

23863

11 OCT 2017

Sl. No. DATE
NAME
CO.
AVT

Revera Developers LLP
54/10, D.C. Joy Road
KOL-15

Revera Developers LLP

Authorised Signatory



5320

Shivam

SHIVAM ASTHANA

MOUSUMI CHC.SH
LICENSEE VENDOR
KOLKATA REGISTRATION OFFICE



5321

SPECIALITY RESTAURANTS LTD.

Authorised Signatory

(DHURUBA PRASAD DATTAL)



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

12 OCT 2017

Identified by me
Nikhil Ch. Jha
Advocate
High Court, Calcutta

BETWEEN

SPECIALITY RESTAURANTS LIMITED (Pan No. AAEC6802M) a company within the meaning of the Companies Act, 1956 and the Companies Act, 2013 having its registered office situated at "Uniworth House" 3A Gurusaday Road, P.O.- Haltu, P.S.- Kasba, Kolkata 700 019 represented by its Director Shri Dhruba Prasad Dahal (Pan No. AHJPD7704L) son of Damodar Prasad Dahal having been duly authorized in pursuance of a Resolution of the Board of Directors hereinafter referred to as the "**OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context in the case of the public limited company shall mean and include its successor and/or successors in office/interest and assigns) of the **ONE PART**

AND

REVERA DEVELOPERS LLP (Pan No. AAWFR5716N) is incorporated pursuant to section 12(1) of the Limited Liability Partnership Act, 2008. Having its office at Flat No. 102, 1st Floor, 10-A, Sharda Building, Opp. Jai Hind College, Church Gate, A Road, Mumbai, Mumbai City, Maharashtra, 400020, India and also its office at 54/10 Debendra Chandra Dey Road, P.O. & P.S.- Tangra, Kolkata -700 015 represented by its Authorised Signatory Mr. Shivam Asthana (Pan No AHCP54587R) son of Sri Vijay Kumar Asthana having been duly authorized in pursuance of a Resolution of the Board of Directors hereinafter referred to as the "**DEVELOPER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor and/or successors in office/interest and assigns) of the **OTHER PART**

WHEREAS:

- A) By Virtue of Sale Deed dated 05-08-2007 vide no. 4606/07 executed at ADSR Bidhan Nagar the Owner herein therein referred as "Purchaser" was transferred a plot of land being premises No. 15-1111 Action Area IC of New Town.

- B) The Developer is desirous of undertaking development of ALL THAT the piece and parcel of land measuring about 1 Acre = 4047 Sq. Mtrs be the same on little more or less being Premises No. 15-MAR, (Erstwhile Plot No.22/1, in Block No.CF) in street No.178 situated in New Town, P.S. Rajarhat, District 24 Parganas South, West Bengal (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as the said LAND situation whereof is shown and delineated in the map or plan annexed hereto and bordered in RED thereon).
- C) The parties hereto have agreed to enter into this Development Agreement and/or Joint Venture Agreement whereby it has been agreed by and between the parties hereto that the Developer will undertake development of the said Land and upon development and/or construction thereof, the said built up/constructed area shall be shared between the parties hereto in ratio whereby the Owner shall be entitled to 15 % of the developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project (hereinafter referred to as the "OWNER'S AREA") and that the Developer shall be entitled to the 85% remaining-of the developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project (hereinafter referred to as the "DEVELOPER'S AREA") described in SECOND SCHEDULE.
- D) The parties have agreed to enter into this development agreement whereby it has been agreed by and between the parties hereto that the Developer will undertake development of the said Land and incur all costs, charges and expenses in connection therewith and that the entirety of the developed/ constructed area forming part of the said Land will be shared between the Owner and the Developer in the manner as hereinafter stated and as such this agreement is restricted to development of the said Land. The parties are desirous of recording the same, in writing.

E) In this agreement wherever the context so permits the Owner and the Developer are collectively referred to as 'the parties' and individually as a 'party'.

WHEREAS:

"OWNER'S AREA" shall mean, 15 % of the developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project.

"DEVELOPER'S AREA" shall mean, 85% of the remaining developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project.

