

A. D. S. R. Rajahat. Deed no- 4080/2015

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES
Rs. 10

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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4080/2015

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

Security pattern of 100100 and 001001

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पश्चिम बंगाल WEST BENGAL
Certified that this document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub Registrar
Rajarhat, New Town, North 24 Pgs

31 MAR 2015

23/3/15

Day of March 2015

Ansari

THIS INDENTURE OF LEASE made on this ... Day of ...
BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD., a Govt. of West Bengal Company incorporated under the Companies Act, 1956 (Act 1 of 1956) (PAN - AAACW4115F) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the WBHIDCO Ltd., having its registered office at HIDCO BHABAN, 35-1111, Major Arterial Road, 3rd Rotary, New Town, Kolkata - 700,56, represented by the Managing Director or Joint Managing Director/General Manager (Administration),/

Ansari
- 23/3/15

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17 MAR 2015

27221

No. Rs. 100/- Date....

Name: Tapsel Exim Pvt. Ltd.

Address: 25, Ganesh Chandra Avenue

Vendor: Aliyar Collectorate, 24 Pgs. (S)

Kol-27 13

SUBHANKAR DAS
STAMP VENDOR
Aliyar Police Court, Kol - 27



Ranjit Chowdhury
RANJIT CHOWDHURY.

SONOZ :- Jaitimbazath Gally
14/1 (54) Park Avenue
Santoshpur
Kolkata - 700075
P.S. Survey Park
Sales Officer



Additional District Sub-Registrar
Rayachoti, New Town, North 24 Pgs

31 MAR 2015

General Manager (Commercial)/, General Manager (Marketing)/ of the said State Govt. Company, who is so authorized by the Managing Director for the purpose of execution of this indenture hereinafter referred to as the LESSOR (which expression shall include its executors, administrators and successor in office and assigns) for time being entitled to the reversion immediately on the determination of the terms hereby agreed to be of the ONE PART AND TOPSEL EXIM PVT. LTD., a company within the meaning of Companies Act, 1956, (PAN - AABCT 6812D) having its registered office at 25, Ganesh Chandra Avenue, Kolkata-700013, in the district of Kolkata, hereinafter referred to as the LESSEE (which expression shall where the context so admits include its executors, representatives, administrator and successors in office and assigns) of the OTHER PART.

WHEREAS although the LESSOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24 Parganas and Collector, South 24 Parganas on the requisition of Government in the Housing Department by and under a good number of Land Acquisition Cases had acquired large chunk of land and the same has been duly vested in the Government absolutely free from all encumbrances under Section 16 of the Land Acquisition Act, 1894.

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AND WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over exclusive vacant possession over the said land free from all encumbrances upon payment of the price for compensation money for such lands to the LESSOR which Authority has been conferred by the State Govt. entrust or possibilities to develop the infrastructure services as well as all necessary amenities of modern cities therein and also to transfer lands by way of sale or lease to the individual persons, cooperative housing societies, corporate bodies, statutory authorities as the case may be to materialize the dreams of New Town as a major Hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS upon such transfer of lands and possession thereof being handed over to the LESSOR, the LESSOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land for the period of demise as mentioned hereunder free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

AND WHEREAS the LESSOR in consonance with the main object and intent as spell out in the Company's Memorandum of Association, has already developed, built and provided necessary infrastructure on the said lands for making it suitable for setting up the proposed township.

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AND WHEREAS after having developed the said lands and building necessary infrastructure thereon the LESSOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and lease out the same to the prospective LESSEES in strict conformity with the prevailing principle of allotment based on policy decision of the State Government and other rules and Regulations as prescribed or might be framed out from time to time for New Town, Kolkata, and more specifically according to plans, specifications, elevations, designs and sections duly sanctioned by the Competent Authority upon and compliance of maintaining the use of occupancy of the building in particular for the purpose of which the land is allotted.

AND WHEREAS the LESSEE approached in writing to the LESSOR for allotment of a piece and parcel of land out of the acquired portions thereof for establishing a Multi Car family Showroom after complying with all formalities for allotment of such land by the LESSOR.

