

6221/2023

6248/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

31AA 966603

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



Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

4 MAY 2023

THIS AGREEMENT made this 3rd day of May, 2023 BETWEEN THE KOLKATA MUNICIPAL CORPORATION, a statutory body constituted under The Kolkata Municipal Corporation Act, 1980 having its head office at 5, S. N. Banerjee Road, Kolkata, hereinafter referred to as the "OWNER" / "LESSOR" being represented by the Municipal Secretary (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the ONE PART/ 1st PARTY AND APEEJAY SURRENDRA PARK HOTELS LIMITED (PAN: AAACB7961L), a company

Vat. Cases No.

1663-215

J(1)-

J(2)-

Total

Received On

250
100
350

Page 1 of 6

ARA-IV
Kolkata

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 3 MAY 2023





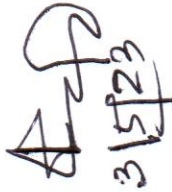



Government of West Bengal

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




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

Signature / LTI Sheet of Query No/Year 19042001104878/2023

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Harihar Prasad Mandal 216 A RK Palli, City:- Not Specified, P.O:- Narendrapur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	Represent ative of Executant [KOLKAT A MUNICIP AL CORPOR ATION]		 3595	 3/5/23
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr Vijay Dewan The Park, Flat No: 501, 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016	Represent ative of Executant [APEEJAY SURREN DRA PARK HOTELS LIMITED]		 3594	 3/05/2023



S.	Name and Address of identifier	Identifier of	Photo	Finger Print 3596	Signature with date
1	Mr Debasis Shaw Son of Mr Gunadhar Shaw 11/1, Sashi Bhushan Dey Street, City:- Kolkata, P.O:- Bowbazar, P.S:- Muchipara, District:- Kolkata, West Bengal, India, PIN:- 700012	Mr Harihar Prasad Mandal, Mr Vijay Dewan			 3/5/23

(Mohul Mukhopadhyay)
 ADDITIONAL REGISTRAR
 OF ASSURANCE
 OFFICE OF THE A.R.A. -
 IV KOLKATA
 Kolkata, West Bengal

incorporated under the Companies Act, 1956 and having its registered office at 17, Park Street, P.O. and P.S. Park Street, Kolkata - 700 016, hereinafter referred to as the "**LESSEE**" **being represented by the Managing Director** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successors and assigns) of the **OTHER PART/ 2nd PARTY**.

WHEREAS

- A. By a Deed of Lease dated 6th May, 2009 between The Kolkata Municipal Corporation, therein and hereinafter referred to as the "Owner" / "Lessor" of the One Part and Apeejay Surrendra Park Hotels Limited, therein and hereinafter referred to as the "Lessee" of the Other Part and registered with the Additional Registrar of Assurances - I, Kolkata in Book No.I, Vol. No.10, Pages 7770 to 7794 Being No.4974 for the year 2009 and hereinafter referred to as the "said Deed of Lease", the Lessor herein demised unto the Lessee herein in consideration of the premium paid by the Lessee to the Lessor All That the pieces and parcels of land containing an area of 3.358 acres (203.16 cottahs) more or less situate lying at and comprised in C. S. Dag No.100 (P), J. L. No.4 within Touji No.46⁸2, Khaitan No.167, Mouza Boinchtala, Police Station Tiljala, District South 24 Parganas, fully described in the Schedule thereunder and hereunder written and delineated in the map or plan thereto annexed and thereon bordered red and hereinafter referred to as the "demised plot" for a period of 99 years commencing on 22nd July, 2008 and expiring on 21st July, 2107 with an option on the part of the Lessee for renewal of the lease for one further period of 99 years yielding and paying therefor unto the Lessor annual ground rent of Re.1/- (Rupees One Only) per cottah or part thereof comprised in the demised plot and on the terms and conditions therein contained.
- B. The Lessee thereafter applied for mutation of the demised plot in its name in the records of the Kolkata Municipal Corporation which has since been done by the Corporation in the name of Apeejay Surrendra Park Hotels Ltd (Lessee) and the demised plot is now numbered as municipal premises No.990, Eastern Metropolitan Bye Pass, Kolkata - 700 046.
- C. Legal disputes and differences arose between the parties in relation to assessment of annual valuation of the demised plot. After prolonged deliberations, the parties have in terms of the approval of the Mayor-in-Council vide Item No. M-25.2 dated 24.04.2023 agreed to enter into this Agreement to record the terms of their

settlement as hereinafter contained.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties to these presents as follows:

