

15653/2023

T-15092/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL



AK 491337

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

Additional Registrar of Assurances-IV, Kolkata

LEASE DEED

THIS INDENTURE OF LEASE made and executed on this 10th day of October 2023 at Kolkata

BETWEEN

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT

CORPORATION LTD. a Govt. of West Bengal Company incorporated under the Companies Act, 1956 (Act I of 1956) (CIN U70101WB1999SGC089276) (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/

12 OCT 2023

Dwink. m/s

নং ৪০৬ মুদ্রা ১০০ | ৪/১০/২০২৩
 নামঃ Godfrey properties Ltd
 মুদ্রণঃ Soft Loke
 থানাঃ কলকাতা ১৪ পুরোজুড়ো
 ভেঙ্গার সোমা জোড়িক রাস্তা
 এ. ডি. এস. আর ব্যারাকপুর

বি. সীল
 কেওর দোমা জোড়িক
 টি জি নং _____
 ট্যাম্প নং _____
 ২১ SEP 2023
 মোট এতো টাকার ট্যাম্প



₹ ২ ০ ০ ০ ০ ০

প্রক্রিয়া করা হয়েছে এবং এটি সত্যিই
 একটি পুরোজুড়ো এবং পুরোজুড়ো
 পুরোজুড়ো এবং একটি পুরোজুড়ো পুরোজুড়ো
 পুরোজুড়ো এবং একটি পুরোজুড়ো

প্রক্রিয়া করা হয়েছে
 একটি পুরোজুড়ো

২০১৯ ১০১৮



মুদ্রণ
 কেওর
 দোমা
 জোড়িক
 টি জি

Identified by me:
 Sibarish Chatterjee
 S/o - Shyamal Chatterjee
 Godfrey Waterside, Tower-II,
 Block- DP, Plot - S,
 Sector - V, Salt Lake,
 Kolkata - 700091.
 (Service)



Memo no. C - 331/HIDCO/ADMN - 4034/2022

Dated: 10.10.2023

To,
The Additional Registrar of Assurances IV
5, Government Place, Lal Dighi,
B.B.D. Bagh, Kolkata, West Bengal

Sub : Forwarding of prepared Deed of Lease executed between WBHIDCO Ltd. and M/s, GODREJ PROPERTIES LIMITED for registration, in respect of R. S plot no. 98,99,100,101,102,101/718 in mouza Italghata, J. L no.10, Premises No.82, B.L. Saha Road, Kolkata 700053, Police Station Behala, District South 24 Pgs. under Kolkata Municipal Corporation (KMC) ward no. 117 as per rule 22A of West Bengal Registration Rules, 1962.

Ref : Notification No. 2851-F.T, Kolkata dated 16.08.2004 of the Finance (Revenue) Dept., Government of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to M.D, WBHIDCO or any officer authorized by him from personal appearance before the Registering Authority for Registration of the Deed executed by WBHIDCO.

Sir,

Duly authorized by WBHIDCO, the LESSOR, a Deed of Lease has been executed by the undersigned in favour of the LESSEE, M/s, GODREJ PROPERTIES LIMITED.

It may please be noted that Mrs. NUPUR MUKHERJEE DEV, W/O ROHIT DEV the Deputy General Manager (legal) and Authorized Signatory of the Company, M/s, GODREJ PROPERTIES LIMITED will present the said indenture before you for registration for and on behalf of the said LESSEE.

You are requested to please accept the presentation of the said Deed and admit it to registration on payment of requisite Stamp Duty and Registration charges.

The undersigned has been exempted from personal appearance before the Registering authority under the notification cited above.

Yours faithfully,



10.10.2023

General Manager(Commercial)

Encl: Executed Deed

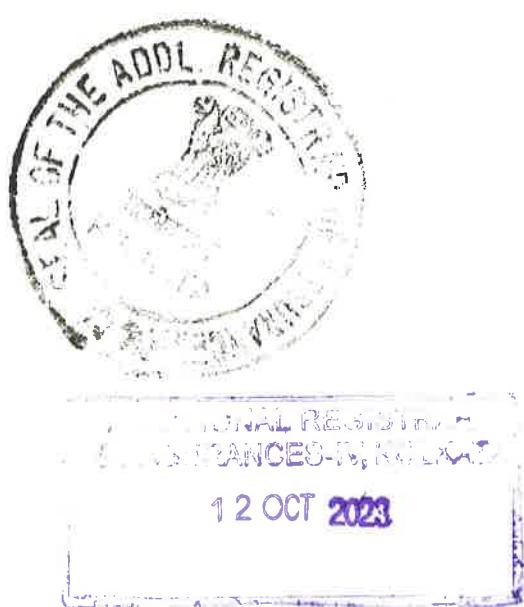
No. C - 331 /1(1)/HIDCO/ADMN - 4034/2022

Dated: 10.10.2023

Copy forwarded for information to:

- 1) Mrs. NUPUR MUKHERJEE DEV, W/O ROHIT DEV the Deputy General Manager (legal) and Authorized Signatory of M/s, Godrej properties limited with a request to submit a certified copy of the registered deed to the undersigned.

General Manager (Commercial)





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



051020232024650160

GRIPS Payment Detail

GRIPS Payment ID:	051020232024650160	Payment Init. Date:	05/10/2023 12:31:57
Total Amount:	138030942	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5386643722417	BRN Date:	06/10/2023 14:56:31
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr GODREJ PROPERTIES LTD

Mobile: 9836741150

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240246501618	Directorate of Registration & Stamp Revenue	138030942
Total			138030942

IN WORDS: THIRTEEN CRORE EIGHTY LAKH THIRTY THOUSAND NINE HUNDRED FORTY TWO 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



192023240246501618

GRN Details

GRN:	192023240246501618	Payment Mode:	SBI Epay
GRN Date:	05/10/2023 12:31:57	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5386643722417	BRN Date:	06/10/2023 14:56:31
Gateway Ref ID:	N279232673846423	Method:	State Bank of India NEFT/RTGS
GRIPS Payment ID:	051020232024650160	Payment Init. Date:	05/10/2023 12:31:57
Payment Status:	Successful	Payment Ref. No:	2002477470/3/2023

[Query No/*/Query Year]

Depositor Details

Depositor's Name:	Mr GODREJ PROPERTIES LTD
Address:	SALT LAKE 700091
Mobile:	9836741150
Period From (dd/mm/yyyy):	05/10/2023
Period To (dd/mm/yyyy):	05/10/2023
Payment Ref ID:	2002477470/3/2023
Dept Ref ID/DRN:	2002477470/3/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002477470/3/2023	Property Registration- Stamp duty	0030-02-103-003-02	115025793
2	2002477470/3/2023	Property Registration- Registration Fees	0030-03-104-001-16	23005149
			Total	138030942

IN WORDS: THIRTEEN CRORE EIGHTY LAKH THIRTY THOUSAND NINE HUNDRED FORTY TWO ONLY.