AND WHEREAS after due consideration of the said request of the LESSEE by the Board of Directors of the WBHIDCO, the LESSOR in its 56th meeting held on 23.11.2010 read with the decision of its 67th meeting held on 30.07.2012 and 80th meeting held on

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10.04.14 respectively, the LESSOR agreed to offer for allotment of land measuring 02 (Two) Acres at New Town, Kolkata on Leasehold Basis for 99 years (ninety nine years) for the purpose of establishing a "Multi Car facility Showroom" at a total lease premium of Rs.16,17,04,400/- (Rupees sixteen crores seventeen lakhs four thousand four hundred) only at the rate of Rs.13.364 lakh per cottah subject to fulfillment of terms and conditions as spelt out in the offer of allotment letter being no. M-5066/HIDCO/ADMN-1426/2010 dated 24.08.2012 read with letter no.C-446/HIDCO/ ADMN-1426/2010 dated 19.05.2014.

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the LESSEE and in consideration of a premium of Rs.16,17,04,400/- (rupees sixteen crore seventeen lakhs four thousand four hundred) only paid by the LESSEE the receipt whereof the LESSOR doth hereby admit and acknowledge and in consideration of the LESSEE agreeing to observe and perform the terms and conditions mentioned hereinafter and also in consideration of the fact that the LESSEE has taken inspection of the said plot of land and has satisfied itself as to the conditions and description of the plot of land and also as to the amenities and facilities.

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appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the LESSOR, the LESSOR doth hereby grant and demise unto the LESSEE such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) to hold the same for the period of 99 years yielding and paying therefor a rent at the nominal rate of Re.1/- (Rupees one) only per annum or at lump and subject to the terms and conditions hereinafter covenanted.

A. The LESSEE with the intent that the obligations and covenants shall continue through out the period of demise agrees and covenants with the LESSOR as follows:

- i) The LESSEE shall pay the annual lease rent at the rate of Re.1/- (Rupee one) per annum as mentioned above to the LESSOR within 30th April of every financial year from the date of registration of the lease deed or at lump within 30 days of registration of the deed.
- ii) The LESSEE shall maintain the land with boundary pillars, which the LESSOR demarcates, in good and proper condition at the cost of the LESSEE during the period of demise for easy identification of the said land.

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iii) The LESSEE shall use the said demised land exclusively for the purpose of constructing building thereon at the cost of the LESSEE in conformity with the building Rules & Regulations as applicable in New Town, Kolkata and other Rules and Regulations as prescribed or might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations designs and sections sanctioned by the Competent Authority and with the conditions as the LESSOR may decide and shall use the said demised land and the structure thereon for establishing a 'Multi Car facility Showroom' and other activities allied thereto under the principal use "Mercantile - Retail" and no part of such building or land shall be used for any other purpose.

iv) The LESSEE shall have to undertake construction of the building on the said plot in accordance with the sanctioned building plan and applicable building rules and will have to commence construction within 6 months from the date of delivery of possession and complete construction and fully commission the project proposed to be set up on the said plot within a period of 60 months from the date of delivery of possession.

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Time in this regard shall always be the essence of the contract. Provided however the LESSOR or the local body may at its discretion on an application received from ^{LESSEE} you upon payment ^{of Rs 18-} of such fees or penalty by whatever named called as may be fixed, grant extension of time to commence and/or complete and commission the project as for such period as may be determined. Upon the LESSEE's failure to comply with this condition of Lease to set up, complete construction and commission the project within the time fixed, or as may be extended the allotment and lease shall be liable to be cancelled and the LESSOR shall be entitled to re-enter into or upon the said plot and resume possession thereof and the same shall thereafter vest in the LESSEE as in their former estate. After such reentering and resumption of possession, compensation for construction, if any, then existing on the said plot at a valuation which either would be equivalent to the construction cost of the structure less depreciation or market value at the relevant time, whichever is less, as may be assessed by the State Government and the same shall be treated as agreed compensation for such loss of property. The value of the land will be the amount of the premium paid by the LESSEE.

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- v) The LESSEE shall neither make any excavation in the land nor remove any earth/ subsoil there from except in the course of normal construction or repairing of the building, if necessary, in contravention of provisions of any Act and Rules of the land use and management and if made within the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common area possessed by the LESSOR are not disturbed in any way.
- vi) The LESSEE shall not alter the location of the sewer/water connection lines except prior approval of LESSOR, which shall not normally be allowed for the sake of greater interest of the project area.
- vii) The LESSEE shall be liable to make all payments towards taxes, fees, rates, any other impositions etc. that may be levied by any local authority (in future) with effect from the date of these presents.
- viii) The LESSOR shall remain indemnified against any such claims/dues payable by the LESSEE to any local authority in future.
- ix) The LESSEE shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.

