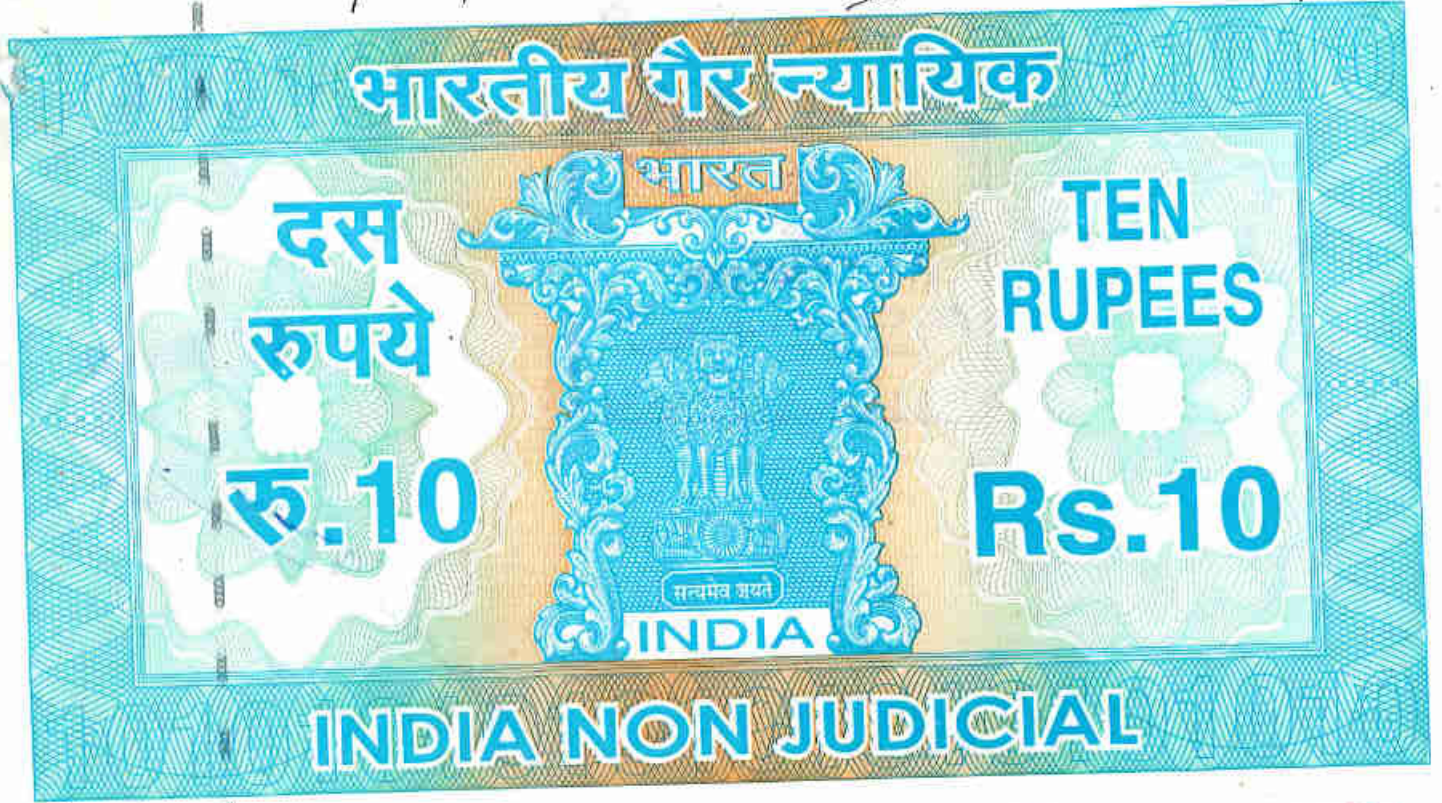


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M. S. 228435 DEED OF ASSIGNMENT



53AB 258086

THIS DEED OF ASSIGNMENT (this "Assignment") is made on this 26th day of March 2021 ("Effective Date") and entered into between:

**BENGAL AEROTROPOLIS PROJECTS LIMITED** [PAN AADCB2504L], a company incorporated under the Companies Act, 1956 having its registered office at No. 5, Gorky Terrace, 1<sup>st</sup> Floor, P.O. & P.S. Shakespeare Sarani, Kolkata 700 017 and represented by its Authorised Signatory Mr. Sankar Dey [PAN ARDPD9886B] son of Late Brajalal Dey, by Nationality- Indian, by Religion Hindu, by occupation Service, residing at Dubchururia, PO - Andal Gram, Pin - 713321, Dist. - Paschim Bardhaman, PS - Aurobindo Police Station, W.B, hereinafter referred to as the "ASSIGNOR", (which expression shall unless excluded by the context or otherwise, include its successors and assigns) of the ONE PART.

AND

Additional Assurant of Kolkata

26 MAR 2021

Signature and Seal of the Signatory are the part of this Document.

Signature of the Signatory



**URBAN NEST** (PAN: AAGFU6681H), a company registered under companies act 1956 having its registered office at Chotonilpur, Sripally, Purba Bardhaman, West Bengal, Pin: 713101, P.S- Bardhaman sadar P.O- Sripally represented by its authorised signatories- 1) **Smt. Subhra Chatterjee** (PAN: AMBPC5080H) wife of Uday Chatterjee by occupation-business residing at Amrai, Durgapur-713203, Dist-Paschim Bardhaman, West Bengal P.S-Durgapur, P.O- Amrai 2) **SK Jiyauddin** (PAN: BCKPJ9944H) son of SK. Kurban Ali, by occupation business, residing at Chotonilpur, Sripally, Purba Bardhaman, West Bengal, Pin: 713101, P.S- Bardhaman sadar P.O - Sripally 3) **Mr. Mridul Kumar Dey** (PAN: AUJPD8935E) son of Late Kalipada Dey, by occupation business residing at 91, sashi babu road, Sahid nagar, Kanchrapara, P.O-Kanchrapara, P.S- Bizpur, Dist.North 24 pargana,Pin-743145 4) **Smt. Krishna Das** (PAN: DAPPD7643E) wife of Ramapada Das, by occupation business, residing at 25/7/9 Barada Sarani, Kolkata,P.O-Haridevpur,P.S-Haridevpur,Pin-700082, 5) **Smt. Rama Samaddar** (PAN: BNJPS7185M) wife of Nimai Samaddar, by occupation business, residing at Sarada Pally, Benachity, Durgapur, P.O- Benachity, P.S-Durgapur, Pin-713213 and 6) **Smt. Namita Koley** (PAN: HYRPK1569L) wife of Pareshnath Koley, by occupation business, residing at Jankar, Nadanghat, Purba Bardhaman, Pin-713515, P.O-Nadanghat, P.S-Nadanghat (hereinafter referred to as the "**ASSIGNEE**" (which expression shall unless excluded by the context or otherwise, include its successors and permitted assigns) of the

**OTHER PART:**

The Assignor and the Assignee are individually referred to as a "**Party**" and collectively referred to as "**Parties**".

**WHEREAS:**

- A. The Government of West Bengal acquired all that piece and parcel of land admeasuring approximately 1822.59 Acres or thereabouts lying and situated at District Paschim Bardhaman comprised within Mouzas- Amlouka, Andal, Patsaora, Khandra, Ukhra, Dakshinkhanda, Arati, Banguri and Tamla, West Bengal (hereinafter referred to as the "**Leasehold Land**") and more particularly described in the Schedule – I hereunder written;
- B. Pursuant to a joint venture development agreement dated January 18, 2008 read

with first addendum dated October 26, 2009 to the said joint venture agreement and second addendum dated September 14, 2013 to the said joint venture agreement (collectively hereinafter referred to as "JVDA") executed between the Assignor and West Bengal Industrial Development Corporation Ltd. ("WBIDC"), the Assignor has been granted leasehold rights by WBIDC, under various lease deeds in respect of the Leasehold Land for an initial term of 99 (ninety nine) years with automatic renewal, subject to rent payable for a further period of 99 [ninety nine] years and on the terms and conditions contained therein. The Lease Deed (As defined hereinafter) has been registered under Deed No. 5718 of 2013 dated 23.12.2013 in the office of Additional Registrar of Assurance III at Kolkata containing the portion of the leasehold land forming the subject of this Assignment Deed.

