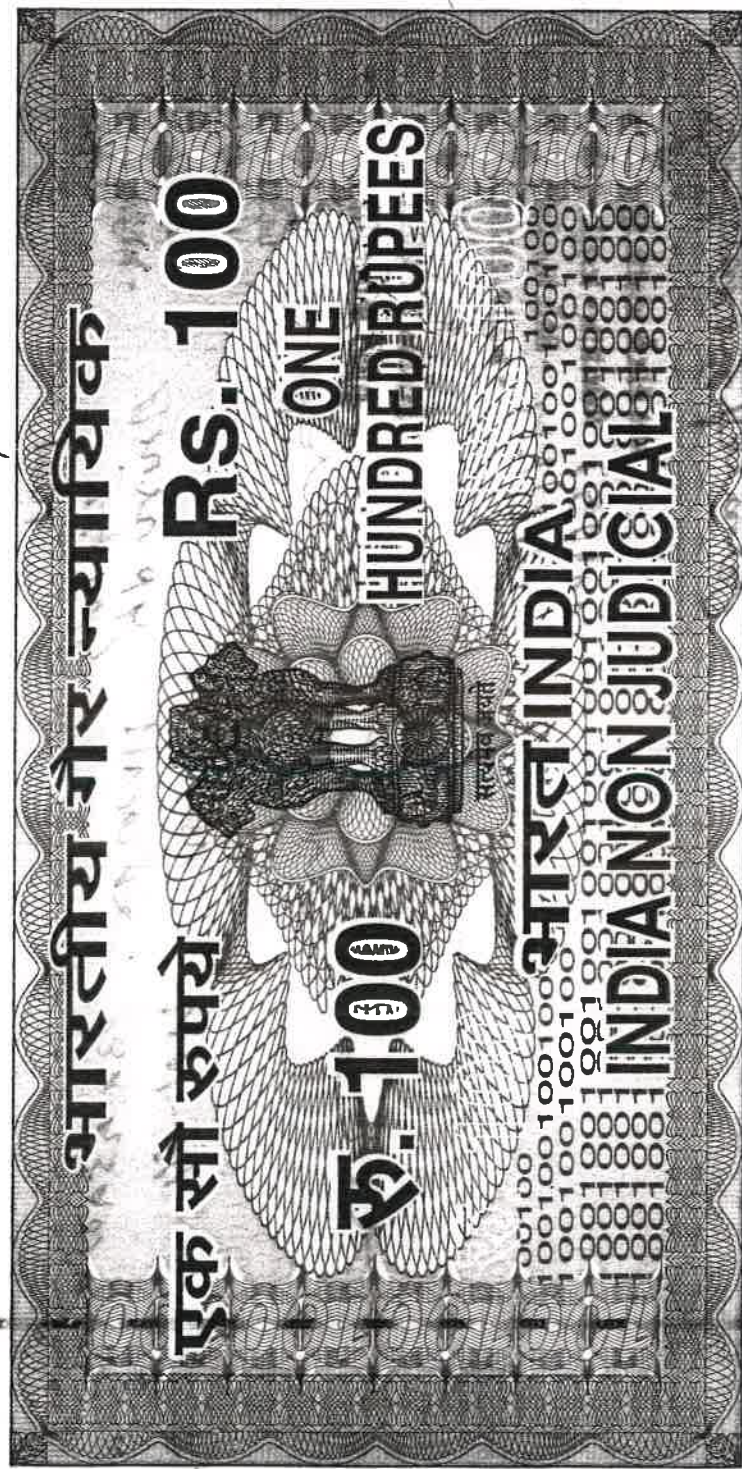


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DEVELOPMENT AGREEMENT

09 APR 2014

THIS AGREEMENT is made on this the 7th day of April Two Thousand Fourteen **BETWEEN SHIVAM INDUSTRIAL PARKS & ESTATES LIMITED**, a company incorporated under Part-IX of the Companies Act 1956 and having its registered office at 26/2B, Khagendra Nath Chatterjee Road, Shed No.8D, P.S. Cossipore, Kolkata - 700002, represented by its Director, and authorised signatory Mr. Om Prakash Agarwal, hereinafter referred to as "the **OWNER**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its successor or successors in interest representatives and assigns) of the **ONE PART AND SALTÉE INFRASTRUCTURE LIMITED**, a company incorporated under the Companies Act 1956 and having its registered office at AE-40, Sector-I, Salt Lake City, P.S. Bidhannagar North, Kolkata - 700064, represented by its authorised signatory Sri Anirudh Kumar Balasaria, 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-interest and assigns) of the **OTHER PART:**

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নম্বর - 7.4.2014
সম ও তারিখ - 7/4/2014
ক্রেতার নাম - Anirudh Kumar Balasubramanian
সাকিন - SA/Trade, VM-64

স্ট্যান্ড মূল্য -
ভেতার শ্রী -
বাসায়ত কোট -
উত্তর ২৪ পরগণা -

টি. ডি নং -
স্ট্যান্ড ক্রয়ের তারিখ -
মোট স্ট্যান্ডের মূল্য - 44/2014
স্ট্যান্ডের অফিস - বারাসাত (SOM)
ভেতার শ্রী তাপস কুমার সাহু

Anirudh Kumar Balasubramanian

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Anirudh Kumar Balasubramanian

Director

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FOR SALTREE INFRASTRUCTURE LTD.
Anirudh Kumar Balasubramanian
Authorized Signatory

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Identified by me
Anirudh Kumar
(ANIRUDH KUMAR)
P-28A ET RD 1001-54
SERVIC

Biswajit Biswas
S/o Lt R. Biswas
Tamlana West
101-156

Business

WHEREAS:

- A. Shivam Industrial Parks & Estates Limited is the owner of All That the piece and parcel of land containing an area of 91.5 Decimals equivalent to 55.3575 Cottahs, be the same a little more or less, as shown in the map or plan annexed hereto and boarded in the colour **RED** therein, situate lying at and being the demarcated portion of the Municipal Holding No. RGM5/148 (formerly RGM3/221), Block-A, Jogardanga within the limits of Rajarhat-Gopalpur Municipality, Police Station Rajarhat, in the District of North 24 Parganas (more fully and particularly mentioned and described in the **First Schedule** hereunder written and hereinafter referred to as the "**Said Premises**").
- B. Representations made by the Owner regarding devolution of its title to the Said Premises are recorded in the **Second Schedule** hereunder written.
- C. The Owner being desirous of developing the Said Premises, the Developer, relying on the representations, assurances, declarations and confirmations made by the Owner and believing the same to be true and correct and acting on faith thereof, has agreed to undertake development of the Said Premises, deposit the interest free refundable advance and to incur all costs, charges and expenses for undertaking development/ construction of the new building/s at the Said Premises for mutual benefit.
- D. Pursuant to the said agreement and/or authorization, the Developer has already deposited with the Owner agreed amount of interest free refundable advance and initiated steps for obtaining permissions, clearances, NOC, etc. from the various Departments and/or authorities and also at its own costs and expenses has caused to be prepared the plan for construction of the New Building/s at the Said Premises with the approval of the Owner herein and submitted the said plan for sanction before the Rajarhat-Gopalpur Municipality.
- E. The parties hereto are desirous of reducing to writing the agreed consideration and other terms and conditions which have been agreed between themselves with a view to avoid any misunderstanding and dispute *inter-se* in future.