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- x) There shall be an option of renewal of the lease period on such terms and conditions as may be mutually settled between the LESSOR and LESSEE and included in such renewal lease deed. The LESSEE shall restore the land to its original condition before expiration of the lease period in case such option of renewal is not exercised and shall make over peaceful vacant khas possession of the demised land on determination of the lease and also regard shall be had so that the surrounding plots of other allottees and common areas possessed by LESSOR are not disturbed in any way. The LESSEE shall be liable for all repairs and maintenance and keep such land in a good condition at his own cost.
- xi) The LESSEE shall not sub-divide the demised land / or any part thereof but shall have Sub-Lease / Sub-letting rights not amounting to complete assignment of LESSEE's right, title and interest in the allotted plot of land may be allowed by the LESSOR and that 'NOC' in such cases be deemed to have been given 'in principle' keeping the principal use unchanged.
- xii) The LESSEE shall obtain all necessary prior clearances and Licenses from the appropriate authorities for establishing the intended project as required under Law for the time being in force and shall also go on

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complying with all the terms and conditions of such clearances throughout the period of Lease.

- xiii) The LESSEE shall not assign, alienate or transfer the demised land or any part thereof without prior written permission from the LESSOR who reserves the right to refuse such proposal considering its merit and on receipt of such payments as may be determined by the LESSOR. However in case of LESSEE's inability to continue the lease for the unexpired time period of the lease, the LESSOR shall have the right of pre-emption and upon the exercise of this right the building constructed by the LESSEE on the land shall be taken over by the LESSOR at a valuation of the building made by the LESSOR on the basis of the cost of construction of the building, less depreciation at the usual rate or the market value thereof, whichever is less. The value of the land will be the amount of the premium paid by the LESSEE. The land shall, however, have to be surrendered by the LESSEE to the LESSOR.
- xiv) The LESSEE shall allow any person authorized by the LESSOR or Local body concerned to inspect, maintain and construct/reconstruct the sewerage lines, water supply lines and storm water drains, water meters

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Aii Contd P/12

and other utility services or to do any work in connection therewith within the plot without any obstruction or hindrance by the LESSEE.

- xv) The LESSEE shall have the right to mortgage the lease hold interest only (and not the demised plot of land itself) which may be deemed to have been given by the LESSOR to the LESSEE provided mortgage is made favouring any RBI recognized Bank/Financial Institution (not Non-Banking Financial Companies) only.
- xvi) The LESSEE shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure thereon which as and when may be determined by any Competent Authority to be payable by the LESSEE to such authority under the provision of law for the time being in force.
- xvii) The LESSEE shall pay and continue to pay service charges to the LESSOR or Local Body for maintenance of the services within the New Town. The LESSOR or Local Body will assess and decide upon hearing the LESSEE the periodical service charge to be paid by the LESSEE from time to time.

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Aii Contd P/13

- xxv) The LESSEE shall keep the LESSOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
- xix) The LESSEE is liable to compensate for any damage caused by the LESSEE to the common areas, which are under the possession and authority of the LESSOR in course of any construction work undertaken by the LESSEE on the said demised land.
- xx) The LESSEE shall carry and perform all the obligations and duties covenanted herein and observe and perform all Laws, Rules and Regulations which may be required to be observed and performed by in this regard at their own costs and responsibility.
- xxi) If any of the aforesaid terms and conditions is violated or any act is done in contravention of the aforesaid terms and conditions covenanted herein by the LESSEE or any of its agents/employees, the LESSOR shall

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have the right to revoke the lease and to re-enter into possession of the demised plot of land and resume the same including the structure thereon, if any, even after the handing over of possession to the LESSEE on such determination of lease.

xxii) The LESSEE shall approach to WBSEDCL/NTESL independently for ensuring supply of electricity and shall also undertake construction of all necessary internal infrastructures at its own costs and expenses.

xxiii) The LESSEE at its own costs shall maintain necessary utility services and amenities including sewerage, sanitation, drainage, electricity, water and Gas Supply and other civic amenities within the plot of land hereby demised.

xxiv) The LESSEE shall not encroach in any manner the adjoining land/road/path way or any part of the area beyond the allotted plot. The LESSEE shall be liable to compensate for any damage caused by it directly to the infrastructural amenities or facilities of any kind provided by the LESSOR in the entire adjoining areas.

xxv) If at any time it is found that the allotment of the demised land has been obtained by the allottee by misrepresentation or fraud, the allotment shall stand determined and the LESSOR shall be entitled to its rights as contained in para A(iv) above.

