

SL. No. 00/026/17

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Q.No. 1613000025/811/17

3/3/17

This Joint Venture Agreement is made on this 2nd day of March, 2017 between

^{kn}**SURAJ SHAW (PAN No.AUFPS6088R)**, son of Late Pancho Shaw by faith - Hindu, by Occupation - Business, by Nationality - Indian at present residing at No.53/1 Sambhu Nath Pandit Street, Kolkata 700025 , P.O. Bhowanipore & P.S. Kalighat, **USHA SHAW PAN NOAPLPS4621R)** Wife of Sri Suraj Shaw residing at No.53/1 Sambhu Nath Pandit Street, Kolkata-700025 P.O. Bhowanipore & P.S. Kalighat, and **Ms. KIRAN**

The endorsement sheets attached to this document are the part of this document


Asst. Dist. sub-Registrar
Barrackpore South 24 P.S.
03 MAR 2017

V.C. No. 27/17

V.C. No. 2/3/17
2/3/17

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SHAW PAN NO- APMPS3612R) daughter of Late Arjun Kumar Shaw by faith - Hindu, by Occupation - Business, by Nationality - Indian at present residing at No.53/1 Sambhu Nath Pandit Street, Kolkata 700025 ,P.O. Bhowanipore & P.S. Kalighat , hereinafter jointly referred to as "**the Owner/Land Owners**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators and legal representatives and assigns), of the **OTHER PART**.

And

SNL REALTY INFRA LIMITED, (PAN NO.AAXCS3405P) a Company registered under the Companies Act, 2013 having its Registered office at Ashoka House ,3A Hare Street ,3RD Floor Room No 308 represented by ✓ Manideep Srivastava, (PAN NO - AVPGS1229L) Son of Sri. Kaushal ✓ Kumar Srivastava Director vide Resolution dated ON 28.02.2017 hereinafter called the "Developer/Promoter" (which term or expression shall unless excluded by or repugnant to the subject or context be

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deemed to mean and include its administrator, legal representatives, nominee or nominees and assigns) of the Other Part.

WHEREAS :

1. Shri Suraj Shaw , Smt. Usha Shaw and Ms. Kiran Shaw residing at 53/1, Shambhu Nath Pandit Street, P.O. & P.S. Kalighat, Kolkata - 700 025 are the original owners of the Properties mentioned in the First Schedule -hereunder written.
2. Upon coming to know of the Development of the adjoining property by the Developer herein as owner thereof, the Owners herein had approached the said Developer for proper Development of the Scheduled Property by the Developer by way of a single project in order to enjoy and/or use the FAR to be granted at the time of sanction of Plan.
3. After due discussion and negotiation the Developer had given a proposal to the Owners and the Owners have agreed to the proposal of the Developer for the construction of the building on the Scheduled property morefully stated in first Schedule hereunder written at the cost and expenses of the Developer and strictly in accordance with the Plan to

be sanctioned by the Competent Authority on the terms and conditions as enumerated hereinafter.

4. To give effect to the aforesaid arrangement between the Owners and Developer/Promoter it is agreed between the Parties to execute these presence:

ARTICLE (I) – DEFINITION

1.1. BUILDING: Building shall mean building(s) so to be constructed according to the plan to be sanctioned at the instance of the Developer by the competent authority and the same to be constructed on the said premises of the landowners more fully described in the Schedule I and II written herein below.

1.2) COMMON FACILITIES AND AMENITIES: Common facilities and amenities shall mean the entrance of the building, stair case, landings, roof of the building, pump room, tube well, overhead water tank, water pump and motor and other facilities which may be required for the

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enjoyment maintenance or management of the said building(s) by all occupiers of the building(s) within the project area.

1.3) SALEABLE SPACE: Saleable space shall mean the space within the building(s) which is to be available as in unit/flat for independent use and occupation after making due provisions for Landowners' Allocation, common facilities and space required therefor.

1.4) LANDOWNERS' ALLOCATION: Landowners' allocation shall mean the constructed area of the said building(s) to be constructed in accordance with the building plan for Residential/Commercial use duly sanctioned by the Competent Authority and to be delivered free of cost to the Landowners by the Developer as consideration for the construction and for transferring the constructed area including proportionate share of land of the said building receivable by the Developer/Promoter and morefully described in the Second Schedule hereunder written herein below. Common Passage and /or common drive way and/or common area for the project are agreed to be consented to and fresh permission from either party for any of such purpose is not required afterwards.

1.5) DEVELOPER/PROMOTER'S ALLOCATION: Developer/Promoter's allocation shall mean all the remaining constructed area of the proposed building(s) Project excluding the Landowners' allocation and the proportionate share of common facilities including land, common spaces and common amenities of the building morefully described in the second Schedule written herein below. Common Passage and /or common drive way and/or common area for the project are agreed to be consented to and fresh permission from either party for any of such purpose is not required afterwards.

1.6) ARCHITECHT : Architect shall mean Espace Planning Services Pvt. Ltd. or any other Architect to be choosen by the Developer for the purpose of the building plan and construction of the said building.

1.7) TRANSFER: Transfer shall mean with its grammatical variations and shall include transfer by possession and by any other means adopted for effecting what is under the landowners as a transfer of space in the said building to intending purchasers thereof.

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1.8) BUILDING PLAN: Building Plan shall mean such plan for construction of the said Building Project which will be prepared at the instance of the developer and sanctioned by the Competent Authority in the name of the landowners hereof for construction of the said building Project including its modification and amenities and alterations if made at the cost and expenses of the developer.

1.9) PREMISES: Premises shall mean all the piece and parcel of Landspecifically described in the First Schedule herein below with specific demarcations and boundaries thereto. ***(NOC from land owner is accordingly accorded for the purpose of amalgamation of land of different owners for the purpose of betterment of the project , by way of a single and a composite project.)***

ARTICLE - (II) - LANDOWNER RIGHT AND REPRESENTATION

2.1) By virtue of separate Deeds (More fully described in the First Schedule hereunder written) in the office of the Sub-Registrar Now ADSR, Bishnupur, South 24 Parganas, the landowners herein have become the Owners of the said premises with equal shares and are in peaceful

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possession of the said premises being the piece and piece and parcel of 120 COTTAH (approx.) and the Landowners have a marketable title thereto and are not aware of any defect in the title of the said premises and have not entered into any agreement creating any right in the said Premises with any other party .

2.2) Relying on the offer of the Developer and on the proposal the Landowners have consented the Developer to develop and commercially exploit the said premises by constructing a new building Project thereon (new building(s) for residential/commercial use), after the Existing structure being demolished by the developer, in accordance with the building plan to be sanctioned by the Competent Authority.

2.3) POSSESSION: The Landowners are now seized and possessed of and/or otherwise well and sufficiently entitled to the said premises and shall deliver physical possession to the developer to develop the said premises immediately on execution of this Deed.

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2.4) The said land and premises is free from all encumbrances and the Landowners have marketable title in respect of the said premises.

ARTICLE (III) – DEVELOPER'S / PROMOTER'S RIGHTS:

3.1) The Landowner's hereby grant permission subject to what has been hereunder provided, exclusive right to the Promoter/Developer to build and construct a buildings Project upon the said premises of the Landowner's in accordance with the building plan to be sanctioned by the Competent Authority at the costs and expenses at the costs and expenses of the Developer in the name of the Landowners.