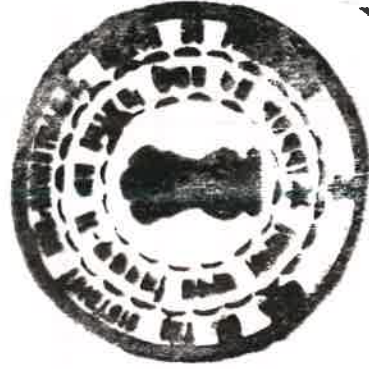
NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed, recorded and declared by and between the parties hereto as follows:

ARTICLE 1: COMMENCEMENT

- 1.1 This Agreement has commenced and/or shall be deemed to have commenced on and with effect from the 10th day of November, 2011.
- 1.2 Unless otherwise provided, this Agreement shall remain valid and subsisting till such time the entire building project in terms of this Agreement is completed and the possession of respective allocations has been made over to/ taken over by the concerned parties and the respective deeds of conveyance / transfer / release are duly made and registered in favour of the purchasers and management and affairs of the new buildings are handed over to the Association of purchasers of flats/apartments/units in the new buildings constructed at the Said Premises.

ARTICLE 2 : TITLE

- 2.1 The Owner at or before execution of this Agreement has made the disclosures as recorded in the Second Schedule hereunder written regarding the title in respect of the Said Premises and in the event of there being any defect in title, it shall be the obligation and responsibility of the Owner to cure and/or remedy such defects in title, at its own cost



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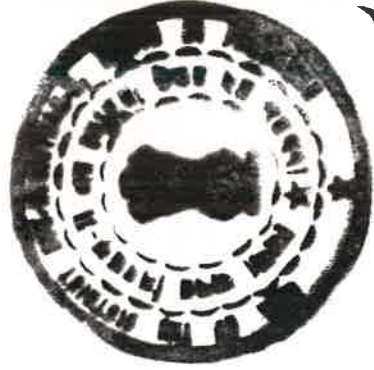
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and in the event of there being any claim from any person in respect of the Said Premises or any portion thereof then and in that event the same shall be on account of the Owner and/or the Owner shall be responsible and/or liable for the same and have agreed to keep the Developer and its officers saved harmless and fully indemnified from and against all costs charges claims actions suits and proceedings including litigation costs.

ARTICLE 3 : DEVELOPMENT RIGHTS AND CONSIDERATION

- 3.1 In consideration of the amounts mentioned hereinafter in Clause No. 3.6 and various other obligations assumed by the Developer for undertaking development of the Said Premises, the Owner has agreed and hereby grant the exclusive right to develop the Said Premises unto and in favour of the Developer on the terms and conditions as contained herein **AND** the Developer has accordingly agreed to accept such right and to act as such and to fulfill its obligations and responsibilities in terms hereof.
- 3.2 Simultaneously with the execution of this Agreement, the Owner shall put the Developer in vacant possession of the Said Premises for the purpose of development thereof.
- 3.3 The Developer shall at its own costs and expenses develop the Said Premises by constructing the New Building at the Said Premises in accordance with the plan as be sanctioned by the concerned authority and with good quality of materials and specifications.
- 3.4 In consideration of the development right granted by the Owner, the Developer shall make payment of such advance amount to the owner as may be mutually decided upon which shall be hereinafter called as the **Advance Amount**, as interest free refundable advance. Said Advance Amount, if at all given, shall be adjusted out of the amount to be distributed to the Owner in terms of Article 3.6 hereinafter.
- 3.5 The Developer at all times hereafter shall be at liberty to negotiate with the prospective buyers and enter into agreements for sale or otherwise transfer of flats, units, apartments, car parking spaces and other areas benefits in and/or appurtenant to the New Building or Buildings to be constructed at the Said Premises or any portion thereof (including the proportionate undivided share in the land comprised in the Said Premises and also in the Common Portions and Common Facilities) at or for such consideration and on such terms and conditions as the Developer may deem fit and proper and realise all sale proceeds thereof absolutely and exclusively (hereinafter referred to as the "said **Sale Consideration**"). The Developer shall at first instance receive all amounts receivable from the intending buyers of such flats, units, apartments, car parking spaces and other areas at the Said Premises by way of earnest money and/or consideration and deposit the same in a specific account to be opened in the name of "Saltee Infrastructure Limited" with the Central Bank of India, Park Street Branch, Kolkata and the said bank account, unless otherwise agreed unanimously, is to be operated jointly by either Mr. Surya Prakash Bagla or Mr. Anirudh Kumar Balasaria, as authorised representative of the Developer, and either Mr. Omprakash Agarwal or Mr. Binay Kumar Agarwal, as authorised representative of the Owner.
- 3.6 In consideration of the Owner having granted the exclusive right to develop the Said Premises including the right to dispose of the flats, units, apartments, car parking spaces and other areas benefits in and/or appurtenant to the New Building/s to be constructed at the Said Premises or any portion thereof (including the proportionate undivided share in the land comprised in the Said Premises and also in the Common Portions and Common Facilities) to the Developer, the Owner shall be entitled to 40% (Forty per cent) of the said Sale Consideration (net of expenses for Brokerage or Fee for Marketing Agency) and in consideration of the Developer having agreed to develop the Said Premises by undertaking the work of construction and completion of the New Building/s and to comply



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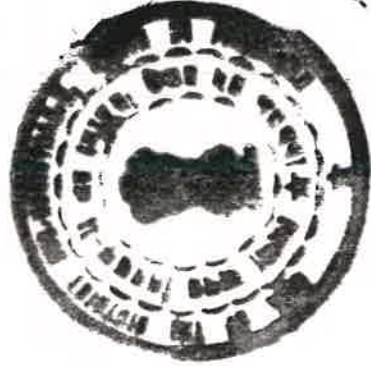
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with various other obligations, agreements and covenants of the Developer under this Agreement the Developer shall be entitled to 60% (Sixty per cent) of the said Sale Consideration (net of expenses for Brokerage or Fee for Marketing Agency). The said Sale Consideration realized from time to time from the buyers of the flats, units, apartments, car parking spaces and other areas in the New Building/s and deposited with the said Bank account specified in Clause No. 3.5 supra shall be paid and/or distributed from time to time in such intervals (weekly, fortnightly, monthly) as may be mutually agreed and in the following manner:

- (a) first, either payment to the brokers/agencies or reimbursement to the Developer in respect of the brokerage and marketing fees for arranging sale of flats, units, apartments, car parking spaces and other areas benefits in and/or appurtenant to the New Building/s to be constructed at the Said Premises;
- (b) then, balance of the collection of said Sale Consideration shall be allocated between the Owner and the Developer in the ratio of 40:60 as mentioned herein before and such allocated amount is to be distributed as under:
 - (i) out of the allocation of Owner's share of 40% as aforesaid, twenty five per cent thereof shall be deducted for payment to the Developer as Owner's part refund of the Advance Amount specified in Clause 3.4 herein above and balance amount of the Owner's share shall then be paid and/or transferred to the credit of the Owner; and
 - (ii) Developer's share and/or allocation of sixty per cent of the collection of said Sale Consideration, as aforesaid, TOGETHER WITH refund of the Advance Amount in the manner specified in Clause 3.6(b)(i) hereinabove shall be paid and/or transferred to the credit of the Developer.