B. The LESSEE further covenants with the LESSOR as follows:-

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- a) The LESSEE will pay and discharge all existing and future municipal rates, taxes, assessments, impositions and outgoings whatsoever which now are or any time hereafter shall be imposed or charged upon the transfer of the said plot and which may be payable by the owner or occupier thereof whether in respect of the transfer, the land comprised in the said plot or the building to be erected thereon or otherwise.
- b) The LESSEE will comply with and follow all applicable laws, rules and regulations for construction and the use, enjoyment and possession of the said plot and the project to be set up thereon [including but not limited to the Land Use Development and Control Plan (LUDCP)/Development Control Regulations framed for the New Town Area or part thereof and/or the Building Rules] and to be solely answerable and responsible for all breaches and/or defaults in compliance thereof.
- c) The LESSEE will comply with, at all times, all applicable laws, rules and regulations concerning the said plot, the project or its operations and business.
- d) The LESSEE will arrange for and establish a scientific process for the collection of garbage, refuse and sewage generated from the said plot and/or from the project to be set up on the said plot in accordance with applicable laws, rules and regulations.

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P - 15

- e) The LESSEE will install necessary pollution control equipments and facilities and obtain necessary periodical clearances in this regard from the applicable authorities.
- f) The LESSEE will ensure that the quality of effluents, if any, generated from the said plot shall conform to the norms laid down by the West Bengal State Pollution Control Board and to discharge all effluents in accordance with applicable laws, rules and regulations.
- g) The LESSEE will keep the said plot clean and free from all sorts of nuisance and not allow accumulation of water which is or can be a health risk or unhygienic, on it at any time.
- h) The LESSEE will keep all structures to be erected on the said plot in good and tenable repairs and condition and to maintain the same in good repair and condition.
- i) The LESSEE will take necessary precautions towards fire safety and to carry out regular maintenance and replacement of electrical wirings installations and appliances.
- j) The LESSEE will allow the LESSOR or Local Body, its agents and servants with 24 hours previous notice in writing to enter into and upon the said plot and view

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the state and condition hereof and to give or leave notice of any defect in such condition which the LESSEE shall be liable to make good within 15 days after such notice has been given or left.

- k) The LESSEE will execute to the satisfaction of the LESSOR or Local Body all such works and observe and perform all such rules and conditions which shall appear to the LESSOR or to the sanitary authorities of the State to be necessary or desirable in order to keep the said plot in good sanitary order and condition.
- l) The LESSEE will preserve and to keep intact the boundaries of the said plot and to keep them well demarcated with boundary walls, pillars or fencing according to the requisition from time to time as may be made by the LESSOR and to point them out when required by the LESSOR to any officer duly authorized by the LESSOR in writing to inspect them. Should any boundary mark be missing, the LESSEE shall report the fact to the LESSOR. The LESSEE shall maintain such boundary walls, pillars or fencing in good and proper condition.
- m) The LESSEE will take steps to ensure that no other person may encroach into or upon any portion of the said plot.
- n) The LESSEE will make all arrangements for security, fire fighting and the safety and all necessary civic facilities and amenities as may be required for

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preservation and protection of the said plot at its own cost and to the satisfaction of the LESSOR.

- u) The LESSEE shall not use or allow the said plot or any part thereof or any construction thereon to be used for any purposes other than the purpose for which the same has been offered to the LESSEE as mentioned above under para-A(iii) of the covenants of the LESSEE.
- v) The LESSEE shall not amalgamate the said plot or any part thereof with any other plot or plots of land without the prior permission of the LESSOR/Local Body.
- w) The LESSEE shall not allow the said plot or any construction thereon or any part thereof to be used as a place of public worship or burial and not allow any shrine, temple, mosque, church or any other kind of place of worship or any kind of public or private religious or charitable trust to be erected thereon or any part to be used for the said purposes.
- x) The LESSEE shall not encroach or allow or suffer any encroachment to be made upon the adjoining roads or any portions of lands surrounding the said plot or upon any other adjoining land whatsoever and in the event of the LESSEE committing a breach of any of the terms contained in this clause, the LESSEE shall in addition to all other rights available to the LESSOR for breach of this condition, be liable to pay to the LESSOR damages at such rate and for such

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period as the LESSOR may in its absolute discretion think fit and proper PROVIDED ALWAYS that in the event of a breach of the covenants contained in this clause on the part of the LESSEE to be observed by the LESSEE shall, in addition, hold the LESSOR harmless and indemnified against any loss, damage, claims or actions whatsoever that the LESSOR may be put to or the LESSOR may in anywise incur in anyway relating thereto or arising there from.