NOW THIS AGREEMENT WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

ARTICLE I – DEFINITIONS

1.1 In this agreement unless the context so permits the following expressions shall have the meanings assigned to them as under:

- i) "Architect" shall mean such person and/or persons and/or firm and/or firms who may be appointed by the Developer as the Architect of the said Project
- ii) "Agreement" shall mean this Joint venture Agreement and any Annexures attached to it or incorporated in it by reference.
- iii) "Affiliates/Associates" for this purpose shall mean any person who directly or indirectly, controls, is controlled by, or is under the common control of any of the parties.
- iv) "Applicable Law" shall mean the laws of India and all the rules, regulations, ordinances, notifications and policies notified or promulgated pursuant thereto and modifications thereof in force from time to time and includes Development Control Regulations in the State of West Bengal, ordinance, notification, rule, judgment, order, decree, bye-law, clearance,

directive, guideline, policy, requirement, or other governmental restriction or any similar form of decision of, or determination by, or any interpretation or administration having the force of law of any of the foregoing, by any government agency or instrumentality thereof having jurisdiction over the matter in question, whether in effect as of the date of this Agreement or thereafter.

- v) **"Applicable Permits"** shall mean any and all approvals, authorizations, licenses, permissions, consents, no objection certificates to be obtained, in the name of the Owner wherever possible, (including, for the avoidance of doubt, the Sanctioned Plan and all approvals required in connection with or pursuant to the sanctioned Plan) for the commencement of the work of development of the said Land including without limitation environmental clearances, commencement certificate, intimation of disapproval, occupation certificate, temporary power connections and all other approvals and/or permissions from any other statutory or Governmental authorities whether State or Central, including local bodies and municipalities, required for purposes of commencing construction.
- vi) **"BUILDING CONTRACT"** means the construction contract to be executed between the Developer with any third party, as the case may be for development of the said Land.
- vii) **"COMMENCEMENT DATE"** shall mean the date of the execution of this Agreement
- viii) **"CONSENTS"** shall mean the planning permission and all other consents, licenses, permissions and approvals (whether statutory or otherwise) necessary or desirable for carrying out, completion, use and occupation of the development of the Project.
- ix) **"COMMON AREAS"** shall mean the various common parts and portions of the said project to be provided for beneficial use and enjoyment of the

- xvii) **"PROJECT"** shall mean the development of the said Land by the Developer in terms of this Agreement
- xviii) **"PROJECT LAND"** shall mean ALL THAT the 1 Acre of land forming part of the said Land (more fully and particularly mentioned and described in the First Schedule hereunder written) intended to be developed in terms of this agreement
- xix) **"TAXES"** shall mean all taxes, cesses, assessments, duties, levies and charges, including ad valorem taxes on real property, personal property taxes and business and occupation taxes imposed by any governmental authority on the Owner or on the Developer in connection with the development of the said Project Lands and subsequent operation and maintenance of the same.
- xx) **"TRANSFER"** means to transfer, sell, assign, pledge, hypothecate, create a security, interest in or lien on, place in trust, transfer by operation of law or in any other way subject to any encumbrance or dispose of, whether or not voluntarily
- xxi) **"OWNER'S AREA"** shall mean, 15 % of the developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project.
- xxii) **"DEVELOPER'S AREA"** shall mean, 85% of the remaining developed/constructed area together with the proportionate share in common parts, portions, areas, facilities and amenities in the said project.

ARTICLE II – INTERPRETATIONS

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

2.1 Any reference in this Agreement to any statute or statutory provision shall be construed as including a reference to that statute or statutory provision as from time to time amended, modified, extended, or re-enacted whether before or after the date of

this Agreement and to all statutory instruments, orders and regulations for the time being made pursuant to it or deriving validity from it.

2.1.1 The meanings set forth for defined terms in this article and all pronouns shall be equally applicable to both the singular and plural, masculine, feminine or neuter forms as the context may require.