3.2) All Applications, plans and other papers and documents that may be legally required by law by the promoter/developer for the purpose of obtaining necessary sanction from the Competent Authority shall be prepared and submitted by the promoter/developer on behalf of the Landowner's and Landowners shall sign all such plans, applications, other

papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the developer/promoter.

3.3) The Developer shall exclusively be entitled to the Developer's Allocation with exclusive right to transfer or otherwise deal with the same without any right, claim or interest therein whatsoever of the Landowner's and the Landowner's shall not in any way interfere with or disturb the quiet and peaceful possession of the Developer's Allocation. It is however, understood that the dealings of the Developer with regard to the Developer's Allocation shall be entirely at the risk and responsibility of the Developer and shall not in any manner fasten or create any financial liabilities and/or any other responsibilities upon the Landowner's.

3.4) The Landowner's shall have the legal right to transfer their individual share to their legal heirs along with the implementation of this agreement.

3.5) The Developer upon completion of the entire construction work of the proposed building shall obtain completion certificate from the appropriate authorities at its own costs and expenses.

3.6) Power of Attorney will be given by the owner to the Developer to sell the Developer's allocation as well as Owner's allocation and the amount on account of Sale of owner's allocation shall be disbursed to the owners as and when such sale is effected stagewise and separate account should be maintained for the same. It is agreed that the sale be routed through the Developer.

3.7) The owners shall handover the original Deed and/or all such documents having impact on the title of the property to Developer at the time of execution of the Development Agreement.

3.9) The Developer/Promoter will be entitled to obtain Loan facilities from Bank and/or Financial Institution for the purpose of Development of the instant property against security of, inter alia of the property, only with regards to the developers allocated portion without creating any liabilities upon the owners towards the repayment thereof.

- a) Space allocation to the Landowner's as per second schedule hereunder.
- b) Costs, charges and expenses incurred for construction erection and completion of the said new building Project at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Competent Authority.
- d) Costs, charges and expenses incurred for installation of water supply pipeline, electricity for each flats/Buildings, sewerage, drainage and other connections.
- e) Fees payable to Architect and Engineers as also fees payable to the Competent Authority for obtaining necessary permission or sanction for sewerage, drainage and water connection by the Developer.

- f) Legal expenses incurred and paid for the development agreement and all other expenses and charges for the purpose of development of the said premises.
- g) Cost of supervision of construction of the Landowners' Allocation of the said premises.
- h) Cost and expenses for preparation of documents as will be required.
- i) Any other expenses and incidentals will be necessary for construction for developing the said construction paid by the Developer.
- j) An advanced amount of Rs 33.33 lacs each to be payable in equivalent proportion to be payable to all the three land owners within three months to be adjusted against the final sale proceed morefully described in the third schedule. At the time of Signing the agreement a sum of Rs. 50 lakhs have been paid to all the owners.

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Manidee Sharma

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ARTICLE (V) – PROCEDURE:

5.1) It is categorically agreed by and between the parties hereof that, the Developer shall obtain the requisite sanctioned building plan from Competent authorities and shall complete the entire construction work of the building within the period of 60(Sixty) months from the date hereof and shall handover the Landowner's Allocation within 60 (Sixty) months from the date hereof in between this time the Developer shall have to obtain the building completion certificate. Although a maximum of 60 (Sixty) months is granted to the Developer to handover the possession of Landowner's, in the interest of all the parties herein all endeavour and efforts shall be made by the Developer to complete the construction and handover the possession of Landowners' allocation to the Landowners as expeditiously as possible and in case of any delay beyond 60months time. Time will be extended mutually.

5.2) The time is the essence of contract. If the Developer fails to handover the Landowners the proper lawful possession and entitlement on the Landowners' Allocation within the time specified in Clause 5.1

above, then the Landowners shall be entitled to such compensation for delay of handing over such lawful possession unless the time is extended.

ARTICLE (VI) DEALING OF SPACE IN THE BUILDING:

6.1) The Developer shall at its own costs and expenses and without creating any financial or other liability upon the Landowners construct and complete the said building(s)Project for residential/commercial use having several self contained Buildings/ flats, lift, intercom, Fire Hazard Protection, shop room and car parking space, etc. Common Passage and /or common drive way and/or common area for the project are agreed to be consented to and fresh permission from either party for any of such purpose is not required afterwards.

6.2) The Developer shall on completion of the building put the Landowner's in undisputed possession of the Landowner's Allocation together with the right of common facilities and amenities to be enjoyed proportionately with other owners of the flats/shops of the said proposed projects(s).

6.3) The Developer shall be at liberty with right and authority to negotiate for the sale of floors/flats/shops together with proportionate share of land under Developer's Allocation so mentioned herein before of the said proposed building and to receive the consideration thereof in connection there with.

6.4) The Landowners hereto do hereby authorize the Developer either on the strength of this Deed or the Power of Attorney to execute and register the necessary Deed of Conveyance or Conveyances unto and in favour of the purchaser or purchasers towards sale of flat or flats and/or units and spaces in the building of the Developer's Allocation as and when called for PROVIDED HOWEVER the costs of such conveyance or conveyances including the cost of non-judicial stamps and registration expenses and all other legal expenses relating thereto shall be borne and paid either by the Developer or by the nominee or nominees of Developer being the purchaser or purchases of flat/unit or space of the building.

ARTICLE (VII) – BUILDING:

7.1) The Developer shall obtain the plan at the Developer's own costs to construct and erect the building(s) Project for residential/commercial use at the said premises in accordance with the sanctioned plan with such material and with such specifications as may be recommended by the architect from time to time. During construction Landowners shall have the right to visit, inspect the same.

7.2) The Developer shall install and erect in the said building(s) Project at the Developer's own costs standard new pump set, tube wells, overhead reservoirs, electrical wiring, fittings as are required to be provided in a residential building self contained apartments constructed for sale of flats, therein on ownership basis.

7.3) The Developer shall and be responsible to look after, supervise, manage and administer the progress and day to day work of construction of the proposed building and shall not violate any Municipal or statutory

rules and always abide by and observe all the rules and procedures and practice usually followed in making construction of new building. All constructions as may be made on the said premises shall be at self-risks and consequence of the Developer. However, the construction work and its quality will have to be totally as per guidance and control of the Architect.

7.4) During course of construction of the new building, in case of any loss or injury or damage of any nature or in any manner whatsoever including injury and/or damage to any person or persons or property or any loss of life, the Developer shall be solely liable and responsible for the same.

7.5) All rates, taxes and outgoings in respect of the premises relating to the period till delivery of possession of the Landowners' Allocation to the Landowners shall be borne, paid and discharged by the Developer. It is made specifically clear that all outstanding dues upto till delivery of

possession of the Landowners' Allocation to the Landowners shall remain the liability of the Developer.

7.6) As from the date of making over possession of the premises to the Developer, the Developer shall be solely liable for rates and taxes as also their outgoings in respect of the premises till delivery of possession of the Landowners' Allocation to the Landowners. After the date of making over possession of the Landowners' Allocation to the Landowners, the Landowners and/or Transferees, if any shall become liable and responsible for rates and taxes and other outgoings with regard to the Landowners' Allocation or the Developer's Allocation.

7.7) The Developer shall, at its own costs, install and erect in the new building(s), pump, water storage tank, lift, intercom, Fire Hazard Protection, overhead reservoir, temporary electric connection until permanent electric connection is obtained and water and sewerage connection. The Developer shall bear and pay all the costs for bringing permanent electric connection to the New Building Project.