3.7 Any other amount received or receivable by the Developer from the buyers of the flats, apartments, units, car parking spaces, etc. at the Said Premises on account of extra-utilities, amenities, charges and deposits, documentation charges, etc. other than the said Sale Consideration shall be retained by the Developer exclusively to which the Owner will not have any claim. Extra-utilities and amenities would include making any additions or alterations and/or for providing at the request of the buyer/s any additional facility and/or utility in or relating to the any flat/unit in excess of those specified in the agreement for sale and also any additional or extra common facility or utility like generator installation, arranging electrical connection, gas connection, if feasible, etc. to the buyers of the flats/units in the said Building/s at the Said Premises. **However**, all other commercial and other benefits accruing / derivable from the New Building/s at the Said Premises such as roof rights (if not allotted to the buyers of flats), club-house facilities (if constructed, not handed over to the buyers of flats at the New Building/s and run by the Developer), hoardings, signages, bill-boards, tower for cellphones, etc., and not specifically mentioned or dealt with herein shall be shared (net of expenses for construction/ erection/ operation of the same) by and between the Owner and the Developer in proportion to the aforesaid ratio of 40:60.

3.8 The Developer is hereby empowered and shall be entitled to enter into agreement for sale and/or transfer of flats, units, apartments, car parking spaces and other areas benefits and rights in the New Building/s to be constructed at the Said Premises or portion thereof independent of and to the exclusion of the Owner for which no further consent will be required and this Agreement by itself shall be treated as the consent by the Owner to the Developer. The Owner hereby, confirm that the Owner shall not be required to join in as party to the agreement/s that may be entered into by the Developer for sale or otherwise transfer of flats, units, apartments, car parking spaces and other areas benefits properties and rights and the consent of the Owner in that regard shall be deemed to have been given by the Owner to the Developer by these presents itself **Provided**



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However That if so required by the Developer, the Owner shall join in as confirming party to all such agreements and other documents of transfer agreeing and confirming to the effect that the Owner shall execute the deed of conveyance and/or transfer in respect of sale and/or transfer of flats, units, apartments, car parking spaces and other areas benefits and rights in the New Building/s together with the undivided proportionate share in the land comprised in the Said Premises without claiming any additional consideration money there for.

3.9 If, at any time within 7 (seven) days from the date of sanction of the plan for construction of the new Building at the Said Premises by the municipal authority, the Owner notify the Developer in writing about its intention to retain any portion of the New Building/s at the Said Premises not exceeding 50% percent of its 40% share of entitlement i.e. 20% (twenty per cent) of the total saleable area at the said New Building/s (to comprise in various flats, units, apartments together with undivided share in the common areas and facilities attributable to the flats/units/apartments and also the proportionate share of the parking spaces/rights), then the parties hereto shall mutually identify and ordemarcate the specific area agreed to be retained by the Owner in an equitable manner and record the same together with other consequent changes in Clause Nos. 3.5, 3.6, 3.7 and 3.8 hereinabove and other relevant clauses by way of a supplementary agreement within 15 (fifteen) days from the date of sanction of the building plan by the Municipality.

3.10 For the purpose of facilitating the construction of New Building/s at the Said Premises the Developer may apply for and reserves the right to obtain financial assistance from banks and other financial institutions and to secure the same as the Developer in its absolute discretion think fit and proper; similarly, the Developer may allow the intending purchaser of flat/s in the new building to avail of finance from any bank and/or financial institution for purchase of the flat/unit in the building proposed to be constructed at the Said Premises to which the Owner hereby grants its consent. It being expressly provided that the Owner shall not be liable in any way for any such financial assistance that may be obtained by the Developer and/or the intending buyer of flat/s and the Developer shall indemnify and keep the Owner indemnified against all actions suits proceedings costs charges and expenses in respect of the same.

3.11 The Developer shall frame scheme for the management and administration of the new building and/or common parts thereof. The Owner, if retains any flat/unit/car parking space in the said new building/s at the Said Premises, hereby agrees to abide by all the Rules and Regulations to be framed by the Association of the flat-owners and/or any other organisation who may be entrusted with the charge of management of the affairs of the building/s and/or common parts thereof and the parties hereto hereby give their consent to abide by such Rules and Regulations.

3.12 Both the parties hereto will endeavor to buy land contiguous and adjoining to the Said Premises; in case the Owner herein would buy any such land it would offer the same to the Developer herein for development on same terms and conditions with respect to deposit and basis of sharing. However, if the Developer buys any such land contiguous and adjoining to the Said Premises for the purpose of development and intend to use and permit the buyers of flats, etc. in such adjoining plot of land to access, pass through the Said Premises or any portion thereof with or without vehicles of any description, the Developer will be entitled to do so on offering ten per cent of the sale proceeds of the saleable area of the new building/s constructed on such adjoining plot of land, deducting marketing expenses, to the Owner herein as and by way of royalty fee or called by whatever name.



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ARTICLE 4 : CONSTRUCTION OF THE NEW BUILDING/S

- 4.1 Upon getting vacant possession of the Said Premises, the Developer shall be entitled and is hereby authorized to cause a map or plan to be prepared by an Architect and to cause the same to be submitted in the name of the Owner for sanction to the Rajarhat-Gopalpur Municipality and other concerned authorities. All fees of the Architects and other professional persons engaged by the Developer (including for preparation of plan, drawings and working drawings) and all fees costs and charges payable to the Rajarhat-Gopalpur Municipality for sanction of plan for the new building/s shall be borne and paid by the Developer.
- 4.2 For the purposes connected with the preparation of said building plan, submission and approvals thereof, the Owner shall render all co-operation and assistance to the Developer in getting the Said Premises surveyed and soil thereof tested and shall also sign execute deliver and submit all papers plans applications affidavits instruments indemnities documents powers and authorities and produce the title deeds and other papers and documents relating to the Said Premises as may from time to time be required by the Developer and/or the Architects.
- 4.3 The Owner shall at the cost of the Developer from time to time and at any time hereinafter submit and/or join with the Developer if required as owner of the Said Premises in submitting the building plan, applications, forms, petitions and writings, to the appropriate authority for sanction and/or other matters as may or shall be required for development of the Said Premises.
- 4.4 The Owner shall render the Developer all reasonable assistance necessary to apply for and/or to obtain all sanctions, permissions, modifications, clearances and approvals and the Developer shall have the discretion to submit the applications, plan and other papers and documents or any of them and/or to do any other acts, deeds matter and things envisaged herein as agent for and/or on behalf of or in the name of the Owner and to directly collect and receive back from the concerned authorities or bodies any refunds or other payments or deposits made by the Developer for which purpose the Owner shall from time to time grant the Developer and/or its nominees or successors, necessary power and authorities to sign make file amend withdraw and/or to follow up the same and/or to do all other acts, deeds, matters and things necessary to obtain requisite sanctions permission clearances and approvals as aforesaid.
- 4.5 The Developer shall apply for in the name of the Owner and obtain at its own cost, charge and expenses all necessary permissions, licenses, permits, sanctions and consents as may be required for development of the Said Premises.
- 4.6 For the purpose of construction of new building/s, the Developer shall be entitled to appoint, engage and employ such contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other staffs and employees and at such remuneration and on such terms and conditions as be deemed necessary by the Developer. Staffs and employees engaged by the Developer shall be the employees of the Developer and the Owner shall not in any way be liable or responsible for their salaries, wages, remuneration etc.
- 4.7 The Developer shall be entitled to as well as be obliged to apply for and obtain connections for water, drainage, sewerage and other inputs, utilities and facilities from the concerned authorities and statutory or other body or bodies required for construction, use and enjoyment of the New Building either in the name of the Developer and/or the Owner and for that or otherwise to close down and have disconnected the existing connections, if any.
- 4.8 The new buildings at the Said Premises shall be completed within 36 (thirty six) months from the date of sanction of the building plan by the



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Rajarhat-Gopalpur Municipality after all other permissions required for construction are obtained (hereinafter referred to as the "**Scheduled Completion Date**"), unless prevented by Force Majeure or Unavoidable Delay. If for any reason the New Building/s is not completed within the aforesaid period then and in that event the Developer shall be entitled to a grace period of twelve months or such other period as may be mutually agreed as the Grace Period.