ARTICLE III – REPRESENTATIONS AND WARRANTIES BY THE OWNER

3.1 At or before execution of this agreement the Owner have assured and represented to the Developer as follows:

- i) THAT the Owner has purchased the said Land from West Bengal Housing Infrastructure Development Corporation Ltd. (WBHIDCL) and said Land is free from all encumbrances, charges, liens, lispendens, attachments, acquisitions and requisitions and that the Owner have a marketable title in respect of thereof.
- ii) That the said Land was acquired vide a registered Indenture of Sale being No. 4606/07 dated 05-08-2007.
- iv) THAT the Owner has not entered into any agreement for sale, lease, development nor have created any interest of any third party into or upon the said land or any part or portion thereof
- v) THAT the Owner are legally competent to enter into this agreement

3.2 Relying on the aforesaid representations and believing the same to be true and acting on the basis thereof the Developer has agreed to enter into this agreement and to part with the amount as hereinafter appearing and but for the aforesaid representations the Developer would not have otherwise entered into this agreement nor would have parted with the amounts as hereinafter appearing

ARTICLE IV – PURPOSE AND OBJECTS OF THIS AGREEMENT

- 4.1 By this agreement it has been agreed between the parties hereto:
- a) That the entirety of the said land (more fully and particularly mentioned and described in the FIRST SCHEDULE hereunder written) will be constructed according to usage as permitted by concerned authorities. It is however recorded that as per the existing development norms of the concerned Municipal Authorities a FAR of 2.25 is allowed in the sub CBD area where the plot is located but the Developer shall have the absolute right to decide the area to be built up keeping in view the viability of the project and the decision of the developer in this regard shall be final and binding.
 - b) The Owner has acquired 1 Acre of land forming part of this agreement and the same shall be given at the disposal of the Developer to undertake development thereof. The cost of same shall be borne and paid by Developer.
 - d) The Developer shall incur all costs charges and expenses for undertaking development of the said Land and upon such development the entirety of the developed/constructed area forming part of the said Land shall be shared between the Owner and the Developer whereby the Owner shall be entitled to 15% built-up area in total 14701 sq. ft. of developed area as marked and decided after the sanction Plan forming part of the said Land together with the proportionate share in common parts, portions, areas, facilities and amenities and in connection therewith and the Developer shall be entitled to retain for itself the remaining 85% built up area / developed area forming part of the said Land together with the proportionate share in common parts, portions, areas, facilities and amenities and in connection therewith
 - e) The Developer shall be entitled to:

- i) cause the Plan sanctioned as per norms from the concerned authorities. (Hereinafter referred to as the Plan)
- ii) Develop the land and construct buildings thereat as per the existing development norms of the concerned municipal authority a FAR of 2.25 is allowed in the sub CBD area where the plot is located. The Developer has the absolute right to decide the amount of area to be built keeping in view the viability of the project.

ARTICLE V – GRANT OF DEVELOPMENT RIGHT

5.1 In consideration of the said agreement and in further consideration of the Developer having agreed to incur all costs, charges and expenses in connection with undertaking development of the said Project Land () in accordance with the plan to be sanctioned by the authorities concerned, the Owner has agreed to grant the right of development in respect of the said Project Land unto and in favour of the Developer herein and in connection therewith the Developer shall be entitled to:

- i) cause the said Project Land to be leveled and bounded.
- ii) apply for and obtain all consents approvals and/or permissions as may be necessary and/or required for undertaking development of the said Project Land.
- iii) take such steps as are necessary to divert all pipes, , cables or other conducting media in, under or above the land or any adjoining or neighboring lands and which need to be diverted as a result of the Development
- iv) install all electricity, gas, water, telecommunications, and surface and foul water drainage to the Project Land and shall ensure that the same connect directly to the mains

- v) remain responsible for due compliance with all statutory requirements whether local, state or central and shall also remain responsible for any deviation in construction which may not be in accordance with the Plan and has agreed to keep the Owner saved harmless and fully indemnified from and against all costs, charges, claims, penalties, actions suits and proceedings on account of such deviation.
- vi) remain responsible for any accident and/or mishap taking place while undertaking development of the said Project Land in accordance with the said Plan which may be sanctioned by authorities concerned and has agreed to keep the Owner saved harmless and fully indemnified from and against all costs, charges, claims, penalties, actions, suits and proceedings on account of such accident and/or mishap.
- vii) comply and/or procure compliance with, all conditions attached to the permissions which may be granted during the course of development.
- viii) comply or procure compliance with, all statutes and any enforceable codes of practice of the Municipal authorities or other authorities affecting the Project Land or the development.
- ix) take all necessary steps and/or obtain all clearances, permissions, approvals and/or sanctions as may be necessary and/or required at Developer's own cost and expenses and shall do all acts, deeds and things required by any statute and comply with the lawful requirements of all the authorities for the development of the said Project Land.
- x) incur all costs, charges and expenses for the purpose of construction in accordance with the Plan sanctioned by the authorities concerned.