HI/HGN/NTP/1M-1/98 dated 27th August, 1999, hereinafter referred to as the **WBHIDCO Ltd.**(PAN AAACW4115F) having its registered office at HIDCO BHABAN, 35-1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata – 700156, represented by the Managing Director or Joint Managing Director/General Manager (Administration),/ 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) of the **ONE PART**.

AND

M/s, GODREJ PROPERTIES LIMITED (CIN No.
L74120MH1985PLC035308) (PAN - AAACG3995M) having its registered office at Godrej One,5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079 and also having its regional office at "Godrej Waterside", Tower - II, Block - DP, Plot - 5, Salt Lake, Sector - V, Post Office - Sech Bhavan, Police Station - Electronic Complex, Kolkata - 700 091 represented through its Authorized Signatory **Ms. Nupur Mukherjee Dev (PAN - AMAPM3990M) (AADHAAR NO. 912947301760)**, wife of Mr. Rohit Dev working for gain at "Godrej Waterside", Tower - II, Block - DP,






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Plot – 5, Salt Lake, Sector – V, Post Office – Sech Bhavan, Police Station – Electronic Complex, Kolkata – 700 091 duly authorized vide the board resolution dated 02.08.2023 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.

- 1) WHEREAS the LESSOR has a state wide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town viz. New Town Kolkata, and also has been entrusted with the responsibility of Development of some other areas in Kolkata in terms of G.O. No. 81-H1/HO-24013(11)/5/2022 WBHIDCO CELL dated 16th March, 2022 of the Housing Department, WBHIDCO Cell, Government of West Bengal, which has been subsequently approved by the State Cabinet in its 19th meeting held on 11th March, 2022.
- 2) And, whereas a Land measuring about 7.44 acres at 82, B.L. Saha Road, Kolkata-700053 under P.S Behala, Mouja Italghata, Touji No. 2, J.L No.10 and spread over RS plot nos. 98,99,100,101,102,101/718 corresponding to R.S. Khatian No. 32 in Ward no. 117 of KMC owned and possessed by the Eastern Distilleries & Chemicals Limited, a Government of West Bengal Enterprise





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(hereinafter referred to as the demised land), free from all encumbrances, charges, lien, acquisition, requisition, debutter and lying unutilized was transferred forever to WBHIDCO Ltd. for proper utilization by way of disposal through E-Auction process to generate additional revenue in the Government Exchequer through a deed of transfer dated 14th November, 2022 executed between Finance Department, Government of West Bengal and WBHIDCO Ltd. (the LESSOR herein) and Eastern Distilleries & Chemicals Limited the confirming party therein and the same has been registered before the Additional Registrar of Assurance – IV, Kolkata and recorded in Book No. 1, volume Number 1904-2022, page from 1097017 to 1097037 Being No. 190418861 for the year 2022 (hereinafter referred to as the said 'DEED OF TRANSFER').

- 3) AND WHEREAS THE LESSOR after execution of the registered Deed of Transfer has recorded their name in the Record of Rights of the Government of West Bengal (BL&LRO) and also in the records of the Kolkata Municipal Corporation.
- 4) AND WHEREAS the LESSOR has been allowed and conferred by the Government of West Bengal to transfer the demised land as and by way of lease to the Corporate Bodies/Organizations registered under the Companies Act including Joint Venture Companies or registered



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Trust/Societies, as the case may be, to materialize the development of some other areas including this land in Kolkata for residential purpose.

- 5) 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 demised land for the period of demise as mentioned hereunder free from all encumbrances which include all that piece and parcels of land described in the **SCHEDULE** hereunder written.
- 6) AND WHEREAS after transfer the demised land the LESSOR have made the same ready for allotment and lease out the same to the prospective LESSEE 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 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 buildings in particular for the purpose for which the land is allotted.
- 7) AND WHEREAS the LESSOR had invited bids for lease by Notice for e-Auction bearing No. C-447/HIDCO/Admn-4034/2022 dated 1st December,





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REGISTRAR
CITY OF MANILA, PHILIPPINES

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2022.

8) AND WHEREAS the LESSEE was selected as the highest successful bidder for the plot of land described in the **SCHEDULE** hereunder for allotment on lease hold basis for a period of 99 years for "Residential Purpose" under principal use "Residential" through E - auction held on 20.01.2023, notice for which was issued under LESSOR's Notice for e-Auction bearing No. C-447/HIDCO/Admn-4034/2022 dated 1st December, 2022. AND WHEREAS such selection was approved in the 42nd meeting of the Standing Committee of the Cabinet on Industry, Infrastructure and Employment of the Government of West Bengal held on 02.05.2023.

9) AND WHEREAS in accordance with such decision of the Government of West Bengal, the LESSOR agreed to allot the plot of land described in the **SCHEDULE** hereunder measuring 7.44 acres at 82, B.L Saha Road, Kolkata - 700053 on **Leasehold basis for 99 years (ninety-nine years)** for "Residential Purpose" under principal use "Residential" at a lease premium of Rs.230,05,00,000/- (Rupees Two Hundred Thirty Crores and Five Lakhs Only) subject to fulfilment of terms and conditions as spelt out in the offer of allotment letter being no. C - 186/HIDCPO/Admn-4034/2022 dated 26.05.2023 and other terms as per provisions under the law so as to enable the LESSEE to erect building(s) for Residential Purpose after complying with



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all the formalities.

10) AND WHEREAS, the LESSOR is allotting the plot of land described in the SCHEDULE hereunder written measuring 7.44 acres out of total 11.75 Acres (approx..) of land at 82, B.L.Saha Road, Kolkata - 7000053.

