

SL-1323

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

13-35/P
12/22/16

9-01/524/78 885657

certified that Signatures & Endorsement Sheets attached herewith are part of this document.

Addl. Dist. Sub-Registrar, Singur
P.O. Singur, Hooghly.

22 APR 2016

DEED OF LEASE

THIS DEED OF LEASE is made on this 22nd day of April Two Thousand Sixteen

BETWEEN

MANAS KUMAR GHOSH, son of Sri Mahadev Ghosh, residing at "Swapna Neer", Kismat Apurbapur, Post Office & Police Station - Singur, District - Hooghly, Pin Code No. 712223, hereinafter called as LESSOR (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, successors, executors and Legal Representatives) of the ONE PART

AND

PERFECT EDUCATION TRUST, having its office at Village – Purushottampore, Post Office – Mollasimla, Police Station – Singur, District – Hooghly, Represented by **SOLE TRUSTEE** Manash Kumar Ghosh, son of Sri Mahadev Ghosh, hereinafter referred to as **LESSEE** (which terms shall unless excluded by or repugnant to the subject or context mean and include its administrators, executors, Legal Representative and assigns) of the **OTHER PART**

WHEREAS the **LESSOR** is seized and possessed of land described in the schedule hereunder and has got good rightful power and absolute authority to grant a lease of the schedule landed property in the manner discussed below.

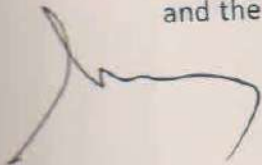
AND WHEREAS party to the **OTHER PART**, i.e. **LESSEE** to fulfill its object requires a large chunk of land for construction of school, college, hospital, hostel etc.

AND WHEREAS the party to the **ONE PART**, i.e. **LESSOR** agreed to provide **LESSEE** the land more fully described in the Schedule below in terms lease agreement given below.

AND WHEREAS the **LESSOR** has agreed to grant and the **LESSEE** has agreed to take the lease of the land provided in the schedule below for a period of 30 (Thirty) years upon terms and conditions herein after mentioned.

Now this lease witnessed as follows:

1. In consideration of a monthly rent of Rs.3,000/- (Rupees Three Thousand) only the **LESSOR** hereby demise and lease unto the **LESSEE** and the **LESSEE** hereby takes on rent the landed property described the



Schedule below for a period of 30 (Thirty) years from the date hereof and the rent will be enhanced @ 5% after completion of every five years.

2. That immediately on the execution of these presents or as soon thereafter as possible, the LESSEE shall commence with all possible expedition suitable buildings/structures for housing and/or development for **SWAMI VIVEKANANDA VIDYAMANDIR**, under the administration of PERFECT EDUCATION TRUST, Purusottampur (Nasibpur), Singur, Hooghly, West Bengal – 712223, and/or School/Schools, Colleges, Hospital, Hostels, etc. on the land demised by the LESSOR in conformity with the building plans to be sanctioned by the appropriate authority subject to conversion approved by the appropriate authority. It is hereby declared that such buildings/structures shall at all times remain the property of the LESSEE during the term of lease period hereby created but immediately on the expiry of such term from the date hereof the same shall vest in and become absolute property of the LESSOR who shall then be entitled to enter upon and to take possession of the same and in the meantime shall possess vested interest therein. It is also agreed that during the period of tenancy the LESSEE shall not sell or mortgage or otherwise alienate the properties including the land thereof except for the purpose given below.

PROVIDED FURTHER THAT land will be used to construct only those building which will fulfill the object of the LESSEE i.e. the purpose for which the trust is created and not otherwise, means the land cannot be used to make any commercial building an / or other purpose.

3. All taxes which are now paid by the LESSOR such as land revenue on the land hereby demised shall be paid by the LESSOR but all other taxes which may hereafter be levied by any authority whatsoever as payable in respect of the land and/or buildings/structures to be constructed thereon shall be paid by the LESSEE.
4. The LESSEE will be forbidden to make any commercial use of the land. However the LESSEE can use the land for commercial purpose needed for benefit of the trust properties as mentioned above in para 2 but only after serving a written notice two weeks in advance to the LESSOR of its intention to do so.
5. The rent payable hereunder shall be paid in advance every month by the LESSEE to the LESSOR on or before 10th day of each calendar month and the LESSOR shall be bound to give receipt to the LESSEE after receiving the rent.
6. If default is made in payment of rent for any three continuous months, then on such default/default it shall be lawful for the LESSOR, in addition to or in the alternative to any other remedy that may be available to him at his discretion, to eject the LESSEE from the land hereby demised and/or from the buildings/structures that are yet to be built thereon and to take possession of the same as full and absolute owner thereof provided that a notice in writing shall be given by the LESSOR to the LESSEE of its intention to take possession of the same but if the arrears of the rent are paid within one week from the service of such notice then the LESSOR shall be forbidden to take the possession of the same.
7. The LESSOR shall whitewash/colourwash the buildings to be erected on the land provided in the Schedule below once in every year and shall renew the oil painting thereof every three years. However if the LESSOR

is failed to do so, the LESSEE shall be entitled to do the same after serving a notice in writing a week in advance to the LESSOR of its intention to do so and in this case the LESSEE will have the right to deducted his expenses incurred by him in that behalf from the hereunder payable by him to the LESSOR.

