশাসন ভবন সল্ট লেক, Classification:শালি, Area:0.44000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 282, LR Khatian No:- 9655	Owner:কে এম ডি এ ., Gurdian:পক্ষে , Address:এল.এ.সেল প্রশাসন ভবন সল্ট লেক, Classification:শালি, Area:0.44000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 283, LR Khatian No:- 9655		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 284, LR Khatian No:- 9655	Owner:কে এম ডি এ ., Gurdian:পক্ষে , Address:এল.এ.সেল প্রশাসন ভবন সল্ট লেক, Classification:শালি, Area:0.40000000 Acre,	Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 288, LR Khatian	Owner:কে এম ডি এ ., Gurdian:পক্ষে ,	Seller is not the recorded Owner as

Endorsement For Deed Number : I - 190204760 / 2024

On 12-04-2024

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 : 63 of Indian Stamp Act 1899.

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

Presented for registration at 11:33 hrs on 12-04-2024, at the Office of the A.R.A. - II KOLKATA by Ms DEBASREE BANERJEE ,.

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 3,04,17,120/-

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

Execution is admitted on 12/04/2024 by Mrs SUPRIYA ROY, Daughter of AJIT KUMAR GUNGULY, 1/2, Road: Harish Mukherjee Road, , P.O: L R Sarani S O, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr Amit Prajapati, , , Son of Mr Pyarelal Prajapati, 24, Road: Tollugunj Circular Road, , P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

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

Execution is admitted on 12-04-2024 by Mr JEET RANJAN CHAKRABORTY, Authorized Signatory, KOLKATA WEST INTERNATIONAL CITY PRIVATE LIMITED (Private Limited Company), Vichitra, Salap Junction, NH-6, City:- , P.O:- Bankra, P.S:-DOMJUR, District:-Howrah, West Bengal, India, PIN:- 711403

Indetified by Mr Amit Prajapati, , , Son of Mr Pyarelal Prajapati, 24, Road: Tollugunj Circular Road, , P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 12-04-2024 by Ms DEBASREE BANERJEE, Designated Partner, PROPERTYMARK SDSS REALTORS LLP (LLP), Unit No. 626, HMP House, 4, Fairlie Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Amit Prajapati, , , Son of Mr Pyarelal Prajapati, 24, Road: Tollugunj Circular Road, , P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Execution is admitted on 12-04-2024 by Mr DEBDUT CHAKRABORTY, Designated Partner, PROPERTYMARK SDSS REALTORS LLP (LLP), Unit No. 626, HMP House, 4, Fairlie Place, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Amit Prajapati, , , Son of Mr Pyarelal Prajapati, 24, Road: Tollugunj Circular Road, , P.O: New Alipore, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,04,269.00/- (A(1) = Rs 3,04,171.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 3,04,185/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/04/2024 6:16PM with Govt. Ref. No: 192024250011587948 on 09-04-2024, Amount Rs: 3,04,185/-, Bank: SBI EPay (SBlePay), Ref. No. 3348940758915 on 09-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 12,16,705/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 12,16,705/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2290, Amount: Rs.100.00/-, Date of Purchase: 13/03/2024, Vendor name: M Mitra

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/04/2024 6:16PM with Govt. Ref. No: 192024250011587948 on 09-04-2024, Amount Rs: 12,16,705/-,
Bank: SBI EPay (SBlePay), Ref. No. 3348940758915 on 09-04-2024, Head of Account 0030-02-103-003-02



Satyajit Biswas

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 206700 to 206745
being No 190204760 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.04.30 19:01:41 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 30/04/2024

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.