- C. The Leasehold Land has been granted to the Assignor for development of an Aerotropolis project therein comprising an airport, an IT & Industrial park, Institutional Area, Township and a Rehabilitation and EWS zone ("Project").
- D. The Assignee is inter-alia, engaged in the business of real estate development and has approached the Assignor to assign and transfer to the Assignee, leasehold rights in respect of a portion of the Leasehold Land in the Mixed Use Zone of the Project, being land admeasuring about 27.753 Cottah or 0.459 acre or 19982.358sq. ft. or thereabouts situated at District-Paschim Bardhaman, being 21.955 Cottah in L.R Dag No. 719, 5.060 Cottah in L.R Dag no. 720 and 0.738 Cottah in L.R Dag no. 723/5923 comprised in J.L.No.52 L.R.Khatian No.4009, Mouza- Andal under PS- Andal, District-Paschim Bardhaman, West Bengal (hereinafter referred to as "Demised Land") more particularly described in the Schedule II hereunder written and demarcated in red colour boundary line on the plan annexed and marked as Annexure A hereto for the purpose of constructing and operating a real estate development facility (as defined herein after) on the Demised Land.
- E. The Assignor is permitted under the Lease Deed to transfer, assign and / or novate and create any other third party rights over the said Leasehold Land or any part thereof and such other and further rights in the manner specified under the Lease

Deed.

F. After being satisfied with the right, title and interest of the Assignor over the Demised Land, the Assignee has approached the Assignor for obtaining leasehold rights and entitlements in relation to the Demised Land for the purpose of constructing and operating a real estate development (facility) on the Demised Land and it has been agreed between the Assignor and Assignee that the leasehold rights in respect of the Demised Land shall be assigned by the Assignor in favour of Assignee by way of a deed of assignment that the Parties shall presently enter into in respect of the Demised Land accordingly.

G. Pursuant thereto, the Parties have deliberated and have mutually decided to proceed with assignment of the Demised Land, whereby the Assignor has agreed to assign and demise to the Assignee its leasehold interest over the Demised Land and being satisfied with the right, title and interest of the Assignor over the Demised Land, the Assignee has agreed to accept the assignment of the Assignor's leasehold interest over the Demised Land, subject to the terms and conditions set out herein.

NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS, TERMS AND CONDITIONS AND UNDERSTANDINGS SET FORTH IN THIS ASSIGNMENT DEED, THE PARTIES, WITH THE INTENT TO BE LEGALLY BOUND HEREBY, COVENANT AND AGREE AS FOLLOWS:

**1. DEFINITIONS & INTERPRETATION**

**1.1 Definition**

1.1.1 In addition to the terms defined in the introduction to, recitals of and the body of this Assignment deed, whenever used in this Deed, unless repugnant to the meaning or context thereof, the capitalized terms used in this Deed shall have the meaning attributed to them as under:

"Addendums" shall have the meaning ascribed to it in Clause 6.1.3 of this Assignment Deed.

"Assignment Deed" means this particular assignment together with all of the

schedules attached hereto.

"Applicable Law" shall mean, with respect to any person or property, any law, statute, treaty, rule, regulation or determination of an arbitrator or a court or other Governmental authority or stock exchange, in each case applicable to or binding upon such person or any of its property or to which such person or any of its property is subject or pertaining to any or all of the transactions contemplated or referred to in this Assignment deed.

"Approvals" shall mean the consents, licenses, statutory approvals, filings or registrations, permits, sanctions, authorizations, exemptions or waivers of any nature which is required to be obtained under the Applicable Laws from any Governmental Authority or any other authority for implementation and operation of the real estate development on the Demised Land.

"Demised Land" shall have the meaning ascribed to it in Recital D of this Assignment deed. "Effective Date" shall mean the date of execution of this Assignment deed.

"Facility" shall have the meaning ascribed to it in Clause 4.1 of this Assignment deed.

"FAR" shall have the meaning ascribed to it in Clause 2.1 of this Assignment deed.

"Governmental Authority" shall mean the governmental department, board, body, authority, administrative body or any sub-division or instrumentality thereof, central, state, or local, having Jurisdiction over the Project.

"GoWB" shall mean Government of West Bengal.

"Indemnified Party" shall have the meaning ascribed to it in Clause 11.1 of this Assignment Deed.

"Indemnifying Party" shall have the meaning ascribed to it in Clause 11.1 of this Assignment Deed.

"JVDA" shall have the meaning ascribed to it in Recital B of this Assignment Deed.

"Lease Deed" shall have the meaning ascribed to it in Recital B of this Assignment Deed.



"Leasehold Land" shall have the meaning ascribed to it in Recital B of this Assignment Deed.

"Losses" shall have the meaning ascribed to it in Clause 11.1 of this Assignment Deed.

"Project" shall have the meaning ascribed to it in Recital C of this Assignment Deed.

"Term" shall have the meaning ascribed to it in Clause 2.4 of this Assignment Deed.

"Transferee" shall have the meaning ascribed to it in Clause 6.3.1 of this Assignment Deed.

"WBIDC" shall mean the West Bengal Industrial Development Corporation Limited.

## **1.2 Interpretation**

1.2.1 In this Assignment deed, save where the context otherwise requires:

1.2.1.1 The singular of any defined term includes the plural and vice versa and any word or expression defined in the singular has the corresponding meaning used in the plural and vice versa;

1.2.1.2 A reference to any gender includes the other and neuter gender;

1.2.1.3 Unless otherwise stated, a reference to a section, article, clause, sub-clause, paragraph, subparagraph, schedule, exhibit, attachment, annexure or recital is a reference to a section, article, clause, sub-clause, paragraph, subparagraph, schedule, exhibit, attachment, annexure or recital of this Assignment deed.

1.2.1.4 A reference to a 'person' includes:

- a. any individual, firm, company, corporation, joint venture, partnership, proprietorship enterprise (whether incorporated or not), union, association, government (central, state or otherwise) or any agency, authority or political subdivision thereof; and
- b. where relevant, shall be deemed to include, as appropriate, that person's respective successors, permitted assignees and transferees;

1.2.1.5 A reference to statutes shall be construed as including all statutory provisions consolidating, amending, modifying, supplementing or replacing the statute referred to;

1.2.1.6 A reference to "writing" or "written" includes printing, typing, lithography and other means of reproducing words in a visible form including e-mail;

1.2.1.7 References to times of day are, unless the context otherwise requires, to India time and references to a day are to a period of twenty four hours running from midnight on the previous day;

1.2.1.8 The recitals shall form part of the operative part and for the sake of convenience is not repeated herein; and

1.2.1.9 The descriptive headings of the Clauses are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of the content thereof and shall not be used to interpret the provisions of this assignment deed.