- 4.9 **Deemed Completion:** For the purpose of this Agreement, the New Building/s shall be deemed to have been completed if construction of the new building/s is completed in all respect and the same is provided with water, drainage, sewerage and lifts and certified so by the Architect.

ARTICLE 5 : OWNER'S OBLIGATIONS

- 5.1 All municipal and other rates, taxes, levies, impositions and outgoings in respect of the Said Premises shall be paid, borne and discharged by the Owner for the period till the date of execution of this Agreement and handing over vacant possession of the Said Premises to the Developer in terms of this Agreement and for the period thereafter by the Developer till the time construction of the new building/s at the Said Premises is completed and possession of the flats/units, etc. are delivered to the buyers thereof. After delivery of possession of the flats, etc. at the said new building/s, the buyers of such flats, etc. will be liable to make payment of such rates and taxes for their respective portions.

- 5.2 The Owner shall grant an Power of Attorney in favour of Shri Anirudh Kumar Balasaria and Shri Anand Todi, two of the authorised representatives of the Developer to act jointly and/or severally, simultaneously with the execution of this Agreement to enable the Developer to proceed with obtaining sanction of the Building Plan, modifications or alterations of the said Plan and authorizing the Developer to represent the Owner before all authorities concerned in that regard. The said power or powers of attorney, as and when executed, shall form an integral part of this Agreement and remain during the subsistence of this Agreement.

- 5.3 It shall be the responsibility of the Owner, at the request and cost of the Developer, to execute the deed/s of conveyance for transfer of various flats, units, apartments, car parking spaces and other areas benefits and rights in the New Building/s to be constructed at the Said Premises or portion thereof and undivided proportionate share in the land comprised in the Said Premises unto and in favour of the purchaser/s thereof within such period and in such manner as the Developer may require. All charges, levies and costs thereof including stamp duties, registration charges and legal fees shall be borne by the buyers of such flats, units, apartments, car parking spaces and other areas in the said building/s at the Said Premises.

- 5.4 A separate registered Power of Attorney shall be granted by the Owner in favour of Mr. Anirudh Kumar Balasaria and Mr. Anand Todi, two of the authorised representatives of the Developer to act jointly and/or severally, to enable the Developer to enter into any agreement for sale and/or transfer of flats, units, apartments, car parking spaces and other areas benefits and rights, in the New Building/s to be constructed at the Said Premises or portion thereof together with the undivided proportionate share in the land comprised in the Said Premises and to execute and present for registration the deed/deeds of conveyance in respect of the same on behalf of and in the name of the Owner.

ARTICLE 6 : DEVELOPER'S OBLIGATIONS

- 6.1 The Developer hereby agrees and covenant with the Owner to complete the construction of the new buildings at the Said Premises within the Scheduled Completion Date specified in Article 4.8 hereinabove or within



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such extended time as may be mutually agreed unless prevented by any circumstances beyond its control or by force majeure.

- 6.2 The Developer shall complete the construction of the new buildings at its own cost and expenses.
- 6.3 Development of the Said Premises, including planning, designing, construction, installation, finishing, completion in all respects shall be at the sole cost and risk of the Developer. The Developer shall be responsible for all claims of whatsoever nature arising from the development and construction of the Said Premises or which may arise out of accident and/or mishaps to workmen/others till completion of the New Buildings at the Said Premises in terms of this Agreement. All claims of workmen/third parties, related to such construction/development have to be settled by the Developer.

- 6.4 In the event of any negligence on the part of the Developer consequent to which any loss or damage is caused or in the event of any nuisance being caused while undertaking the work of construction at the Said Premises then and in that event the Developer shall be liable for all costs and consequences arising therefrom and hereby agrees to keep the Owner saved harmless and completely indemnified from all costs, charges, claims, actions, suits and proceedings.

ARTICLE 7 : TITLE DEEDS

- 7.1 The Original Title Deeds in respect of the Said Premises shall be kept with Mr. S. P. Bagla of AE-40, Sector-I, Salt Lake City, Kolkata - 700064 simultaneously upon execution of this Agreement and the Owner shall make over the Original Title Deeds to the said Mr. S. P. Bagla who shall continue to hold the same during subsistence of this Agreement and both the parties hereto and/or their respective authorised representatives shall be entitled to take inspection of the said Title Deeds and make excerpts thereof, as and when required; after completion of the development of the Said Premises the said Mr. S. P. Bagla shall hand over the said Original Title Deeds to the Developer to enable the said Developer in due course to hand over the same to the Association/Holding Organization of the Flat Owners of the said New Building/s.

ARTICLE 8 : GOOD FAITH

- 8.1 The parties hereto declare and confirm that this Agreement is being entered into by the parties for mutual benefit and both parties agree to do all acts deeds and things as may be necessary and/or required from time to time for giving effect to and/or implementation of this Agreement.

ARTICLE 9 : DEFAULT

- 9.1 If at any time hereafter it shall appear that any of the parties hereto has failed and/or neglected to carry out its obligations under this Agreement or to extend full cooperation agreed to be extended hereunder, then and in such event, the party which may allege the default shall bring the same to the notice of the other party in writing for giving the other party reasonable explanation and in case the party who is alleging is not satisfied with the explanation then the party alleging default shall be entitled to claim all losses and damages suffered by them from the defaulting party without prejudice to its other rights hereunder and in such case the matter may be referred to the Arbitrator for arbitration.
- 9.2 The rights granted to the Developer to develop the Said Premises shall not be revoked by the Owner so long the Developer is not in default of its obligations hereunder, without prejudice to the rights of the Developer to rectify the defaults, if any, within a reasonable period of time after receiving notice in writing from the Owner informing the Developer of the



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nature of the default and suggested remedial measures to be taken, if the same is capable of any remedy.

9.3 Neither Party shall be in default in the performance of any of its duties or obligations hereunder, if prevented by Force Majeure or Unavoidable Delays as defined in this Agreement.

ARTICLE 10 : MISCELLANEOUS

10.1 This Agreement is personal and between principal and principal as a contract and nothing contained herein shall be deemed to construe as a partnership between the Owner and the Developer or as a joint venture between the parties hereto in any manner nor shall the parties hereto constitute as an Association of Persons.

10.2 The name of the new building shall be "**Saltee Splendora**" or such other name as be decided by the Developer in consultation with the Owner and the same shall not be changed by the Owner or any of the buyers of flats in the new building/s.