7.8) The Developer shall, at its own costs and without creating any financial or other liability on the Landowners, construct, erect and complete the New Building Project in accordance with the sanctioned plan as per the agreed specifications as may be recommended by the architect from time to time. Subject to the aforesaid, the decision of the Architect regarding the quality of materials, workmanship and construction shall be final and binding on the Parties. It is clarified that the quality of materials to be used for construction of New Building(s) Project shall be new and of first class quality and the workmanship to be used for construction of the New Building(s) Project shall be of first class. All costs, charges and expenses including Architect's Fees shall be discharged and paid by the Developer and not by the Landowners.

7.9) The Developer shall assist the Landowners for preparation of Deed of Conveyances and registration thereof and mutation in respect of Landowners' Allocation.

ARTICLE (VIII) – POSSESSION AND POST COMPLETION

MAINTENANCE:

8.1) As soon as the New Building(s) Project is completed (as certified by the Architect) with occupancy certificate and sewerage connection of Competent Authority Developer shall give a written notice to the Landowners to the Landowners to take possession of the Landowners' Allocation and the Landowners shall take possession within 30(thirty) days from receipt of the said Notice and from the date thereafter, it will be considered as deemed possession by the Landowners and all the outgoings in respect of Landowners' Allocation will be liability of the Landowners from the date of said possession or deemed possession.

8.2) From such date of taking physical possession the Landowners shall be exclusively responsible for payment of all rates, taxes and other outgoings and impositions whatsoever payable in respect of Landowners' Allocation only provided, however, when such rates are applicable to the whole of the Premises/New Building Project proportionate amount of the same shall be paid by the Landowners. The Developer shall be responsible

for the balance proportionate amount whether directly or through the transferees.

8.3) The Landowners and the Developer and his transferors shall punctually and regularly pay the Rates for their respective allocations to the concerned authorities.

8.4) The Developer through the individual flat/Building owner shall form a respective body of the Landowners and the Transferees (Association), which shall be in charge of management of all the affairs of the New Building. The Landowner shall become members of the Association for the Landowners' Allocation. After formation of the Association, the Developer shall no longer be responsible for maintenance of the New Building.

8.5) For a period 3 (three) months from the Possession Date or till such time the Association is formed, whichever is earlier, the Developer shall manage and maintain the Common Portions of the New Building, upon the Landowners and the Transferees paying and bearing, forthwith on demand, to the Developer, the costs and service charge for such management and maintenance (Maintenance charge). It is clarified that

the Maintenance Charge shall include premium for the insurance of the New Building, water electricity, sanitation and scavenging charges and also occasional repair and renewal charges for all common wiring, pipes, electrical and mechanical equipment and other installations, appliances and equipments.

ARTICLE (IX) – COMMON RESTRICTIONS:

9.1.1) No Transferee/Occupant of the apartment/spaces in the New Building Project (Units) shall use or permit to be used their Units or any portion thereof for any obnoxious, illegal and immoral trade or activity or for any purpose which may cause any nuisance or hazard to the other occupiers of the New Building.

9.1.2) No Transferee/occupant of the New Building shall demolish or permit demolition of any wall or other structure in their respective Units or any portions, major or minor, without the written consent of the Association. However, internal modification within the Unit

without creating any effect on the structure of the New Building or the common portions can be made by the respective Transferee/Occupant subject to the compliance of all existing Rules including the Building Rules of the concerned authority. No Transferee/Occupant of the New Building shall alter the outer elevation of any Unit or the common portions without having and/or obtaining prior written permission of the Association and/or other Transferees/Occupants of the New Building.

9.1.3) The Landowners and the Transferee/Occupant shall always abide by all law, bye laws, rules and regulation of the government and local bodies and shall attend to, answer and be responsible for any deviation, violation and/or breach of any of the said laws, bye laws rules and regulations. The Developer undertakes compliances of RERA and such other statutory Provisions Acts and Rules applicable for such development work.

9.1.4) The Landowners and the Transferee/Occupant shall keep the interior walls, sewers drains, pipes and other fittings and fixtures

and appurtenances and floor and ceiling etc. in each of their respective Units and good working condition and repair and in particular so as not to cause any damage to the New Building(s) or any other space or accommodation therein and shall keep the other occupiers of the New Building(s) indemnified from and against the consequences of any breach.

9.1.5) Neither the Landowners nor the Transferees/occupants shall do or cause or permit to be done any act or thing which may render void and/or voidable any insurance of the New Building(s) Project or any part thereof and shall keep the other Transferee/Occupant of the New Building(s) Project harmless and indemnified from and against the consequences of any breach.

9.1.6) Neither the Landowners nor the Transferee/occupant shall leave or keep any goods or other items for display or otherwise in the corridors or at other places of common use and enjoyment in the New Building(s) Project and no hindrance shall be caused in any manner in the free movement and use of the corridors and other places for common use and enjoyment in the new building(s) Project. Neither the Landowners

nor the Transferee/occupant shall use the New Building or part thereof for any purpose other than residential/commercial purpose as per the Sanctioned Building Plan.

9.1.7) Neither the Landowners nor the transferees shall throw or accumulate any dirt, rubbish, waste or refuse or permit the same to be thrown or accumulated in or about the new building(s) Project or in the compound, corridors or any other portion or portions of the new building.

9.2) For the purpose of enforcing the common restrictions and ancillary purpose and/or for the purpose of repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and good condition any Common Portions and/or for any purpose of similar nature, the Landowners and the Developer shall permit each other, with or without workmen, at all reasonable times, to enter into and upon the Landowners' allocation and the Developer's Allocation and every part thereof.

ARTICLE (X) – LANDOWNER’S OBLIGATION:-

10.1) The landowners do hereby further covenant with the developer not to do any act, deed or thing whereby the developer may be prevented from selling, assigning and/or disposing of any of the developer’s portion in the building at the said premises in favour of the intending purchaser (s) of flat (s) and/or units in the said building subject to observance and fulfillment of the terms of the instant agreement.

10.2) The landowners do hereby agree and covenant with the developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and/or charge or part with possession of the said premises or any portion thereof without the consent in writing of the developer with effect from the date of instant agreement hereof and subset to observance and fulfillment of the terms of the instant agreement by the developer.

ARTICLE (XI) – DEVELOPER’S OBLIGATION:-

11.1) The developer doth hereby agrees and covenants with the landowners to complete the construction work of the said residential and

commercial project with in 60 (Sixty Months) months from the date hereof.

11.2) The developer hereby agrees and covenants with the landowners not to transfer and/or assign the benefits of the present agreement or any portion thereof to any third party without the consent in writing of the landowners.

11.3) The developer hereby agrees and covenants with the landowners not to do violate or contravene any of the provisions of the building rules as applicable for construction of the said multistoried building and under the terms of this agreement.

11.4) The developer hereby further agrees and covenants with the landowner not to do any act, deed or thing whereby the landowners are prevented from enjoying, selling, assigning and/or disposing of any portion of the landowners' allocation in the said building.