## **2. ASSIGNMENT**

2.1 In consideration of the covenants, conditions and stipulations hereinafter contained on the Assignee's part to be observed and performed, the Assignor hereby agrees to TRANSFER AND ASSIGN unto the Assignee all that the leasehold right, upon the Demised Land i.e. 27.753 Cottah or 0.459 acre or 19982.358sq. ft. or thereabouts situated at District-Paschim Bardhaman, being 21.955 Cottah in L.R Dag No. 719, 5.060 Cottah in L.R Dag no. 720 and 0.738 Cottah in L.R Dag no. 723/5923 comprised in J.L.No.52 L.R. Khatian No.4009,Mouza- Andal under PS- Andal, District- Paschim Bardhaman, West Bengal (hereinafter referred to as "Demised Land")and more particularly described in the Schedule II hereunder written and shown in red colour boundary line on the plan annexed and marked as Annexure "A" hereto together with all ways, paths, passages, lights, drains, sewers, watercourses, easements, rights, advantages, and appurtenances, hereditaments, whatsoever and howsoever to the Demised Land belonging or therewith held or enjoyed AND TOGETHER ALSO with a right and authority for the Assignee for constructing and selling Residential Building Complex upon the Demised Land, together with appurtenant whatsoever to the said piece or parcel of the land free from all encumbrances and assigned unto and to the use of the said Assignee,the Facility and all other related facilities by utilizing floor area ratio ("FAR") of the Demised Land as per applicable law and/or for carrying out all other acts, deeds and activities that incidental or ancillary to the building plan by utilizing FAR of the Demised Land as per applicable law and/or the development, management and operation of the same, EXCEPTING AND

RESERVING such rights, easements, quasi-easements, privileges reserved for WBIDC, Assignor and/or maintaining agency, SUBJECT TO the restrictions and/or rules regarding use of the Demised Land AND ALSO SUBJECT TO the Assignee making payment of the maintenance, services charges, rents and other charges payable in respect of the Demised Land to the appropriate authority and the Assignee hereby accepts such assignment of leasehold right and interest over the Demised Land.

## **2.2 On and from the Effective Date:**

- 2.2.1 the Assignee shall be liable for obtaining and maintaining all approval as may be required for the enjoyment of the Demised Land;
- 2.2.2 the Demised Land will be at the sole risk and cost of the Assignee and the Assignor shall only be responsible for the construction of infrastructure specified under clause 5.4, till the periphery of the Demised Land and will have no other liability or concern thereof; and
- 2.2.3 the Assignee will not be entitled to raise any claim against the Assignor in respect of the Demised Land for any reason whatsoever.
- 2.2.4 The Assignee hereby acknowledges and admits that the peaceful and vacant possession of the Demised Land has been granted by the Assignor to the Assignee simultaneously with the execution of this Assignment Deed.
- 2.2.5 Upon assignment, the Assignee shall be entitled to all the rights and shall be subject to the obligations contained in the Lease Deed in relation to the Demised Land. The Assignee shall be entitled to enjoy the leasehold interest for the unexpired term of the lease i.e. till May 2109 ("Term"), unless determined earlier in accordance with the terms and conditions provided herein. It is hereby clarified that if the term of the original Lease Deed is renewed for any further period, the Assignee's right to enjoy the leasehold interest shall be automatically renewed to such extended period of 99 years, unless specified otherwise in the Lease Deed.

## **3. CONSIDERATION AND RENTAL**

- 3.1 The Parties agree and acknowledge that, in consideration of the Assignor assigning and transfer unto the Assignee the leaseholder interest in the Demised Land, the Assignee has paid a sum of **Rs. 52,284,33/- (Rupees Fifty Two Lakhs Twenty Eight Thousand Four Hundred Thirty Three )** only as Assignment Premium on or before the Effective



Date, to the Assignor, the receipt and sufficiency of which is hereby admitted and acknowledged.

3.2 From the Effective Date, the Assignee shall be liable for payment of charges, rates, taxes, levies, outgoings, deposits including security deposits or assessments and other charges in respect of the Demised Land. Without prejudice to the generality of the aforesaid provision, on and from the Effective Date, the Assignee shall be responsible for payment of lease rental of Rs. 500/- (Rupees five hundred) per acre per year only with respect to the area of the Demised Land in accordance with the Lease Deed executed with WBIDC within the first three calendar months of the year for which the rent is payable. The Assignee shall make payment of the lease rental directly to WBIDC. In case of delay or default in payment of lease rental, the Assignee alone shall be liable for consequences thereof in accordance with the provisions of the Lease Deed. For the avoidance of doubt, it is hereby clarified that in the event where upon renewal of the Lease Deed executed with WBIDC, the lease rental is increased, the Assignee shall be responsible for payment of the increased lease rental.

#### **4. PURPOSE OF ASSIGNMENT**

4.1 The Demised Land has been assigned by the Assignor to the Assignee vide this Deed for construction of Residential Building Complex ("Facility") The Facility shall be constructed, established and developed by the Assignee.

4.2 The Assignee shall use the Facility in a decent and respectable manner and shall not use the Demised Land for any activity which may be immoral, unsocial, unlawful or in any way manner so as to become a source of danger for public peace or public safety.

#### **5. CONSTRUCTION AND OPERATION OF FACILITY**

##### **5.1 Design and plan of Facility**

5.1.2 The Assignee shall be responsible for the design, planning and construction of the Facility at its own cost and expenses.

5.1.3 The Assignee shall ensure that the plan, massing and elevation of the buildings comprising the Facility are in consonance with the plan of the Residential Zone.

## **5.2 Manner of development of the Facility**

- 5.2.1 Subject to the terms hereof, the Assignee shall be entitled to elect and appoint contractors, sub-contractors, project managers, architects, engineers and such other suppliers and service providers as the Assignee may determine, for the construction, development and supervision of the Facility, all at its own costs. The Assignee shall always remain liable and responsible to make payment of the respective fees and/or charges of each of such contractors, sub-contractors, project managers, architects, engineers, project supervisors and other suppliers and service providers.
- 5.2.2 The Assignee shall complete the construction of the Facility within 36 (Thirty Six) months from the Effective Date or within such further period not exceeding 6(six) months as maybe agreed in writing between the Parties.
- 5.2.3 The Facility on the Demised Land shall be constructed in such a way that the natural drainage and the ecological balance in the area are not disturbed in any way. The Assignee has agreed to construct drainage and sewerage facilities on the Demised Land in accordance with and in conformity with the overall master plan of drainage of the entire area inclusive of surrounding villages prepared by the appropriate authorities. The Assignee shall dispose of and treat the waste products, if any, arising from any process that is undertaken by the Facility in its daily course of business or otherwise in a manner that no health hazard of any manner is caused and without disturbing the aesthetics of the entire Project.
- 5.2.4 The Assignee shall be solely responsible for any accident and/or mishap taking place while undertaking the development and construction of the Facility. The Assignee shall make proper provision for security of the Demised Land and shall not allow or permit any Person or third party to encroach into or upon any part or portion of the Demised Land and shall keep the Assignor safe, indemnified and harmless from all action, losses, claims, damages or any other like nature that the Assignor may suffer from claims filed against the Assignor by such third parties arising out of personal injury and loss caused to such third party due to the activities related to the Facility by the Assignee on the Demised Land. The Assignee shall be liable and responsible

for the payment of all statutory taxes by whatever name called as may be applicable for the construction and completion of the buildings comprised in the Facility.

5.2.5 The Assignee shall not do or permit to be done any act deed or thing which may render void or voidable any policy of insurance of the Facility or any part thereof which may cause any increase in the premium payable in respect thereof.

### **5.3 Approvals and Permits**

5.3.1 The Assignee shall procure at its own cost and expenses from all Government Authorities including local town planning/municipal/licensing authorities under building regulations or other policies, all Approvals, required for setting up, construction and, operation of the Facility on the Demised Land.

5.3.2 That Assignee will, in executing the works aforesaid and at all times, observe and conform to all such rules and regulations of WBIDC, Panchayat, Zila Parishad, Asansol Durgapur Development Authority, or Durgapur Municipal Corporation or GCITA(Golden City Industrial Township Authority)and all other competent local authorities as may be in force for the time being relating to the Facility.