10.3 It is understood that from time to time to facilitate the uninterrupted construction of the buildings by the Developer, various acts, deeds, matters and things not herein specified may be required to be done by the Developer for which the Developer may require the authority of the Owner and various applications and other documents may be required to be signed or made by the Owner relating to which specific provisions may not have been mentioned herein. The Owner hereby undertake to do all such acts, deeds, matters and things which do not in any way infringes the rights of the Owner and/or to go against the spirit of these presents.

10.4 All notices required to be given by the Developer shall, without prejudice to any other mode of service available, be deemed to have been served on the Owner if delivered by hand and duly acknowledged or sent by prepaid speed / registered post with acknowledgement due to the office address of the Owner mentioned hereinabove and shall likewise be deemed to have been served on the Developer if delivered by hand and duly acknowledged or sent by prepaid speed / registered post with acknowledgement due to the office of the Developer mentioned hereinabove.

10.5 If any provision of this Agreement is held or found to be unenforceable, illegal or void, all other provisions will nevertheless continue to remain in full force and effect. The parties shall nevertheless be bound to negotiate and settle a further provision to this Agreement in place of the provision which is held or found to be unenforceable, illegal or void, to give effect to the original intention of the parties and which would be enforceable, legal and valid.

10.6 Nothing in these presents shall be construed as a demise or assignment or transfer in law by the Owner of the Said Premises or any part thereof to the Developer other than an exclusive license to the Developer to commercially exploit the same in terms hereof.

10.7 This instrument constitutes the entire Agreement between the parties as to the subject matter hereof and supersedes all previous agreements or understandings, if any, with respect thereto. No amendment or change hereof or addition hereto shall be effective or binding on either of the parties hereto unless set forth in writing and executed by the Owner and the Developer respectively.

ARTICLE 11 : FORCE MAJEURE

11.1 The Agreement is subject to standard **Force Majeure** or Unavoidable Delay conditions as set out hereunder:



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If at any time during the continuation of the contract, the performance in whole or in part of any obligation of either party under the contract shall be prevented or delayed by reason of any war, fires, floods, earthquake, civil commotion, air raid or any other Act of God or restriction of any authority or Government or statutory body or Court (hereinafter referred to as "Events") then, provided notice of happening of any such Event/s with supporting proof required therefore is given by a party to the other within ten days from the date of occurrence thereof, neither party shall by reason of such event, be entitled to terminate the contract nor shall either party have any claim for damages against the other in respect of such non-performance or delay in performance, and the performance under the contract shall be resumed as soon as practicable after such event has come to an end or ceased to exist.

ARTICLE 12 : DISPUTE SETTLEMENT & JURISDICTION

12.1 In the event of any disputes or differences between the Parties hereto regarding the interpretation or application of this Agreement or any part thereof, the Parties shall try to resolve or amicably settle the same through mutual discussions, negotiations, mediation by common friends or arbitration. In the case of Arbitration, the Parties shall first mutually try to appoint one sole arbitrator, failing which one Arbitrator each will be nominated by the Owner and the Developer, and the two nominated arbitrators shall appoint an umpire. Any process of arbitration shall be conducted under the prevailing law and rules relating thereto. The decision of such Sole Arbitrator or Arbitral Tribunal, as the case may be, will be final and binding on both Parties. The Arbitrators will have summary powers and will be entitled to set up their own procedure and the Arbitrators shall have power to give interim awards and/or directions. The place of arbitration shall be at Kolkata and the language will be English.

12.2 The parties agree that pendency of a dispute between them shall not be cause for stoppage of construction of the new buildings and that the Developer shall continue and complete the construction of the new buildings in terms of this Agreement save only of such portion thereof directly affected by such dispute.

12.3 In the event that the Parties cannot resolve or settle a dispute through any of the means described above, the Courts having territorial Jurisdiction over the Said Premises and the High Court at Kolkata shall have the jurisdiction to entertain and determine all actions, suits and proceedings arising out of these presents between the parties hereto.

**THE FIRST SCHEDULE ABOVE REFERRED TO:
("Said Premises)**

All That the demarcated piece and parcel of land containing an area of 0.915 Acre equivalent to 55.3575 Cottahs, be the same a little more or less, as shown in the map or plan annexed hereto and boarded in the colour **RED** therein, comprised in Mouza Gopalpur, J.L. No.2, L.R. Khatian No. 3692,

R. S. Dag No.	Area in Acre
3399 (Part)	0.20
3412 (Part)	0.425
3413 (Part)	0.01
3416 (Part)	0.28
Total	: 0.915
Equivalent to	: 55.3575 Cottahs



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situate lying at and being the demarcated portion of the Municipal Holding No. RGM5/148 (formerly RGM 3/221), Block-A, Jogardanga, within the limits of Ward No. 05 (formerly No. 03) of the Rajarhat- Gopalpur Municipality, Police Station Rajarhat, in the District of North 24 Parganas butted and bounded on the **North** by R.S. Dag No. 3417; on the **East** by R.S. Dag Nos. 3453, 3454, 3411, 3400 and 3401; on the **South** partly by R.S. Dag No. 3411 and partly by R.S. Dag No. 3401; and on the **West** by Northern Expressway; OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situate butted bounded called known numbered described or distinguished.

**THE SECOND SCHEDULE ABOVE REFERRED TO:
(Representation of the Owner as to devolution of Title)**

1. By an Indenture of Conveyance dated the 20th day of October 1993 made between Sri Manoj Chatterjee, therein referred to as the Vendor of the One Part and M/s Shivam Builders & Developers represented by its partners (1) Sri Pawan Kumar Sureka, (2) Sri Pradeep Kumar Sureka, (3) Sri Shashi Kumar Shah, (4) Sri Ravi Kumar Shah, (5) Smt. Chanda Devi Agarwal, (6) Smt. Anuradha Devi Bhatler, (7) Smt. Kamala Devi Bhatler, (8A) Sri Sushil Kumar Bhatler, (8B) Shri Sharad Kumar Bhatler and (9) Shri Abhay Kumar Agarwal, therein referred to as the Purchaser of the Other Part duly registered at the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No.1 Volume No.178 Pages 119 to 128 Being No. 8309 for the year 1993 said Sri Manoj Chatterjee for the consideration mentioned therein sold transferred and conveyed unto and to the said M/s Shivam Builders & Developers All That piece or parcel of land measuring in aggregate 164 Sataks more or less comprised in (1) R.S. Dag No. 3403 (P) measuring 7 (seven) Satak Sali Land, (2) R.S. Dag No. 3405 (P) measuring 3(three) Satak Sali Land, (3) **R.S. Dag No.3416** measuring **37** (thirty seven) Satak Bagan Land, (4) western part of R.S. Dag No. 3403 (P) measuring 8 (eight) Satak Sali Land, (5) Western part of R.S. Dag No. 3405 (P) measuring 4(four) Satak Sali Land, (6) R.S. Dag No. 3394 (as rectified by the registered Deed of Declaration dated 1st day of July 1999) measuring 12 (twelve) Satak Bagan Land, (7) R.S. Dag No. 3397 measuring 24 (twenty four) Satak Bagan Land and (8) **R.S. Dag No.3412** measuring **69** (sixty nine) Satak Bagan Land in Mouza Gopalpur, J.L. No.2, District North 24 Parganas, more fully and particularly described in Part-I and Part-II of the Schedule thereunder written.