ARTICLE VI – CONDITIONS PRECEDENT

- 6.1 To enable the Developer to undertake development of the said Project Land the Owner has agreed and committed themselves to do the following acts, deeds and things as and by way of conditions precedent:
- i) To cause a marketable title to be made out in respect of the Land
 - ii) to render all co-operation and assistance to the Developer as and when necessary and/or required in order to enable the Developer to obtain all necessary permissions, approvals, consents and/or sanctions as may be necessary and/or required from time to time

ARTICLE VII – APPROVED PLAN

- 7.1 Immediately after the execution of this Agreement the Developer through its Architect shall prepare or cause to be prepared a composite layout map or plan for undertaking development of the Project Land and shall be entitled to submit the same in the name of the Owner for sanction to the authorities concerned.
- 7.2 The Owner and each one of them agree and undertake to sign and execute all deeds, documents, affidavits, declarations and other papers as may be necessary and/or required.
- 7.3 The Developer in the name of the Owner shall be entitled to apply for and obtain all necessary permissions, approvals, consents and/or sanctions and the Owner agree and undertake to sign and execute all applications, papers, declarations, deeds, documents and instruments as may be necessary and/or required.

ARTICLE VIII – Construction and completion

- 8.1 Immediately on execution of the instant agreement the Owner shall place the entirety of the Project Land at the disposal of the Developer.
- 8.2 The Developer shall be entitled to construct/ develop the said Project Land through various contractors and agencies according to sanctioned plan.

- 8.3 Unless prevented by circumstances beyond its control the Developer shall carry out the aforesaid development within a period of 4 years from the date of sanction of the plan with a grace period of 1 year (hereinafter referred to as the COMPLETION DATE)

ARTICLE IX – SECURITY DEPOSIT

9.1 In consideration of the above the Developer has agreed to keep a deposit of Rs. 2.00 Crore (Rupees Two Crore only) with the Owner as mutually agreed . (hereinafter referred to as the DEPOSIT AMOUNT). Out of the said deposit amount, Rs. 1.00 crore (Rupees One crore) shall be paid at the signing and execution of this Agreement and the remaining 1.00 Crore (Rupees One Crore only) shall be paid after receipt of all approval and sanctions to commence development.

9.2 The said Deposit Amount shall be held by the Owner free of interest and shall become refundable simultaneously upon taking possession of the Owner's Area by Owner as hereinafter stated and if not refunded shall be adjusted and appropriated out of the Owner's Area in such manner as may be mutually agreed upon between the parties hereto.

ARTICLE X – AREA SHARING

10.1 In consideration of the Owner having agreed to grant the exclusive right of development in respect of the said Land unto and in favour of the Developer herein the Owner shall be entitled to ALL THAT the 15% of the developed area (i.e equivalent to 14701 Sq. ft.) as marked and decided after sanction of plan proportionately on floor forming part of the said Project Land TOGETHER WITH the undivided proportionate share in all common parts, portions, areas, facilities and amenities (hereinafter referred to as the OWNER'S AREA)

10.2 In consideration of the Developer having agreed to incur all costs charges and expenses for undertaking development of the said Project Land the Developer shall be entitled to retain for itself ALL THAT the remaining 85% of the total developed area forming part of the said Project Land TOGETHER WITH the undivided

proportionate share in all common parts, portions, areas, facilities and amenities (hereinafter referred to as the DEVELOPER'S AREA)

- 10.3 Each of the Owner and the Developer shall be entitled to sell and transfer their respective constructed area / spaces forming part of the Owner's Area and Developer's Area respectively. However, Owner's may give option to Developer for purchase of its area on mutual agreed price.
- 10.4 The Owner agrees to become confirming parties in all deeds, conveyances, documents and other instruments which may have to be executed in favour of the intending purchasers of the Developer's Area and likewise the Developer shall be a confirming party in all deeds, conveyances, documents and other instruments which may have to be executed in favour of the intending endusers of the Owner's Area
- 10.5 The Owner has agreed to grant a general power of attorney in favour of the Developer or its nominee and/or nominees for the purpose of facilitating sale and transfer of the Developer's Area