### **5.4 Infrastructure**

5.4.1 The following infrastructure shall be made available by the Assignor to the Assignee:

- (a) Water supply from ferrules up to battery limit of the Demised Land;
- (b) Drainage and sewerage lines from main ring network up to battery limit of the Demised Land; and
- (c) Access road connecting Demised Land to the National Highway.

5.4.2 Assignee shall have to draw power supply from the nearest township sub-station, by applying to the authorized agency with applicable charges/cost to be borne by the Assignee. In case, at any time during the Term, if the electricity service provider increases the amount of security deposits or charges additional deposit in respect of the electricity connection provided at the Facility, then the Assignee shall be liable to pay to the concerned authority of such additional security deposit and Assignor shall

not be liable to pay any electricity charges or increase in same.

5.4.3 It is agreed between the Parties that save and except as mentioned above, the Assignor shall not be responsible to provide any other infrastructure to the Assignee.

## **5.5 Management of the Facility**

5.5.1 The Assignee shall either directly or through its nominees be responsible for the upkeep, maintenance and management of the Facility in accordance with the requirements and limitations set forth in this Assignment Deed, including those prescribed by the agency or authority managing the Residential Zone and the township developed over the Leasehold Land.

5.5.2 The Assignee shall keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc., in the said Facility free from obstructions or encroachments and in a clean and orderly manner and not store or allow anyone to store any goods articles or things in the staircase, lobby, landings, pathways, passages or in any other common areas of the Facility.

5.5.3 The Assignee shall keep the common areas, open spaces, parking areas, paths, passages, staircase, lobby, landings etc., in the said Facility free from obstructions or encroachments and in a clean and orderly manner and not store or allow anyone to store any goods articles or things in the staircase, lobby, landings, pathways, passages or in any other common areas of the Facility.

5.5.4 The Assignee shall not deposit or throw or permit to be deposited or thrown any rubbish or refuse or waste in the roof, staircase, lobby, landings, pathways, passages or in any of the Facility's common portions or Demised Land or any part thereof nor into lavatories, cisterns, water or soil pipes serving the Facility, nor allow or permit any one to do so.

5.5.5 The Assignee shall allow and permit representatives of WBIDC and the maintenance In-charge, surveyors or agents with or without workmen and others at all reasonable times upon giving [48 (forty eight)] hours' prior notice, except in case of emergency situation, to enter into and upon the Facility and the parking facility for the purpose of testing, laying, repairing, reinstating, rebuilding, cleaning, lighting and keeping in order and good condition the sewers, drains, pipes, cables, water courses, gutters, wires, structures or other conveniences for similar purposes and also to view and

examine the state and condition of the Facility and the Assignee shall make good all want of repairs within seven (7) days from the date of receiving notice in writing from the Assignor or the maintenance In-charge.

5.5.6 The Assignee shall not commit or permit to be committed any alteration or changes in pipes, conduits, cables and other fixtures and fittings serving the Facility or any portion thereof so as to prejudicially affect the Project.

#### **5.6 Maintenance of the Common Area**

5.6.1 The Assignee shall be required to pay the common area maintenance charges to the Assignor or any facility maintenance company appointed by the Assignor for providing the maintenance services.

5.6.2 All such common areas and facilities shall be identified by the Assignor at its sole discretion. The Assignee acknowledges that it shall not have automatic access to or any manner of right or interest in any of the facilities or areas being developed in other parts of the Leasehold Land or other portions of the Project.

5.6.3 So long as the maintenance charges are paid regularly, the Assignee or anyone lawfully claiming under it will be entitled to use the common facilities. However, in the event of default of such payments, the Assignor or its nominee or the facility maintenance company will have the right to withdraw usage of all utilities and facilities by the Assignee or anyone claiming under it and have the right to recover pending amounts from the Assignee or anyone claiming under it.

### **6. CONDITIONS OF THE ASSIGNMENT**

The Parties hereby agree that the following terms and conditions shall govern the assignment of the leasehold interest over the Demised Land:

#### **6.2 Compliance with Lease Deed and JVDA.**

6.2.1 The Assignee shall comply with all applicable provisions of the Lease Deed executed with WBIDC to the extent and as far as they are applicable to the Demised Land as if they were incorporated in these presents.

6.2.2 The Assignee shall not perform any activity on the Demised Land which may be in breach of any of the terms and conditions of the Lease Deed, nor do or omit to do any act deed or thing which may affect or prejudice or lead to determination and/or forfeiture of the Lease Deed and/or whereby any property benefit or right of the Assignor or any other person under the Assignor are or may be prejudicially affected, impaired or put to jeopardy and shall keep the Assignor fully indemnified in this behalf. The Assignee hereby agrees and acknowledges that the default clauses and consequences of default as set out in the Lease Deed shall apply mutatis mutandis to the Assignee in relation to the Demised Land subject to clause 18.3.2 of the Lease Deed dated 23<sup>rd</sup> December, 2013. For the avoidance of doubt, it is clarified that the obligations assumed by the Assignor under the Lease Deed, with respect to the Leasehold Land, save and except the Demised Land, shall not inure to the Assignee.

6.2.3 The Assignee agrees to comply with any applicable provisions of the JVDA dated January 18, 2008 and the addendums to the JVDA dated October 26, 2009 and September 14, 2013 ("Addendums") executed between the Assignor and WBIDC. In the event that any revisions, changes, additions, variations and/or amendments are made to the JVDA and/or the Addendums, the Assignee agrees to comply with all such applicable revisions, changes, additions, variations and/or amendments.

6.2.4 In the event that there are any changes in the rights, obligations, liabilities, interest or title enjoyed by the Assignee due to changes, variations and amendments to the Lease Deeds, JVDA and/or the Addendums, the Assignee shall be bound by such changes and shall not hold the Assignor liable on account thereof.

6.2.5 In case of contradiction between the terms and conditions of this present deed and that of Deed of Lease between WBIDC and the Assignor herein and the JVDA alongwith the Addendums, the terms and conditions contained in the said Deed of Lease and the JVDA alongwith the addendums shall prevail. The Assignee shall be bound to follow the same.



### **6.3 Compliance with Law and Guidelines**

6.3.1 The Assignee shall comply with all Applicable Laws. In the event that there are any changes in the rights, interest, obligations and/or title enjoyed by the Assignee due to changes in Applicable Law, the Assignee shall be bound by such changes and shall not hold the Assignor liable on account thereof.

### **6.4 Transfer of Demised Land**

In the event that the Assignee proposes to assign, sub-lease, sub-let, transfer or otherwise part with possession in any manner whatsoever the Demised Land or the constructed property on the Demised Land or any part thereof or create a license in favour of any third party ("Transferee"), the Assignee shall ensure that the Transferee shall abide by and be responsible for all rights, obligations, covenants and undertakings of the Assignee set out in this Agreement. Notwithstanding anything stated in this Clause, the Assignee shall continue to be liable for compliance with the provisions of this Deed and shall keep the Assignor safe, harmless and indemnified with respect thereto.

### **6.5 Advertisements**

The Assignee shall be permitted to put nameplate or letter box or neon-sign or board in the portions or on the outside walls of the Facility from the Effective Date. The Assignee agrees to strictly adhere to all laws prior to putting all logo/signage or whatsoever in order to keep the design and aesthetics of the Project intact. Any taxes or other charges or outgoings payable to any government body or authority for display of signage or obtaining any permission in connection therewith shall be borne and paid by the Assignee alone.