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 a lease premium of Rs. 230,05,00,000/- (Rupees Two Hundred Thirty Crores and Five Lakhs Only) 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 all the terms and conditions mentioned hereinafter and also in consideration of the fact that the LESSEE has taken inspection of the demised land and has satisfied itself as to the conditions and description of the demised land and also as to the amenities and facilities 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 and in favour of the LESSEE such land more fully and particularly described and mentioned in the **SCHEDULE** hereunder written to hold the same for the period of 99 years effective from the date of peaceful handing of possession of the demised land yielding and





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paying therefore a rent at the nominal rate of Rs.1,000/- per acre, i.e., Rs. 7,440/- (Rupees Seven Thousand Four Hundred and Forty) only plus GST as applicable per annum and subject to the terms and conditions hereinafter covenanted.

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

- i) The LESSEE shall pay the annual Lease rent at the nominal rate of Rs. 1,000/- per acre, i.e. Rs. 7,440/- (Rupees Seven Thousand Four Hundred and Forty Only) only per annum as mentioned above to the LESSOR within 30th April of every financial year from the date of registration of the Deed of Lease.
- 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 demised land.
- iii) The LESSEE shall use the demised land exclusively for the purpose of constructing buildings thereon at the cost of the LESSEE in conformity with the Building Rules & Regulations as applicable and other Rules and Regulations as prescribed or might be framed out from time to time at

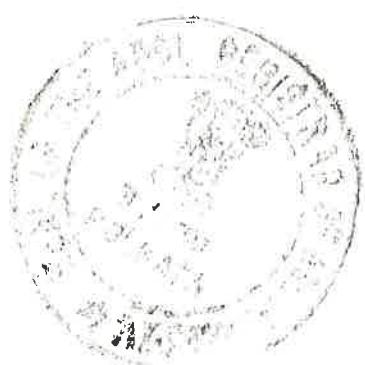




Kolkata and more specifically according to plans, specifications, elevations designs and sections sanctioned by the Competent Authority and shall use the demised land and the structure(s) thereon exclusively and wholly for "Residential Purpose" under principal use "Residential".

iv) The LESSEE will have to undertake construction of the building on the demised land in accordance with the sanctioned building plan and applicable building rules and will have to commence construction within 12 months from the date of delivery of possession to the LESSEE which may be extended up to 24 months and shall complete construction and fully commission the project within a period of 60 months from the date of delivery of possession of the demised land to the LESSEE, unless extended as per decision of the Competent Authority. Time in this regard shall always be the essence of the contract. Upon LESSEE's failure to comply with this condition of lease to set up, complete construction and commission the project within the time fixed, the allotment of land and lease shall be liable to be cancelled and the LESSOR shall be entitled to re-enter into or upon the demised land after allowing a cure period of 3 (three) months and resume possession thereof and the same shall thereafter vest in LESSOR as in LESSOR's former estate. After such re-entering and resumption of possession, the LESSOR will make payment to LESSEE of the total consideration without any interest thereon for lease of the demised land paid





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by LESSEE to LESSOR and compensation for construction, if any, then existing on the demised land 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 less the charges, as per the table given in (xxvii) below, and the same shall be treated as agreed compensation for such loss of property. The LESSEE will in such event, be obliged to execute and register in favour of LESSOR an appropriate document of retransfer in a manner or form as may be fixed by LESSOR. All costs and expenses for such document to be executed consequent upon LESSEE's failure to comply with the provisions relating to construction and/or completion of the project and/or commissioning thereof as aforesaid shall be to LESSEE's account.

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(s), if necessary, in contravention of provisions of any Act and Rules of the land use and management and if made with 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 demised 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 land.
- x) There shall be an option of renewal of the lease period for the like term on such terms and conditions as may be imposed by the LESSOR and included in such renewal lease deed. The LESSEE shall make over peaceful vacant khas possession of the demised land on determination of the lease. Regard shall also 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

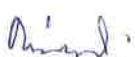




condition at its own cost.

xi) The LESSEE shall not sub-divide or sub-lease the demised land / or any part thereof. But the building(s) constructed thereon or the structure(s) constructed thereon / or any part thereof may be allowed by the LESSOR for sub-leasing / sub-letting / assignment, 'in principle', on receipt of specific proposal keeping the principal use unchanged. It has been further agreed by and between the LESSOR and the LESSEE that in terms of the 'in-principle' approval, the LESSOR shall make best efforts to grant such approval on a one-time basis in a timely and speedy manner for all activities relating to sub-lease. Provided however, that any delay in providing the 'in-principle' approval by the LESSOR to the LESSEE in relation to sub-lease shall in no manner have the effect of the LESSEE being entitled to raise any claims or damages on account of any losses sustained as a direct or indirect consequence thereof against the LESSOR. The terms and covenants in this Indenture of Lease shall also be applicable for such sub-lease.

xii) The LESSEE shall obtain all necessary prior clearances and licenses from the statutory and other appropriate authorities for establishing the intended project as required under law for the time being in force and shall also go on complying with all the terms and conditions of such clearances throughout the period of Lease.





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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. 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(s) constructed by the LESSEE on the land shall be taken over by the LESSOR at a valuation of the building(s) made by the LESSOR on the basis of the cost of construction of the building(s) 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 demised 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 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 pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value as on the date





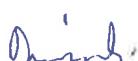
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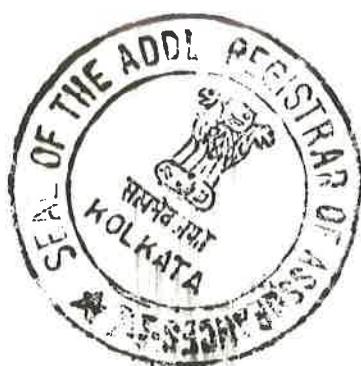
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of registration of the Deed of Lease in respect of the demised land and structure thereon which as and when may be determined by any Competent Authority to be payable by the LESSEE to such authority under the provision of law for the time being in force. However, all past liabilities prior to the date of registration of this Indenture of Lease shall be paid by the LESSOR.

- xvi) The LESSEE shall pay and continue to pay service charges to the LESSOR or Local Body for maintenance of the services within the demised land. 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.
- xvii) 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.
- xviii) 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 the LESSEE in this regard at their own costs and responsibility.