1. The annual valuation of the demised plot being premises No. 990, Eastern Metropolitan Bye Pass, Kolkata - 700 046 treating the same as vacant land and assessed at Rs.9,50,39,000/- (Rupees Nine Crores Fifty Lakhs Thirty-Nine Thousand Only) till 4/2016-17 and subsequent revision thereafter as per unit area assessment system annual valuation has been approximately assessed at Rs.4,49,37,740/- (Rupees Four Crores Forty-nine Lakhs Thirty-seven Thousand Seven Hundred and Forty Only) and per quarter tax fixed approximately at Rs.76,98,159/- (Rupees Seventy-six Lakhs Ninety-Eight Thousand One Hundred and Fifty- nine Only) w.e.f. 1/2017-18 under a new order with property tax being payable upon presentation of fresh bills pursuant to the new order. No amount by way of interest or penalty or any other charge or amount whatsoever shall be charged and all existing demands of property tax including interest and penalty shall be expressly recalled by the Lessor.
2. The project commencement and completion timelines provided under Clause 2.5 of the said Deed of Lease stand reworked / revamped and made applicable from the date of registration of this agreement. In the circumstances, any penalty or damages levied under the said Deed of Lease shall stand recalled by the Lessor and all notices and consequential proceeding for termination of Lease Deed shall also stand recalled.
3. The Lessee shall be entitled to assign, sublease and/or license and/or run at any time hereafter, including during before or after commencement of construction on the demised plot, the serviced apartments, shopping arcades and/or commercial spaces to comprise in the proposed development on the demised plot together with a proportionate share in the land and receive consideration for the same, in terms of law, at any time, without the need of any consent, or claim or demand by the Lessor.
4. Upon generation of fresh property tax bills pursuant to re-fixation of the annual value with effect from second quarter of 2009 – 2010, 50% of the principal amount

would be payable within a week of registration of this Agreement or by any larger period as mutually agreed, by the Lessee to the Lessor with the remaining 50% being payable in six consecutive equal monthly installments from the date of payment of the said first tranche.

5. All applicable benefits including additional FAR for Metro Corridor, Green Buildings and maximum ground coverage necessary for utilising the entire bouquet of exploitable FAR and car parking area, would be conferred and made available as per KMC Building Rule, 2009 as applicable to the Lessee, by the Lessor at all appropriate stages of sanction of plan and implementation of the project.
6. This Agreement will form a part of the said Deed of Lease dated 6th May, 2009 between the Lessor and the Lessee.
7. The parties agree that they will get this Agreement registered with the registration authorities at the earliest.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of land containing an area of 3.358 acres more or less lying situate at and comprised within the various Dags hereinbelow mentioned in Touji No.46B2, Khatian No.167, Mouza Boinchtala, J.L. No.4, Police Station Tiljala, District South 24 Parganas and delineated in the map or plan annexed to the said Deed of Lease dated 6th May, 2009 and thereon bordered in red OR HOWSOEVER OTHERWISE the demised plot is now or heretofore was known numbered delineated butted bounded described or distinguished.

Particulars of the Dag Number comprised in the demised plot is given below:-

C.S. Dag No.	Area (sq.ft.)
100(P)	146274.48

The demised plot is butted and bounded in the manner following that is to say:-

ON THE NORTH	:	By C.S. Dag No. 100(P)
ON THE EAST	:	By E.M. Bypass
ON THE SOUTH	:	By C.S. Dag No. 100(P), and
ON THE WEST	:	By C.S. Dag No. 100(P)

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 AND DELIVERED by the
LESSOR, THE KOLKATA MUNICIPAL
CORPORATION in the presence of:


MUNICIPAL SECRETARY
Municipal Secretary
Kolkata Municipal Corporation

Witness :


1) CHIEF VALUER & SURVEYOR



2) CH. MANAGER (REV/SOUTH)

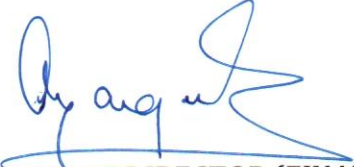

Addl. Chief Municipal Law Officer
The Kolkata Municipal Corporation


Draft as prepared by KMC

SIGNED AND DELIVERED by the LESSEE,
APEEJAY SURRENDRA PARK HOTELS
LTD in the presence of:

APEEJAY SURRENDRA PARK HOTELS LIMITED


Managing Director
(VITAY DEWANI)
MANAGING DIRECTOR


1) CORPORATE DIRECTOR (FINANCE)
APARASITA BRAHMA W/O SWARUP BRAHMA
FLAT 11B, LAKE DISTRICT, KOLKATA - 54


2) DIRECTOR - TAX & ACCOUNTS
Anandeep Maana S/o Late Madhab Chandra
Maana, Flat No- 12/8-1B, Thakurpukur
Co-operative Housing Estate, 263, M.G. Road
Kolkata - 700104.

