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

Signature
 Additional District Sub-Registrar
 Rajarhat, New Town, North 24-Pgs.

06 NOV 2017

DEVELOPMENT AGREEMENT

Handwritten initials: R. Saha

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 THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into on this 6th day of August, Two Thousand and Seventeen, at Kolkata, BY AND BETWEEN SHEW PROJECTS LLP, a Limited Liability Partnership incorporated under the Limited Liability Partnership Act, 2008, having its Registered Office at 52A, Shakespeare Sarani, Unit No. 405, Chandan Niketan Building, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, having LLPIN: AAA0680 and PAN: ABSFS2450H, represented by its Partner Mr. Asish Karnani (PAN: AKMPK9033D), son of Mr. Gajendra Kumar Karnani of 52A,

Handwritten signatures:
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 Asish

15 JUN 2017

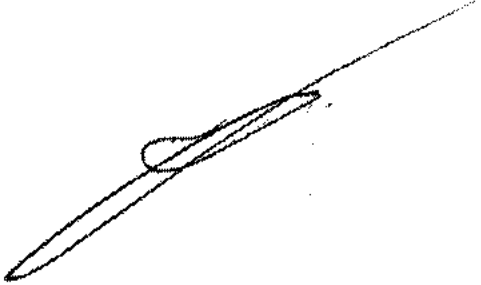
15 JUN 2017

Shibash Ch. Saha, Esq.
Saddar Court

Shibash Ch. Saha, Esq.
Saddar Court

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15 JUN 2017
S. CHATTERJEE
Licensed Foreign Vendor
C. C. Court
28-3, K. S. Road, Kol-1



Identified by me
Arun Sengupta
Advocate
s/o. Swapan Sengupta
of Saddar Civil Court
P.O. + P.S. Entabhy.
Kt. 700 014

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

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Shakespeare Sarani, Unit No. 405, Chandan Niketan Building, Kolkata-700 017, Post Office-Circus Avenue, Police Station-Beniapukur, hereinafter referred to as "the **DEVELOPER**" (which expression shall, wherever the context permits, include its successors in interest and assigns) of the **FIRST PART AND (1) NABHOJ MERCANTILE PRIVATE LIMITED**, having CIN: U52190WB2011PTC158002 and PAN: AADCN8419Q, **(2) COLLATE CONCLAVE PRIVATE LIMITED**, having CIN: U45400WB2012PTC179451 and PAN: AAEC9696D, **(3) VETALI VINTRADE PRIVATE LIMITED**, having CIN: U519909WB2012PTC179778 and PAN:AAECV1672J, **(4) NAIDHURA VYAPAAR PRIVATE LIMITED**, having CIN: U51909WB2012PTC180133 and PAN: AAECN1097R, **(5) ANGARIK CONCLAVE PRIVATE LIMITED**, having CIN:U45400WB2012PTC179380 and PAN: AAKCA9033G and **(6) ASHTEK DEALCOM PRIVATE LIMITED**, having CIN: U52190WB2012PTC179328 and PAN: AAKCA9032H; all companies incorporated under the provisions of the Companies Act, 1956 and all having their respective Registered Offices at Unit No 204, Chandan Niketan, 52A, Shakespeare Sarani, Kolkata-700017, Post Office-Circus Avenue, Police Station-Beniapukur, all represented by their common Director Mr. Ranajit Seth (DIN: 06844362 and PAN: DERPS0920F), son of Mr. Jhantu Seth residing a 44, S. N. Roy Road, Kolkata-700038, Post Office- Sahapur, Police Station- Behala, hereinafter collectively referred to as "the **OWNERS**" (which expression shall unless repugnant to the subject or context thereof be deemed to include their successors and permitted assigns) of the **SECOND PART**.

(The **Developer** and the **Owners** may hereinafter be referred to as such, or collectively be referred to as the "**Parties**" and individually as a "**Party**", as the case may be.)

WHEREAS:

- (A) Nabhoj Mercantile Private Limited had purchased pieces and parcels of land admeasuring 10.2681 Decimals (Satak) more or less comprised in Mouza - Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayet and Police Station Newtown, District North 24 Parganas from various individuals by way of three separate deeds of conveyance as per details below:

Sl No.	Date	Registration Details	Purchased Area (in Decimals)	Land Details

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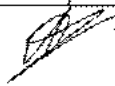
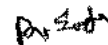
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1	14 August, 2014	Office of the A.D.S.R, Rajarhat, registered in Book No. I, CD Volume No. 15, Pages 3795 to 3814, Deed No. 9453 for the year 2014	6.0008	L.R. Dag No. 809(P), L.R. Khatian Nos. 1081, 1461 and 116
2	18 January, 2016	Office of the A.D.S.R, Rajarhat, registered in Book No. I, CD Volume No. 1523, Pages 24643 to 24677, Deed No. 152300468 for the year 2016	3.2673	L.R. Dag Nos. 806(P) and 807(P), L.R. Khatian Nos. 1369/1 and 767
3	18 January, 2016	Office of the A.D.S.R, Rajarhat, registered in Book No. I, CD Volume No. 1523, Pages 24494 to 24524, Deed No. 152300442 for the year 2016	1	L.R. Dag No. 809(P) L.R. Khatian Nos. 1018 and 116
Total			10.2681	

- (B) Collate Conclave Private Limited, Vetali Vintrade Private Limited, Naidhura Vyapaar Private Limited, Angarik Conclave Private Limited and Ashtek Dealcom Private Limited collectively purchased pieces and parcels of land admeasuring 58.3822 Decimals more or less comprised in Mouza - Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayat and Police Station Newtown, District North 24 Parganas from various individuals by way of three separate deeds of conveyance as per details below:

Sl. No.	Date	Registration Details	Purchased Area (in Decimals)	Land Details



Additional District Sessions Judge
Bangalore

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1.	26 April, 2013	Office of the A.D.S.R, Rajarhat, registered in Book No. I, CD Volume No. 7, Pages 8130 to 8148, Deed No. 4802 for the year 2013	6.2222	L.R. Dag No. 811(P), L.R. Khatian Nos. 421 and 1921
2.	04 June, 2013	Office of the A.D.S.R, Rajarhat, registered in Book No. I, CD Volume No. 10, Pages 2375 to 2417, Deed No. 6774 for the year 2013	52.16	L.R. Dag Nos. 808(P) and 810(F), L.R. Khatian Nos. 111, 1939, 2230, 2231, 2232, 2233, 2234 and 2235
Total			58.3822	

- (C) In the abovementioned manner, the Owners have become the legal and beneficial owners of the freehold undeveloped land admeasuring 68.6503 Decimals more or less equivalent to 42 Cottahs more or less comprised in L.R. Dag Nos. 806 (P), 807 (P), 808 (P), 809 (P), 810 (F), 811 (P), Mouza - Chakpanchuria, within the jurisdiction of Patharghata Gram Panchayet, Police Station Newtown, District North 24 Parganas, which is more fully described in the **Schedule-A** hereunder written (hereinafter referred to as the "Project Land").
- (D) The Owners intends to develop the Project Land by setting up a residential / commercial/ serviced apartment/ hotel project thereat.
- (E) The Developer has expertise in development of residential / commercial projects in an efficient manner.
- (F) The Owners approached the Developer, for development of the said proposed project on the Project Land.
- (G) The Owners have made several representations and warranties to the Developer in connection with the development of the Project Land and to enter into this Agreement.

Dr. Scott



Additional District Sub-Registrar
Rajahmundry, New Town, North 2A, P.O. No. 24, Rajahmundry, Andhra Pradesh

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- (H) Based on the representations and warranties of the Owners, believing the same to be true and correct, and acting on the basis thereof, the Developer has agreed to enter into this Agreement.
- (I) The Owners and the Developer have now agreed that the Owners shall grant to the Developer sole, exclusive and irrevocable authority to develop and manage the said proposed project on the Project Land in terms of the terms and conditions mutually agreed hereunder.

NOW THEREFORE, in consideration of the premises, mutual covenants and agreements herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties do hereby agree, and this Agreement witnesseth as follows:

1. DEFINITIONS AND INTERPRETATION

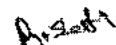
1.1 Definition

In this Agreement unless the context or meaning otherwise requires, the following words and expressions as used herein shall have the meanings assigned to them as under:

“Agreement” means this Development Agreement, including all the Schedules thereto and shall include all modifications, alterations, additions or deletions thereto made in writing upon mutual consent of the Parties subsequent to the Effective Date;

“Approvals” means any and all approvals, consents, licenses and permits required for development, completion and implementation of the Project in accordance with Applicable Laws;

“Applicable Law” or **“Law”** shall mean any statute, law, regulation, ordinance, rule, judgement, order, decree, by-law, approval from the concerned authority, government resolution or any other similar form of decision of, or determination by, or any interpretation or adjudication having the force of law of any of the foregoing, by any concerned authority having jurisdiction over the matter in question;



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“Authority” means the Government of the State of West Bengal or the Government of India and any statutory, executive, juridical or quasi-judicial body of any such governmental body;

“Definitive Agreement” shall mean the document that is executed between the Developer, Owners (if necessary) and the Intending Purchasers, which finally conveys the desired rights and interests in the area to be occupied by such Intending Purchasers in the Project for such period and on such terms as may be agreed in such agreement. It is hereby clarified that there may be other documents initially executed between such Intending Purchasers, Developer and Owners, on the basis of which advances, part payments or other forms of receipts, may be received by Developer from such Intending Purchasers, and therefore in such event, the last document that conveys such rights and interests as mentioned above shall be construed to be the “Definitive Agreement”;