8. The LESSOR shall insure and shall at all times during the continuance of this lease, keep insured all the buildings/structures that will be erected on the demised land against loss or damages by fire or any other accidental loss with any well known Insurance company.

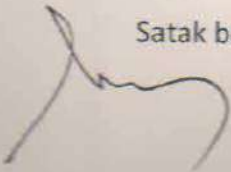
PROVIDED FURTHER THAT the LESSEE can mortgage the land hereby demised along with the buildings/structures to be erected thereon with any well known Bank for the development of the property in the name of either LESSEE or LESSOR.

9. In the event of loss by fire or by any other accident of the trust properties or part thereof the insurance money received from the Insurance Company shall be applied in rebuilding or restoring the building and/or buildings as in its and/or their previous condition unless otherwise agreed to in writing between the LESSOR and LESSEE and till the completion of such rebuilding or restoration, the rent hereby agreed or a proportionate part thereof shall remain suspended.
10. The LESSEE will be liable to keep the building/structure or buildings/structures to be erected on the demised land in a good state of repair and shall repair any damage or injury thereto except such damages as may be caused by ordinary and reasonable wear and tear.
11. This Deed of Lease will take effect on and from 22nd day of April, 2016, that is, on the date of registration and will remain force for 30 (Thirty)

12. After the expiry of the lease the LESSEE will hand over the vacant Possession of the land to the LESSOR.
13. The rent can be enhanced by the LESSOR at his Will.
14. The LESSEE shall be entitled to proceed with the construction of the buildings/structures on the demised land as soon as the registration of the same is get completed and the LESSOR shall allow the LESSEE all facilities in that behalf and in event of failure on the part of LESSOR he shall pay the compensation amount at the rate of Rs. 3000/- (Rupees Three Thousand) only per day for period as the LESSEE is unable to commence the construction owing to the fault of the LESSOR.

SCHEDULE OF PROPERTY LEASED

ALL THAT the piece and parcel of "Sali" land measuring 5 Satak being the same a little more or less out of total area 14 Satak at L. R. Dag No. – 198, "Sali" land measuring 30 Satak being the same a little more or less out of total area 35 Satak at L. R. Dag No. – 199, "Sali" land measuring 24 Satak being the same a little more or less at L. R. Dag No. – 202, "Suna" land measuring 16 Satak being the same a little more or less at L. R. Dag No. – 203, "Bagan" land measuring 6 Satak being the same a little more or less out of total area 9 Satak at L. R. Dag No. – 204, "Doba" measuring 9 Satak being the same a little more or less out of total area 21 Satak at L. R. Dag No. – 209, "Suna" land measuring 2 Satak being the same a little more or less out of total area 18 Satak at



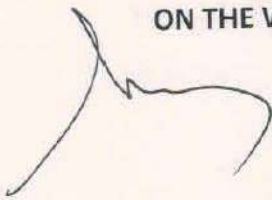
L. R. Dag No. – 210, “Sali” land measuring 25 Satak being the same a little more or less at L. R. Dag No. – $\frac{211}{788}$ and “Sali” land measuring 3 Satak being the same a little more or less out of total area 9 Sata at L. R. Dag No. – $\frac{204}{851}$, “Suna” land measuring 15 Satak being the same a little more or less out of total area 20 Satak at L. R. Dag No. – 206, “Doba” measuring 17 Satak being the same a little more or less out of total area 21 Satak at L. R. Dag No. – 207, “Sali” land measuring 39 Satak being the same a little more or less out of total area 67 Satak at L. R. Dag No. – 231, “Sali” land measuring 15 Satak being the same a little more or less out of total area 30 Satak at L. R. Dag No. – 233, “Sali” land measuring 26 Sataks at L. R. Dag No. – 234, **Total area 232 Satak or 2 acre 32 satak** comprising 14 plots lying and situated at Mouza – Purushottampore, J. L. No. – 47 within Police Station – Singur, District – Hooghly, appertains to L. R. Khatian No. – 594 under the jurisdiction of Nasibpur Gram Panchayat, along with all other easement rights, title, interest, possession and appurtenance thereto is hereby leased for a period of 30 years since the date, that is, on and from 22nd day of April, 2016 to 21st day of April, 2046, Bounded and Butted By as follows –

ON THE NORTH – VILLAGE ROAD,

ON THE SOUTH – TARAKESWAR BAIDYABATI PUCCA RASTA;

ON THE EAST – DAG NO. 211, 212, 229, 230, 232;

ON THE WEST – DAG NO. 198,200,201,205,796,795,233.