ARTICLE XI- DEVELOPER'S REPRESENTATIONS WARRANTIES AND COVENANTS

- 12.1 The Developer provides the following representations and warranties to the Owner:
- (i) To take appropriate measures for the purpose of safeguarding the said Project Land in any manner whatsoever.
 - (ii) That they have the necessary experience, capability and infrastructure to carry out the development and infrastructural work and/or the said Project.
 - (iii) The Developer covenants that it hereby indemnify and shall keep the Owner a indemnified at all times in respect to any third party claim raised due to the default of the Professional Team, Building Contractor and all other persons employed by the DEVELOPER in relation to the DEVELOPMENT of the Project Land.

- (vi) The DEVELOPER represents that it shall comply with all the terms and conditions of this agreement

ARTICLE XIII – OWNER’S OBLIGATIONS

13.1 The Owner has agreed:

- i) To enable the Developer to proceed with the work of Development of the said Land the Owner and each one of them shall execute a General Power of Attorney in respect of the said Land in favour of the Developer or its nominee and/or nominees and such power of attorney being coupled with interest shall not be revoked without the consent of the Developer in writing.
- ii) As far as may be reasonably practicable co-operate with the Developer in all respects for the development of the said Project Land.
- iii) To sign and execute all deeds, documents, maps, plans, affidavits and undertaking as may be required by the Developer from time to time
- iv) To render all co-operation and assistance to the Developer as may be required from time to time
- v) To execute the Deed of Conveyance and/or Conveyances in favour of the endusers of the Developer’s Area

ARTICLE XIV- INFRASTRUCTURAL FACILITIES – OPERATION AND MAINTENANCE OF THE PROJECT

14.1 It is hereby expressly agreed and made clear that all infrastructural facilities to be provided in the said Project (details whereof will appear from the Third Schedule hereunder written) shall always remain vested in the Developer

14.2 The Developer in consultation with the Owner shall be entitled to appoint any Facility Management Company (hereinafter referred to as the FMC) on such terms and conditions as the Developer may deem fit and proper and each endusers of the said Project in addition to the maintenance charges, shall be liable to make payment of such further proportionate amount which may become payable to such FMC.

ARTICLE XV – DEFAULT

- 15.1 Breaches on the part of the Owner – If, for any reason, the Owner,
- a) commit breach of any of the terms and conditions herein contained and on the part of the Owner to be performed and observed.

then on the happening of aforesaid events the Developer shall be entitled to cancel and/or rescind this agreement and claim refund of the all costs charges and expenses incurred by the Developer till then and such other damages as may be determined by the Arbitrator and/or sue the Owner for specific performance of this agreement and for other consequential reliefs

- 15.2 Breaches on the part of the Developer – If, after the Owner has complied with all their obligations in terms of this agreement, the Developer fail to undertake and/or complete the development of the said Land in terms of this agreement then and in that event the Owner shall be entitled to cancel and/or rescind this agreement and forfeit a sum of Rs.50, 00, 000/- (Fifty Lacs Only) out of the amounts deposited by the Developer and refund the balance amount and/or sue the Developer for specific performance of this agreement and for other consequential reliefs.

ARTICLE XVI – FORCE MAJEURE

- 18.1 Neither Party shall be liable to the other Party in respect of any delay in performing or failure to perform any of its obligations hereunder if such delay or failure results from:

- i) acts or intervention of Government or Government Agencies;
- ii) fire, flood or explosion;
- iii) Acts of God;
- iv) Declared or undeclared war, or riots or civil commotion
- v) Strikes or other industrial disputes;
- vi) Any act of neglect or default of the other party; or
- vii) Local problems and/or any cause outside its reasonable control.

ARTICLE XIX – BORROWING

- 19.1 For the purpose of undertaking the said Project the Developer shall be entitled to create charge and/or lien in respect of the Developer's Area in favour of any bank and/or financial institution for obtaining finances on such terms and conditions as the Developer in its absolute discretion may deem fit and proper. The Owner has agreed, in order to facilitate creation of charge as aforesaid, the Owner shall provide necessary assistance to the Developer including deposit of Title Deeds in respect of the Project Land for creation of charge limited to the Developer's Allocation in the said Property by way of collateral security on the express assurances on the part of the Developer that the Developer alone shall be liable to make all payments of the amount so borrowed together with the interest accrued due thereon and shall keep the Owner and their directors and officers saved, harmless and fully indemnified from and against all costs, charges, claims, penalties, actions, suits and proceedings including litigation costs.