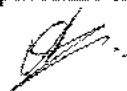
“Developer” shall mean Shew Projects LLP;

“Effective Date” shall mean the date of execution of this Agreement;

“Encumbrance” means any encumbrance such as mortgage, charge, pledge, lien, hypothecation, security interest, assignment, non-disposal or other restrictive covenant or undertaking, option, right of pre-emption, easement, quasi-easement, attachment or process of court, burdensome covenant or condition and/or any other arrangement, privilege or priority of any kind having the effect of security or other obligation or restriction and shall include physical or legal obstructions or encroachments on the Project Land and/or structures constructed thereon till the Effective Date or other Third Party interest or claim which could affect the development and/or ownership and/or leasehold rights of the Project Land and shall include any breach or non-performance of Owners' obligations by any means, including breach or non-performance under any approval or consent from any Authority;

“Government Authority” means any state, union, local or other governmental, administrative, regulatory, judicial or quasi judicial authority or self regulating authority, board or agency having jurisdiction over the relevant matter,

“Intending Purchaser” shall mean and include any Person who purchases or intends to purchase any part or portion of the units/built up spaces that may be constructed on





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the Project Land, on such terms and conditions that may be agreed between Developer and such Intending Purchaser;

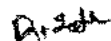
"Person" means any individual, company, corporation, partnership, limited liability partnership, joint venture, trust, unincorporated organisation, government or Government Authority or agency or any other legal entity that may be treated as a person under Applicable Law;

"Power of Attorney" means the power of attorney of even date granted by Owners in favour of Developer inter alia delegating development rights in respect of the Project Land and also the right to sale, assign, alienate, transfer, deal with or dispose of the units and built-up spaces comprised in the Project and/or parts thereof and amongst other the power to appoint substitute or substitutes for executing and performing all or any of the acts, deeds, matters and things as enumerated in the powers of attorney;

"Project" shall mean one or more units, structures, spaces and buildings to be developed by Developer on the Project Land, in accordance with the terms of this Agreement and approval of the building plans by the relevant Authorities. The Project shall, to the extent feasible, utilize the optimum FAR permissible, and shall comprise of the facilities which have the maximum commercial viability in the opinion of Developer keeping in view the market conditions;

"Net Revenue" shall mean any consideration received by the Developer from the Intending Purchasers in relation to making them available for their residential and/or commercial or other usage of their desired space in the Project (by whatever nomenclature it may be referred to), whether by way of sale consideration, advance deposits, milestone payments, revenue linked payments, revenue sharing, or such other form of money, as the case may be, whether such payment is received at the time of booking by the Intending Purchasers of their desired space in the Project or before or after, and whether such payment is received prior to, during or after the construction period, however, it shall exclude charges for maintenance or common services of any kind charge, deposits for electricity, water connection and other facilities and amenities, discounts or refunds provided to any Intending Purchasers and shall also exclude, service taxes and/or any other taxes, if any applicable,

"Rs." or **"Rupee"** or **"Rupees"** shall mean the currency of the Republic of India;





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"Schedule" shall mean a schedule to this Agreement;

"Third Party" shall mean and refer to a Person who is not a party to this Agreement;

1.2 Other Terms

Other terms may be defined elsewhere in the text of this Agreement and, unless otherwise indicated, shall have such meaning throughout this Agreement.

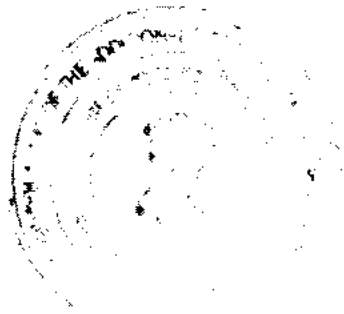
1.3 Interpretations

1.3.1 Unless there is something in the subject or context inconsistent therewith:

- (a) any reference to a statute (whether or not any specifically named herein) shall include any amendment or re-enactment thereof for the time being in force and shall include all instruments, orders, plans, regulations, bye laws, permissions and directions for the time being made issued or given thereunder or deriving validity therefrom;
- (b) unless the context otherwise requires or is stated, words in the singular include the plural and vice versa; words importing any gender include all genders;
- (c) a reference to a clause or a Schedule is a reference to a clause or a Schedule, as the case may be of, or to, this Agreement;
- (d) the term "or" shall not be exclusive and the terms "herein", "hereof", "hereto" and "hereunder" and other terms of similar import shall refer to this Agreement as a whole and not merely to the specific provision where such terms may appear, and the terms "including" and "include" shall be construed without limitation;
- (e) the words "directly or indirectly" mean directly or indirectly through one or more intermediary persons or through contractual or other legal arrangements, and "direct or indirect" shall have the correlative meanings.

1.3.2 The heading and bold typeface appearing in this Agreement are for reference only and shall not affect the construction thereof;





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Tamil Nadu, Chennai

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- 1.3.3 Reference to any agreement, contract, deed or document shall be construed as including any amendment, modification, alteration or variation to it, any novation of it, and/or anything supplemental to it;
- 1.3.4 Each of the representations and warranties provided in this Agreement is independent of other representations and warranties in this Agreement and unless the contrary is expressly stated, no clause in this Agreement limits the extent or application of another clause;
- 1.3.5 Where there is any inconsistency between the definitions set out in this clause and the definitions set out in any clause or schedule, then for the purpose of construing such clause or schedule, the definitions set out in such clause or schedule shall prevail; and
- 1.3.6 Any schedule or appendix to this Agreement shall take effect as if set out in this Agreement and references to this Agreement shall include its schedules and appendices.

2. PURPOSE OF THE AGREEMENT

The Parties agree and acknowledge that the purpose of this Agreement is to set out terms governing the mutual rights and obligations of the Developer and Owners for the development and commercial utilization of the Project in accordance with the terms and conditions specified in this Agreement.

3. DEVELOPMENT RIGHT

- 3.1 In consideration of the Owners Consideration specified in Clause 4.1 below, the Owners hereby grant to the Developer the exclusive right to develop, build upon and commercially exploit the Project Land by constructing the Project thereon in accordance with the plan or plans sanctioned by the concerned Government Authorities.
- 3.2 Simultaneously with the execution of this Agreement, the Owners have put the Developer in vacant and peaceful khas possession of the Project Land for the purpose of such development.





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- 3.3 Unless prevented by reasons for which performance is excused as contained in this Agreement, the Developer will make best endeavour to complete construction of the Project within **30 (thirty) months** from the date of obtaining all the requisite licenses, permissions, approvals, sanctions, etc. as may be required for commencement of construction and development of the Project including sanction of the building plan for the Project, subject to a grace period of **6 (six) months** (“Completion Time”).

4. CONSIDERATION

- 4.1 In consideration the Developer making payment to the Owners a sum equivalent to **15% (fifteen per cent)** of the Net Proceeds realised by the Developer from sale of units to be comprised in the Project (“Owners Consideration”), the Owners agree to sell to the Developer and/or to its nominee or nominees all that the undivided proportionate share or interest in the Project Land in proportion to the areas constructed by the Developer on the Project Land and purchased by the Developer’s nominee or nominees in such part or parts as may be required by the Developer.

- 4.2 The Owners have agreed that the Owners Consideration payable under this Agreement shall be distributed among the Owners in the following ratio:

(i)	Nabhaj Mercantile Private Limited:	2.5% of the Owners Consideration
(ii)	Collate Conclave Private Limited:	2.5% of the Owners Consideration
(iii)	Vetali Vintrade Private Limited:	2.5% of the Owners Consideration
(iv)	Naidhura Vyapaar Private Limited:	2.5% of the Owners Consideration
(v)	Angarik Conclave Private Limited:	2.5% of the Owners Consideration
(vi)	Ashtek Dealcom Private Limited:	2.5% of the Owners Consideration

- 4.3 The Owners hereby admit, acknowledge and confirm that the Developer shall be entitled to receive the balance **85% (eighty five per cent)** of the Net Proceeds realised by the Developer from sale of units to be comprised in the Project (“Developer’s Consideration”) and the Owners shall not raise any claim or dispute regarding the same.

- 4.4 The Developer has, at the request of (1) Nabhoj Mercantile Private Limited, (2) Collate Conclave Private Limited, (3) Vetali Vintrade Private Limited, (4) Naidhura Vyapaar Private Limited, (5) Angarik Conclave Private Limited and (6) Ashtek Dealcom Private

[Signature]

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ಇಂಜಿನಿಯರ್ ಎಸ್. ಶಂಕರ್ ಅಪ್ಪಣ್ಣ
ಇಂಜಿನಿಯರ್ ಎಸ್. ಶಂಕರ್ ಅಪ್ಪಣ್ಣ

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Limited paid a sum of Rs. 5,00,000/- (Rupees Five Lacs only) to each of the said companies, collectively amounting to a total amount of Rs. 30,00,000/- (Rupees Thirty Lacs only) as interest free refundable ~~security~~ security deposit to be kept deposited by the Developer with the Owners ("Security Deposit").