- s) The LESSEE shall not at any time hereafter, to open or work or dig any quarries for clay, gravel or sand, in upon or under the said plot and the LESSEE agrees that the LESSOR reserves the right to all minerals in the said plot together with such rights of way and any other reasonable facilities as may be required for mining, gathering and carrying away such minerals PROVIDED THAT the LESSEE shall be at liberty to dig pits and make other excavations for the purpose of foundations for constructions of permanent building/structures thereat.
- t) The LESSEE shall not claim any damage or compensation for delay in providing any infrastructural facility such as sewerage connection, water supply, electricity connection for the said plot or for any other similar cause.
- u) The LESSEE shall not do or cause to be done in or upon the said plot or any part thereof or in the building that may be erected thereon, any act or thing which

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shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the said plot or to the owners or occupiers of any adjoining or neighbouring land or premises.

v) That any relaxation and indulgence granted by the LESSOR to the LESSEE shall not in any way prejudice the rights of the LESSOR.

w) That the failure of the LESSOR to enforce in any one or more instances, performance of any of the terms covenants and conditions of the allotment shall not be construed as a waiver or relinquishment of any right or claim granted or arising hereunder or of the future performance of any such term, condition and covenant and such failure shall not in any way affect the validity of this allotment or the LESSOR rights and LESSEE's obligations. The LESSEE agrees that a waiver of any term or provision hereof may only be made by a written instrument of modification of allotment executed by both LESSOR and LESSEE.

x) That any statutory powers as may have been or will be conferred upon the LESSOR shall automatically apply to the said plot and provisions in that respect shall be deemed to have been incorporated in the offer by way of reference and the LESSEE is deemed to have constructive notice thereof.

C. The LESSOR hereby covenants with the LESSEE as follows:

1. The LESSOR has good and marketable title in the land described in the

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schedule hereunder written free from all encumbrances and the LESSOR has all right to transfer the said land to the LESSEE on lease hold by executing this indenture.

2. The LESSEE observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land for the period of demise without any interruption by the LESSOR or any of its agents or representatives whatsoever.
3. The LESSEE shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar other plots of lands of New Town, Kolkata. Facilities of services such as roads, sewer drain lines and water lines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the LESSEE at his / her/ their/ its own cost.
4. The LESSOR further covenants with the LESSEE to save harmless indemnify and keep indemnified the LESSEE from or against all encumbrances, losses, claim charges and equities whatsoever arising or accruing before execution of these presents.

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SCHEDULE

A

ALL THAT piece and parcel of land measuring about 8093.6 sq.m. (2.0 acre) be the same or little more or less being Plot No. IID/10 in Action Area - IID on street no. 1111 (73.3 M Wide) (M.A.R.) situated in the New Town, Kolkata, Police Station - New Town, District North 24 Parganas, presently in the Panchayat area falling within Mouza - Redjani, JL No. 13 under Rajarhat - Bishnupur - I, G.P.

Butted and bounded as follows:

ON THE NORTH: HIDCO LAND
ON THE SOUTH: Street no. 1111 (73.3 M Wide) (M.A.R.)
ON THE WEST: Plot no. IID/12
ON THE EAST: Plot no. IID/9

Antoinette

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

SIGNED, SEALED AND DELIVERED BY

[Signature]
23/2/15
(DILIP KUMAR BAKSI)
General Manager (Commercial)
WB HIDCO LTD.
Kolkata - 156

PAN - AAACW4115 F

FOR AND ON BEHALF OF THE WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD (LESSOR)

In presence of the Witnesses

1. *[Signature]*
Amit Kumar Da
Special Officer (Commercial)
WBHIDCO Ltd.

2. *[Signature]*
Sayanmouli Das
Asst. A. Officer
WBHIDCO Ltd.