ARTICLE XX - MISCELLANEOUS

- 20.1 (i) This Agreement does not create nor shall it in any circumstances be taken as having created a partnership between the parties.
- (ii) All contracts and agreements entered into by the Developer pursuant to this Agreement shall be contracts or agreements between the Developer as principal and the respective third parties and the Owner shall have no obligation or liability under them except to sign and execute such deeds documents and instruments for the purpose of conferring a legal title.
- (iii) This Agreement supersedes all previous agreements and/or arrangements and/or memorandums of understanding entered into between the Owner and the Developer and the parties hereto agree and covenant with each other that they shall be governed by the terms and conditions herein contained.

- 20.2 COSTS - each party shall pay and bear its own cost in respect of their respective advocates and/or solicitor's fees. The stamp duty and registration charges towards this agreement shall be paid borne and discharged by Developer.
- 20.3 Taxes :- Each party shall bear its own taxes/Vat /GST and any taxes imposed by Govt. and /or authorities in respect of their respective areas .
- 20.4 NOTICES: Notices, demands or other communications required or permitted to be given or made hereunder shall be in writing and delivered personally or sent by prepaid first class post with recorded delivery, or by fax addressed to the intended recipient at its address set out in this agreement or to such other address or telefax number as any party may from time to time duly notify to the others. Any such notice, demand of communication shall, unless the contrary is proved, be deemed to have been duly served (if given or made by fax) on the next following business day in the place of receipt (of if given by registered post with acknowledgement due) two days after posting and in proving the same it shall be sufficient to show, in the case of a letter, that the envelope containing the same was duly addressed, correctly stamped and posted and in case of a fax such telefax was duly dispatched to a current telefax number of the addressee.
- 20.5 shall be paid borne and discharged by the Owner
- 20.6 This agreement shall be binding on the parties hereto and their respective successors
- 20.7 Each party shall co-operate with the others and execute and deliver to the others such other instruments and documents and take such other actions as may be reasonably requested from time to time in order to carry out, evidence and confirm their rights and the intended purpose of this Agreement.

ARTICLE XXI - ARBITRATION

- 21.1 The parties have agreed to amicably try and resolve all disputes which may arise amicably but in the event of any disputes and/or differences being incapable of being resolved amicably then and in that event the parties have

agreed to refer such disputes and/or differences to the arbitration of a person in whom both parties have full trust and confidence failing whereof the Owner shall be entitled to nominate and appoint one Arbitrator and the Developer shall be entitled to nominate and appoint one Arbitrator and both the said two Arbitrators shall appoint the Third Arbitrator and/or Presiding Arbitrator (hereinafter collectively referred to as the ARBITRATORS) and the same shall be deemed to be a reference within the meaning of the Indian Arbitration and Conciliation Act 1996 or any other statutory modification or enactment for the time being thereto in force.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring about 1 Acre = 4047 Sq. Mtrs be the same on little more or less being Premises No. 15-MAR, (Erstwhile Plot No.22/1, in Block No.CF) in street No.178 situated in New Town,P.S. Rajarhat, District 24 Parganas South , West Bengal and butted and bounded as follows:

ON THE NORTH : By 59 Mtr. Wide major Arteral Road
ON THE SOUTH : By Premises No.01-178
ON THE EAST : By Street No.178 being 33.5 Mtr. wide
ON THE WEST : By Canal Bank Walk way and thereafter
Link Canal.