- 4.5 (1) Nabhoj Mercantile Private Limited, (2) Collate Conclave Private Limited, (3) Vetali Vintrade Private Limited, (4) Naidhura Vyapaar Private Limited, (5) Angarik Conclave Private Limited and (6) Ashtek Dealcom Private Limited by the receipt hereunder written admit and acknowledge receiving the aforesaid Security Deposit amount.
- 4.6 Upon completion of the Project and receipt of completion certificate/occupancy certificate from the concerned Government Authority, the Developer shall be entitled to adjust/recover the Security Deposit amount from the monies due and payable to the Owners in terms of Clause 4.1 hereof.

5. TITLE DOCUMENTS

- 5.1 The Owners will hand over to the Developer upon execution of this Agreement, all original title deeds of the Project Land to enable the Developer to give inspection thereof to all Government Authorities, potential buyers and others and also to enable the Developer to effectively carry out development of the Project Land. The Developer shall and will, unless prevented by fire or some other inevitable accident, from time to time and at all times hereafter, produce or cause to be produced at the Owners' request through its attorney or agent for giving inspection to Government Authorities or at any trial, hearing, commission or examination or otherwise as occasion shall require, the said original title deeds and shall and will in the meantime unless prevented as above keep the same safe, unobliterated and uncanceled.
- 5.2 The said title deeds will be held as security by the Developer for securing the obligations of the Owners herein contained and the Owners agree to sign execute and deliver to the Developer necessary documents in this regard.

6. BUILDING PLANS DRAWINGS AND CONSENTS



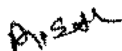
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- 6.1 The Developer agrees to engage a reputed architect or firm of architects ("Architect") to carry out all functions required of an architect for development of the Project Land and construction of the Project thereon.
- 6.2 The Architect shall be initially responsible for drawing up the plans for construction of the proposed Project which shall comprise of residential/service apartments and other amenities, to be constructed on the Project Land.
- 6.3 The final building plans for construction shall be signed by the Developer in the name and on behalf of the Owners or by the Owners as may be required by the Developer and the Developer shall thereafter apply to the concerned Government Authorities and be responsible for obtaining requisite Approvals for the construction of the proposed Project PROVIDED HOWEVER that the Owners will render all cooperation required without any claim or demand to enable the Developer to expeditiously obtain such approval.
- 6.4 The Developer shall at its cost, have the building plans and drawings prepared by the Architect setting out, inter alia drawings containing plans, elevations, sections, details prepared for the purpose of obtaining building plan sanction from the concerned Government Authorities, following the specific requirements of the said sanctioning Authority.
- 6.5 The Developer shall cause all changes in the building plan as shall be required by the sanctioning Authority or to comply with any sanction, permission, clearance or approval as aforesaid.
- 6.6 All applications, plans, documents and other papers referred to in this Clause 6 above, shall be submitted by or in the name of the Owners, but otherwise at the cost and expense of the Developer, and the Developer shall pay and bear all expenses for submission of plans, etc. and other like fees, charges and expenses required to be paid or deposited for sanction of the building plans for the building or otherwise to obtain sanction for the construction of a building thereon PROVIDED ALWAYS that the Developer shall be exclusively entitled to all refunds of any and all payments and/or deposits made by it.





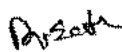
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- 6.7 The Developer shall be responsible and answerable to the municipal, police, fire and other authorities for any query, clarification, demand or requisition which they or any of them may require from time to time, at the time of sanction of the building plans or at any time thereafter during construction and development of the Project and for all times after completion, for all matters and purposes in connection with the construction and development of the Project Land.

7. DEVELOPMENT AND CONSTRUCTION

- 7.1 Upon sanction of the building plan, the Developer will commence construction expeditiously and construct, erect and complete at its own cost and within the Completion Time, the proposed Project on the Project Land in accordance with the building plan to be sanctioned by the concerned Government Authorities, as may be modified from time to time, and/or other appropriate authorities concerned.
- 7.2 The building plan for construction of the Project may be modified subject to the approval of the sanctioning Authority/ies.
- 7.3 The Owners shall simultaneously with execution of this Agreement execute the Power of Attorney in favour of the Developer and/or its duly appointed/authorised nominee or nominees in form as required by the Developer, to enable it to carry on development and construction of the Project, enter into Definitive Agreement and other documents or otherwise deal with or dispose of the units and other built up spaces to be comprised in the Project as well as the undivided proportionate interest in the Project Land appertaining to the said units and other built up spaces, receive Net Proceeds, execute receipts and register all documents in connection therewith. The Owners agree not revoke the same during the subsistence of this Agreement.
- 7.4 The Developer shall abide by Applicable Laws relating to development of the Project Land and to be observed by it in favour of this Agreement including any consents or permissions required under the Applicable Law. In carrying out all of the obligations of the Developer as above, the Owners will, without any claim or demand, sign and execute all necessary papers and applications as may be required by the Developer and render their active cooperation and assistance in getting and keeping valid all such consents or permissions and the Owners agree not to do or cause to be done any act or





[Handwritten signature]
Additional District Collector
North Arcot District, Tamil Nadu

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thing which will render invalid or make liable to be rendered invalid any such consents or permissions.

- 7.5 The Developer shall be entitled to construct the Project in accordance with the sanctioned building plan thereof without any hindrance or obstruction from the Owners or any Person claiming through or under trust for them.
- 7.6 The Developer shall be entitled to make any variation and/or modifications in the said building plan and/or specifications and/or construction of the Project as may be required to be done from time to time at the instance of the concerned municipality or the sanctioning Authority or other appropriate Government Authorities or under Applicable Laws or under the advice of the Architect without any objection or hindrance or claim by the Owners.
- 7.7 The type of construction, specification of material to be used for the construction of the Project shall be as required by the Architect.
- 7.8 The Architect shall determine as to what quality and specifications of building materials are to be used in construction of the building.
- 7.9 The Architect shall determine and ascertain the carpet area of the proposed units and the decision of the Architect shall be final and binding in this regard.

8. DEVELOPER'S FURTHER RIGHTS

- 8.1 Subject to the obligation of the Developer to make payment to the Owners the Owners' Consideration in terms of Clause 4.1 hereof, the Developer shall have exclusive right, ownership, interest, title and benefits in respect of the whole of the Project including the proposed units, the entire common areas and all other facilities and amenities of the Project.
- 8.2 Subject to the Owners' right to receive the Owners' Consideration in Clause 4.1 above, the Developer shall be entitled to transfer or dispose of and/or otherwise deal with the units and/or built up spaces comprised in the Project alongwith the undivided share of land appurtenant thereto with the exclusive right to deal with, enter into Definitive Agreement for sale and transfer the same. The Developer will be entitled to specify in





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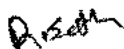
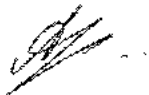
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all contracts with end users/third parties that such Persons/third parties will not be required to see to payment of consideration payable to the Owners in terms of Clause 4.1 above and such third parties are liable to make full payment of all consideration payable by them only to the Developer, without being responsible to see to the application thereof.

- 8.3** The Developer shall accordingly be entitled to enter into appropriate agreements with all Intending Purchasers as required by it for sale and purchase of units and/or built up spaces to be comprised in the Project at such rates to be decided by the parties to such agreement without any interference by the Owners.
- 8.4** For the purpose of undertaking the development of the Project Land as provided herein the Developer shall be entitled to mortgage and create a charge over the Project Land in favour of banks/financial institutions, without however, attributing any liability on the Owners in this regard and the Developer shall keep the Owners indemnified against claim or demand which they might suffer in this regard.
- 8.5** The Developer shall develop the Project Land at its cost without any hindrance or obstruction from the Owners or any Person claiming through or under trust for him.
- 8.6** The Owners shall not in any way interfere with the possession of the Developer and shall not disturb or cause obstruction in the construction or development of the Project Land.

9. RIGHT OF FURTHER CONSTRUCTION

- 9.1** Subject to an obligation of the Developer pay to the Owners a similar share in the consideration, as contained in Clause 4 above, the Developer shall be entitled to raise further constructions or structures on the Project Land as may be allowed by the concerned Government Authorities at any time in future, to deal with and dispose of the same on the same terms and conditions herein contained. The Owners hereby consent to the same subject to approval by the concerned Government Authorities and agree to do all such acts deeds and things as may be required by the Developer, without any claim or demand.





Additional District Sub-Registrar
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9.2 For the purpose of further construction, the Developer shall be entitled from time to time to remove, shift and substitute (subject to the obligation of the Developer to re-install the same on the ultimate roof) the water tank, lift machineries, lift room, television antenna from the roof, terrace and parapet wall for the time being.

10. MARKETING AND SALE

10.1 The Developer will be entitled to deal with and/or dispose of built up spaces in the Project to third parties and/or end users on such terms and conditions as it may deem fit and proper without any interference by the Owners.

10.2 The Developer shall be entitled to enter into suitable agreements for appointment of marketing agents for marketing and sale of the said built up spaces thereof. All costs and expenses on this account shall be paid and borne by the Developer. The Parties hereby agree that in the event the Developer decides to construct and develop a serviced apartment project on the Project Land then it shall enter into suitable agreements with a reputable service apartment/hotel operator for marketing and sale of the built up spaces in the Project.

10.3 The Developer shall be entitled to collect and receive the Net Proceeds from the Intending Purchasers for sale and purchase of built up spaces in the Project.