- xix) 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 agent/employees, the LESSOR shall have the right to revoke the lease and to re-enter into possession of the demised land after allowing a cure period of 3 (three) months and resume the same including the structure(s) thereon, if any, even after the handing over of possession to the LESSEE on such determination of lease.
- xx) The LESSEE shall approach to CESC Ltd. independently for ensuring supply of electricity and shall also undertake construction of all necessary internal infrastructures at its own costs and expenses.
- xxi) 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.
- xxii) The LESSEE shall not encroach in any manner the adjoining land/road/pathway or any part of the area beyond the demised land. 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 of the demised land.

xxiii) The LESSEE shall not amalgamate the demised land or any part thereof with any other plot or plots of land without the prior permission of the LESSOR /Local Body.

xxiv) The LESSEE may be allowed to mortgage the leasehold interest of land only (and not the demised land itself) on the demised premises under allotment for obtaining loans and/or assistance from any Reserve Bank of India recognized Bank/Financial Institutions (not NBFCs) either in full or part only with the prior permission of the LESSOR.

xxv) The LESSEE is not entitled to assign its leasehold interest, whether in full or in part, without prior written approval of the LESSOR and the assignee shall hold the same on the same terms and conditions as in the original lease and to such other terms and conditions as may be considered to be imposed by the LESSOR while granting such approval. In case of such assignment of leasehold interest the assignee concerned shall have to obtain fresh lease after expiry of the unexpired period of the lease on payment of such consideration money and annual rent based on the prevailing market value as may then be fixed by the LESSOR in granting such lease.





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xxvi) The LESSEE shall not bring in or store or allow to be brought in or stored in the demised land or any part thereof any hazardous, inflammable, combustible or explosive substance or any hide, skin or other articles likely to injure or damage the demised land and/or the structures to be constructed thereon and not do or allow to be done on the demised land anything that may deteriorate the value of the demised land or injure the same in any way, except in accordance with law.

xxvii) In case of resumption of the demised land from the LESSEE, refund of the lease premium paid by the LESSEE shall be made as follows:

The lease premium paid by the LESSEE deducting the arrear lease rent (if any) together with the occupation charges to be deducted cumulatively on the cost of the original allotment taking the period of occupation of the demised land into account as under noted.

Occupation period (No. of years from the date of Possession)	% of lease premium to be deducted per annum or part thereof, cumulatively
Upto 1 year	1%
2 years	1% + 1% = 2%
3 years	1% + 1% + 1% = 3%
4 years	1% + 1% + 1% + 1% = 4%
5 years	1% + 1% + 1% + 1% + 1% = 5%



A blue ink signature or mark, possibly a personal signature or a stamp, located to the right of the rectangular stamp.

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA

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

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

- 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 demised land and which may be payable by the owner or occupier thereof whether in respect of the transfer, the demised land or the building(s) to be erected thereon or otherwise.
- b) The LESSEE will comply with and follow all applicable laws, rules and regulations for construction, use and enjoyment and possession of the demised land and the project to be set up thereon [including but not limited to Land Use Development and Control Plan (LUDCP) / Development Control Regulations of the Kolkata Metropolitan Development Authority/ Kolkata Municipal Corporation for the Kolkata Metropolitan/ Municipal Area or part thereof] and to be solely answerable and responsible for all breaches and/or defaults, in compliance thereof.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 OCT 2023

- c) The LESSEE will comply with, at all times, all applicable laws, rules and regulations concerning the demised land, 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 demised land and/or from the project to be set up on the demised land in accordance with applicable laws, rules and regulations.
- e) The LESSEE will install necessary pollution control equipment 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 demised land 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 demised land 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.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 OCT 2021

- h) The LESSEE will keep all structures to be erected on the demised land in good and tenantable repairs and condition and 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 Kolkata Municipal Corporation, or any other local authority, their agents and servants with 24 hours' previous notice in writing to enter into and upon the demised land and view the state and condition thereof 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, perform and comply with 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 demised land in good sanitary order and condition.





ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 OCT 2023

- l) The LESSEE will preserve and keep intact the boundaries of the demised land and 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 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 demised land.
- n) The LESSEE will make all arrangements for security, firefighting and fire safety and all necessary civic facilities and amenities as may be required for preservation and protection of the demised land at its own cost and to the satisfaction of the LESSOR.
- o) The LESSEE shall not use or allow the demised land or any part thereof or any construction thereon to be used for any purposes other than the purposes for which the same has been offered to the LESSEE as mentioned above under para- A (iii) of the covenants of the LESSEE.





p) The LESSEE shall not allow the demised land 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.

q) 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 demised land 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 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, 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 therefrom.

r) The LESSEE shall not at any time hereafter, open or work or dig any quarries for clay, gravel or sand, in upon or under the demised land and the LESSEE





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12 OCT 2023

agrees that the LESSOR reserves the right to all minerals in the demised land 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 buildings/structures thereat.

- s) The LESSEE shall not do or cause to be done in or upon the demised land or any part thereof or in the building(s) that may be erected thereon, any act or thing which shall or may be or become a nuisance, damage, annoyance, inconvenience or danger to the demised land or to the owners or occupiers of any adjoining or neighbouring land or premises.
- t) That any relaxation and indulgence granted in writing by the LESSOR to the LESSEE shall not in any way prejudice the rights of the LESSOR.
- u) 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's rights and LESSEE's obligations.





A handwritten signature in blue ink, appearing to be a stylized "J".



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.

v) That any statutory powers as may have been or will be conferred upon the LESSOR shall automatically apply to the demised land 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 demised land described in the SCHEDELE hereunder written free from all encumbrances and the LESSOR has all right to transfer the demised land to the LESSEE on leasehold basis by executing this indenture.
2. The LESSEE observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the demised land for the period of demise without any interruption by the LESSOR or any of its agents or representatives whosoever.
3. The LESSOR further covenants with the LESSEE to save harmless





indemnify and keep indemnified the LESSEE from or against all encumbrances, including any past tax liabilities, losses, claims, charges and equities whatsoever arising or accruing before execution of these presents.

D. 1) In the event of any difference and disputes whatsoever relating to these presents or the rights and obligations of both the LESSOR and LESSEE hereto arises in course of implementation of the intended project and interpretation of this Indenture of Lease including any breach thereof, the same shall be referred to the Managing Director, WBHIDCO Ltd. or to a person nominated by him for settlement and whose decision will be final and binding to both the parties.

2) All suits arising out of this Indenture of Lease, if any, will have Jurisdiction of Court in the City of Kolkata i.e. Hon'ble High Court at Calcutta and its subordinate courts only and no other Court, when settlement through mutual discussion fails.