THE SECOND SCHEDULE ABOVE REFERRED TO (Owner's Area)

The Owner shall be entitled to the 15% of the total developed Area together with the proportionate share in common parts, portions, areas, facilities and amenities

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Area)

The Developer shall be entitled to the 85% of the total developed Area together with the proportionate share in common parts, portions, areas, facilities and amenities

THE THIRD SCHEDULE ABOVE REFERRED TO

(COMMON PARTS AND PORTIONS)

1. The foundation columns beams support corridors lobbies stairs stairways landings entrances exits and pathways.
2. Drains and sewers from the premises to the Municipal Duct.
3. Water sewerage and drainage connection pipes from the Units to drains and sewers common to the premises.
4. Toilets and bathrooms for use of durwans, drivers, maintenance staff of the premises.
5. The durwans & maintenance staff rest room with electrical wiring switches and points fittings and fixtures.
6. Boundary walls of the premises including outer side of the walls of the building and main gates.
7. Water pump and motor with installation.
8. Tube well water pump overhead tanks and underground water reservoirs water pipes and other common plumbing installations and spaces required thereto.
9. Transformer if applicable electrical wiring meters and fittings and fixtures for lighting the staircase lobby and other common areas (excluding those as are installed for any particular Unit) and spaces required therefore.
10. Windows/doors/grills and other fittings of the common area of the premises.
11. Generator its installations and its allied accessories.
12. Lifts and their accessories installations and spaces required therefore.

13. Such other common parts areas equipments installations fixtures fittings covered and open space in or about the said Premises and/or the building as are necessary for passage to or use and occupancy of the Units as are necessary.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day month and year first above written

SIGNED AND DELIVERED BY THE OWNER

At Kolkata in the presence of

SEKHAR DAS
830, S.K.B. SARANI,
FLAT - 3A, KOLKATA-30

SPECIALITY RESTAURANTS LTD.

Authorised Signatory

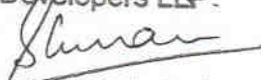
(DHURUBA PRASAD DAHAL)

SIGNED AND DELIVERED BY THE DEVELOPER

At Kolkata in the presence of

Jay Prakash Singh
54/10, D. C. Dey Road
Kolkata - 15

Revera Developers LLP.


Authorised Signatory

Drafted by me

Uditan C.R. Jha

Advocate,
High Court Calcutta.
Enrollment No F/2355/2002

SPECIMEN FORM FOR TEN FINGERPRINTS



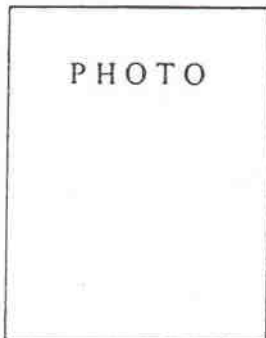
		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand					
		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand					

By *[Signature]*



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

By *[Signature]*



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

DHRUBA PRASAD DAHAL

DAMODAR PRASAD DAHAL

19/07/1971

Permanent Account Number

AHJPD7704L


Signature



13082013



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटाने :
आयकर पैन सेवा इकाई, एन एस डी एल
5 वी मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कालोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
please inform / return to :*
Income Tax PAN Services Unit, NSDL
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SPECIALITY RESTAURANTS
LIMITED

01/12/1999
Permanent Account Number
AAECS6802M



By [Signature]

यदि कार्ड के साथ/समेत यह कृपया प्रेषित करें/ भेजें।
आयकर विभाग, भारत सरकार, नया दिल्ली।
दस्तावेज संख्या: 11/11/1999
आयकर विभाग, नया दिल्ली।
दूरभाष - 411 645

*If this card is lost/accidentally lost card is found,
please inform/return to:
Income Tax PAN Services Unit, NSDI,
2nd Floor, Nipahire Chambers,
Near Bazar Telephone Exchange,
Bandra, Pune - 411 045.*

Tel: 91 20 2721 8080, Fax: 91 20 2721 8041
e-mail: nsdi@nsdi.co.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AAWFR5716N



नाम / Name
REVERA DEVELOPERS LLP

निगमन / गठन की तारीख
Date of Incorporation / Formation
18/08/2017

1R33017

Shuman

आयकर विभाग
INCOME TAX DEPARTMENT
SHIVAM ASTHANA
VIJAY KUMAR ASTHANA



भारत सरकार
GOVT. OF INDIA



31/10/1970

Permanent Account Number

AHCPS4587R

Shivam
Signature



Shivam

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTHITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTHITSL
प्लॉट नं: ३, सेक्टर ११, सी.डी.बी. बेलपुर,
नवी मुंबई-४०० ६१४.