11.5) In case the Transferees of the Units of the Developer's Allocation fail to have registered deed of conveyance in their names or have

mutated their names in the records of Local Authority, in that case the Landowners will have no liability for those Units in respect of any kind of tax/taxes payable to competent government

11.6) In the case the construction work gets obstructed by any law of the land and/or any Statutory Rules without any fault on the part of the Landowners, the Developer shall cure the defects and/or remove the obstructions so caused at its own cost and expenses and in any event, the Developer shall complete the development project within the time specified above in this agreement.

ARTICLE (XII)- LANDOWNER'S INDEMNITY:-

12.1) The landowners hereby undertake that the developer shall be entitled to do all necessary works for completion of the construction work of the said residential and commercial multistoried building(s) and shall enjoy it's allocated space without any interference or disturbances on the part of the landowners and their agents provided the developer performs and fulfils all the terms and conditions of this agreement.

12.2) The Land Owners hereby undertake and be bound in law to provide the developer with Power of Attorney for the purpose of Development/Construction/Registration on the strength thereof.

12.3) The land Owners hereby do indemnify the developer and/or keep the developer indemnified against all costs , claims , expenses, damaged suffered or to be suffered relating to the Title of the property.

ARTICLE (XIII)-DEVELOPER'S INDEMNITY:-

13.1) The Developer hereby undertakes to keep the Landowners indemnified against all third party claims, actions, suits, costs and proceedings arising out of any act of omission or commission on the part of the Developer in relation to the construction of the proposed multistoried Building and/or for any defect therein or development of the said premises.

13.2) The Developer hereby undertakes to the Landowners to keep the Landowners indemnified and harmless from and against any claims, actions, suits, costs and proceedings arising out of any sort of steps taken

by the Developer on behalf of the Landowners on the strength of powers and authorities given to the Developer by the Landowners.

ARTICLE (XIV)- MISCELLANEOUS:-

14.1) The landowners and the developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the developer and the landowners or as a joint venture between the parties hereto in any manner nor shall parties constitute an association of persons.

14.2) Immediately after possession of the said premises is handed over by the landowners to the developer the developer shall be entitled to start construction of the said building on the said premises in accordance with the sanctioned building plan.

14.3) It is understood that from time to time to facilitate the construction work of the building various deeds, matters and things not herein specified may be required by the developer for which the developer may need other documents relating which specific provisions have not been mentioned here and to meet up such situation the landowners doth hereby undertake further that they, if required, shall do all such acts,

deeds matters and things and shall execute any such additional papers, documents as may be required by the developer with prior written consent of the landowners provided that all such acts, deeds, matters and things do not in any way infringe the rights of the landowners and/or go against the spirit of the present agreement.

14.4) Nothing in these presents shall be construed as a demise or assignment or conveyance in law of the said premises or any party thereof to the developer by the landowners or as creating any right, title or interest in respect thereof in favour of the developer other than an exclusive license in favour of the developer to develop the same in terms of this agreement.

14.5) The landowners shall not be liable for any income tax, wealth tax or any other taxes in respect of the developer's allocation and the developer alone shall be liable to make payment of the same and keep the landowners indemnified against all actions, suits, proceedings, costs charges and expenses in respect thereof.

14.6) Any notice required to be given by the developer to the landowners shall without prejudice to any other mode of service available

be deemed to have been served on the landowner if delivered by hand and duly acknowledged or served by prepaid registered post at proper address with due acknowledgement and shall likewise be deemed to have been served on the developer by the landowners if delivered by hand and acknowledged or served by prepaid registered post at proper address with due acknowledgement to the registered office of the developer.

14.7) The developer and the landowners shall mutually frame scheme for the management and the administration of the said building and/or common parts thereof. After the completion of the said building the landowners hereby agree to abide by all the rules and regulations to be framed by any society/association/holding organization and/or any other organization who will be in charge of such management of the affairs of the building and/or common parts thereof and hereby give their consent to abide by such rules and regulations.

14.8) With effect from the date of delivery of possession of the landowners' allocation as mentioned in details herein the landowners will be virtue of these presents, automatically become the owner of the landowners' allocation and no further deed, instrument or writing shall be

required to confer title in respect of the landowners' allocation unto the owner.

14.9) That the existing building/structure will be demolished by the developer at its own cost and expenses and at its own risk and liabilities and the building materials will be disposed of by the developer at its own choice and will. The Landowners shall not claim any amount from disposed of building materials. However, the Developer shall assist the Landowners to sell the furniture, if required.

ARTICLE (XV)-DEFAULTS

15.1) Subject to Force Majeure reasons, in the event the Developer fails and/or neglects to construct, complete, finish the New Building and hand over physical possession of the Landowners' Allocation to the Landowners within a period of 60(Sixty) months from the date of sanction of building

plan, or within the mutually extended period the Developer shall be liable to make payment of Rs.5000/- per day to the Landowners till the delivery of physical possession of the Landowners' Allocation to the Landowners.

15.2) In the event the Landowners fail and/or neglect to perform any of their obligations under this agreement, then the Developer shall be entitled to claim damages from the Landowners in the similar manner.

ARTICLE (XVI)-GOVERNING LAWS

16.1) The Parties shall abide by the laws of India and all applicable local laws with respect to the subject matter of this Agreement, to ensure that there is no contravention. If there is any contravention, either Party may, by written notice, call upon the other to ensure compliance with requirements as per applicable laws.

ARTICLE (XVII)-FORCE MAJEURE:-

17.1) Force Majeure shall mean-acts of god, natural calamity and other eventualities, which are beyond control of human beings that cannot be reasonably anticipated or controlled (Force Majeure).

ARTICLE (XVIII)- AMENDMENT /MODIFICATIONS

18.1) No amendment or modification of this Agreement or any part hereof shall be valid and effective unless it is by an instrument in writing executed by both the parties and expressly referring to the relevant provision of this Agreement.

ARTICLE (XIX)-JURISDICTION

19.1) The courts of South 24-Parganas, including any other forum and/or High Court alone shall have the jurisdiction to entertain and determine of actions suits and proceedings arising out of these presents agreement between the parties hereto.

ARTICLE (XX)-COUNTERPARTS

20.1) This Agreement is being executed simultaneously in counterparts, each of which shall be deemed to be an original and both of which shall constitute on instrument and agreement between the parties.

ARTICLE (XXI)-RULES OF INTERPRETATION

21.1) Headings have been inserted at various places merely for convenience of reference and are not intended to impact the interpretation or meaning of any clause.