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REGISTRAR
PROVINCIAL
SANTO DOMINGO, REPUBLICA DOMINICANA

12 OCT 2023

SCHEDULE

ALL THAT piece and parcel of land measuring about 7.44 acres (30108.61 sq.m.) be the same or little more or less being L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khatian No. 929 of Mouza - Italghata, J.L 10, Touji - 2, within District South 24 Parganas, P.S - Behala, out of land measuring about 11.75 Acres (approx.) located at Premises no. 82, B.L. Saha Road, Kolkata - 700053 in KMC Ward No. 117, butted & bounded by -

ON THE NORTH: Merlin Elements, 112, B.L. Saha Road, Kolkata
- 700053

ON THE SOUTH: Roy Bahadur Road.

ON THE WEST: Saheb Mohal - Charubabaur Jheel

ON THE EAST: B.L. Saha Road 12.04 meter wide

Mind.

Muj



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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

Permanent Account Number
AAACW4115F

Damodar 10.10.2023

(RAMKRISHNA MAITY)

General Manager (Commercial)

W.B. HIDCO LIMITED

FOR AND ON BEHALF OF THE WEST BENGAL
HOUSING INFRASTRUCTURE
DEVELOPMENT CORPORATION LTD.

(LESSOR)

In presence of the Witnesses:

CIN: U70101WB1999SGC089276

1. *Amit Kumar Das*

2. *Subhra Kariki Roy*

SIGNED BY THE AUTHORISED SIGNATORY
FOR AND ON BEHALF OF GODREJ
PROPERTIES LIMITED (LESSEE)

In presence of the Witnesses:

Godrej Properties Limited

Mukherjee 10.10.2023

Authorised Signatory

(NUPUR MUKHERJEE DEX)

1. *Sibarish Chatterjee*

Godrej Waterside, Tower-II,
DP-5, Sector-V, Salt Lake,
Kolkata - 700091

2. *Anindita Mitra*

Godrej Waterside,
DP-5, Sec-V, Salt Lake, KOL-91

Drafted by WBHIDCO Ltd. and modified & vetted by competent authority.



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RECEIPT AND MEMO CONSIDERATION

We, WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LIMITED (Lessor) doth hereby acknowledge that we have received from M/s. GODREJ PROPERTIES LIMITED (Lessee), the within mentioned sum of Rs. premium of Rs.230,05,00,000/- (Rupees Two Hundred Thirty Crores and Five Lakhs Only) towards the lease premium on various dates in respect to allotment of ALL THAT piece and parcel of land measuring about 7.44 acres (30108.61 sq.m.) be the same or little more or less being L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khatian No. 929 of Mouza - Italghata, J.L 10, Touji - 2, within District South 24 Parganas, P.S - Behala, Premises no. 82, B.L. Saha Road, Kolkata - 700053, for 99 years subject to renewal in the following manners :

Date	PARTICULARS	AMOUNT (In Rupees)
13.01.2023	UBIN0810231	2,50,00,000.00
13.07.2023	RTGS - HDFCR520230 71371508025	54,43,73,750.00
27.09.2023	RTGS - HDFCR520230 92790951502	1,70,81,21,250.00
	TDS	2,30,05,000.00
Total		230,05,00,000.00

Dinesh
General Manager (Commercial)
WBHIDCO Ltd.
General Manager (Commercial)
W.B. HIDCO LIMITED

Amrit
Chief Finance Officer
WBHIDCO Ltd.



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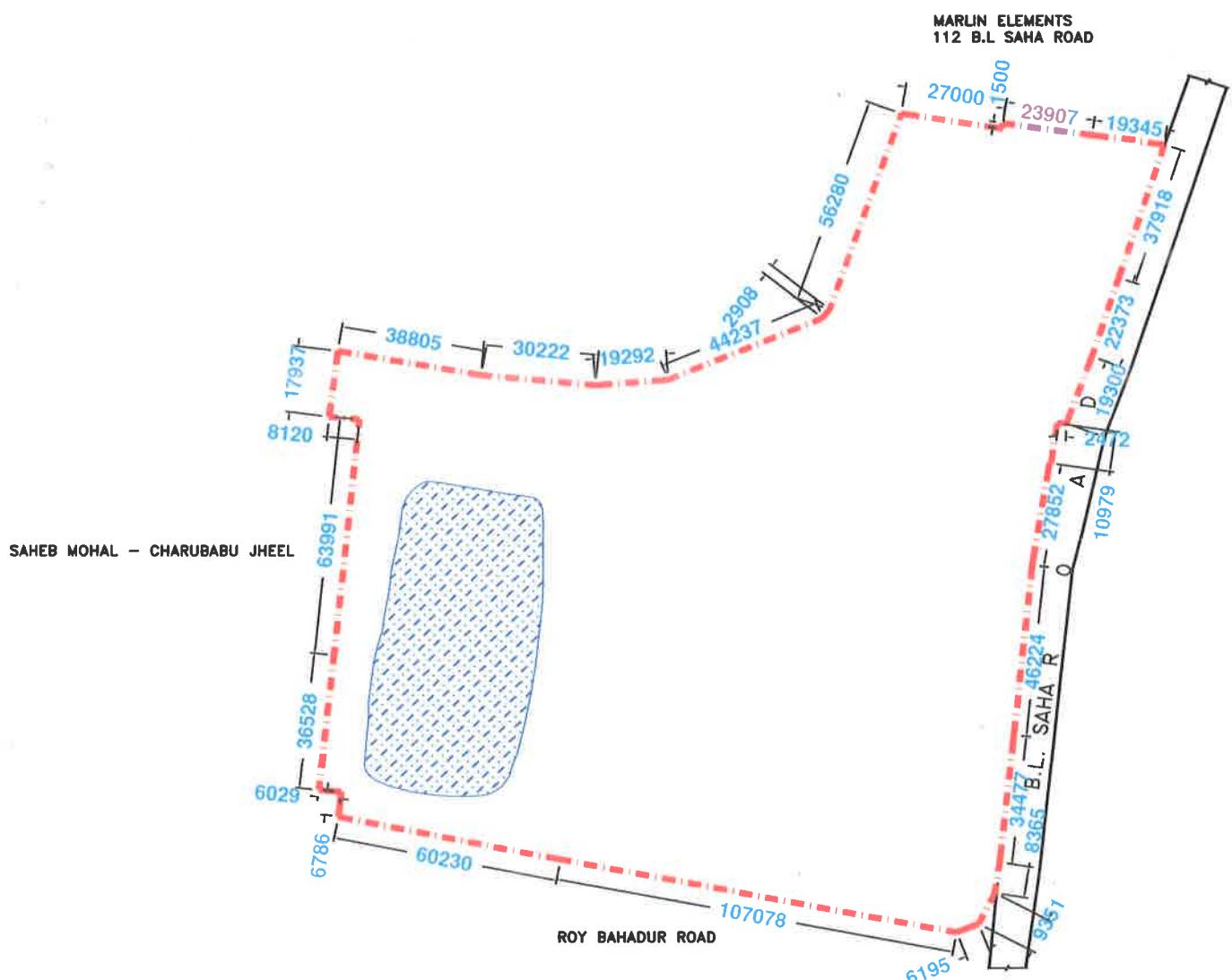
SITE PLAN OF R.S. PLOT NO. - 98,99,100,101,102,101/718