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

GRN: 19-201718-008858730-1

GRN Date: 11/10/2017 13:53:33

BRN : IK00ICXRJ4

Payment Mode Online Payment

Bank : State Bank of India

BRN Date: 11/10/2017 13:55:54

DEPOSITOR'S DETAILS

Name : Vidhan Ch Jha
Contact No. : Mobile No. : +91 9831566245
E-mail :
Address : Shantikunj Aptt 241 OMJ Road How3
Applicant Name : Mr JAY PRAKASH SINGH
Office Name :
Office Address :
Status of Depositor : Advocate
Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 2

Id No. : 15231000335592/3/2017

[Query No./Query Year]

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15231000335592/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
2	15231000335592/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	100021

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

Total

174942

Major Information of the Deed

Deed No :	I-1523-10099/2017	Date of Registration	17/10/2017
Query No / Year	1523-1000335592/2017	Office where deed is registered	
Query Date	10/10/2017 2:56:27 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	JAY PRAKASH SINGH HIGH COURT,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903984574, 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 : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 27,81,81,810/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,00,021/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Mouza: Hidco (Block - C F)

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-22/1		Bastu	Shali	1 Acre	1/-	27,81,81,810/-	Width of Approach Road: 195 Ft., Adjacent to Metal Road,
Grand Total :					100Dec	1 /-	2781,81,810 /-	

Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SPECIALITY RESTAURANTS LIMITED UNI WORTH HOUSE, 3A GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019 , PAN No.:: AAEC56802M, Status :Organization, Executed by: Representative,

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	REVERA DEVELOPERS LLP 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015 , PAN No.:: AAWFR5716N, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DHRUBA PRASAD DAHAL Son of DAMODAR PRASAD DAHAL UNIWORTH HOUSE, 3A, GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AHJPD7704L Status : Representative, Representative of : SPECIALITY RESTAURANTS LIMITED (as DIRECTOR)
2	SHIVAM ASTHANA (Presentant) Son of VIJAY KUMAR ASTHANA 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AHCP54587R Status : Representative, Representative of : REVERA DEVELOPERS LLP (as AUTHORISED SIGNATORY)

Identifier Details :

Name & address	
VIDHAN CHANDRA JHA Son of RATAN KUMAR JHA HIGH COURT, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of DHRUBA PRASAD DAHAL, SHIVAM ASTHANA	

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	SPECIALITY RESTAURANTS LIMITED	REVERA DEVELOPERS LLP-100 Dec

Endorsement For Deed Number : I - 152310099 / 2017

On 10-10-2017

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 27,81,81,810/-



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

On 12-10-2017

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

Presented for registration at 15:30 hrs on 12-10-2017, at the Private residence by SHIVAM ASTHANA ,,

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

Execution is admitted on 12-10-2017 by DHRUBA PRASAD DAHAL, DIRECTOR, SPECIALITY RESTAURANTS LIMITED, UNIWORTH HOUSE, 3A GURUSADAY ROAD, P.O:- HALTU, P.S:- Kasba, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700019

Indetified by VIDHAN CHANDRA JHA, , , Son of RATAN KUMAR JHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 12-10-2017 by SHIVAM ASTHANA, AUTHORISED SIGNATORY, REVERA DEVELOPERS LLP, 54/10, DEBENDRA CHANDRA DEY ROAD, P.O:- TANGRA, P.S:- Tangra, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700015

Indetified by VIDHAN CHANDRA JHA, , , Son of RATAN KUMAR JHA, HIGH COURT, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



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

On 13-10-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,00,021/- (B = Rs 1,00,000/- ,E = Rs 21/-) and Registration Fees paid by by online = Rs 1,00,021/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/10/2017 1:55PM with Govt. Ref. No: 192017180088587301 on 11-10-2017, Amount Rs: 1,00,021/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK00ICXRJ4 on 11-10-2017, 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 by online = Rs 74,921/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 11/10/2017 1:55PM with Govt. Ref. No: 192017180088587301 on 11-10-2017, Amount Rs: 74,921/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK00ICXRJ4 on 11-10-2017, 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

On 17-10-2017

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.

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/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23863, Amount: Rs.100/-, Date of Purchase: 11/10/2017, Vendor name: Mousumi Ghosh



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 290499 to 290532

being No 152310099 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.10.17 13:58:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-10-2017 13:58:29

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)