THE FIRST SCHEDULE ABOVE REFERRED TO

LAND OF SURAJ SHAW

Part-1

ALL THAT piece and parcel of land covered under Deed No 1048 for the year 1996

(a) Sali land measuring 0.13 Acre within R. S. & L. R. Dag No. 505. within L.R. Khatian No. 2831, Mouza - Chandandaha, J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal butted and bounded as follows :-

On the North	-	N D Road
On the South	-	Land of Ashis Mallik
On the East	-	Land of Common passage
On the West	-	Land of Usha Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-2

ALL THAT piece and parcel of land covered under Deed Nos 3229 for the year 1995 & Deed No. 1049 for the year of 1996 comprised of -

Sali land measuring 0.12 Acre within R. S. & L. R. Dag No. 503 & Sali land measuring 0.21 Acre within R.S & L.R Dag No. 504.

within L.R. Khatian No. 2831, Mouza - Chandandaha, J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O. Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal is butted and bounded as follows:-

On the North	-	N D Road
On the South	-	Land of Kiran Shaw
On the East	-	Land of Suraj Shaw
On the West	-	Land of Usha Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-3

ALL THAT piece and parcel of land Covered under Deed Nos 2620 for the year 1997 & Deed No. 3090 for the year 1997 comprised of -

Sali land measuring 0.08 Acre within R. S. & L. R. Dag No. 511

within L.R. Khatian No. 2831, Mouza - Chandandaha , J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal is butted and bounded as follows:-

On the North	-	Land of Suraj Shaw
On the South	-	Land of Ashis Mallik
On the East	-	Land of Ashis Mallick/ Suraj Shaw
On the West	-	Land of Suraj Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

LAND OF USHA SHAW**PART-1**

ALL THAT piece and parcel of land Covered under deed no: 2380 for the year 1995.- comprised of -

(a) Sali land measuring 0.11 Acre within R. S. & L. R. Dag No. 512.

within L.R. Khatian No. 2830, Mouza - Chandandaha , J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal is butted and bounded as follows:-

On the North	- Land of Usha Shaw
On the South	- Land of Kiran Shaw
On the East	- Land of Suraj Shaw
On the West	- Land of Kiran Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-2

ALL THAT piece and parcel of land covered under deed no:-3228 for the year 1995 comprised of -

- (a) Bastu land measuring 0.09 Acre within R. S. & L. R. Dag No. 504.
- (b) Bastu land measuring 0.12 Acre within R. S. & L. R. Dag No. 514.
- (d) Danga land measuring 0.10 Acre within R. S. & L. R. Dag No. 515.

all within L.R. Khatian No. 2830, Mouza - Chandandaha , J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal which is butted and bounded as follows:-

- On the North - N.D.Road
- On the South - Land of Usha Shaw
- On the East - Land of Suraj Shaw
- On the West - Land Somnath Das and Jagu Das

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

LAND OF KIRAN SHAW

Part-1

ALL THAT piece and parcel of land covered under Deed Nos299 for the year 2005.& 680 for the year 2000.comprised of -

(a) Sali land measuring 0.25 Acre within R. S. & L. R. Dag No. 510/1987.

within L.R. Khatian No. 2832, Mouza - Chandandaha, J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal which is butted and bounded as follows:-

On the North	-	Land owned by the Company
On the South	-	Land of Matifal Khan
On the East	-	Land of Ashis Mallik
On the West	-	Land of Kartick Pal

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-2

ALL THAT piece and parcel of land covered under Deed No238 for the year 2005 comprised of –

Sali land measuring 0.35 Acre within R. S. & L. R. Dag No. 510

within L.R. Khatian No. 2832, Mouza – Chandandaha, J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin – 743503, within the District- South 24-parganas in the state of West Bengal which is butted and bounded as follows:-

On the North	-	Land of Usha Shaw
On the South	-	Land Owned By The Company/Ashis Mallik
On the East	-	Land of Suraj Shaw
On the West	-	Land of Kiran Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-3

ALL THAT piece and parcel of land Covered under Deed Nos 300 for the year 2005 & 2563 for the year 2001 comprised of –

Sali land measuring 0.06 Acre within R. S. & L. R. Dag No. 513.

within L.R. Khatian No. 2832, Mouza – Chandandaha , J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin – 743503, within the District- South 24-parganas in the state of West Bengal which is butted and bounded as follows:-

On the North	-	Land of Somnath Das and Jagu Das
On the South	-	Land of Kiran Shaw
On the East	-	Land of Usha Shaw
On the West	-	Land of Kiran Shaw

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

PART-4

ALL THAT piece and parcel of land covered under Deed No. 301 for the year 2005 comprised of -

Sali land measuring 0.24 Acre within R. S. & L. R. Dag No. 518.

within L.R. Khatian No. 2832, Mouza - Chandandaha, J.L.No. 37, P.S. and Sub-Registry office Bishnupur, P.O.Charashyamdas, under Moukhali Gram panchayet, 24-parganas, Taizi No.401, Pin - 743503, within the District- South 24-parganas in the state of West Bengal which is butted and bounded as follows:-

On the North	-	Land of Somanth Das and Jagu Das
On the South	-	Land of Kartik Pal
On the East	-	Land of Kiran Shaw
On the West	-	Common passage

Annual rent payable in respect of "the said Property" will be paid by the Purchaser to the Government of West Bengal.

THE SECOND SCHEDULE ABOVE HERE REFERR TO

OWNERS ALLOCATION:-

SURAJ SHAW 30%

USHA SHAW 30%

KIRAN SHAW 20%

DEVELOPERS ALLOCATION:-

SURAJ SHAW 70% OUT OF OWNERS ALLOCATION

USHA SHAW 70% OUT OF OWNERS ALLOCATION

KIRAN SHAW 80% OUT OF OWNERS ALLOCATION

IN WITNESS WHEREOF The parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED by

The abovenamed Owners in
the presence of :-

1. *Arvind Bhow*
2. *Mullik
Advocate*

[Signature]
Lisha Shaw
[Signature]

SIGNED AND DELIVERED by

the abovenamed Developer in
the presence of :-

1. *Arvind Bhow*
2. *Mullik
Advocate
High Court
Calcutta*

FOR SNL REALTY INFRA PVT. LTD.
Manddeep
Authorized Signatory / Director

Drafted by *Mr. S. Mullik*
Advocate (F-47-78
High Court
Calcutta 80)

MEMO OF CONSIDERATION**1. Suraj Shaw**

RECEIVED Rs 5,00,000/- (Rupees Five lacs Only).

being the advance consideration money paid by the abovenamed Developer to the abovenamed Vendor in the following manner :-

RTGS/SK/UTIBR52017020300354118/153/SURAJ KR SHAW/ DATED 03.02.2017 paid vide A/C No. 916020045831146 of SNL REALTY INFRA PVT LTD from Axis Bank, Dalhousie Branch

Witnesses:-

1. *Arvind Kumar*
2. *Mullik Advocate*

OWNERS



2. Usha Shaw

Received Rs. 15,00,000/- (Rupees fifteen lacs only).

Being the advance money paid by the above named Developer to the
Above named vendor in the following manner:-

RTGS/SK/UTIBR52017022700357531/153/USHA issued by Axis Bank,
Dalhousie Branch dated on 27.02.2017.

Total Rs.15,00,000/-

Witnesses:-

Usha Shaw
OWNERS

1. *Dalit Singh*
2. *Munish Advocate*








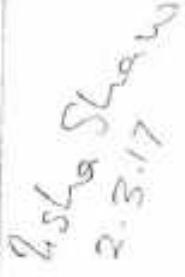


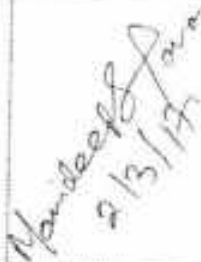
Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16130600251811/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	^{Xxx} Suraj Shaw 53/1, Sambhu Nath Pandit Street, Kolkata, P.O.- Bhowanipore, P.S.- Kalighat, District-South 24-Parganas, West Bengal, India, PIN - 700025	Land Lord			 2/3/17
2	Usha Shaw 53/1, Sambhu Nath Pandit Street, Kolkata, P.O.- Bhowanipore, P.S.- Kalighat, District-South 24-Parganas West Bengal, India, PIN - 700025	Land Lord			 2.3.17
3	Manideep Srivastava Ashoka House, 3A, Hare Street, 3rd Floor, P.O.- G P.O, P.S - Hare Street, Kolkata, District-Kolkata, West Bengal, India, PIN -700001	Represent ative of Developer [SNL REALTY INFRA LIMITED]			 2/3/17

Memo of consideration

3.KIRAN SHAW

A) Received Rs. 5,00,000/- (Rupees five lacs only).