10.4 At an interval of every 6 (six) months from the date of commencement of the sale and purchase of the units comprised in the Project, the Developer shall transfer to the Owners bank accounts the equal amounts of the proportionate portion of the Owners Consideration out of the Net Revenue received by the Developer till such date as per the ratio mentioned in Clause 4.2 above.

10.5 All accounts in this regard maintained by the Developer and certified by its auditors shall be final and binding on the Owners. However, the Owners shall after reasonable notice to the Developer, be entitled to inspect the statement of accounts maintained by the Developer.

10.6 After completion of development, the Parties shall carry out reconciliation of accounts and shall pay or receive suitable adjustment amounts, to or from each other.



A. S. S. S.



ADDITIONAL ASSISTANT COMMISSIONER OF POLICE
DISTRICT OF SOUTH WEST, SRI LANKA

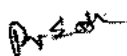
06 NOV 2017

- 10.7 Apart from the share of the Owners (Owners Consideration), the Owners shall have no other share or interest in any other head or account arising out of the development of the Project Land.
- 10.8 After the Intending Purchasers are selected by it, the Developer or its nominee as the constituted attorney of the Owners shall enter into Definitive Agreement to sell undivided proportionate share or interest of land in the Project Land in proportion to the saleable area to be purchased by such nominee/Intending Purchaser and comprised in the Project. All amounts payable under the said Definitive Agreement shall be received by the Developer. It will be clearly mentioned in the said Definitive Agreement that the Owners shall not be liable in any way to the Intending Purchaser for entering into such agreement, for receiving the money by the Developer except that after completion of the Project, the Owners through their constituted attorney (being the Developer or its nominee) shall execute a conveyance of the undivided proportionate interest in the Project Land attributable to the carpet area to be purchased by an Intending Purchaser, in favour of such Intending Purchaser.

11. REPRESENTATIONS, WARRANTIES AND COVENANTS

11.1 The Developer represents and warrants to and covenants with the Owners:

- (i) that it has the necessary experience, capability, technical expertise and infrastructure to carry out the development of the Project Land as envisaged herein in a manner that is expected of a developer of repute undertaking such like projects;
- (ii) that it shall complete the development of the Project Land in accordance with the building plans duly sanctioned by the concerned by the Government Authorities as modified from time to time and other parameters in this regard and in compliance with all Applicable Laws;
- (iii) the Developer shall at all times perform the duties and undertake the responsibilities set forth in this Agreement in accordance with industry standards applicable to other residential and commercial developers of repute in India offering similar quality and services products and using reasonable, expeditious, economical and diligent efforts at all times in the performance of its obligations;





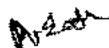
Additional District Sub-Registrar
Rajshahi, New Town, North 24 P.S.

06 NOV 2017

- (iv) that it has adequate funds to undertake and complete the development of the Project Land as per the terms of this Agreement; and
- (v) that the Developer has full power and authority to execute, deliver and perform its obligations under this Agreement.

11.2 The Owners represent and warrant to and covenant with the Developer:

- (i) that the Owners are the absolute owners of Project Land, and are seized and possessed thereof and/or otherwise well sufficiently entitled thereto free from all Encumbrances, liens, attachments, mortgages, charges and lispendens;
- (ii) that the Owners have not done any act deed or thing which might affect their right to grant the Developer the exclusive right to develop the Project Land and that they have not entered into any agreement, written or oral, with any Person other than the Developer herein concerning the Project Land;
- (iii) that the Project Land are free from all Encumbrances charges liens lispendens acquisitions requisitions attachment and trusts of whatsoever or howsoever nature and that the Project Land is in the exclusive possession of the Owners herein and the Owners hereby undertake to indemnify and keep the Developer indemnified, from and against any and all actions charges liens claims Encumbrances mortgages or any third part possessory rights n the said plots or any part thereof;
- (iv) that the Owners shall execute all deeds, documents and instruments as may be necessary and/or required from time to time for carrying out the development of the Project Land in terms hereof and for the purpose of obtaining all consents, to sign and execute all deeds, documents and instruments as may be necessary and/or required to enable the Developer to undertake construction of the residential and commercial complex in accordance with the sanctioned building drawings; and
- (v) in light of the investments that would be made by the Developer for the Project, it is agreed and represented by the Owners that they shall, under no



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seeking appointment of a receiver, liquidator or trustee of the Owners' property or assets or the liquidation, dissolution or winding up of the Owners' business.

- 12.3** If this Agreement is terminated in accordance with the provisions of Clause 12.2 above, then the Developer shall have the option at its sole discretion to require the Owners to make payment to the Developer adequate compensation and liquidated damages in terms of Clause 11.2(v) above.

13. NOTICES

- 13.1** Any notice or communication which may be or is required to be given under this Agreement shall be addressed to the addressee as given in the title to the instant Agreement and shall be in writing and shall be effectively served (i) if delivered personally, upon receipt by the other Party; (ii) if sent by speed post with acknowledgment due card, within 72 (seventy two) hours of being sent.

- 13.2** Any Party may change any particulars required for this Clause, by giving notice to the other Party in the manner aforesaid.

14. FORCE MAJEURE

- 14.1** The Developer shall not be responsible or liable for any failure or delay in complying with or performing its duties and obligations under this Agreement to the extent that such failure or delay is due to one or more events of force majeure.

- 14.2** For the purposes of this Agreement, force majeure shall mean any event or circumstance, or combination of events or circumstances beyond the reasonable control of the Developer, which event/s or circumstance/s cannot by exercise of reasonable diligence be prevented or caused to be prevented, or cannot despite the adoption of reasonable precautions and reasonable alternative measures be prevented or which materially and adversely affect Developer's performance of its duties or obligations under this Agreement including but not limited to:

- (i) acts of God and nature including epidemic;
- (ii) non-availability of steel, cement, other building materials and infrastructural facilities, including but not limited to water supply, electric supply, etc.;
- (iii) explosion, accident, blockade, embargoes, sabotage, breakage or breakdown of facilities or plant or equipment, failure or for defect in major forging or castings



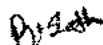
Additional District Sub-Registrar
Rajamal, New Town, Kolar 563124

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circumstances, be discharged from performing and completing the obligations under this Agreement and the Owners further undertake that they shall not have any right to rescind, terminate or defeat the purpose of this Agreement in any manner whatsoever and where the Developer is compelled to terminate the Agreement due to any default, act of omission or commission committed by the Owners or due to the representations, warranties and covenants made by the Owners in this Agreement being found false, and/or arising out of the non-performance of the Owners of any of their obligations stipulated herein, and the Owners refuse to rectify such default even after receiving a written notice from the Developer or due to any order, direction, notice from any Government Authorities, then the Developer at its discretion may terminate this Agreement. In the event such right is exercised by the Developer, it shall be entitled to receive from the Owners liquidated damages amounting to 50% (fifty per cent) of the total estimated Net Revenue of the Project as may be determined by an independent consultant.

12. TERM AND TERMINATION

- 12.1 This Agreement shall commence or shall be deemed to have commenced on and with effect from the Effective Date and will continue to be in effect till the Completion Time or till such time the Parties to this Agreement have mutually decided to record satisfactory performance of this Agreement, whichever is later ("Term").
- 12.2 It is expressly agreed and understood between the Parties that the Developer shall have the liberty to terminate this Agreement under the following circumstances, if:
- (i) any representations and/or warranty and/or covenants given by the Owners is found as being incorrect, whether in whole or in part, or
 - (ii) the Owners have committed a material breach of any of the terms and conditions contained herein; or
 - (iii) the Project Land is acquired or requisitioned by any Authority under the Applicable Laws; or
 - (iv) the Owners or any one of them is adjudged bankrupt or insolvent or if proceedings are instituted by or against the Owners or any of them seeking relief, reorganization or arrangement under any Applicable Laws relating to insolvency or bankruptcy, or seeking assignment for the benefit of creditors, or



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ICED

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or other items of major equipment which require protracted time to obtain, the place of repair, or chemical contamination;

- (iv) a plane crash, a shipwreck, train wrecks or failures or delays of transportation;
- (v) strikes, lockouts, work to rule actions, go slows or similar labour difficulties that in any way affect the construction and development of the Project;
- (vi) geological, subsurface ground conditions as a result of which construction and development of the Project is delayed or no longer financially or technically viable;
- (vii) disruptions, challenges and placement of legal and traditional impediments, including as to title or otherwise, in any manner whatsoever by the Intending Purchasers and/or any other stakeholder in the Project or by any Third Party whatsoever and delay or non-availability of any and all Approvals by any governmental, municipal or other competent authority which delays or materially adversely affects the construction and development of the Project as mentioned in this Agreement;
- (viii) act of war, invasion, armed conflict, hostile act of foreign enemy, blockade, embargo, a revolution, riot, insurrection, civil commotion, or act of terrorism.

14.3 In the event of a force majeure causing a failure or delay in compliance with the performance of any obligation by the Developer under this Agreement, the period allowed for the compliance of performance by the Developer of such obligation shall be automatically extended by the period of existence or continuation of any such event of force majeure and the Developer will not be considered to be in default or breach of such obligation.

15. GOVERNING LAW AND JURISDICTION

15.1 This Agreement shall be governed by and construed in accordance with the laws of India.

15.2 Subject to the provision of Clause 16 below, the Courts located at Kolkata shall have exclusive jurisdiction in respect of anything that may arise out of, in relation to or in connection with this Agreement.