HOLDING/PREMISES NO. 82, B.L. SAHA ROAD (PART)

MOUZA - ITALGACHA J.L. NO.-10

SCALE - 1:300

Area = 30108.61 Sq.M. (7.44 Ac.)



Estate Manager-In-Charge WB HIDCO LTD.

General Manager (Commercial)
W.B. HIDCO LIMITED

Godrej Properties Limited


Authorised Signatory

(NUPUR MUKHERJEE DEV)

ALL DIMENSIONS ARE IN MM.



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 OCT 2023

SPECIMEN FORM FOR TEN FINGER PRINTS

 <p>General Manager (Commercial) W.B. HIDCO LIMITED</p>	<p>10/10/2023</p> <p>RAMKRISHNA MASTY</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Little</td> <td style="width: 20%; text-align: center;">Ring</td> <td style="width: 20%; text-align: center;">Middle</td> <td style="width: 20%; text-align: center;">Fore</td> <td style="width: 20%; text-align: center;">Thumb</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Left Hand)</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Right Hand)</td> </tr> <tr> <td style="text-align: center;">Little</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Thumb</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Left Hand)</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Right Hand)</td> </tr> </table>					Little	Ring	Middle	Fore	Thumb	(Left Hand)					Thumb	Fore	Middle	Ring	Little	(Right Hand)					Little	Ring	Middle	Fore	Thumb	(Left Hand)					Thumb	Fore	Middle	Ring	Little	(Right Hand)				
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 <p>Godrej Properties Limited (NUPUR MUKHERJEE Dev)</p>	<p>NUPUR MUKHERJEE Dev</p> <p>Authorised Signatory</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%; text-align: center;">Little</td> <td style="width: 20%; text-align: center;">Ring</td> <td style="width: 20%; text-align: center;">Middle</td> <td style="width: 20%; text-align: center;">Fore</td> <td style="width: 20%; text-align: center;">Thumb</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Left Hand)</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Right Hand)</td> </tr> <tr> <td style="text-align: center;">Little</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Thumb</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Left Hand)</td> </tr> <tr> <td style="text-align: center;">Thumb</td> <td style="text-align: center;">Fore</td> <td style="text-align: center;">Middle</td> <td style="text-align: center;">Ring</td> <td style="text-align: center;">Little</td> </tr> <tr> <td colspan="5" style="text-align: center;">(Right Hand)</td> </tr> </table>					Little	Ring	Middle	Fore	Thumb	(Left Hand)					Thumb	Fore	Middle	Ring	Little	(Right Hand)					Little	Ring	Middle	Fore	Thumb	(Left Hand)					Thumb	Fore	Middle	Ring	Little	(Right Hand)				
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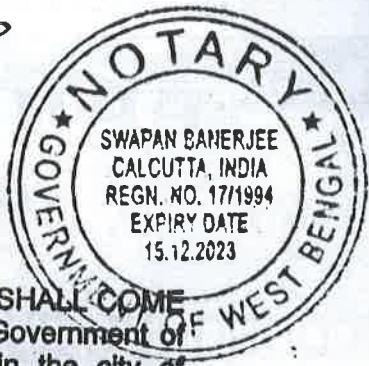


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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

12 OCT 2023

Serial No. 15



NOTARIAL CERTIFICATE

TO ALL TO WHOM THESE PRESENTS SHALL COME
I, SWAPNA BANERJEE, duly appointed by the Government of
West Bengal as NOTARY and practising within the city of
Calcutta, Union of India do hereby certify, that the Papers Writings
'A' are presented before me by the Executant(s).

Executed by Mr. Pranav Mehta, Business
Head of Godrej Properties Ltd having Regd
Office at Godrej one, 5th floor, Pirojshah Nagar,
Mumbai - 400 047 and Regional office at "Godrej Waterside"
Tower - II Block - D P Plot - 5, Salt Lake Sector - V P.O.
Sector Bhawan P.S. Electronic Complex, Kolkata - 700 091
To Mrs. Neelam Mukherjee Deo, Deputy General Manager of the above
company.
who has/ have been properly identified, hereinafter
referred to as the Executant(s), this the

06 OCT 2023

THE EXECUTANT(S), having admitted the Execution
on the Papers Writings 'A' and being satisfied as to the
Identity of the, Executant(S) I have attested the Execution.

IN FAITH AND TESTIMONY WHEREOF, I, SWAPNA
BANERJEE the said NOTARY have hereunto subscribed my
Signature and affixed my Seal of Office on this the

06 OCT 2023

NOTARY

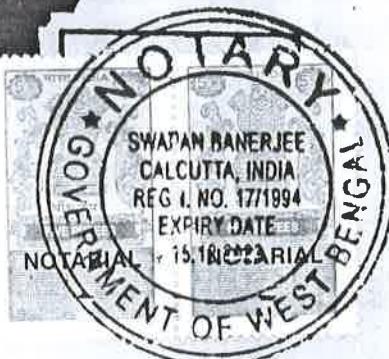
Swapna Banerjee

6.10.2023

Swapna Banerjee

Regn. No.: 17/1994

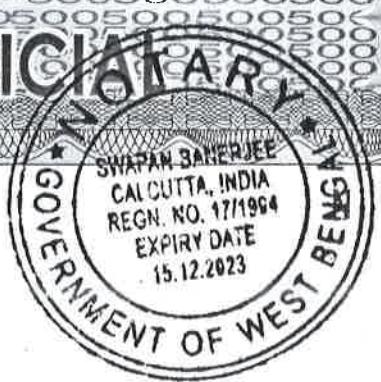
D-18/1 KARUNAMOYEE HOUSING ESTATE
CALCUTTA. 700 091
M: 9432188358





পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

POWER OF ATTORNEY



811090

Be it known to all men by these presents that that we GODREJ PROPERTIES LIMITED (CIN No. L74120MH1985PLC035308) (PAN - AAACG3995M) having its registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai 400079 and also having its regional office at "Godrej Waterside", Tower - II, Block - DP, Plot - 5, Salt Lake, Sector - V, Post Office - Sech Bhavan, Police Station - Electronic Complex, Kolkata - 700 091 do hear by constitute/appoint/Authorize MRS. NUPUR MUKHERJEE DEV wife of Rohit Dev who is presently employed with us and holding the position of Deputy General Manager - Legal as our Attorney/Authorized Signatory, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with acquiring leasehold right of ALL THAT the piece and parcel of land ad-measuring about 7.44 acres (30108.61 sq.m.) be the same or little more or less being L.R. Plot No. 98, 99, 100, 101, 102, 101/718 corresponding to L.R. Khatian No. 929 of Mouza - Italghata, J.L. No. 10, Touji No. 2; within District South 24 Parganas, Police Station - Behala, Premises No. 82, B.L. Saha Road, Kolkata - 700053 in KMC Ward No. 117 (hereinafter referred to as the said LAND).



06 OCT 2023

183 045

Godrej properties Ltd.

Godrej waterside

See D

Salt Lake

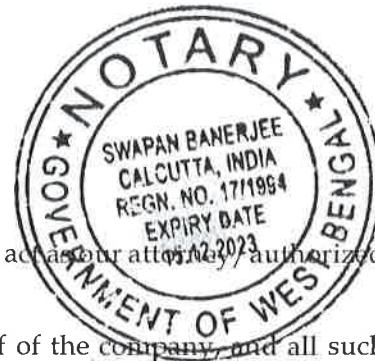
KJ 91

NAME	Godrej properties Ltd.
ADD.	Godrej waterside
Rs.	100
- 4 OCT 2023	
SURANJAN MUKHERJEE	
Licensed Stamp Vendor	
C. C. Court	
2 & 3, K. S. Roy Road, Kali	

4 OCT 2023



Annexure "A"



1. We hereby authorize, MRS. NUPUR MUKHERJEE DEV to act as our attorney/authorized signatory:
 - (a) To sign and execute the lease Deed, for and on behalf of the company, and all such ancillary deeds, letters, forms and other documents, as may be necessary for taking on the lease of the aforesaid land;
 - (b) To present and lodge the executed lease deed, with the office of the concerned registrar in Kolkata for registration thereof;
 - (c) To appear before the concerned registration authorities to obtain registration of the lease deed;
 - (d) To collect original documents pertaining to the said property and
 - (e) To take possession of the said leased property.
2. We hereby agree to ratify all acts, deeds and things lawfully done by our attorney pursuant to this power of attorney and that all acts, deeds and things done by our aforesaid attorney shall always to be deemed to have been done by us.

Dated 6th day of October, 2023 at Kolkata.



SIGNATURE OF THE EXECUTANT

Name : Pranav Mehta

Designation : Business Head - Kolkata

I Accept

06 OCT 2023

Pranav Mehta
ATTORNEY

Name : Nupur Mukherjee Dev

Designation : Deputy General Manager - Legal

Identified by me

Radip Kumar Nag
Advocate

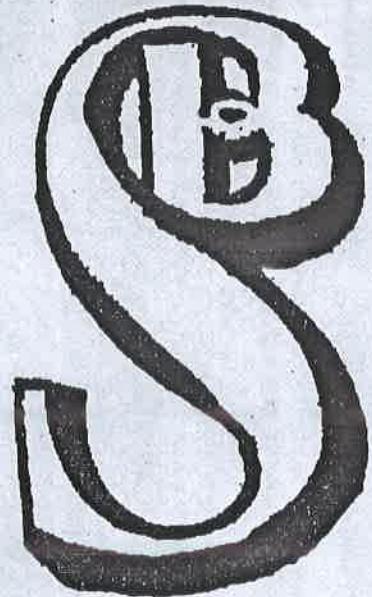
Reg. No. WB/643/1979

I.I.(S) Signature (S) of the
Executive attested by me on identification.

Swapan Banerjee
SWAPAN BANERJEE
Notary, Calcutta, India
Govt. of W.B. Regn. No. 17/1994
Calcutta City Courts' Bar
Association (2nd Floor)
Calcutta-700 001

Dated.....

06 OCT 2023



Swapan Banerjee

Advocate High Court, Calcutta
Bar Association
Room No. 2, Calcutta-700 001
and NOTARY. CALCUTTA
Govt. of West Bengal
The Calcutta City Courts Bar Association
(2nd Floor) Calcutta-700 001

Residence:
D-18/1 KARUNAMOYEE HOUSING ESTATE
CALCTTA-700091

M : 9432188358 -

Godrej Properties Limited
Regd. Office: Godrej One,
5th Floor, Pirojshanagar,
Eastern Express Highway,
Vikhroli (E), Mumbai- 400 079, India
Tel.: +91-22-6169 8500
Fax: +91-22-6169 8888
Website: www.godrejproperties.com
CIN: L74120MH1985PLC035308

**CERTIFIED TRUE COPY OF THE RESOLUTION PASSED
BY THE MANAGEMENT COMMITTEE OF THE BOARD
OF DIRECTORS OF GODREJ PROPERTIES LIMITED AT
ITS MEETING HELD ON AUGUST 02, 2023**

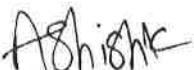
“RESOLVED THAT the consent of the Management Committee of the Board of Directors of the Company be and is hereby accorded to enter into a Lease Deed (“the Deed”) with West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCO) to take allotted land admeasuring 7.44 acres (30108.61 sq.mtr) in R.S. Plot Nos. 98, 99, 100, 101, 102, 101/718 Mouza – Italghata, JL No. 10, Premises No. 82, B L Saha Road, Kolkata – 700 053, Police Station - Behala, District – South 24 Parganas under Kolkata Municipal Corporation (KMC), Ward No. 117 on a leasehold basis as per the terms and conditions set out in the Deed for the purpose of developing a residential project on the aforesaid plots.

RESOLVED FURTHER THAT Mr. Subhasish Pattanaik, Mr. Pranav Mehta, Mr. Anand Kheria and Ms. Nupur Mukherjee Dev (hereinafter referred to as “Authorised Signatories”) be and are hereby severally authorized to sign, seal and execute the Deed and any other documents, agreements, deeds incidental to the Deed with a power to supplement or amend the Deed and to sign other papers, indemnities and to take necessary steps to give effect to the above resolution for and on behalf of the Company.