DATED THIS 3rd DAY OF May, 2023

BETWEEN

THE KOLKATA MUNICIPAL CORPORATION

































.... LESSOR

AND

APEEJAY SURRENDRA PARK HOTELS LIMITED

... LESSEE

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser/presentants						
		Left Hand					
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
		Right Hand					
			<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand					
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
		Right Hand					
			<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>
		Left Hand					
			<u>Little</u>	<u>Ring</u>	<u>Middle</u>	<u>Fore</u>	<u>Thumb</u>
		Right Hand					
			<u>Thumb</u>	<u>Fore</u>	<u>Middle</u>	<u>Ring</u>	<u>Little</u>

Major Information of the Deed

Deed No :	I-1904-06248/2023	Date of Registration	04/05/2023
Deed No / Year	1904-2001104878/2023	Office where deed is registered	
Deed Date	02/05/2023 3:47:54 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	S Roy Alipore Court, South 24-Parganas,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038906136, Status :Advocate		
Transaction		Additional Transaction	
[0902] Declaration, Agreement relating to Immovable Property			
Set Forth value		Market Value	
		Rs. 281,33,93,542/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20/- (Article:5(e))		Rs. 73/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: E. M. Bye Pass, Road Zone : (Silver Spring -- Silver Spring) , , Premises No: 990 , Ward No: 058 JI No: 0 , JBSHALDANE
EMBYEPASS Pin Code : 700046

Sch No	Plot , Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Hotel	3.358 Acre		281,33,93,542/-	Property is on Road Adjacent to Metal Road,
Grand Total :				335.8Dec	0 /-	28133,93,542 /-	

Executant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	KOLKATA MUNICIPAL CORPORATION 5, Surendra Nath Banarjee Road, City:- Kolkata, P.O:- DHARMATTALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	APEEJAY SURRENDRA PARK HOTELS LIMITED 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016 , PAN No.: AAxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :**Name,Address,Photo,Finger print and Signature**

- 1 **Mr Harihar Prasad Mandal**
Son of Late Sarat Chandra Mandal 216 A RK Palli, City:- Not Specified, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KOLKATA MUNICIPAL CORPORATION (as MUNICIPAL SECRETARY, WBCS (Executive))
- 2 **Mr Vijay Dewan (Presentant)**
Son of Malik Ram Dewan The Park, Flat No: 501, 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: acxxxxxx2p, Aadhaar No: 60xxxxxxxx9266 Status : Representative, Representative of : APEEJAY SURRENDRA PARK HOTELS LIMITED (as MANAGING DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Debasis Shaw Son of Mr Gunadhar Shaw 11/1, Sashi Bhushan Dey Street, City:- Kolkata, P.O:- Bowbazar, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700012			
Identifier Of Mr Harihar Prasad Mandal, Mr Vijay Dewan			

Endorsement For Deed Number : I - 190406248 / 2023

03-05-2023

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

Presented for registration at 16:30 hrs on 03-05-2023, at the Private residence by Mr Vijay Dewan ,

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

Execution is admitted on 03-05-2023 by Mr Harihar Prasad Mandal, MUNICIPAL SECRETARY, WBCS (Executive), KOLKATA MUNICIPAL CORPORATION (Others), 5, Surendra Nath Banarjee Road, City:- Kolkata, P.O:- DHARMATTALA, P.S:-New Market, District:-Kolkata, West Bengal, India, PIN:- 700013

Indetified by Mr Debasis Shaw, , Son of Mr Gunadhar Shaw, 11/1, Road: Sashi Bhushan Dey Street, , P.O: Bowbazar, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Others

Execution is admitted on 03-05-2023 by Mr Vijay Dewan, MANAGING DIRECTOR, APEEJAY SURRENDRA PARK HOTELS LIMITED, 17, Park Street, City:- Kolkata, P.O:- PARK STREET, P.S:-Park Street, District:-Kolkata, West Bengal, India, PIN:- 700016

Indetified by Mr Debasis Shaw, , Son of Mr Gunadhar Shaw, 11/1, Road: Sashi Bhushan Dey Street, , P.O: Bowbazar, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by profession Others


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

On 04-05-2023

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 : 5 (e) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 73524, Amount: Rs.20.00/-, Date of Purchase: 26/04/2023, Vendor name: S CHATTERJEE


Mohul Mukhopadhyay

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA**

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 301567 to 301581
being No 190406248 for the year 2023.



Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2023.05.04 13:05:48 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2023/05/04 01:05:48 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)