16. DISPUTE RESOLUTION

In the event of any disputes, differences or claims arising between the Parties in connection with this Agreement or the Project or regarding interpretation of any of the



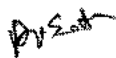
Additional District Sub-Registrar
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provisions hereof or anything done or omitted to be done pursuant hereto, the Parties shall first endeavor to amicably settle such disputes, differences or claims, failing which the same shall be referred to a sole arbitrator to be jointly appointed by the Parties. The arbitration proceedings shall be held in Kolkata and conducted in English language and the arbitration will be subject to and governed by the provisions of the Arbitration and Conciliation Act, 1996 or any statutory modification or re-enactment thereof. The cost of the arbitration proceedings shall be borne by the Parties equally, unless otherwise directed by the said sole arbitrator. The decision of the sole arbitrator shall be final and binding upon the Parties.

17. MISCELLANEOUS PROVISIONS

- 17.1 **No Partnership:** The instant Agreement has been entered into on a principal-to-principal basis between the Parties. None of the provisions of this Agreement will be deemed to constitute a joint venture, agency, a partnership or principal-agent relationship between the Parties and neither Party by virtue of this Agreement shall have the right, power or authority to represent, act or create any obligation, express or implied, on behalf of the other Party.
- 17.2 **Independent Rights:** Each of the rights of Parties hereto under instant Agreement are independent, cumulative and without prejudice to all other rights available to them and the exercise or non-exercise of any such rights shall not prejudice or constitute a waiver of any other right of Party.
- 17.3 **Variation and Amendment:** No variation or amendment of this Agreement (including its Schedules and Annexure) shall be binding on any Party unless such variation or amendment is in writing and signed by each Party.
- 17.4 **Waiver:** No waiver of any provision of this Agreement shall be effective unless set forth in a written instrument signed by the Party waiving such provision. No failure or delay by a Party in exercising any right, power or remedy under this Agreement shall operate as a waiver thereof, nor shall any single or partial exercise of the same preclude any further exercise thereof or the exercise of any other right, power or remedy. Without limiting the foregoing, no waiver by a Party of any breach by another Party of any provision hereof shall be deemed to be a waiver of any subsequent breach of that or any other provision hereof.



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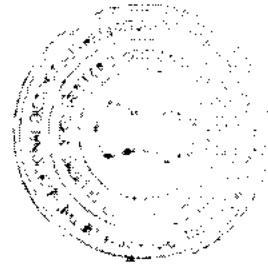
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- 17.5 Supersession: This Agreement constitutes the entire understanding between Parties as to its subject-matter and supersedes any previous understanding or agreement on such subject-matter between Parties, whether oral or otherwise.
- 17.6 Severability: If for any reason any court or other Authority should determine, rule or decide that any clause or provision contained herein, or any similar clauses or provisions, are improper, unenforceable or violative of any Applicable Laws, then this Agreement shall immediately be deemed amended or modified to exclude such clause or provision and the remainder of the Agreement shall remain in full force and effect.
- 17.7 No Assignment: Neither Party shall be entitled to assign, transfer or novate any of its rights, interests or obligations under this Agreement to any Third Party without obtaining prior written consent of the other Party, which may be withheld in such other Party's sole and absolute discretion. Any assignment in violation of the terms of this Clause by either of the Party shall be a material breach of this Agreement on its part.
- 17.8 Further Assurances: The Parties shall do and cause to be done all such acts, matters and things and shall execute and deliver all such documents and instruments as shall be required to enable the Parties to perform their respective obligations under, and to give effect to the transactions contemplated by this Agreement.
- 17.9 Registration and Counterparts: This Agreement shall be duly registered upon its execution and the registered Agreement shall be in the custody of the Developer. The Owners shall be entitled to receive a certified copy of this Agreement.

SCHEDULE-A
(Project Land)

ALL THAT the pieces and parcels of undeveloped converted land admeasuring 68.6503 Decimals more or less equivalent to 42 cottahs more or less comprised in L.R. Dag Nos. 806 (P), 807 (P), 808 (P), 809 (P), 810 (F), 811 (P)

 . . . 



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R.S. & L.R. DAG Nos.	LAND AREA (in SATAK)
806(P)	0.9375
807(P)	2.3298
808(P)	25.16
809(P)	7.0008
810(F)	27.00
811(P)	6.2222
TOTAL :	68.6503

Mouza- Chakpanchuria within the jurisdiction of Patharghata Gram Panchayet, Police Station Newtown, District North 24 Parganas and delineated in the Plan annexed hereto and marked as Annexure 1 duly bordered thereon in "BLUE" and butted and bounded as under:

- ON THE EAST** : By Entirety of Dag Nos. 818,820 and balance parts of Dag Nos. 807,806 and 809;
- ON THE WEST** : By 25 Feet wide Gram Panchayet Road and thereafter by boundary of DLF SEZ;
- ON THE NORTH** : By remaining portion of Dag Nos. 808,806 and 807;
- ON THE SOUTH** : By remaining portion of Dag Nos. 811 and 809.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals to this Agreement on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the **DEVELOPER** at Kolkata in the presence of:

1. *American Poddar*
52A Shakespeare Sarani.
KOL-7
2. *Bittu Pal*

For SHEW PROJECTS LLP

Ashish Karmade
Partner
(ASHISH KARMADÉ)



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

06 NOV 2017

SIGNED SEALED AND DELIVERED by
the **OWNERS** at Kolkata in the presence of:

1. *Amerban Redder*

2. *Bitu Pal*

52A, SHAKESPEARE SARANI

KOI - 700017

Drafted and prepared by me.

Arun Sanyal
Advocate

P. NO. 1920/04

Sendah Circuit Court

Kol- 700 014

For Angarik Conclave Private Limited,
Ashtek Dealcom Private Limited,
Collate Conclave Private Limited,
Nabhaj Mercantile Private Limited,
Naidhura Vyapaar Private Limited,
Vatali Vintrade Private Limited.

Ranajit Seth

(Director)

(RANAJIT SETH)



South African District Registrar
North West Province, South Africa

06 NOV 2017

RECEIPT AND MEMO OF CONSIDERATION:

Received from the withinnamed Developer the withinmentioned sum of Rs. 30,00,000/- (Rupees thirty lacs) only being the Security Deposit as per the Memo of Consideration below:

MEMO OF CONSIDERATION:

Cheque No.	Date	Drawn on	Favouring	Amount (in Rs.)
000030	09 June 2016	HDFC Bank	Collate Conclave Private Limited	5,00,000/-
000032	09 June 2016	HDFC Bank	Vetali Vintrade Private Limited	5,00,000/-
000031	009 June 2016	HDFC Bank	Naidhura Vyapaar Private Limited	5,00,000/-
000024	09 June 2016	HDFC Bank	Angarik Conclave Private Limited	5,00,000/-
000025	09 June 2016	HDFC Bank	Ashtek Dealcom Private Limited	5,00,000/-
000033	09 June 2016	HDFC Bank	Nabhoj Mercantile Private Limited	5,00,000/-
			Total	30,00,000/-

(Rupees thirty lacs) only.

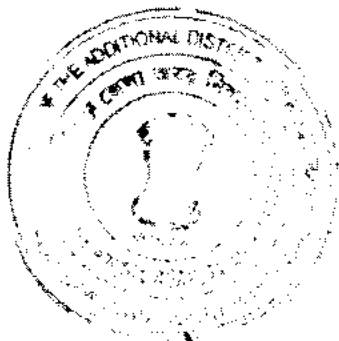
or Angarik Conclave Private Limited,
Ashtek Dealcom Private Limited,
Collate Conclave Private Limited,
Nabhoj Mercantile Private Limited,
Naidhura Vyapaar Private Limited,
Vetali Vintrade Private Limited.

Ranast SETH

(RANAST SETH) (Director)
(OWNERS)