### **6.6 Rights vis-à-vis other assignees**

6.6.1 Nothing contained in this Deed shall give the Assignee, the benefit or the right to enforce or to prevent the deletion or modification of any stipulations, restrictions, covenants, agreements, terms and conditions entered into in relation to any other assignment by the Assignor in respect of any space or other part or parts of the Leasehold Land not comprised in this Deed of Assignment.

#### **6.7 Excavation**

The Assignee shall not make any excavation in the Demised Land and shall not remove any earth therefrom during the Term without the prior consent in writing of the Assignor. All fossils, coins, articles of ancient value or antiques and/or remains of geological and/or archaeological value of interest if found and/or retrieved from any part of the Demised Land shall be the absolute property of the GoWB and the Assignee shall ensure protection of the same until removal and/or retrieval by the GoWB.

#### **6.8 Internal Security**

It is expressly understood by the Assignee that the internal security of the Demised Land and the constructed property thereon shall be the sole responsibility of the Assignee. The Assignee shall install and maintain all fire-fighting and sensing system gadgets and equipment as required under law in the Facility and shall keep the said Facility free from all hazards relating to fire. All costs of installation maintenance and operation (including for any repairs, replacements or renewals) thereof shall be paid by the Assignee.

#### **6.9 Maintenance of Interiors and Insurance**

The insurance and interiors of the Facility constructed on the Demised Land shall be the responsibility of the Assignee. The Assignor shall not in any case be held liable for any damage or loss occurred on account of any neglect or omission of the Assignee or any act of any third party in relation to the Demised Land and/or the property constructed on the Demised Land.

#### **6.10 Damage**

The Assignee shall not cause damage of any permanent nature whatsoever to the Demised Land and shall maintain the Demised Land in a good condition (minor wear and tear excepted) and undertake minor repairs and renovation as may be required for this purpose. The Assignee shall provide written notice to the Assignor at least 30 (thirty) days prior to commencing any construction, renovation or maintenance work over the Demised Land setting out all details of the proposed work. The Assignee shall commence the proposed work only after the Assignor provides its written consent for the same.

**6.11 Nuisance and Annoyance**

The Assignee shall not use the Demised Land for any such activities, as may cause nuisance, annoyance or disturbance to other occupants of the Residential Zone or those activities which are against Applicable Law or any directive of the relevant Governmental Authority. The Assignee while constructing on the Demised Land shall ensure that all vehicles bringing the construction and other materials to the Demised Land are operated in a noiseless and dust free manner to the extent possible so as not to cause any unnecessary nuisance to the other occupants of the Residential Zone or residents of the adjoining complex.

**6.12 Progress of work**

The Assignee shall keep the Assignor informed about the progress of the construction and development of the Facility periodically or as and when required by the Assignor.

**6.13 Acknowledgement of Reasonable Restriction**

The Assignee expressly agrees and acknowledges that the obligations to be undertaken by the Assignee under this assignment Deed are mainly for securing the beneficial enjoyment of the other properties in the Leasehold Land by other unit-holders and is not repugnant to the interest of the Assignee granted hereunder.

**6.13 Lock in Period**

The Assignee hereby expressly agrees and acknowledges that the Lock in Period for the assigned land parcel is of 18 (Eighteen) months. The Assignee is not permitted to transfer, sublease, assign & novate such land parcel to any other person for the above mentioned period of 18 (Eighteen) months. The Assignee hereby acknowledges that the assigned land parcel can only be mortgaged to banks for obtaining loans within this 18 (Eighteen) months lock in period.

**7. COVENANTS OF THE ASSIGNEE**

The Assignee hereby unconditionally and irrevocably represents and covenants to the Assignor that, unless specified otherwise, on and from the Effective Date:

7.1.1 all municipal and other rates and taxes, land revenue, duties and cess payable to the applicable municipal authority and/or GCITA and/or any other statutory or other

body in respect of the Demised Land and the Facility constructed thereon, including any such taxes, duties and cess which may be levied in future from the date of physical possession of the Demised Land or the date of execution of the Deed of Assignment whichever is earlier, shall be borne, paid and discharged by the Assignee in accordance with applicable law(s) and without any delay or default whatsoever. In the event of non-payment or delay in payment by the Assignee of the same, the Assignee alone shall be liable for payment of the arrears along with all penalty, interest, charges etc., as may be charged and/or chargeable by the relevant authority.

7.1.2 the Assignee shall pay future common area maintenance charges, in respect of the Demised Land and the Facility constructed thereon at the rate and to the entity as may be specified by the Assignor.

7.1.3 the Assignee shall pay electricity security deposit for individual meters allotted to it and other monthly consumption charges for electricity to West Bengal State Electricity Distribution Company Limited or its designated agency.

#### **8. COVENANTS OF THE ASSIGNOR**

The Assignor hereby unconditionally and irrevocably represents and covenants to the Assignee that:

8.1 The Assignor is the lawful Lessee in respect of the said Land and that the Assignor has full power and absolute authority as a lawful Lessee to enter into this Deed of Assignment and to Assign its rights of leasehold interest for possession, use and enjoyment subsisting in the said Land to the Assignee absolutely and unconditionally (subject to the terms and conditions of use and other restrictions contained herein) for the residue term of the said Lease and that there are no bar or restrain order of any Court of Law nor any other impediment for the Assignor to transfer such rights of Leasehold interest in the said Land in favour of the Assignee in accordance with the terms herein recorded.

8.1.2 The Assignor covenants to transfer/assign all its Leasehold interest and rights in relation to the Demised Land absolutely and unconditionally in favour of the Assignee and further covenants that all rights, exemptions, benefits and privileges

accrued and continuing in favour of the Assignor with execution of the Lease deed dated 23<sup>rd</sup> December 2013, shall inure absolutely in favour of the Assignee subject to the conditions and warranties herein.

### **8.1.3 Right to hold without interruption**

8.1.3.1 The Assignee observing and performing the several covenants and conditions set out herein, shall peacefully hold and enjoy the Demised Land and the common facilities and amenities without any interruption, hindrance, eviction, claim, demand whatsoever by the Assignor or any person rightfully claiming under or in trust for it, subject to Assignee contributing and paying in perpetuity the charges and expenses herein reserved and also subject to the Assignee paying and discharging all the taxes and impositions in respect of the Demised Land and common facilities and amenities proposed to be enjoyed.

### **8.2 Creation of Encumbrance**

The Assignee shall be entitled to raise finance for any purpose whatsoever including for the constructed area by means of creating a mortgage/charge in respect of the Demised Land and/or any constructions there on in favour of any bank/financial institution for which the Assignor has no-objection for the purpose of the same to get any financial help from any financial Institutions.

### **8.3 Right to Construct**

The Assignee shall have the right to commence construction of the Facility in accordance with Clause 5 of this Assignment Deed.

### **8.4 Mutation**

The Assignee shall be entitled at its cost to get its name mutated and/or recorded as the owner in respect of the Demised Land with the concerned authorities and deal with all authorities relating to the Demised Land. The Assignee undertakes to make such an application at the earliest at its own costs to obtain separate assessment and mutation of the Demised Land in the records of the concerned authority.

### **8.5 Acquisition or Requisition**

In the event that the Demised Land is acquired under Applicable Law by any Governmental Authority, any compensation that has been received by the Assignor in relation to such acquisition shall be forthwith handed over to the Assignee. The

Assignee shall have the sole right over such compensation and if the same is received by the Assignor, the Assignor shall hold the same in trust for the Assignee till the same is handed over to the Assignee.

## **9. DISCLOSURE AND DISCLAIMER**

9.1.1 At or before the execution of this Assignment deed, the Assignee has fully and independently examined or caused to be examined the following and the Assignee has fully satisfied himself as to:

9.1.2 the Assignor's rights and title in respect of the Demised Land including the rights of the Assignor hereunder agreed to be assigned to the Assignee;

9.1.3 the area and other dimensions and specifications of the Demised Land; AND has agreed not to raise any query, clarification or objection in respect thereof whatsoever or howsoever and also waives the right, if any, to do so.