Being the advance money paid by the above named Developer to the Above named vendor in the following manner:-

BANK CHEQUE NO 974014 issued by Axis Bank, Dalhousie Branch dated on 20.01.2017

B)Received Rs. 25,00,000/- (Rupees Twentyfive lacs only).

Being the advance money paid by the above named Developer to the Above named vendor in the following manner:-

A) BANK CHEQUE NO 974028 issued by Axis Bank, Dalhousie Branch dated on 20.02.2017

Total Rs.30,00,000/-

Witnesses:-

1. *Rajesh Bajaj*
3A, Nance Street, Ashoka House
KOL-700001;
2. *Mullick*
Advocate



OWNERS



SITE PLAN OF SHAW PALACE INCLUDING THE LAND AT SOUTHERN SIDE OF SHAW PALACE, N.E. CORNER VIDYANAGAR, 24 PARGANAS (SOUTH) - 743 505.

Usha Shaw

For SNI REALTY INFRA PVT. LTD.
Mandeep
 Authorized Signatory / Director
 Developer

SPECIMEN FORM FOR TEN FINGERPRINTS



LEFT HAND				
Little fing.	Ring fing.	Middle fing.	Fore fing.	Thumb
RIGHT HAND				
Thumb	Fore fing.	Middle fing.	Ring fing.	Little fing.



Liela Shaw

LEFT HAND				
Little fing.	Ring fing.	Middle fing.	Fore fing.	Thumb
RIGHT HAND				
Thumb	Fore fing.	Middle fing.	Ring fing.	Little fing.



Kang

LEFT HAND				
Little fing.	Ring fing.	Middle fing.	Fore fing.	Thumb
RIGHT HAND				
Thumb	Fore fing.	Middle fing.	Ring fing.	Little fing.



Mpudogpe

LEFT HAND				
Little fing.	Ring fing.	Middle fing.	Fore fing.	Thumb
RIGHT HAND				
Thumb	Fore fing.	Middle fing.	Ring fing.	Little fing.

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

1993 17

GRN: 19-201617-004785340-2

Payment Mode

Counter Payment

GRN Date: 28/02/2017 16:06:03

Bank :

State Bank of India

DEPOSITOR'S DETAILS

Id No. : 16130000251811/3/2017
[Query No./Query Year]

Name : SANDERSONS AND MORGANS

Contact No. :

Mobile No. : +91 9831025256

E-mail :

Address : 5 NETAJI SUBHAS ROAD,
KOLKATA - 700001

Applicant Name : Mr Manideep Srivastava

Office Name :

Office Address :

Status of Depositor : Solicitor firm

Purpose of payment / Remarks : Sale, Development Agreement or Construction agreement
Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16130000251811/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	110010
2	16130000251811/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	74921
			Total	184931

In Words : Rupees One Lakh Eighty Four Thousand Nine Hundred Thirty One only

Cheque No. 387166
Bank- SBI
Chq. Dt. 28 FEB 2017

Note: Produce this challan to any branch of State Bank of India. Please ensure, to make your payment within 07/03/2017 (banking hours). This challan form shall be invalid

07/03/2017


 1540004 निवर्तन कमिशन
 পরিচয় পত্র
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 HZG0075903




নিবর্তকের নাম : সুরজ কুমার শাউ
 Elector's Name : Suroj Kumar Shaw
 পিতার নাম : পঞ্চদাল শাউ
 Father's Name : Panchdhal Shaw
 লিঙ্গ/Sex : পুং/ M
 জন্ম তারিখ : 04/08/1956
 Date of Birth :

~~_____~~

HZG0075903

ঠিকানা
 53/1, সাম্ভুনথ পান্ডিত স্ট্রীট, কলিকাতা, 700025
 Address:
 53/1, SAMBHUNATH PANDIT STREET,
 KALIGHAT, KOLKATA, 700025



Date: 16/02/2011
 154-নিবর্তক নিবর্তন কমিষ্ণের পক্ষে
 অফিসিয়াল স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 154-Ehabampur Constituency

In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SURAJ SHAW

PANCHU LAL SHAW

04/09/1956


Postpaid Account Number


AUFPS6088R



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

यह कार्ड खो जाने पर कृपया सूचित करें/वापस :
आयकर सेवा सेवा यूटीएसएल,
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.


 ভারতের নির্বাচন কমিশন
 পণ্ডিত শঙ্কর
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 HZG1046317




নির্বাচকের নাম : উষা শাউ
 Elector's Name : Usha Shaw
 স্বামীর নাম : সুরজ কুমার শাউ
 Husband's Name : Suraj Kumar Shaw
 লিঙ্গ/Sex : ষ্ট্র/ফ
 জন্ম তারিখ
 Date of Birth : 16/03/1957

Usha Shaw

HZG1046317
 ঠিকানা
 53/1, সাম্বিনাথ পণ্ডিত স্ট্রিট, কলিঘাট, কলকাতা,
 700025
 Address:
 53/1, SAMBINATH PANDIT STREET,
 KALIGHAT, KOLKATA, 700025


 Date: 16/03/2011
 159-ভাবানপুর নির্বাচন অঞ্চলের নির্বাচন
 অফিসের সচিবের স্বাক্ষর
 Facsimile Signature of the Electoral
 Registration Officer for
 159-Bhabanpur Constituency

In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with new number.

व्यक्तिगत लेखा संख्या / PERMANENT ACCOUNT NUMBER

APLPS4621R



नाम / NAME
USHA SHAW

पिता का नाम / FATHER'S NAME
ARJUN LAL SHAW

जन्म तिथि / DATE OF BIRTH
16-03-1957

हस्ताक्षर / SIGNATURE

Usha Shaw

Usha Shaw

आयकर अधीक्षक, प. 4-111

COMMISSIONER OF INCOME-TAX, W.B. - III

Usha Shaw

इस कार्ड के खो / गिर जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधीक्षक (पट्टाति एवं तकनीकी),
फै-7,
चौरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax (Systems & Technicals),
F-7,
Chowringhee Square,
Calcutta-700 069.



प्रजासत्ताक निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

XYR1269380



निर्वाचक नाम : किरण शर्मा
Elector's Name : Kiran Shaw
पिता का नाम : अजय लाल शर्मा
Father's Name : Ajan Lal Shaw
लिंग/लिंग : पुरुष
Date of Birth : 18/12/1969

XYR1269380

पता
53/1, संधुनाथ पण्डित स्ट्रीट, कलिघाट, कोलकाता,
700025

Address:
53/1, SAMBHUATH PANDIT STREET,
KALIGHAT, KOLKATA 700025



Date: 15/02/2011
150-कोलकाता निर्वाचन क्षेत्र के निर्वाचन आयोग के अधिकारी का हस्ताक्षर
Facsimile Signature of the Electoral
Registration Officer for
150-Bhabanpur Constituency

ध्यान दें: इस कार्ड को सुरक्षित रखें। यदि आपका पता बदलता है तो आपको इसे बदलना होगा।
In case of change in address, please inform the Card No. to the relevant Form by including your name in the cell at the changed address and to obtain the card with same number.