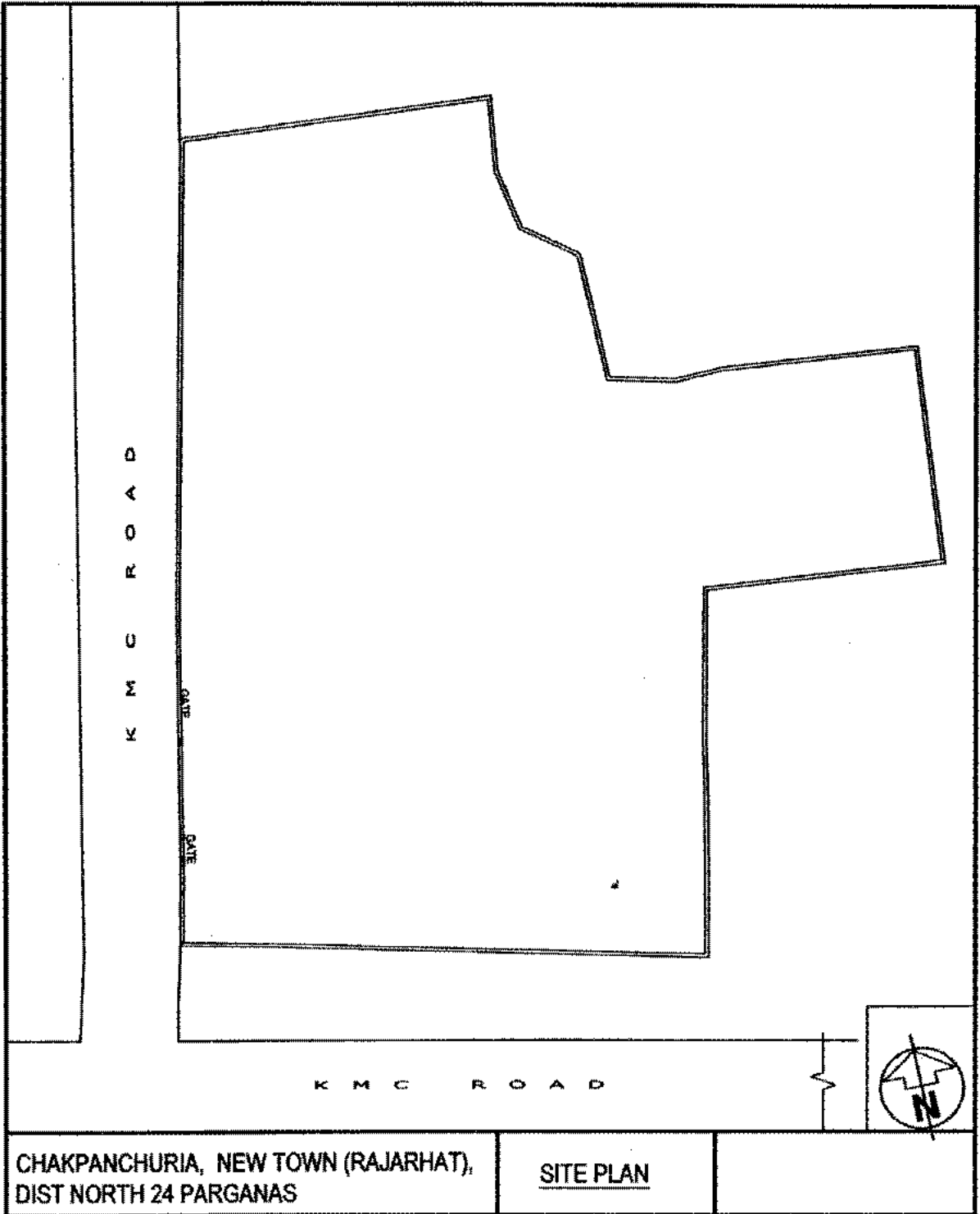
WITNESSES:

1. Anirban Podder
2. Bittu Pal



Additional District Registrar
Rajahmundry, New Town, North 24th J.

06 NOV 2017



CHAKPANCHURIA, NEW TOWN (RAJARHAT),
DIST NORTH 24 PARGANAS

SITE PLAN

For SHEW PROJECTS LLP












Partner




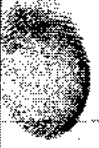







Angarik Conclave Private Limited.
Ashtek Dealcom Private Limited.
Collate Conclave Private Limited.
Nabhoj Mercantile Private Limited.
Naldhura Vyapaar Private Limited.
Vetail Vintrade Private Limited.



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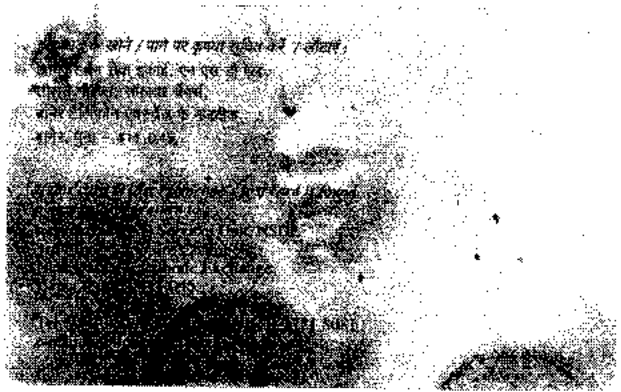
<i>Finger prints of the executant</i>					
 <i>Ajit Karna</i> <i>Ajit Karna</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little

<i>Finger prints of the executant</i>					
 <i>Ranjesh</i> <i>Ranjesh</i>					
	Little	Ring	Middle (Left Hand)	Fore Hand)	Thumb
					
	Thumb	Fore	Middle (Right Hand)	Ring Hand)	Little



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

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For Developer Agreement

For SHEW PROJECTS LLP

[Signature]

Partner



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XOA2366631



নির্বাচকের নাম : আশীষ করনানী
Elector's Name : Ashish Karnani
পিতার নাম : গজেন্দ্র কুমার করনানী
Father's Name : Gajendra Kumar Karnani
লিঙ্গ/Sex : পু-ম
জন্ম তারিখ : 03/08/1984
Date of Birth : 03/08/1984

XOA2366631

ঠিকানা:
৪১, লোয়ার রোডগঞ্জ স্ট্রিট, বালীগঞ্জ, কলকাতা- ৭০০০২০

Address:
41, LOWER ROWDGH STREET,
BALLYGUNGE, KOLKATA-700020

Ashish Karnani

Date: 05/04/2014

161-বালীগঞ্জ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
আধিকারিকের আনুষ্ঠানিক স্বাক্ষর
Facsimile Signature of the Electoral
Registration Officer for
161-Ballygunge Constituency.

কোন পরিবর্তন হলে নতুন ঠিকানা উল্লেখ করে এই কার্ডের একটি কপি
সহকারে নতুন নির্বাচন নিয়ন্ত্রক কার্যালয়ে জমা দিতে হবে এবং
নির্বাচন নিয়ন্ত্রকের কাছ থেকে নতুন কার্ড
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

For Dept. Registration
Ashish Karnani



आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA

ASISH KARNANI
GAJENDRA KUMAR KARNANI
03/08/1984
Permanent Account Number
AKMPK9033D



Asish Karnani
Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, I/T/HSI,
Plot No. 3, Sector 41, CBD Belapur,
Navi Mumbai - 400 614.

यदि कोई को खोने पर कृपया सूचित करें/वापस करें।
आयकर पैन सेवा यूनिट, I/T/HSI,
प्लॉट नं. 3, सेक्टर 41, सी.बी.डी. बेलपुर,
नवी मुंबई - 400 614

For Daily Agreement
Asish Karnani





সিদ্ধান্ত সরকার



Asish Karnani
DOB: 03/08/1984
Male / MALE



3277 6128 8383

আধার - সাধারণ মানুষের অধিকার



भारतीय विधि विभाग
DEPARTMENT OF INDIA

Address

S/O: Gajendra Kumar Karnani, 9/1,,
Lower Rawdon St. Block- A,3rd Floor,
Behind J.D Birla Girls College, L.R.Sarani,
Kolkata,
West Bengal - 700020



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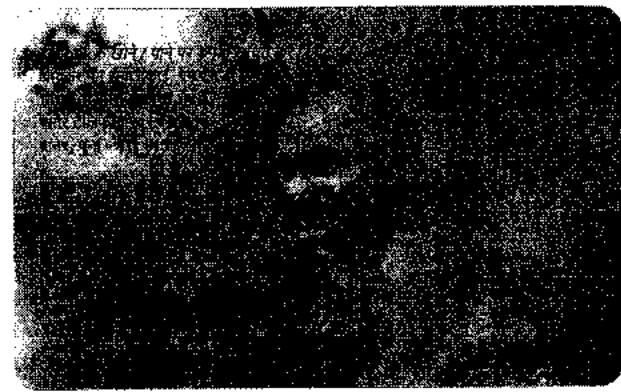
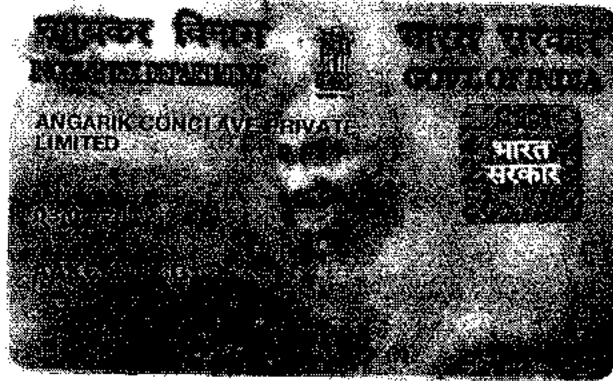
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001

For Proof of Address
Asish Karnani





For Angarik Conclave Private Limited

Kanaji Sd

Director



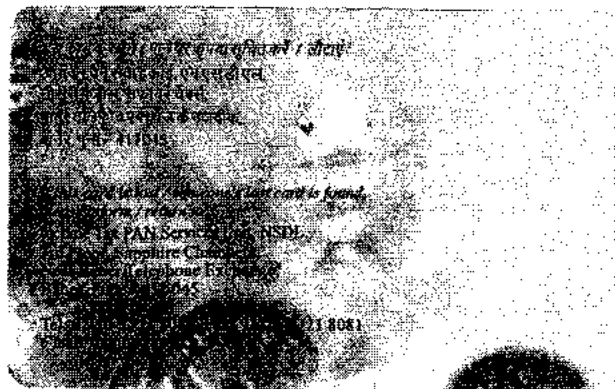
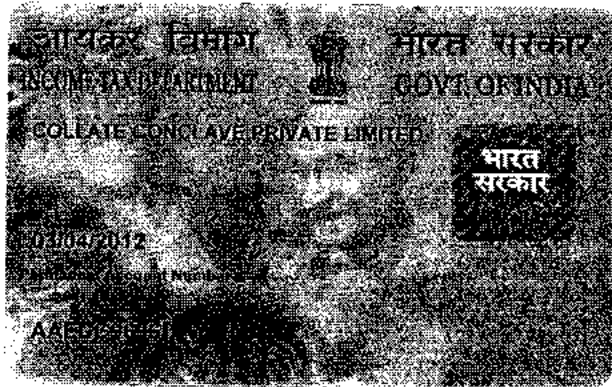