RESOLVED FURTHER THAT Authorised Signatories be and are hereby authorised to admit execution and register such Lease Deed and other document(s) at the sub-Registrar’s office and also to collect original registered documents from office of the Sub-Registrar on behalf of the Company.

RESOLVED FURTHER THAT the authority conferred by this resolution will be valid and subsisting till the above Authorised Signatories are in the employment of Godrej Properties Limited or any of its affiliate companies/entities and shall ipso facto cease to be operative on earlier of the date on which it is revoked by a resolution passed by the Board of Directors or its Committee or the date on which the Authorised Signatories cease to be in employment of Godrej Properties Limited or any of its affiliate companies/entities.”

Certified to be true
For Godrej Properties Limited


A
Ashish Karyekar
Company Secretary

Date of Issue: September 27, 2023



Major Information of the Deed

Deed No :	I-1904-15092/2023	Date of Registration	12/10/2023		
Query No / Year	1904-2002477470/2023	Office where deed is registered			
Query Date	28/09/2023 11:23:50 AM	A.R.A. - IV KOLKATA, District: Kolkata			
Applicant Name, Address & Other Details	A Mitra Thana : Metiaburutz, District : South 24-Parganas, WEST BENGAL, PIN - 700024, Mobile No. : 9836741150, Status :Advocate				
Transaction	Additional Transaction				
[0407] Lease, Lease by Govt./Govt. Authority/Govt. Undertaking					
Set Forth value	Market Value				
	Rs. 113,62,90,844/-				
Stampduty Paid(SD)	Registration Fee Paid				
Rs. 11,50,25,893/- (Article:35)	Rs. 2,30,05,233/- (Article:A(1))				
Remarks	Lease Period 99 Years s Advance/Premium Rs 230,05,00,000/- Average annual Rent Rs 7,440/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: B. L. Saha Road, Road Zone : (Premises located on B L Saha Road (Ward 116,117) --) , , Premises No: 82, , Ward No: 117 JI No: 110, Touzi No: 2 Pin Code : 700053

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 :-)		Bastu	7.44 Acre		113,62,90,844/-	Property is on Road Adjacent to Metal Road,
	Grand Total :			744Dec	0 /-	11362,90,844 /-	

Lessor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	West Bengal Housing Infrastructure Development Corporation Ltd. Hidco Bhaban, Block/Sector: 35-1111, City:- Rajarhat-gopalpore, P.O:- New Town, P.S:-New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No.: aaxxxxxx5f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

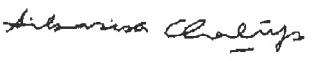
Lessee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Godrej Properties Limited Godrej Waterside, Block/Sector: Tower II Block DP, Flat No: 109, DP5, City:- Bidhannagar, P.O:- Sechbhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Mr Ramkrishna Maity Son of Mr Hrishikesh Maity Judge Court Road, Kerani Tala, Block/Sector: Oriental Bank Of Commerce Building, Flat No: 1/1, City:- Midnapore, P.O:- Medinipur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , State Government Office,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : West Bengal Housing Infrastructure Development Corporation Ltd. (as General Manager (Commercial))			
2	Name Ms Nupur Mukherjee Dev (Presentant) Wife of Mr Rohit Dev Date of Execution - 10/10/2023, , Admitted by: Self, Date of Admission: 12/10/2023, Place of Admission of Execution: Office	Photo  Oct 12 2023 12:09PM	Finger Print  Captured	Signature  12/10/2023
Godrej Waterside, Block/Sector: Tower II Block DP, Flat No: 109, DP5, City:- Bidhannagar, P.O:- Sechbhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.: amxxxxxx0m, Aadhaar No: 91xxxxxxxxx1760 Status : Representative, Representative of : Godrej Properties Limited (as Authorized Signatory)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sibasish Chatterjee Son of Mr Shaymal Chatterjee Godrej Waterside, Tower II, Block DP, Salt Lake, Block/Sector: DP, City:- Bidhannagar, P.O:- Sechbhavan, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091	 12/10/2023	 Captured	 12/10/2023
Identifier Of Mr Ramkrishna Maity, Ms Nupur Mukherjee Dev			

Endorsement For Deed Number : I - 190415092 / 2023

On 12-10-2023

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 : 35 of Indian Stamp Act 1899.

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

Presented for registration at 11:52 hrs on 12-10-2023, at the Office of the A.R.A. - IV KOLKATA by Ms Nupur Mukherjee Dev ,.

Admission Execution (for exempted person)

Execution by Mr Ramkrishna Maity, , General Manager (Commercial), West Bengal Housing Infrastructure Development Corporation Ltd. (Public Limited Company), Hidco Bhaban, Block/Sector: 35-1111, City:- Rajarhat-gopalpore, P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

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.

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

Execution is admitted on 12-10-2023 by Ms Nupur Mukherjee Dev, Authorized Signatory, Godrej Properties Limited (Public Limited Company), Godrej Waterside, Block/Sector: Tower II Block DP, Flat No: 109, DP5, City:- Bidhannagar, P.O:- Sechbhavan, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Identified by Mr Sibasish Chatterjee, , , Son of Mr Shaymal Chatterjee, Godrej Waterside, Tower II, Block DP, Salt Lake, Sector: DP, P.O: Sechbhavan, Thana: East Bidhannagar, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,30,05,233.00/- (A(1) = Rs 2,30,05,149.00/-, 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 2,30,05,149/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 2:56PM with Govt. Ref. No: 192023240246501618 on 05-10-2023, Amount Rs: 2,30,05,149/-, Bank: SBI EPay (SBlePay), Ref. No. 5386643722417 on 06-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 11,50,25,893/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 11,50,25,793/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 406, Amount: Rs.100.00/-, Date of Purchase: 07/10/2023, Vendor name: B Seal Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/10/2023 2:56PM with Govt. Ref. No: 192023240246501618 on 05-10-2023, Amount Rs: 11,50,25,793/-, Bank: SBI EPay (SBlePay), Ref. No. 5386643722417 on 06-10-2023, Head of Account 0030-02-103-003-02



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 811539 to 811584

being No 190415092 for the year 2023.



M.M.

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.12 12:56:07 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 12/10/2023

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.