## **10. REPRESENTATIONS AND WARRANTIES**

10.1 Each Party represents and warrants, amongst others, the following:

10.1.1 Each Party has the full power and authority to enter into, execute and deliver this Assignment Deed and to perform the transactions contemplated hereby and that, where the Party is a body corporate such Party is duly incorporated or organised and existing under the laws of the jurisdiction of its incorporation or organisation;

10.1.2 this Assignment Deed is duly authorised and executed by each Party;

10.1.3 the execution and delivery of this Deed and the consummation of the transaction contemplated hereby does not and will not result in a breach, violation or default or give rise to an event which would result in a breach, violation or default of any of the terms or provisions of the articles of association, any applicable law, judgment or decree or any other material indenture, agreement, or any other material instrument or restriction by which the relevant Party may be bound;

10.1.4 Each Party's entry into this Deed of Assignment and the exercise of its rights and performance of and compliance with its obligations under or in connection with this Assignment deed or any other document entered into under or in connection with this Assignment deed will constitute, private and commercial acts done and performed for private and commercial purposes;



- 10.1.5 the Lease Deeds executed with WBIDC in relation to the Demised Land is subsisting and that the Assignor is not in breach of any of its obligations under the Lease Deeds in connection with the Demised Land; and
- 10.1.6 The Assignee is completely satisfied with the right, title and interest of the Assignor over the Leasehold Land.

## **11 INDEMNITY**

- 11.1 The parties hereby agrees to indemnify ("Indemnifying Party") each other and hold harmless the non-defaulting party and their respective affiliates, managers, officers, directors and employees ("Indemnified Party") promptly upon demand at any time and from time to time, from and against any and all direct losses, claims, proceedings, actions, damages, liabilities, costs (including reasonable attorneys' fees and disbursements) and expenses (collectively, "Losses") incurred by such Indemnified Party, insofar as such Losses arise out of, or in any way relate to, or result from:
- 11.1.1 any act or omission by the Indemnifying Party which interferes with the rights of /affects the enjoyment by the Indemnified Party in relation to the Leasehold Land;
- 11.1.2 any misrepresentation or any breach of any representation or warranty made by the Indemnifying Party;
- 11.1.3 the failure by the Indemnifying Party to fulfill any agreement, covenant or condition contained in, or made pursuant to, this Assignment Deed; or
- 11.1.4 any claim or proceeding by any third party against the Indemnified Party due to any act, deed or omission by the Indemnifying Party.
- 11.2 This provision shall survive the termination of this Assignment.

## **12. JURISDICTION AND DISPUTE RESOLUTION**

- 12.1 Any disputes or differences arising out of or in relation to this Deed of Assignment shall be at the first instance settled expeditiously and fairly by the Parties hereto. In the event that the Parties are not being able to resolve the same within 1 (one) month of a written request by any Party to call a meeting where attempt has been made in good faith to resolve the dispute, the matter shall be finally decided and resolved by arbitration in accordance with the provisions of the Arbitration and Conciliation Act,

1996. The arbitration shall be conducted by a panel of three arbitrators. The Assignor and Assignee shall appoint one arbitrator each. The two arbitrators so appointed shall appoint the third arbitrator. The appointment of arbitrators shall be made by the Parties within 30 days from the date of request made by the Party making a written request to the other Party to submit the dispute to arbitration.

12.2 The arbitration shall be conducted at Kolkata, India and shall be conducted in the English language. The arbitration award shall be final and binding on the Parties.

12.3 The courts in Kolkata shall have exclusive jurisdiction in relation to any proceedings arising out of arbitration including but not limited to, proceedings for interim relief.

### **13. NOTICES**

13.1 Each notice, demand or other communication given or made under this Assignment shall be in writing and delivered or sent to the relevant Party at its address or fax number set out below (or such other address or fax number as the addressee has by seven (7) days' prior written notice specified to the other Party). Any notice, demand or other communication given or made by letter between parties shall be delivered by courier. Any notice, demand or other communication so addressed to the relevant Party shall be deemed to have been delivered:

13.1.1 if delivered in person or by messenger, when proof of delivery is obtained by the delivering Party;

13.1.2 if sent by post within the same country, on the fifth day following posting, and if sent by post to another country, on the tenth day following posting;

13.1.3 if given or made by fax, upon dispatch and the receipt of a transmission report confirming dispatch; and

13.1.4 by electronic e-mail, if such electronic e-mail is used together with any of the options provided in 13.1.1 to 13.1.3, above.

13.2 Any notice required to be made or given hereunder may be signed by an officer, manager or authorized representative of the Party giving or making the same. No recipient shall be required or obliged to inquire as to the authority of the officer, manager or authorized representative so signing.

13.3 Any change of address of the Assignee will be notified in writing to the Assignor at its Durgapur office and acknowledgment obtained for such change.

13.4 The initial address and facsimile for the respective Parties for the purposes of this Assignment are:

**If to the Assignor:**

Fax: +91 3340201750  
Attention: Mr. Sankar Dey  
Address: 5, Gorky Terrace, 1<sup>st</sup> Floor, Kolkata 700 017

**If to the Assignee:**

Attention: **URBAN NEST**  
Address: Chotonilpur, Sripally, Purba Bardhaman, West Bengal,  
Pin: 713101, P.S- Bardhaman sadar P.O- Sripally

**14. MISCELLANEOUS**

- a. Each of the Parties to this Deed of Assignment agrees to keep the contents of this Deed of Assignment confidential unless there is a mutual agreement to disclose certain terms, or if the Parties are required to disclose such information as required under the Applicable Laws.
- b. If any provision of this Deed of Assignment shall be held to be illegal, invalid or unenforceable, in whole or in part, under any enactment or Applicable Law, such provision or part shall to that extent be deemed not to form part of this Deed of Assignment and the legality and enforceability of the remainder of this Assignment deed shall not be affected. In such an event, the Parties shall as soon as possible, discuss, negotiate and endeavor to replace such illegal, invalid or unenforceable provision of the Deed of Assignment with a suitable provision so as to effectuate the spirit of such provision as much as possible.
- c. This Deed of Assignment embodies the entire terms and conditions agreed upon by the Parties relating to the subject matter hereof and supersedes all previous agreements or arrangements entered into by the Parties, whether written or oral, relating to the

subject matter hereof.

- d. Any delay, inability, omission or failure of any party to exercise any of its rights under this Deed of Assignment shall not affect or impair or be deemed to be a waiver of its rights under this Deed of Assignment and neither shall it be deemed to affect or impair its rights with respect to any continuing or subsequent default of the other Party of the same or different nature under this Assignment deed.
- e. The provisions of this Deed of Assignment shall ensure to and be binding on the Parties and their respective successors and permitted assigns (including, without limitation, any successor by reason of amalgamation, scheme of arrangement, merger, de-merger or acquisition of any Party).
- f. Neither this Deed of Assignment nor any provision hereof can be waived, changed, amended, discharged or terminated except by an instrument in writing signed by the Party against which the enforcement of any waiver, change, amendment, discharge or termination is sought.
- g. All costs and expenses incurred including expenses towards stamp duty, registration fee and incidental expenses in relation to this Deed of Assignment shall be borne by the Assignee.

#### **SCHEDULE I**

#### **LEASEHOLD LAND**

**ALL THAT** piece and parcel of land admeasuring Total 1822.59 acres or thereaboutlying and situated at District Burdwan comprised within Mouzas- Amlouka, Patsaora, Khandra, Ukhra, Dakshinkhanda, Banguri, Andal, Arati and Tamla, West Bengal.