For Ashtek Dealcom Private Limited

Ranajit Saha

Director





For Collate Conclave Private Limited

Kavajit Ltd

Director



For Colinte C. [illegible] [illegible]

Director



For Nabhoj Mercantile Private Limited

Ranjit Singh

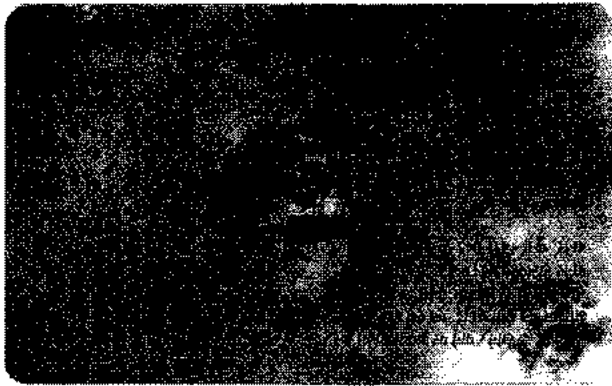
Director



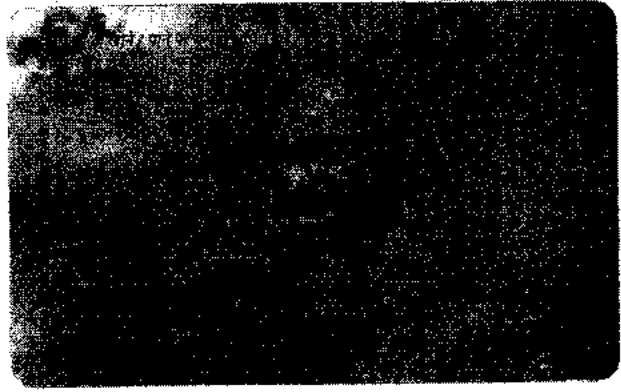
Director

Karol's SA

For Naidhura Vyapar Private Limited





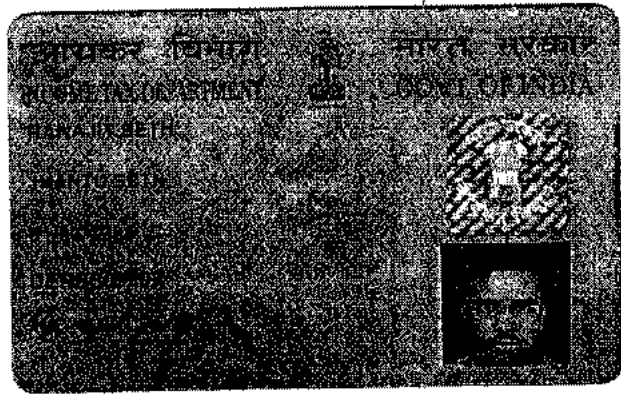


For Vetali Vintrade Private Limited

Ranjit Seth


Director







Rajasthan




ELECTION COMMISSION OF INDIA
भारत के निर्वाचन आयोग

IDENTITY CARD HSV2754554
पसंखुण्ड पण्ड

Electors Name	Rajat Sethi
निर्वाचक नाम	राजत सेठी
Other Name	Jhantu Sethi
अन्य नाम	जहंतु सेठी
Sex	M
लिंग	पुरुष
Age as on 1.1.2005	20
आयु 1.1.2005 के दिन	20

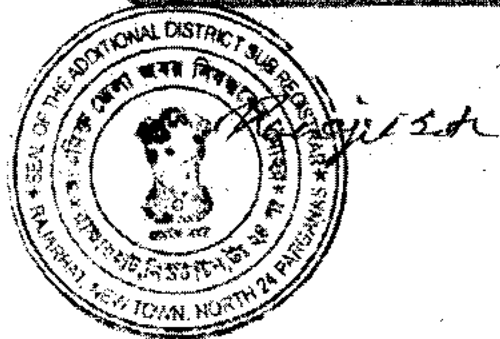
Rajat Sethi

Address:
 24, T. N. Ray Road 118 Bahala South 24 - Parganas
 700038

Family:
 24-25-26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Family Signature
 Electoral Registration Officer
 Date: 12.03.2002

Assembly Constituency: 113 Bahala West
 District: South 24 Parganas
 Date: 12.03.2002





सत्यमेव जयते



ভারত সরকার

Unique Identification Authority of India

UIDAI, Government of India



তালিকাভুক্তির আই ডি/Enrollment No.: 1040/20033/07883

To,
রনজিত শেঠ
Ranjit Seth
44 S.N.ROY ROAD
Sahapur S.O
Sahapur Kolkata
West Bengal 700038

18640933



MN186409234DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7672 8014 6027

আধার - সাধারণ মানুষের অধিকার



রনজিত শেঠ
Ranjit Seth
পিতা : জহন্তু শেঠ
Father : JHANTU SETH
জন্ম সাল / Year of Birth : 1984
পুরুষ / Male



7672 8014 6027

আধার - সাধারণ মানুষের অধিকার

Ranjit Seth



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

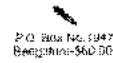
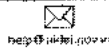
- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18640923



ঠিকানা:
6a, এস.এন.রায় রোড, সাহাপুর,
কোলকাতা, পশ্চিমবঙ্গ, 700038

Address:
44, S.N.ROY ROAD,
Sahapur S.O, Sahapur,
Kolkata, West Bengal,
700038



Ranjit Saha

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

GRN: 19-201718-010201682-1

Payment Mode : Online Payment

GRN Date: 04/11/2017 11:50:09

Bank : HDFC Bank

BRN : 398192687

BRN Date: 04/11/2017 11:53:12

DEPOSITOR'S DETAILS

Name : Asish Kamani

Id No. : 15231000362921/5/2017

[Query No./Query Year]

Contact No. :

Mobile No. : +91 983044991

E-mail :

Address : 52A Shakespeare Sarani Kolkata-700017

Applicant Name : Mr ARUN SENAPATI

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount ₹
1	15231000362921/5/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	15231000362921/5/2017	Property Registration- Registration Fees	0030-03-104-001-16	30021

Total

104942

In Words : Rupees One Lakh Four Thousand Nine Hundred Forty Two only



Additional District Superintendent
Palanpur, New Town, North 24-Pis

06 NOV 2017

Major Information of the Deed

Deed No :	I-1523-10735/2017	Date of Registration	06/11/2017
Query No / Year	1523-1000362921/2017	Office where deed is registered	
Query Date	03/11/2017 3:12:13 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARUN SENAPATI SEALDAH CIVIL COURT,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9083395022, Status :Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 30,00,000/-]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 3,24,99,020/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 30,021/- (Article:E, E, B)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-806	LR-3174	Bastu	Shali	0.9375 Dec	1/-	4,43,813/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-807	LR-3174	Bastu	Shali	2.3298 Dec	1/-	11,02,926/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-808	LR-2944	Bastu	Shali	25.16 Dec	1/-	1,19,10,732/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-809	LR-3174	Bastu	Shali	7.0008 Dec	1/-	33,14,175/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-810	LR-2945	Bastu	Shali	27 Dec	1/-	1,27,81,787/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-811	LR-2946	Bastu	Shali	6.2222 Dec	1/-	29,45,587/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
TOTAL :					68.6503Dec	6 /-	324,99,020 /-	
Grand Total :					68.6503Dec	6 /-	324,99,020 /-	




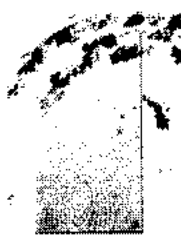
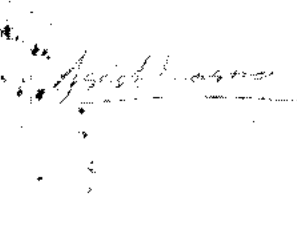

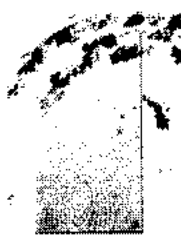
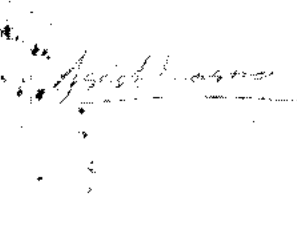

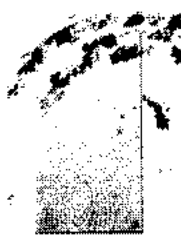
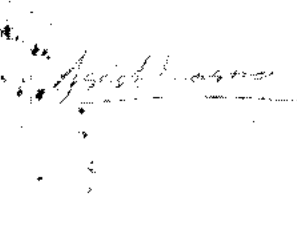
Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHEW PROJECTS LLP 52A, SHAKESPEARE SARANI, UNIT -405, CHANDAN NIKETA, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: ABSFS2450H, Status :Organization, Executed by: Representative, Executed by: Representative




Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	NABHOJ MERCANTILE PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AADCN8419Q, Status :Organization, Executed by: Representative
2	COLLATE CONCLAVE PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAEC9696D, Status :Organization, Executed by: Representative
3	VETALI VINTRADE PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAECV1672J, Status :Organization, Executed by: Representative
4	NAIDHURA VYAPAAR PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAECN1097R, Status :Organization, Executed by: Representative
5	ANGARIK CONCLAVE PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAKCA9033G, Status :Organization, Executed by: Representative
6	ASHTEK DEALCOM PRIVATE LIMITED 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAKCA9032H, Status :Organization, Executed by: Representative


Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr ASISH KARNANI (Presentant) Son of Mr GAJENDRA KUMAR KARNANI Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 6 2017 2:13PM</td> <td>LTI 06/11/2017</td> <td>06/11/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr ASISH KARNANI (Presentant) Son of Mr GAJENDRA KUMAR KARNANI Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office					Nov 6 2017 2:13PM	LTI 06/11/2017	06/11/2017	52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapur, District:-Kolkata, West Bengal, India, PIN - 700017, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AKMPK9033D Status : Representative, Representative of : SHEW PROJECTS LLP (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr ASISH KARNANI (Presentant) Son of Mr GAJENDRA KUMAR KARNANI Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office																
	Nov 6 2017 2:13PM	LTI 06/11/2017	06/11/2017													



2	Name	Photo	Finger Print	Signature
	Mr RANAJIT SETH Son of Mr JHANTU SETH Date of Execution - 06/11/2017, , Admitted by: Self, Date of Admission: 06/11/2017, Place of Admission of Execution: Office			
		Nov 6 2017 2:14PM	ETI 06/11/2017	06/11/2017
44, S N ROY ROAD, P.O:- SAHAPUR, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700038, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DERPS0920F Status : Representative, Representative of : NABHOJ MERCANTILE PRIVATE LIMITED (as DIRECTOR), COLLATE CONCLAVE PRIVATE LIMITED (as DIRECTOR), VETALI VINTRADE PRIVATE LIMITED (as DIRECTOR), NAIDHURA VYAPAAR PRIVATE LIMITED (as DIRECTOR), ANGARIK CONCLAVE PRIVATE LIMITED (as DIRECTOR), ASHTEK DEALCOM PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Mr ARUN SENAPATI Son of Mr S SENAPATI SEALDAH COURT, P.O:- SEALDAH, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr ASISH KARNANI, Mr RANAJIT SETH	
	06/11/2017





Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-0.15625 Dec,COLLATE CONCLAVE PRIVATE LIMITED-0.15625 Dec,VETALI VINTRADE PRIVATE LIMITED-0.15625 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-0.15625 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-0.15625 Dec,ASHTEK DEALCOM PRIVATE LIMITED-0.15625 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-0.3883 Dec,COLLATE CONCLAVE PRIVATE LIMITED-0.3883 Dec,VETALI VINTRADE PRIVATE LIMITED-0.3883 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-0.3883 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-0.3883 Dec,ASHTEK DEALCOM PRIVATE LIMITED-0.3883 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-4.19333 Dec,COLLATE CONCLAVE PRIVATE LIMITED-4.19333 Dec,VETALI VINTRADE PRIVATE LIMITED-4.19333 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-4.19333 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-4.19333 Dec,ASHTEK DEALCOM PRIVATE LIMITED-4.19333 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-1.1668 Dec,COLLATE CONCLAVE PRIVATE LIMITED-1.1668 Dec,VETALI VINTRADE PRIVATE LIMITED-1.1668 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-1.1668 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-1.1668 Dec,ASHTEK DEALCOM PRIVATE LIMITED-1.1668 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-4.5 Dec,COLLATE CONCLAVE PRIVATE LIMITED-4.5 Dec,VETALI VINTRADE PRIVATE LIMITED-4.5 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-4.5 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-4.5 Dec,ASHTEK DEALCOM PRIVATE LIMITED-4.5 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	SHEW PROJECTS LLP	NABHOJ MERCANTILE PRIVATE LIMITED-1.03703 Dec,COLLATE CONCLAVE PRIVATE LIMITED-1.03703 Dec,VETALI VINTRADE PRIVATE LIMITED-1.03703 Dec,NAIDHURA VYAPAAR PRIVATE LIMITED-1.03703 Dec,ANGARIK CONCLAVE PRIVATE LIMITED-1.03703 Dec,ASHTEK DEALCOM PRIVATE LIMITED-1.03703 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 806(Corresponding RS Plot No:- 806), LR Khatian No:- 3174	Owner:নতাজ মার্কেটাইল প্রাঃ লিঃ, Address:529,সেতাপিয়ার সরনী,কোল-17, Classification:শাপি, Area:0.01000000 Acre,



L2	LR Plot No:- 807(Corresponding RS Plot No:- 807), LR Khatian No:- 3174	Owner:নভোজ মার্কেটাইল প্রাঃ লিঃ, Address:52এ,সেক্সপিয়র সরানী,কোল-17, Classification:শালি, Area:0.02000000 Acre,
L3	LR Plot No:- 808(Corresponding RS Plot No:- 808), LR Khatian No:- 2944	Owner:ভেভালী ভিনট্রেড প্রা লি, Gurdian:52এ সেক্সপিয়র সরানী,, Address:কলি-17, Classification:শালি, Area:0.05000000 Acre,
L4	LR Plot No:- 809(Corresponding RS Plot No:- 809), LR Khatian No:- 3174	Owner:নভোজ মার্কেটাইল প্রাঃ লিঃ, Address:52এ,সেক্সপিয়র সরানী,কোল-17, Classification:ডাঙ্গা, Area:0.07000000 Acre,
L5	LR Plot No:- 810(Corresponding RS Plot No:- 810), LR Khatian No:- 2945	Owner:নামধূরা ভয়াপার প্রা লি, Gurdian:52এ সেক্সপিয়র সরানী,, Address:কলি-17, Classification:শালি, Area:0.06000000 Acre,
L6	LR Plot No:- 811(Corresponding RS Plot No:- 811), LR Khatian No:- 2946	Owner:কোলেট কনক্রেড প্রা লি, Gurdian:52এ সেক্সপিয়র সরানী,, Address:কলি-17, Classification:শালি, Area:0.01000000 Acre,

Endorsement For Deed Number : I - 152310735 / 2017

On 03-11-2017

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,24,99,020/-

Debasish Dhar

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT**

North 24-Parganas, West Bengal

On 06-11-2017

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 : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:26 hrs on 06-11-2017, at the Office of the A.D.S.R. RAJARHAT by Mr ASISH KARNANI .

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

Execution is admitted on 06-11-2017 by Mr ASISH KARNANI, PARTNER, SHEW PROJECTS LLP, 52A, SHAKESPEARE SARANI, UNIT -405, CHANDAN NIKETA, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:- Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr ARUN SENAPATI, , , Son of Mr S SENAPATI, SEALDAH COURT, P.O: SEALDAH, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 06-11-2017 by Mr RANAJIT SETH, DIRECTOR, NABHOJ MERCANTILE PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017; DIRECTOR, COLLATE CONCLAVE PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017; DIRECTOR, VETALI VINTRADE PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017; DIRECTOR, NAIDHURA VYAPAAR PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017; DIRECTOR, ANGARIK CONCLAVE PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017; DIRECTOR, ASHTEK DEALCOM PRIVATE LIMITED, 52A, SHAKESPEARE SARANI, P.O:- CIRCUS AVENUE, P.S:- Beniapukur, District:-Kolkata, West Bengal, India, PIN - 700017

Indetified by Mr ARUN SENAPATI, , , Son of Mr S SENAPATI, SEALDAH COURT, P.O: SEALDAH, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 30,021/- (B = Rs 30,000/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 30,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2017 11:53AM with Govt. Ref. No: 192017180102018521 on 04-11-2017, Amount Rs: 30,021/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 398192687 on 04-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75,021/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 74,921/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 62936, Amount: Rs.100/-, Date of Purchase: 15/06/2017, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/11/2017 11:53AM with Govt. Ref. No: 192017180102018821 on 04-11-2017, Amount Rs: 74,921/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 398192687 on 04-11-2017, Head of Account 0030-02-103-003-02



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



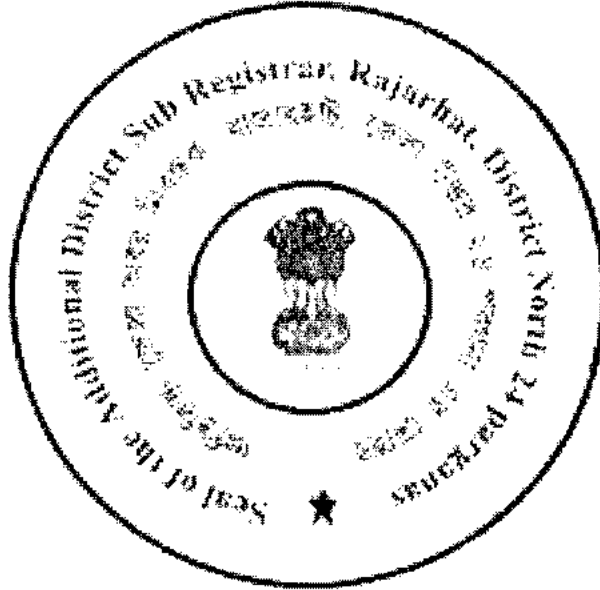


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 320074 to 320123

being No 152310735 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.11.10 15:43:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 10-11-2017 15:43:13
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



(This document is digitally signed.)