30008

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

KIRAN SHAW

ARJUN SHAW

18/12/1969

Permanent Account Number

APMPS3612R

Signature



25022009

यह कार्ड के लिये / को १० प्रतियां सुरक्षित कीं / लीजिए।
आयकर फोन सेवा: १५५१, १५५२, १५५३, १५५४
टीकरी भवन, अन्वय भवन,
बॉम्बे टेलिफोन एक्सचेंज के परिसर,
बॉम्बे, पुणे - ४११ ००५

*If this card is lost / someone's lost card is found,
please inform / return to:-
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Bamber Telephone Exchange,
Bamur, Pune - 411 045.*

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

स्वास्थ्य विभाग
INDIAN DEPARTMENT
SRI. HEALTH INFRA PRIVATE
LIMITED

भारत सरकार
GOVT. OF INDIA

04/07/2016

AAACCS1001P

Manideep A

KRISHNA KUMAR SIVANANDA

KRISHNA SIVANANDA

KRISHNA SIVANANDA

KRISHNA SIVANANDA

KRISHNA SIVANANDA

KRISHNA SIVANANDA

KRISHNA SIVANANDA

Mandeep S D
para

आयकर विभाग

INCOME TAX DEPARTMENT

MANIDEEP SRIVASTAVA

KAUSHAL KUMAR SRIVASTAVA

071101971

Personal Mobile No.

AVGPS1228L

Manideep Srivastava

भारत सरकार

GOVT. OF INDIA



Manideep Srivastava

SM

13.07.2016



भारतीय स्टेट बैंक
State Bank of India

1091441 - NET AJI SUBHAS ROAD BRANCH
E N S ROAD GILLANDERS HOUSE
KOLKATA (WEST BENGAL) 700001
Tel: 81-22109435 Fax: 22102200 IFS Code: SBIN0001144

VALID UPTO & 50 LACS AT NON-HOME BRANCH
28 FEB 2017
D D M N Y Y Y

PAY Yourself A/c. Stamp Duty

कौं जग उतने कौंतेग पर OR ORDER

₹ 1,84,931/-
One lakh eighty four thousand nine hundred thirty one only

अ. नं.
A/C No 11107800766

CURRENT A/C
PREFIX: 0523700034
VALID UPTO & 50 LACS AT NON-HOME BRANCH

CURRENT A/C
PREFIX:
0523700034

SANDERSONS & MORGANS

SANDERSONS & MORGANS
Please sign above

MULTI-CITY CHECKE Payable at Par at All Branches of SBI

⑈ 387455⑈ 7000002070⑈ 001529⑈ 29

Sandersons & Morgans
Imadevans & Morgan

**This Joint Venture Agreement is
made on this ___ day of February,
2017**

Between

SURAJ SHAW

USHA SHAW

KIRAN SHAW

AND

SNL REALTY INFRA LTD.

SANDERSONS & MORGANS

ADVOCATES

5, N.S. ROAD

KOLKATA - 700 001

Major Information of the Deed

Deed No :	I-1613-01211/2017	Date of Registration	14/03/2017
Query No / Year	1613-0000251811/2017	Office where deed is registered	
Query Date	27/02/2017 11:30:32 AM	A.D.S.R. BISHNUPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Manideep Srivastava 3A, Hare Street, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9681397009, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2], [4311] Other than Immovable Property, Receipt [Rs : 1,00,00,000/-]		
Set Forth value	Market Value		
Rs. 3,55,51,975/-	Rs. 4,34,17,287/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 75,021/- (Article:48(g))	Rs. 1,10,010/- (Article:E, E, B)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Chandandah

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-505	LR-2831	Bastu	Shali	0.13 Acre	31,46,728/-	31,46,728/-	Property is on Road Adjacent to Metal Road,
L2	LR-503	LR-2831	Bastu	Shali	0.12 Acre	29,04,672/-	29,04,672/-	Property is on Road Adjacent to Metal Road,
L3	LR-504	LR-2831	Bastu	Shali	0.21 Acre	50,83,176/-	50,83,176/-	Property is on Road Adjacent to Metal Road,
L4	LR-511	LR-2831	Bastu	Shali	0.08 Acre	19,36,448/-	19,36,448/-	Property is on Road Adjacent to Metal Road,
L5	LR-504	LR-2830	Bastu	Shali	0.09 Acre	21,78,504/-	21,78,504/-	Property is on Road Adjacent to Metal Road,
L6	LR-514	LR-2830	Bastu	Shali	0.12 Acre	23,60,046/-	27,69,228/-	Property is on Road Adjacent to Metal Road,
L7	LR-515	LR-2830	Bastu	Shali	0.1 Acre	19,66,705/-	19,66,705/-	Property is on Road
L8	LR-512	LR-2830	Bastu	Shali	0.11 Acre	26,62,616/-	26,62,616/-	Property is on Road Adjacent to Metal Road,
L9	LR-510	LR-2832	Bastu	Shali	0.35 Acre	63,53,970/-	80,76,915/-	Property is on Road Adjacent to Metal Road,
L10	LR-510/1987	LR-2832	Bastu	Shali	0.25 Acre	15,12,850/-	57,69,225/-	Property is on Road Adjacent to Metal Road,
L11	LR-518	LR-2832	Bastu	Shali	0.24 Acre	43,57,008/-	55,38,456/-	Property is on Road Adjacent to Metal Road,

L12	LR-513	LR-2832	Bastu	Shali	0.06 Acre	10,89,252/-	13,84,614/-	Property is on Road Adjacent to Metal Road.
		TOTAL :			186Dec	355,51,975 /-	434,17,287 /-	
		Grand Total :			186Dec	355,51,975 /-	434,17,287 /-	

Land Lord Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Suraj Kr Shaw (Presentant) Son of Late Pancho Shaw 53/1, Sambhu Nath Pandit Street., Kolkata, P.O:- Bhowanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:AUFPS6088RStatus :Individual, Executed by: Self, Date of Execution: 02/03/2017 , Admitted by: Self, Date of Admission: 02/03/2017 ,Place : Pvt. Residence
2	Usha Shaw Wife of Suraj Shaw 53/1, Sambhu Nath Pandit Street., Kolkata, P.O:- Bhowanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:APLPS4621RStatus :Individual, Executed by: Seif, Date of Execution: 02/03/2017 , Admitted by: Self, Date of Admission: 02/03/2017 ,Place : Pvt. Residence
3	Kiran Shaw Daughter of Late Arjun Kumar Shaw 53/1, Sambhu Nath Pandit Street, Kolkata, P.O:- Bhowanipore, P.S:- Kalighat, District:-South 24-Parganas, West Bengal, India, PIN - 700025 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:APNPS3612RStatus :Individual, Executed by: Self, Date of Execution: 02/03/2017 , Admitted by: Self, Date of Admission: 02/03/2017 ,Place : Pvt. Residence

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SNL REALTY INFRA LIMITED Ashoka House, 3A, Hare Street, 3rd Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 PAN No.:AAXCS3405PStatus :Organization

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Manideep Srivastava Son of Shri Kaushal Kumar Srivastava Ashoka House, 3A, Hare Street, 3rd Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:AVPGS1229L Status : Representative, Representative of : SNL REALTY INFRA LIMITED (as Director)

Identifier Details :