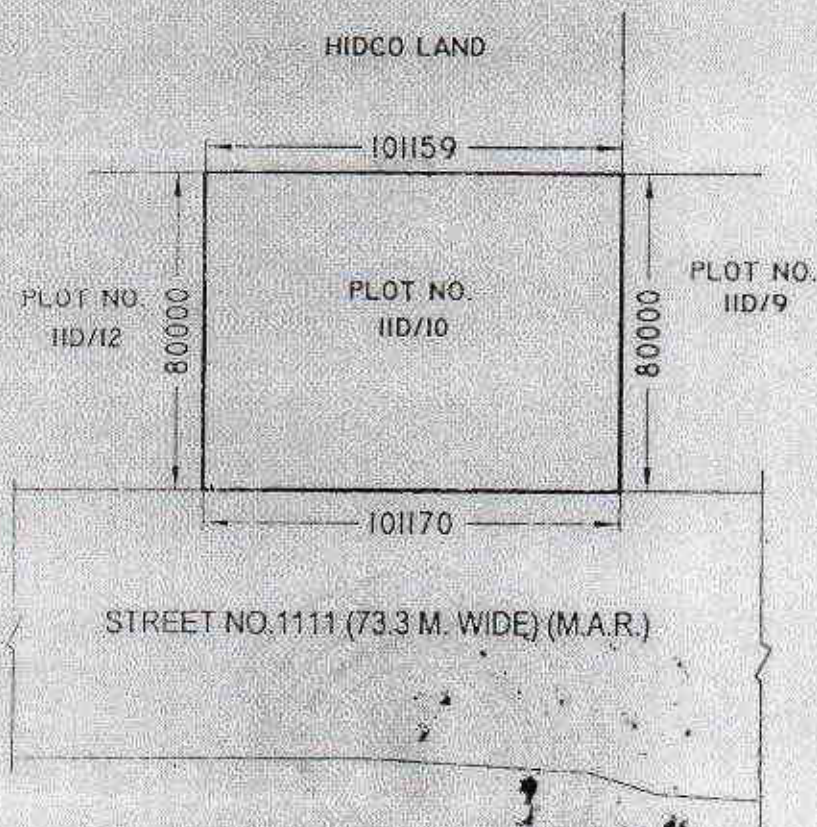
SIGNED BY THE AUTHORISED SIGNATORY FOR AND ON BEHALF OF TOPSEL EXIM PVT. LTD. (LESSEE)

In presence of the Witnesses

1. *[Signature]* (RANJIT CHOWDHURY) - PAN No. AAACW-6812 D
14/1 (59) Park Avenue
Kolkata - 700075

2. Soumyadip De Sarkar
Chowbagan, Ambabandi ch road, Chandernagore, WB

SITE PLAN OF PLOT NO. IID/10
 OF NEW TOWN, KOLKATA.
 MOUZA - RECJUANI, J.L. NO.13, RAJARHAT-BISHNUPUR-I G.P.
 UNDER NEW TOWN POLICE STATION
 Area = 8093.6 Sq.M. (2.0 Ac.)
 SCALE - 1:1500



TOPSELL EXIM PVT. LTD.
[Signature]
 Managing Director

ALL DIMENSIONS ARE IN MM.

[Signature]
 Chief Planner

[Signature]
 General Manager (Commercial)
 WB HIDCO LTD.
 Kolkata - 156



Hidco Bhawan, JS-1111(MAR), New Town, Kolkata-700156



Government Of West Bengal
Office Of the A.D. S.R. RAJARHAT
District:-North 24-Parganas












Endorsement For Deed Number : I - 04080 of 2015
(Serial No. 04385 of 2015 and Query No. 1523L000007220 of 2015)

(Debasish Dhar)
Additional District Sub-Registrar

NATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAUMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>Gurdeep Singh</i>	LH					
	RH					

ATTESTED :- **TOPSEL EXIM PVT LTD**
Gurdeep Singh
Managing Director

PAN NO - ALAPS 8424 R

PHOTO	LH					
	RH					

ATTESTED :-

PHOTO	LH					
	RH					

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

GRN: 19-201415-002223636-1 Payment Mode: Online Payment
 GRN Date: 27/03/2015 14:33:16 Bank: ICICI Bank
 BRN: 742751560 BRN Date: 27/03/2015 14:50:51

DEPOSITOR'S DETAILS

Id No.: 1523L000007220/1/2015
(Query No./Query Year)