2. By another Indenture of Conveyance dated the 20th day of October 1993 made between Smt. Anuva Chatterjee, therein referred to as the Vendor of the One Part and M/s Shivam Builders & Developers represented by its partners (1) Sri Pawan Kumar Sureka, (2) Sri Pradeep Kumar Sureka, (3) Sri Shashi Kumar Shah, (4) Sri Ravi Kumar Shah, (5) Smt. Chanda Devi Agarwal, (6) Smt. Anuradha Devi Bhatler, (7) Smt. Kamala Devi Bhatler, (8A) Sri Sushil Kumar Bhatler, (8B) Shri Sharad Kumar Bhatler and (9) Shri Abhay Kumar Agarwal, therein referred to as the Purchaser of the Other Part duly registered at the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No.1 Volume No.No. 178 Pages 107 to 118 Being No. 8308 for the year 1993 said Smt. Anuva Chatterjee for the consideration mentioned therein sold transferred and conveyed unto and to the said M/s Shivam Builders & Developers All That piece or parcel of land measuring in aggregate 169 Sataks more or less comprised in (1) Eastern Part of the R.S. Dag No. 3403 (P)measuring 8 (eight) Satak Sali Land, (2) Eastern Part of the R.S. Dag No. 3405 (P) measuring 4(four) Satak Sali Land, (3) R.S. Dag No. 3396measuring 19(nineteen) Satak Doba, (4) R.S. Dag No. 3395 measuring 27 (twenty seven) Satak Bagan Land, (5) **R.S. Dag No.3399** measuring **48** (forty eight) Satak Bagan Land, (6) R.S. Dag No. 3403 measuring 7 (seven) Satak Sali Land, (7) R.S. Dag No. 3405 measuring 2 (two) Satak Sali Land, (8) R.S. Dag No. 3387 measuring 18 (eighteen) Satak Sali Land, (9) **R.S. Dag No.3413** measuring **26** (twenty six) Satak Bagan Land and (10) R.S. Dag No. 3398 measuring 10 (ten) Satak Bastu Land in Mouza Gopalpur, J.L. No.2, District North 24 Parganas, more fully and particularly described in Part-I, Part-II and Part-III of the Schedule thereunder written.



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3. By a Deed of Sale dated the 31st day of May 1994 made between Sri Nemai Chandra Ghosh, therein referred to as the Vendor of the One Part and M/s Shivam Builders & Developers represented by its partners (1) Sri Pawan Kumar Sureka, (2) Sri Pradeep Kumar Sureka, (3) Sri Shashi Kumar Shah, (4) Sri Ravi Kumar Shah, (5) Smt. Chanda Devi Agarwal, (6) Smt. Anuradha Devi Bhatler, (7) Smt. Kamala Devi Bhatler, (8A) Sri Sushil Kumar Bhatler, (8B) Sri Sharad Kumar Bhatler and (9) Shri Abhay Kumar Agarwal, therein referred to as the Purchaser of the Other Part duly registered at the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No.1 Volume No. 64 Pages 349 to 356 Being No. 2593 for the year 1999said Sri Nemai Chandra Ghosh for the consideration mentioned therein sold transferred and conveyed unto and to the said M/s Shivam Builders & Developers All That piece or parcel of Sali land measuring 09Satak appertaining to R.S. Dag No. 3392 in Mouza Gopalpur, J.L. No.2, District North 24 Parganas, more fully and particularly described in the Schedule thereunder written.

4. By another Deed of Sale dated the 6th day of July 1994 made between (1) Sri Narayan Chandra Mondal and (2) Baidyanath Mondal, therein jointly referred to as the Vendors of the One Part and M/s Shivam Builders & Developers represented by its partners (1) Sri Pawan Kumar Sureka, (2) Sri Pradeep Kumar Sureka, (3) Sri Shashi Kumar Shah, (4) Sri Ravi Kumar Shah, (5) Smt. Chanda Devi Agarwal, (6) Smt. Anuradha Devi Bhatler, (7) Smt. Kamala Devi Bhatler, (8A) Sri Sushil Kumar Bhatler, (8B) Sri Sharad Kumar Bhatler and (9) Shri Abhay Kumar Agarwal, therein referred to as the Purchaser of the Other Part duly registered at the office of the Additional District Sub-Registrar, Bidhannagar (Salt Lake City) and recorded in Book No.1 Volume No. 98 Pages 303 to 310 Being No. 4547 for the year 1994 said Sri Narayan Chandra Mondal and Baidyanath Mondal for the consideration mentioned therein sold transferred and conveyed unto and to the said M/s Shivam Builders & Developers All That piece or parcel of Sali land measuring 13Satak appertaining to R.S. Dag No. 3393 in Mouza Gopalpur, J.L. No.2, District North 24 Parganas, more fully and particularly described in Part-I and Part-II of the Schedule thereunder written.

5. By virtue of the above, said M/s Shivam Builders & Developers represented by its partners became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to All That the piece and parcel of land containing in aggregate an area of 355 Satak more or less comprised in following R.S. Dag Numbers in Mouza Gopalpur, J.L. No.2, P.S. Rajarhat in District of North 24 Parganas:-

R. S. Dag No.	Land Area (in Satak)
3403 (P)	07
3405 (P)	03
3416	37
3403 (P)	08
3405 (P)	04
3394	12
3397	24
3412	69
3403 (P)	08
3405 (P)	04
3396	19
3395	27
3399	48
3403 (P)	07
3405 (P)	02
3387	18
3413	26
3398	10
3392	09
3393	13
Total	: 355