**SCHEDULE II**

**DEMISED LAND HEREBY TRANSFERRED**

ALL THAT piece and parcel of land admeasuring 27.753 Cottah or 0.459 acre or 19982.358 sq. ft. or thereabouts situated at District-Paschim Bardhaman, being 21.955 Cottah in L.R Dag No. 719, 5.060 Cottah in L.R Dag no. 720, and 0.738 Cottah in L.R Dag no. 723/5923 comprised in J.L.No.52 L.R. Khatian No.4009,Mouza- Andal under PS- Andal, District- Paschim Bardhaman, West Bengal in the Residential zone of the Aerotropolis demarcated in Red colour boundary line on the plan annexed herewith and treated as a part of this Deed



IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS, THE DAY,  
THE MONTH AND THE YEAR HEREINABOVE WRITTEN.

SIGNED on behalf of Bengal  
Aerotropolis Projects Limited by Mr.  
Sankar Dey Authorised Signatory, at  
Kolkata in the presence of:

Bengal Aerotropolis Projects Ltd  
*Sankar Dey*  
Authorised Signatory

1. *Subhra Sankar Chatterjee*
2. *Sujam Bajani*

*Drafted by*  
*Subhra Sankar Chatterjee*  
*Advocate*  
*Calcutta High Court*  
*F/1719/1996/2014*

## MEMO OF CONSIDERATION

Received the sum of Rs. 52,28,433/- (Rupees Fifty Two lakhs Twenty Eight Thousand Four Hundred and Thirty Three ) only from the within named Assignee being the entire consideration of Assignment Premium of the said Land as described herein above in the Second Schedule

Witnesses:

1. Subhra Sankar Chatterjee  
10, old post office street  
KOL-1
2. Sujan Bajani  
10, old Post office Street  
KOL-1












(ASSIGNOR)

Bengal Aerropolis Projects Ltd.  
*Sankar Dey*  
Authorised Signatory






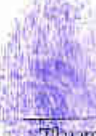







# FORM FOR EXECUTION & FINGER PRINTS












NAME :

EXECUTION & SIGNATURE  <i>Sankar Dey</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :-  Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :


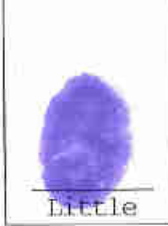









EXECUTION & SIGNATURE  <i>Subbira Chatterjee</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :-  Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :












EXECUTION & SIGNATURE  <i>SK- Jiwaddin</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
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(RIGHT HAND)						

# FORM FOR EXECUTION & FINGER PRINTS




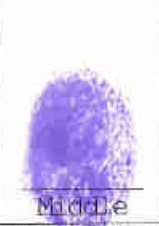
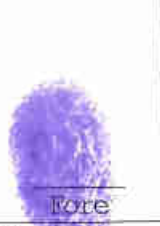






NAME :

EXECUTION & SIGNATURE <i>Maidul Kumer Dey</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE <i>Krishna Das</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
	Description :- Status :-	 Thumb	 Fore	 Middle	 Ring	 Little
(RIGHT HAND)						












NAME :

EXECUTION & SIGNATURE <i>Pratibha Das</i>	 PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
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(RIGHT HAND)						













## FORM FOR EXECUTION & FINGER PRINTS



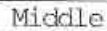




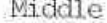


NAME :

EXECUTION & SIGNATURE  <i>Nanita Koley</i>		 Little	 Ring	 Middle	 Fore	 Thumb
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(RIGHT HAND)						

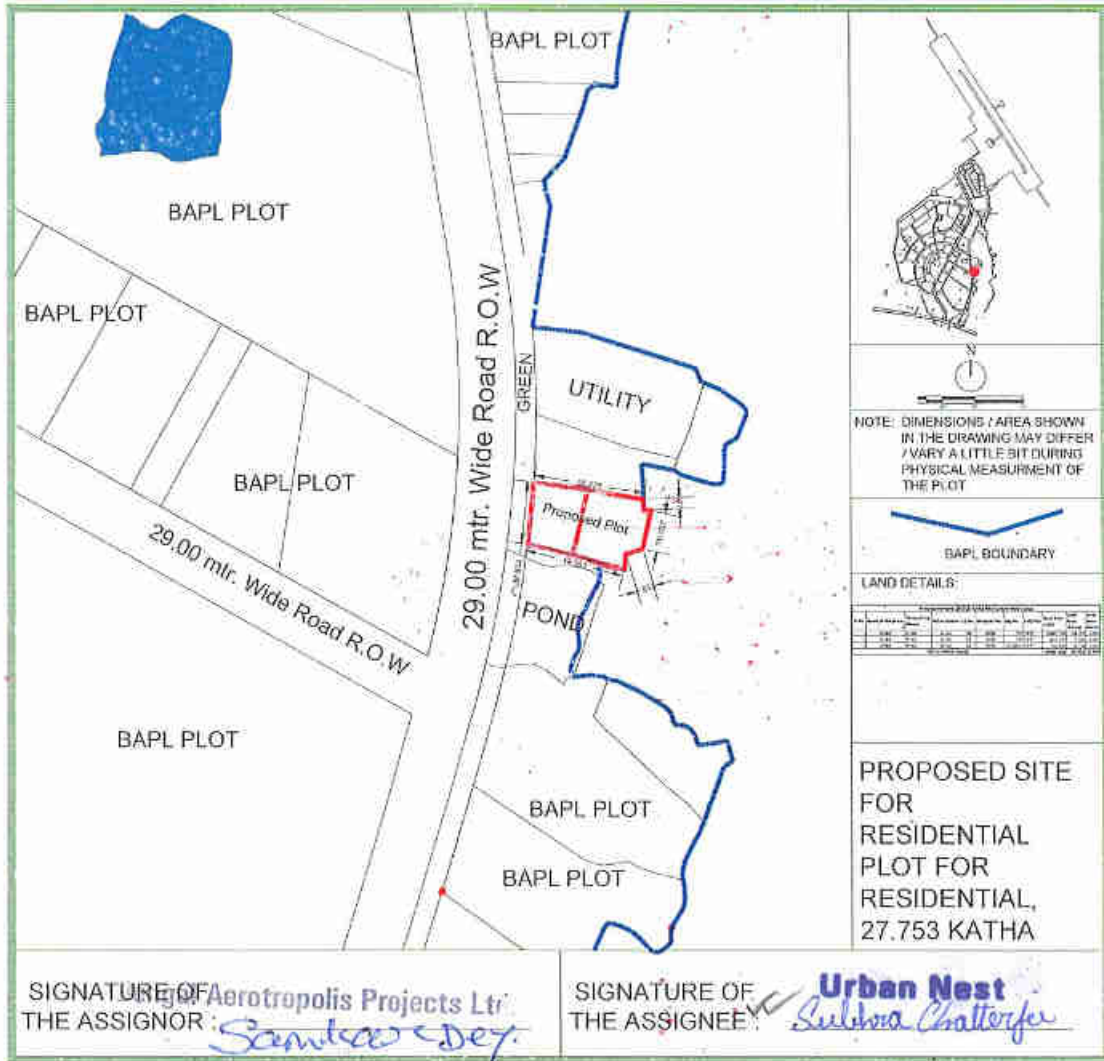
NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
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(RIGHT HAND)						

NAME :

EXECUTION & SIGNATURE	PHOTOGRAPH	 Little	 Ring	 Middle	 Fore	 Thumb
	(LEFT HAND)					
Description :-  Status :-	 Thumb	 Fore	 Middle	 Ring	 Little	
(RIGHT HAND)						

Annexure - B<sup>4</sup>



SIGNATURE OF THE ASSIGNOR: *Sankar Dey*  
**Aerotropolis Projects Ltr**  
 Authorised Signatory