Name & address
Mr S Mullick Son of Late D N Mullick High Court, Calcutta, F-47-78-80, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Suraj Kr Shaw, Usha Shaw, Manideep Srivastava, Kiran Shaw

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-4.33333 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-4.33333 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-4.33333 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-8.33333 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-8.33333 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-8.33333 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-8 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-8 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-8 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-2 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-2 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-2 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-4 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-4 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-4 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-7 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-7 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-7 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-2.66667 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-2.66667 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-2.66667 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-3 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-3 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-3 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-4 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-4 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-4 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-3.33333 Dec

2	Usha Shaw	SNL REALTY INFRA LIMITED-3.33333 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-3.33333 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-3.66667 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-3.66667 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-3.66667 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Suraj Kr Shaw	SNL REALTY INFRA LIMITED-11.6667 Dec
2	Usha Shaw	SNL REALTY INFRA LIMITED-11.6667 Dec
3	Kiran Shaw	SNL REALTY INFRA LIMITED-11.6667 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Chandandah

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 505(Corresponding RS Plot No:- 505), LR Khatian No:- 2831	Owner:সুরজ কুমার সাউ, Gurdian:পাঁচুলাল সাউ, Address:54/3শম্ভুনাথ পণ্ডিত স্ট্রীট খানা-ভবানীপুর কোল:-700025, Classification:শালি, Area:0.13000000 Acre,
L2	LR Plot No:- 503(Corresponding RS Plot No:- 503), LR Khatian No:- 2831	Owner:সুরজ কুমার সাউ, Gurdian:পাঁচুলাল সাউ, Address:54/3শম্ভুনাথ পণ্ডিত স্ট্রীট খানা-ভবানীপুর কোল:-700025, Classification:ডাঙ্গা, Area:0.12000000 Acre,
L3	LR Plot No:- 504(Corresponding RS Plot No:- 504), LR Khatian No:- 2831	Owner:সুরজ কুমার সাউ, Gurdian:পাঁচুলাল সাউ, Address:54/3শম্ভুনাথ পণ্ডিত স্ট্রীট খানা-ভবানীপুর কোল:-700025, Classification:বাঁহ, Area:0.21000000 Acre,
L4	LR Plot No:- 511(Corresponding RS Plot No:- 511), LR Khatian No:- 2831	Owner:সুরজ কুমার সাউ, Gurdian:পাঁচুলাল সাউ, Address:54/3শম্ভুনাথ পণ্ডিত স্ট্রীট খানা-ভবানীপুর কোল:-700025, Classification:শালি, Area:0.08000000 Acre,
L5	LR Plot No:- 504(Corresponding RS Plot No:- 504), LR Khatian No:- 2830	Owner:উষা সাউ, Gurdian:সুরজ কুমার সাউ, Address:চন্দনদহ, Classification:বাঁহ, Area:0.09000000 Acre,
L6	LR Plot No:- 514(Corresponding RS Plot No:- 514), LR Khatian No:- 2830	Owner:উষা সাউ, Gurdian:সুরজ কুমার সাউ, Address:চন্দনদহ, Classification:বাঁহ, Area:0.12000000 Acre,
L7	LR Plot No:- 515(Corresponding RS Plot No:- 515), LR Khatian No:- 2830	Owner:উষা সাউ, Gurdian:সুরজ কুমার সাউ, Address:চন্দনদহ, Classification:ডাঙ্গা, Area:0.10000000 Acre,
L8	LR Plot No:- 512(Corresponding RS Plot No:- 512), LR Khatian No:- 2830	Owner:উষা সাউ, Gurdian:সুরজ কুমার সাউ, Address:চন্দনদহ, Classification:শালি, Area:0.11000000 Acre,
L9	LR Plot No:- 510(Corresponding RS Plot No:- 510), LR Khatian No:- 2832	Owner:ত্রীমতি কিরণ সাউ, Gurdian:অর্জুন লাল সাউ, Address:উত্তর চন্দনদহ, Classification:শালি, Area:0.35000000 Acre,

L10	LR Plot No:- 510/1987(Corresponding RS Plot No:- 510/1987), LR Khatian No:- 2832	Owner:শ্রীমতি কিরণ মাউ, Gurdian:অর্জুন লাল মাউ, Address:উত্তর চন্দ্রমদহ, Classification:শানি, Area:0.25000000 Acre.
L11	LR Plot No:- 518(Corresponding RS Plot No:- 518), LR Khatian No:- 2832	Owner:শ্রীমতি কিরণ মাউ, Gurdian:অর্জুন লাল মাউ, Address:উত্তর চন্দ্রমদহ, Classification:শানি, Area:0.24000000 Acre.
L12	LR Plot No:- 513(Corresponding RS Plot No:- 513), LR Khatian No:- 2832	Owner:শ্রীমতি কিরণ মাউ, Gurdian:অর্জুন লাল মাউ, Address:উত্তর চন্দ্রমদহ, Classification:শানি, Area:0.06000000 Acre.

Endorsement For Deed Number : I - 161301211 / 2017

On 28-02-2017

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 4,34,17,287/-

[Signature]

Abu Hena Mobassir

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

South 24-Parganas, West Bengal

On 02-03-2017

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

Presented for registration at 15:30 hrs on 02-03-2017, at the Private residence by Suraj Kr Shaw , one of the Executants.

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

Execution is admitted on 02/03/2017 by 1. Suraj Kr Shaw, Son of Late Pancho Shaw, 53/1, Sambhu Nath Pandit Street,, Kolkata, P.O: Bhowanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 2. Usha Shaw, Wife of Suraj Shaw, 53/1, Sambhu Nath Pandit Street,, Kolkata, P.O: Bhowanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business, 3. Kiran Shaw, Daughter of Late Arjun Kumar Shaw, 53/1, Sambhu Nath Pandit Street, Kolkata, P.O: Bhowanipore, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr S Mullick, , Son of Late D N Mullick, High Court, Calcutta, F-47-78-80, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-03-2017 by Manideep Srivastava, Director, SNL REALTY INFRA LIMITED, Ashoka House, 3A, Hare Street, 3rd Floor, P.O:- G P O, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001

Indetified by Mr S Mullick, , Son of Late D N Mullick, High Court, Calcutta, F-47-78-80, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

[Signature]

Abu Hena Mobassir

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

South 24-Parganas, West Bengal

On 03-03-2017

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,10,010/- (B = Rs 1,09,989/- ,E = Rs 21/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,10,010/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2017 12:00AM with Govt. Ref. No: 192016170047853402 on 28-02-2017, Amount Rs: 1,10,010/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90037874 on 02-03-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

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

Description of Stamp

1. Stamp Type: Impressed, Serial no 292565, Amount: Rs.100/-, Date of Purchase: 25/02/2017, Vendor name: I Chakrabarty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/03/2017 12:00AM with Govt. Ref. No: 192016170047853402 on 28-02-2017, Amount Rs: 74,921/-,
Bank: State Bank of India (SBIN0000001), Ref. No. 90037874 on 02-03-2017, Head of Account 0030-02-103-003-02



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

On 14-03-2017

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.



Abu Hena Mobassir
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1613-2017, Page from 23254 to 23327

being No 161301211 for the year 2017.



Digitally signed by ABU HENA
MOBASSIR
Date: 2017.03.15 14:55:24 +05:30
Reason: Digital Signing of Deed.

(Abu Hena Mobassir) 15-Mar-17 2:55:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.

(This document is digitally signed.)