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6. Said partnership firm viz. M/s Shivam Builders & Developers was constituted by a Deed of Partnership dated 02nd day of April 1993 made between Pawan Kumar Sureka, Pradeep Kumar Sureka, Shashi Kumar Shah, Ravi Kumar Shah, Smt. Chanda Devi Agarwal, Abhay Kumar Agarwal, Smt. Anuradha Devi Bhattar, Smt. Kamala Devi Bhattar, Sushil Kumar Bhattar and Sharad Kumar Bhattar for the purpose of carrying on the business of builders, developers, promoters and/or dealers in respect of real estates in terms of the said Deed of Partnership and the partnership firm was duly registered with the Registrar of Firms, West Bengal.
7. Since then the partners of the said M/s Shivam Builders & Developers formed themselves into a Joint Stock Company within the meaning of the Companies Act 1956 and got the same registered with the Registrar of Companies, West Bengal under Part-IX of the Companies Act 1956 on 12th day of January 1996 as a going concern with all its assets and liabilities under the name and style of Shivam Industrial Parks & Estates Limited, the Owner herein.
8. In pursuance of the provisions of Section 575 of the Companies Act 1956 all the assets and properties of the said partnership firm of M/s Shivam Builders and Developers including the various plots of land mentioned hereinbefore became statutorily vested and/or stood transferred to the said Shivam Industrial Parks & Estates Limited.
9. The Rajarhat-Gopalpur Municipality has since then separately assessed and numbered the aforesaid various plots of land as a single unit and as Municipal Holding No. RGM 3/221 and since then renumbered as RGM5/148, Block-A, Jogardanga, within the limits of Ward No. 05 (formerly No. 03) of the Rajarhat-Gopalpur Municipality and mutated the name of said Shivam Industrial Parks & Estates Limited in their records as owner thereof.
10. Name of the Shivam Industrial Parks & Estates Limited has also been mutated in the records of the Block Land & Land Reforms Officer, Rajarhat, North 24 Parganas as *raiyat* of the aforesaid plots of land.
11. Said Shivam Industrial Parks & Estates Limited, the Owner herein, duly applied before the appropriate authorities to change the character/ classification and/or for conversion of all its aforesaid plots of land into *Karkhana* (Industrial/ Commercial) for setting up of an Industrial Park and the Additional District Magistrate and District Land & Land Reforms Officer, North 24 Parganas, Barasat, being the Collector under Section 4C of the WBLR Act 1955 allowed the conversion of L.R. Plot Nos. 3396 (19 dec), 3395 (27 dec), 3399 (48 dec), 3387 (18 dec), 3413 (26 dec), 3397 (24 dec), 3412 (69 dec), 3416 (37 dec), 3398 (10 dec), 3394 (12 dec), 3393 (13 dec) and 3392 (09 dec) in LR Khatian No. 3692 at Mouza Gopalpur, JL No. 2, by his Memo No. LR/M&C/17/2000/118/ L&LR(N) dated 18-01-2001 and Memo No. LR/M&C/5/2002/551/L&LR(N)/2001 dated 21-03-2003.
12. After getting required permissions and clearances for setting up the intended Industrial Park project at the said property, the Government of West Bengal by a notification dated 09/06/2006 issued under section 4 of the Land Acquisition Act 1894 sought to acquire a portion of the said land measuring 2.96 Acres situated and lying at R.S. Plot Nos. 3393 (0.13 acre), 3394 (0.12 acre), 3395 (0.27 acre), 3396 (0.19 acre), 3397 (0.24 acre), 3398 (0.10 acre), 3399 (0.48 acre), 3403 (0.30 acre), 3405 (0.13 acre), 3413 (0.26 acre), 3412 (Part - 0.37 acre), 3416 (0.37 acre) of Mouza Gopalpur, J.L. No. 2, Police Station Rajarhat, District North 24 Parganas for the purpose of Road Project connecting New Town Rajarhat Road and NH34 and also issued a declaration dated 07/08/2006 in that regard under section 6 of the said Act of 1894.
13. Challenging the acquisition proceedings initiated by the issue of said notification and declaration under the Land Acquisition Act the Owner said Shivam Industrial Parks & Estates Limited filed a writ application before the Hon'ble High Court at Calcutta being W.P. No. 17498 of 2006 and after protracted legal proceedings, disputes between the parties have been settled as per terms recorded in the Terms of Settlement by which it was agreed inter-alia that (i) aforesaid notification dated 09th June 2006 in respect of land measuring 1.69



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acres situated and lying at plot Nos. 3403, 3395, 3396, 3399, 3413, 3412, 3416, 3398 and 3393 appertaining to L.R. Khatian No. 3692 of Mouza Gopalpur, Police Station Rajarhat, District North 24 Parganas is a valid and in accordance with the provisions of the Land Acquisition Act 1894; (ii) remaining 1.27 acres out of aforesaid 2.96 acres will be released from acquisition proceedings; and (iii) the Shivam Industrial Park and Estate Limited will accept, in lieu, 1.5 acres of land to be given by the State Government on payment of acquisition cost for the land which is situated adjacent to proposed road and held by Transport Department, Government of West Bengal as their surplus land.

14. Accordingly, on application made by the parties along with the said terms of settlement, the Hon'ble Supreme Court of India disposed of the SLP (Civil) No. 1348 of 2007 preferred by the authorities in terms of the said "Terms of Settlement" by its order and decree dated 13/05/2009.

15. Since then the Government of West Bengal has issued a fresh notification dated 09/04/2010 under section 4 of the Land Acquisition Act 1894 to acquire the aforesaid portion of land measuring 1.690 Acres in aggregate situated and lying at Revisional Plot Nos. 3398 (0.10 acre), 3393 (Part 0.03 acre), 3395 (Part 0.25 acre), 3396 (Part 0.17 acre), 3399 (Part 0.28 acre), 3403 (Part 0.17 acre), 3405 (Part 0.12 acre), 3412 (Part - 0.23 acre), 3413 (Part 0.25 acre) and 3416 (Part 0.09 acre) of Mouza Gopalpur, Jurisdiction List No. 2, P.S. Rajarhat, District North 24 Parganas for the purpose of Road Project connecting NTP and NH-34 and also issued a declaration dated 30-12-2010 in that regard under section 6 of the said Act of 1894.

16. In the event aforesaid, Shivam Industrial Park and Estate Limited, the Owner herein, become the absolute owner of the remaining portion of the aforesaid land measuring 355 Satak less 169 Satak acquired by the Government as aforesaid i.e. 186 Sataks (including 1.27 acres released from acquisition process as aforesaid) comprised in All Those Revisional Plot Nos. 3387 (0.18 acre), 3392 (0.09 acre), 3393 (Part 0.10 acre), 3394 (0.12 acre), 3395 (Part 0.02 acre), 3396 (Part 0.02 acre), 3397 (0.24 acre), 3399 (Part 0.20 acre), 3403 (Part 0.13 acre), 3405 (Part 0.01 acre), 3412 (Part - 0.46 acre), 3413 (Part 0.01 acre) and 3416 (Part 0.28 acre) of Mouza Gopalpur, Jurisdiction List No. 2, P.S. Rajarhat, District North 24 Parganas.

17. Out of the aforesaid plots of land measuring 186 Sataks more or less, the Owner is desirous of developing **All That** the piece and parcel of land containing an area of 91.5 Sataks, be the same a little more or less, as shown in the map or plan annexed hereto and boarded in the colour **RED** therein, situate lying at and being the demarcated portion of the Municipal Holding No. RGM 5/148 (formerly RGM 3/221), Block-A, Jogardanga, within the limits of Ward No. 05 of the Rajarhat- Gopalpur Municipality, Police Station Rajarhat, in the District of North 24 Parganas (more fully and particularly mentioned and described in the **First Schedule** herein before written and hereinafter referred to as the "**Said Premises**").

18. Said Premises is free from all encumbrances mortgages charges liens lispendens attachments trusts debutters leases tenancies alignment acquisition requisition and liabilities whatsoever or howsoever.

19. The Owner has clear and marketable title in respect of the Said Premises and each and every part and/or portion thereof and are in peaceful physical vacant possession of the same without any claim or demand interruption disturbance or hindrance of any nature whatsoever or howsoever.

20. There is no pending suit or litigation or proceeding filed by or against the Shivam Industrial Park and Estate Limited, the Owner herein, in any court of law concerning the Said Premises or any part thereof.

21. The Owner has not entered into any agreement for sale, lease, development, tenancy or otherwise transfer of its rights title or interest in the Said Premises or any part thereof nor has in any way created any third party interest over and in respect of the Said Premises.



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22. The Owner does not hold any excess vacant land within the meaning of the Urban Land (Ceiling and Regulation) Act, 1976 nor does the Said Premises contain any excess vacant land.

23. There is no legal bar or impediment upon the Owner in entering into this Agreement and in conveying the land comprised in the Said Premises in favour of the Developer and/or its nominee or nominees and/or the intending buyers of flats/units/apartments etc., as herein envisaged.