Name: TOPSEL EXIM PVT LTD
 Contact No.: 03340137200 Mobile No.: 91 9831607146
 E-mail: topsel@vsnl.com
 Address: 25 GANESH CHANDRA AVENUE
 KOLKATA - 700013
 Applicant Name: Ranjit Chowdhury
 Office Name: A.D.S.R. RAJARHAT, North 24-Parganas
 Office Address:
 Status of Depositor: Buyer/Claimants
 Purpose of payment/Remarks: Requisition Form Filled in Registration Office

PAYMENT DETAILS

Sl No	Identification No	Head of VC Description	Head of VC	Amount
1	15-201415-002223636-1	Property Registration- Stamp duty	0030-02-103-003-02	11319328
2	15-201415-002223636-1	Property Registration- Registration Fee	0030-03-104-001-16	1778758

In Words: **Total** 13098086
 Rupees One Crore Thirty Eight Ninety Eight Thousand Eighty Six only

(Handwritten Signature)

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. RAJARHAT, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 04385 / 2015, Deed No. (Book - I , 04080/2015)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Gurbux Singh 25 Ganesh Chandra Avenue, District-Kolkata, WEST BENGAL, India, Pin 700013	 31/03/2015	 LTI 31/03/2015	TOPSEL EXIM PVT LTD Gurbux Singh 31/03/2015 Managing Director

Signature of the person(s) admitting the Execution at Office.

No. Admission of Execution By	Status	Photo	Finger Print	Signature
Gurbux Singh Address -25 Ganesh Chandra Avenue, District-Kolkata, WEST BENGAL, India, Pin 700013	Self	 31/03/2015	 LTI 31/03/2015	Gurbux Singh

Name of Identifier of above Person(s)
 Pratik Chowdhury
 (150) Park Avenue, District-South 24-Parganas,
 WEST BENGAL, India, Pin-700075

Signature of Identifier with Date

 31/3/15



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24 Parganas

Endorsement For Deed Number : I - 04080 of 2015
(Serial No. 04385 of 2015 and Query No. 1523L000007220 of 2015)

On 31/03/2015

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, 4 of Indian Stamp Act 1899.

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

Registration Fees Rs. 17,78,758/- paid online on 27/03/2015 2:50PM with Govt. Ref. No. 19201415002236361 on 27/03/2015 2:33PM, Bank: ICICI Bank, Bank Ref. No. 742751560 on 27/03/2015 2:50PM, Head of Account: 0030-03-104-001-16, Query No:1523L000007220/2015

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 16,17,04,400/- Average annual Rent Rs 1/-

Certified that the required stamp duty of this document is Rs. - 11319328 /- and the Stamp duty paid as: Impresive Rs. - 100/-

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

Stamp duty Rs. 1,13,19,328/- paid online on 27/03/2015 2:50PM with Govt. Ref. No. 19201415002236361 on 27/03/2015 2:33PM, Bank: ICICI Bank, Bank Ref. No. 742751560 on 27/03/2015 2:50PM, Head of Account: 0030-02-103-003-02, Query No:1523L000007220/2015

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

Presented for registration at 10:51 hrs on 31/03/2015, at the Office of the A.D.S.R. RAJARHAT by Gurbux Singh Claimant.

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

Execution is admitted on 31/03/2015 by

1. Gurbux Singh

Managing Director, Topsel Exim Pvt Ltd, 25 Ganesh Chandra Avenue, District:-Kolkata, WEST BENGAL, India, Pin :-700013.
By Profession : Service

Identified By Ranjit Chowdhury, son of J Chowdhury, 14/1(59) Park Avenue, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste: Hindu, By Profession: Service.

Admission Execution (for exempted person)


1. Execution by Dilip Kumar Baksi

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.

V.S.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 3633 to 3663
being No 04080 for the year 2015.


(Debasish Dhar) 31-March-2015
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal



Certified to be a True copy

A.D.S.R. Rajarhat

2760 of 13-01-2015 10f

Advocate
B. K. ROY
Advocate
High Court Calcutta

21 NOV 2014

998000

Fees Paid

F(i).....	2
F(ii).....	2
G(a).....	233
G(b).....	
Stamp.....	10
Court Fee.....	10
Xerox Charge.....	
Pia.....	
Gr Paid.....	
Total.....	257.00



Additional District Court
 31/11/15