IN WITNESS WHEREOF THE LESSOR AND LESSEE here to have set their hands on the day, month, and year first above written.

SIGNED AND DELIVERED by the LESSOR to the LESSEE in the Presence of:

WITNESSESS

1. *Ramasit Patra*
M. Ge. Road, Chinsurah
Hooghly
2. *Aminola Nathras.*
Shapur, Stone Bazar
24 B.S(N).WB

Masum U. Chowdhury

(Signature of the LESSOR)

Perfect Education Trust

Masum U. Chowdhury

(Signature of the LESSEE)

Drafted by me:

Lakshmi Narayan Das
Lakshmi Narayan Das
Advocate

CALCUTTA HIGH COURT
BAR ASSOCIATION, ROOM NO. 5.
Reg. No. F – 348/1193/97

Typed by:

Kakali Das
Kakali Das



Masrur Ahmad

Masrur Ahmad

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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Right Hand					






	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					




Seller, Buyer and Property Details

Lessor & Lessee Details


Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Shri Manas Kumar Ghosh Son of Shri Mahadeb Ghosh Kismat Apurbapur, P.O:- Singur, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223	 22/04/2016 2:04:08 PM	 LTI 22/04/2016 2:04:55 PM
		 22/04/2016 2:05:08 PM	

Lessor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Shri Manas Kumar Ghosh Son of Shri Mahadeb Ghosh Kismat Apurbapur, P.O:- Singur, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 2:04:08 PM	 LTI 22/04/2016 2:04:55 PM
		 22/04/2016 2:05:08 PM	

Lessee Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Perfect Education Trust Purushottampore, P.O:- Mollasimla, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712409; Status : Organization; Represented by representative as given below:-		
1(1)	Shri Manas Kumar Ghosh Kismat Apurbapur, P.O:- Singur, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712223 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Representative; Date of Execution : 22/04/2016; Date of Admission : 22/04/2016; Place of Admission of Execution : Office	 22/04/2016 2:04:16 PM	 LTI 22/04/2016 2:04:27 PM
	 22/04/2016 2:04:41 PM		

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ranajit Patra Son of Late Adhir Patra M. G. Road, Chinsurah, P.O:- Chinsurah, P.S:- Chinsurah, Hooghly- chinsurah, District:-Hooghly, West Bengal, India, PIN - 712101 Sex: Male, By Caste: Hindu, Occupation: Deed Writer, Citizen of: India,	Shri Manas Kumar Ghosh, Shri Manas Kumar Ghosh	 22/04/2016 2:05:23 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 198 , LR Khatian No:- 594	5 Dec	0/-	3,57,144/-	Proposed Use: Shali, ROR: Shali, Property is on Road

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 199 , LR Khatian No:- 594	30 Dec	0/-	21,42,864/-	Proposed Use: Shali, ROR: Shali, Property is on Road
L3	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 202 , LR Khatian No:- 594	24 Dec	0/-	17,14,291/-	Proposed Use: Suna, ROR: Suna, Property is on Road
L4	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 203 , LR Khatian No:- 594	16 Dec	0/-	11,42,861/-	Proposed Use: Suna, ROR: Suna, Property is on Road
L5	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 204 , LR Khatian No:- 594	6 Dec	0/-	5,14,286/-	Proposed Use: Bagan, ROR: Bagan, Property is on Road
L6	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 209 , LR Khatian No:- 594	9 Dec	0/-	7,71,430/-	Proposed Use: Doba, ROR: Doba, Property is on Road
L7	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 210 , LR Khatian No:- 594	2 Dec	0/-	1,42,858/-	Proposed Use: Suna, ROR: Suna, Property is on Road
L8	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 211/788 , LR Khatian No:- 594	25 Dec	0/-	17,85,720/-	Proposed Use: Shali, ROR: Shali, Property is on Road
L9	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 204/851 , LR Khatian No:- 594	3 Dec	0/-	2,14,286/-	Proposed Use: Shali, ROR: Shali, Property is on Road

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L10	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 206 , LR Khatian No:- 594	15 Dec	0/-	10,71,432/-	Proposed Use: Suna, ROR: Suna, Property is on Road
L11	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 207 , LR Khatian No:- 594	17 Dec	0/-	14,57,145/-	Proposed Use: Doba, ROR: Doba, Property is on Road
L12	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 231 , LR Khatian No:- 594	39 Dec	0/-	27,85,723/-	Proposed Use: Shali, ROR: Shali, Property is on Road
L13	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 233 , LR Khatian No:- 594	15 Dec	0/-	10,71,432/-	Proposed Use: Shali, ROR: Shali, Property is on Road
L14	District: Hooghly, P.S:- Singur, Gram Panchayat: NASIBPUR, Mouza: Purusottampur	LR Plot No:- 234 , LR Khatian No:- 594	26 Dec	0/-	18,57,149/-	Proposed Use: Shali, ROR: Shall, Property is on Road