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

SIGNED SEALED AND DELIVERED

by the within-named Owner represented by its Director and authorised signatory Sri Om Prakash Agarwal at Kolkata in the presence of:

Shyam Industrial Parks & Estates Ltd.
Shyam Industrial Parks & Estates Ltd.
Om Prakash Agarwal
Director
PAN No. AESSPA 8694A

For SALTEE INFRASTRUCTURE LTD.
Anirudh Kumar Balasaria
Authorised Signatory

SIGNED SEALED AND DELIVERED by the within-named **DEVELOPER** represented by its authorised signatory Sri Anirudh Kumar Balasaria at Kolkata in the presence of:

Prakash Agarwal
P. 28 ACIF A 12/1/84
Dr Biswajit Biswas
Tanujia Newtown
KOL - 156

Drafted by:

Arun Kr Chakrabarti
Arun Kr Chakrabarti
Advocate
WB/379/1976
(High Court)


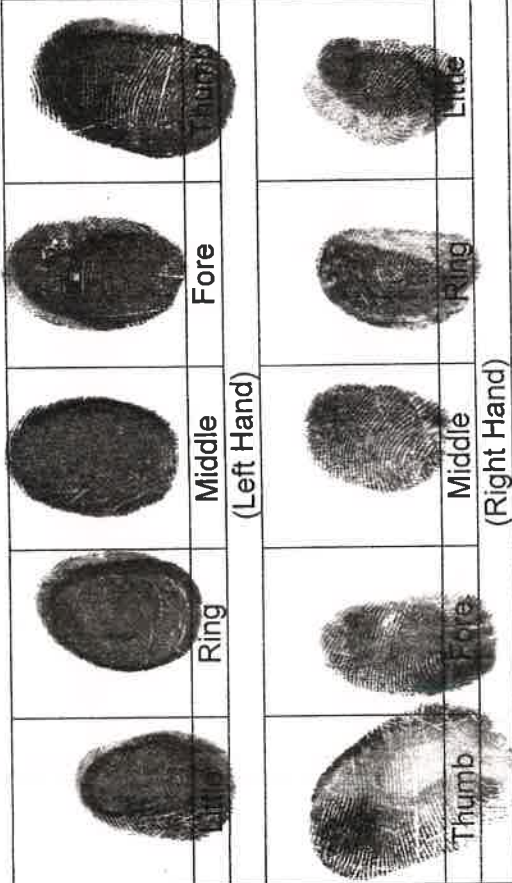

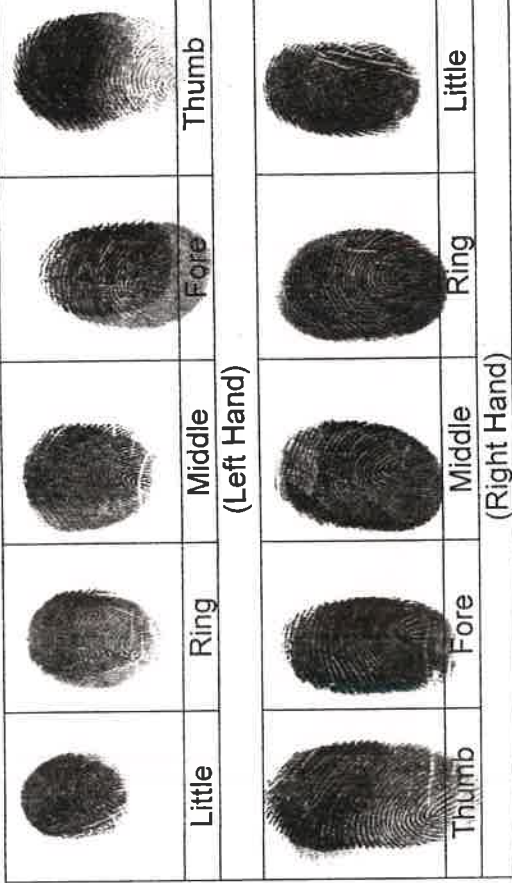


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<p><i>Sujaykase Aravind</i></p>										
										
<p><i>Anirudh Kumar Babasaheb</i></p>										



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07 APR 2014



SCALE 1:800

Shyam Industrial Parks & Estates Ltd.
Sujoykanti Agrawal
Director

For SALTEE INFRASTRUCTURE LLP
Aniruddh Kumar Babbar
Authorised Signatory

NORTHERN EXPRESSWAY

RAJARHAT ROAD
RAJARHAT ROAD

R.S. DAG=3399 (P)
0.28 Aa

R.S. DAG=3412 (P)
0.425 Aa

R.S. DAG=3416 (P)
0.28 Aa

SHIVAM INDUSTRIAL PARKS & ESTATES LTD.
24/28, K.C. ROAD, KOLKATA-700 002

DETAILS:
CO-ORDINATE SURVEY PLAN OF R.S.DAG NO:-
3399 (P), 3412 (P), 3413 (P), 3416 (P)
OF MOUZA GOPALPUR, I.L.NO.-2, UNDER P.S. RAJARHAT,
DIST.-NORTH 24-PGS. UNDER RAJARHAT GOPALPUR
MUNICIPALITY, WARD NO.-3.

SURVEYED BY:
RS SURVEY
PARTAB, GANGULIPARA, GARIA, KOLKATA - 84.

SCALE : 1 : 800 DES. NO. RS/SIPS/RAJ/11



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07 APR 2011



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02768 of 2014
(Serial No. 02491 of 2014 and Query No. 1502L000005781 of 2014)

On 07/04/2014

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

Presented for registration at 18.00 hrs on :07/04/2014, at the Private residence by Om Prakash Agarwal, Executant.

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

Execution is admitted on 07/04/2014 by

1. Om Prakash Agarwal
Director, Shivam Industrial Parks & Estates Limited, 26/2 B, Khagendra Nath Chatterjee Road, Thana:-Cossipur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700002.
, By Profession : Business
 2. Anirudh Kumar Balasaria
Authorised Signatory, Saltee Infrastructure Limited, A E-40, Salt Lake City, 1, Thana:-North Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700064.
, By Profession : Business
- Identified By Biswajit Biswas, son of Lt R Biswas, Tarulia, Newtown, District:-North 24-Parganas, WEST BENGAL, India, , By Caste: Hindu, By Profession: Business.

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 08/04/2014

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.-7,71,25,057/-

Certified that the required stamp duty of this document is Rs.- 75000 /- and the Stamp duty paid as:
Impressive Rs.- 100/-

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

On 09/04/2014

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 5(f) of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 09/04/2014



(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



Government Of West Bengal
Office Of the D.S.R. - II NORTH 24-PARGANAS
District:-North 24-Parganas

Endorsement For Deed Number : I - 02768 of 2014
(Serial No. 02491 of 2014 and Query No. 1502L000005781 of 2014)

(Under Article : , E = 7/- , H = 28/- , M(b) = 4/- on 09/04/2014)

Deficit stamp duty

Deficit stamp duty Rs. 75011/- is paid , by the draft number 618367, Draft Date 05/04/2014, Bank :
State Bank of India, India- Salt Lake Kolkata, received on 09/04/2014

(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II



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(Sushil Kumar Roy)
DISTRICT SUB-REGISTRAR-II

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 6
Page from 3998 to 4018
being No 02768 for the year 2014.



Sushil Kumar Roy

(Sushil Kumar Roy) 11-April-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II NORTH 24-PARGANAS
West Bengal