Transfer of Property from Lessor to Lessee				
Sch No.	Name of the Lessor	Name of the Lessee	Transferred Area	Transferred Area in(%)
L1	Shri Manas Kumar Ghosh	Perfect Education Trust	5	100
L2	Shri Manas Kumar Ghosh	Perfect Education Trust	30	100
L3	Shri Manas Kumar Ghosh	Perfect Education Trust	24	100
L4	Shri Manas Kumar Ghosh	Perfect Education Trust	16	100
L5	Shri Manas Kumar Ghosh	Perfect Education Trust	6	100
L6	Shri Manas Kumar Ghosh	Perfect Education Trust	9	100
L7	Shri Manas Kumar Ghosh	Perfect Education Trust	2	100
L8	Shri Manas Kumar Ghosh	Perfect Education Trust	25	100
L9	Shri Manas Kumar Ghosh	Perfect Education Trust	3	100
L10	Shri Manas Kumar Ghosh	Perfect Education Trust	15	100

Transfer of Property from Lessor to Lessee				
No.	Name of the Lessor	Name of the Lessee	Transferred Area	Transferred Area in(%)
L11	Shri Manas Kumar Ghosh	Perfect Education Trust	17	100
L12	Shri Manas Kumar Ghosh	Perfect Education Trust	39	100
L13	Shri Manas Kumar Ghosh	Perfect Education Trust	15	100
L14	Shri Manas Kumar Ghosh	Perfect Education Trust	26	100

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Ranajit Patra
Address	M. G. Road, Chinsurah, Thana : Chinsurah, District : Hooghly, WEST BENGAL
Applicant's Status	Deed Writer

Office of the A.D.S.R. SINGUR, District: Hooghly

Endorsement For Deed Number : I - 061401350 / 2016

Query No/Year	06140000524176/2016	Serial no/Year	0614001323 / 2016
Deed No/Year	I - 061401350 / 2016		
Transaction	[0403] Lease, Lease		
Name of Presentant	Shri Manas Kumar Ghosh	Presented At	Office
Date of Execution	22-04-2016	Date of Presentation	22-04-2016
Remarks			

On 20/04/2016

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 1,70,28,621/- Lease Period 30 Years

Sravan Bhattacharya

(Sravani Bhattacharya)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SINGUR

Hooghly, West Bengal

On 22/04/2016

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 13:35 hrs on : 22/04/2016, at the Office of the A.D.S.R. SINGUR by Shri Manas Kumar Ghosh ,Executant.

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

Execution is admitted on 22/04/2016 by

Shri Manas Kumar Ghosh, Son of Shri Mahadeb Ghosh, Kismat Apurbapur, P.O: Singur, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, By caste Hindu, By Profession Business
Indetified by Mr Ranajit Patra, Son of Late Adhir Patra, M. G. Road, Chinsurah, P.O: Chinsurah, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, By caste Hindu, By Profession Deed Writer

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

Execution is admitted on 22/04/2016 by

Shri Manas Kumar Ghosh Trustee, Perfect Education Trust, Purushottampore, P.O:- Mollasimla, P.S:- Singur, District:-Hooghly, West Bengal, India, PIN - 712409 Shri Manas Kumar Ghosh, Son of Shri Mahadeb Ghosh, Kismat Apurbapur, P.O: Singur, Thana: Singur, , Hooghly, WEST BENGAL, India, PIN - 712223, By caste

u, By profession Business
Identified by Mr Ranajit Patra, Son of Late Adhir Patra, M. G. Road, Chinsurah, P.O: Chinsurah, Thana:
Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, By caste
Hindu, By Profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 905/- (A(1) = Rs 891/- ,E = Rs 14/-)
and Registration Fees paid by Cash Rs 905/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,142/- and Stamp Duty paid by Draft Rs
1,170/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 10/- is paid on Court Fees.
2. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 677, Purchased on 21/04/2016, Vendor named K
Sarkar.

Description of Draft

1. Rs 1,170/- is paid, by the Draft(8554) No: 455445000442, Date: 22/04/2016, Bank: STATE BANK OF INDIA
(SBI), SINGUR.

Sravan Bhattacharya

(Sravani Bhattacharya)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SINGUR

Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0614-2016, Page from 27790 to 27810

being No 061401350 for the year 2016.



Bhattacharya

Digitally signed by SRABONI
BHATTACHARYA
Date: 2016.04.22 17:22:12 +05:30
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 22/04/2016 5:22:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SINGUR
West Bengal.

(This document is digitally signed.)