SIGNATURE OF THE ASSIGNEE: *Subina Chatterjee*  
**Urban Nest**  
 Partner

**Urban Nest**  
*SK- Jinnuddin*  
 Partner

**Urban Nest** **Urban Nest**  
*Muhammad Kamran Dey* *Krishna Das*  
 Partner Partner

**Urban Nest**  
*3300 S33124131*  
 Partner

**Urban Nest**  
*Namita Koley*  
 Partner



Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
GRIPS eChallan

GRN Details

GRN: 192020210246439171 Payment Mode: Online Payment  
GRN Date: 18/03/2021 11:50:43 Bank/Gateway: AXIS Bank  
BRN : 707836762 BRN Date: 18/03/2021 00:03:00  
Payment Status: Successful Payment Ref. No: 2000569261/43/2021  
[Query No./Query Year]

Depositor Details

Depositor's Name: URBAN NEST  
Address: DURGAPUR  
Mobile: 9531618812  
Depositor Status: Buyer/Claimants  
Query No: 2000569261  
Applicant's Name: Mr SUBHRA SANKAR CHATTERJEE  
Identification No: 2000569261/43/2021  
Remarks: Transfer of lease, Transfer of Lease/Deed of Assignment

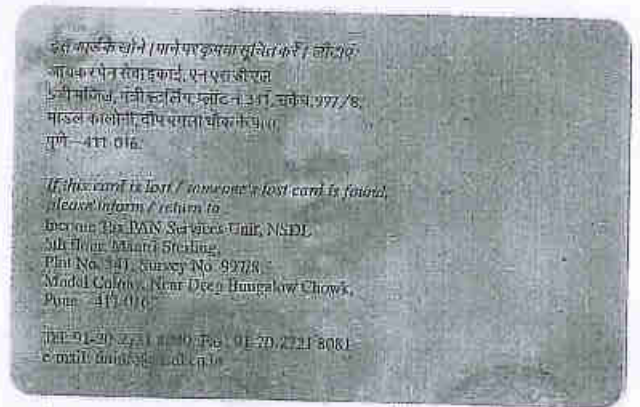
Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000569261/43/2021	Property Registration- Stamp duty	0030-02-103-003-02	261442
2	2000569261/43/2021	Property Registration- Registration Fees	0030-03-104-001-16	52298
			<b>Total</b>	<b>313740</b>

IN WORDS: THREE LAKH THIRTEEN THOUSAND SEVEN HUNDRED FORTY ONLY.



Bengal Aerotropolis Projects Ltd.  
*Sankar Deb*  
Authorised Signatory







### सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

### INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:  
ANDALGRAM, Dubchururia, Andal, Barddhaman, West Bengal, 713321

7833 7005 9600



भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1528/64150/40919

To  
Sankar Dey  
ANDALGRAM  
Dubchururia  
Andal  
Barddhaman  
West Bengal 713321  
9932839813

76149803



MD761498036FH



आपका आधार क्रमांक / Your Aadhaar No. :

**7833 7005 9600**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Sankar Dey  
Father : BRAJALAL DEY  
DOB : 08/02/1984  
Male



7833 7005 9600

मेरा आधार, मेरी पहचान

*Sankar Dey*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANKAR DEY

BRAJALAL DEY

08/02/1984

Permanent Account Number

ARDPD9886B

Sankar Dey

Signature



12/2012

Sankar Dey

यदि कार्ड के खोने / चुरे हुए कृपया सूचित करें / केंद्र  
आयकर एवं सेवा केंद्र, एन एस सी एल  
तीसरी फ्लोर, सप्लाय चेंबर,  
नजदीक टेलिफोन एक्चेंज, बानेर,  
पुणे - 411 045.

If this card is lost / someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Supply Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045.

Tel: 91-20-2727 8080 Fax: 91-20-2724 8081  
e-mail: [info@nsdl.co.in](mailto:info@nsdl.co.in)

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**


**भारत सरकार**  
**GOVT. OF INDIA**

**स्थायी लेखा संख्या कार्ड**  
**Permanent Account Number Card**  
**AAGFU6681H**

**नाम/Name**  
**URBAN NEST**

**निर्माण / घटक की तारीख**  
**Date of Incorporation/Formation**  
**19/11/2020**



60010

Urban Nest  
*Subhro Chatterjee*  
 Partner


Urban Nest  
*Krishna Dns*  
 Partner

Urban Nest  
*SK- Siddiquin*  
 Partner

Urban Nest  
*सुभा चट्टाचर्जी*  
 Partner

Urban Nest  
*Musidul Kumar Jey*  
 Partner

Urban Nest  
*Nanita Kobay*  
 Partner



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

**इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटें :**  
**आयकर पैन सेवा यूनिट, UTTISL**  
**प्लॉट नं. 3, सेक्टर 11, एनएमबी, मुंबई - 400 614.**

**आयकर संपर्क केंद्र**  
**For Income Tax Related**  
**Queries call Toll Free Nos.**  
**1901**  
**or**  
**18001901901**

आयकर विभाग  
INCOME TAX DEPARTMENT  
SUBHRA CHATTERJEE  
SALIL SENGUPTA  
01/01/1971  
Permanent Account Number  
AMBPC5080H  
भारत सरकार  
GOVT. OF INDIA  
Signature

In case of any loss/damage, kindly inform us at  
Income Tax PAN Services Unit, ITISL  
Plot No. 26, Sector 11, CBD, Gurgaon  
NCT of Haryana - 122 014  
सर्व कार्य के लिये/सर्व कार्य सम्बन्धित कार्य/संदेश  
आपके/आपके/आपके/आपके/आपके  
आपके/आपके/आपके/आपके/आपके  
आपके/आपके/आपके/आपके/आपके

*Subhra Chatterjee*



भारत सरकार  
GOVERNMENT OF INDIA



Subhra Chatterjee  
DOB: 01/01/1971  
Female / FEMALE



4450 3926 2302

MERA AADHAAR, MERI PEHACHAN



भारतीय विशिष्ट-पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

**Address:**

WO: Uday Chatterjee, BARU  
PARA, NEAR SUIB MANGIR, VILL-  
P.O.- AMRAI, Durgapur (in Corp.),  
Ranidhan,  
West Bengal- 713203

4450 3926 2302

MERA AADHAAR, MERI PEHACHAN

*Subhra Chatterjee*



ভারত সরকার

Government of India



সেখ জিয়াউদ্দিন

Sk Jlauddin

পিতা : সেখ কুর্বান আলি

Father : Sk Kurban Ali

জন্মতারিখ / DOB: 01/01/1963

পুরুষ / Male

9041 4499 6105



আধার - সাধারণ মানুষের অধিকার



অনন্যতম স্বীকৃতি পরিচয় প্রাপ্তিসংকেত

Unique Identification Authority of India

প্রিয়ানু, চোটোলপুর মধ্যপাড়া

ঘরান ১, শ্রীপতি, বর্ধমান

পশ্চিম বেঙ্গল

Address: CHOTONILPUR  
MADHYAPARA Bardwan - I  
Sripali, Bardhaman West  
Bengal, 713103

9041 4499 6105

1947  
1800 300 1947

hnp@uidai.gov.in

www.uidai.gov.in

Sk. Jlauddin



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SEKH JAUDDIN

KURBAN ALI

15/02/1963  
Permanent Account Number  
BCKPJ9944H

SK JAUDDIN  
Signature



*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, UTITSL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाए :

आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

SK-Jauddin

 **আধার - সাধারণ**  
**Government of India**


  
মৃদুলকুমার দে  
**Mridul Kumar Dey**  
পিতা : কালী পদা দে  
Father : Kall Pada Dey

জন্মতারিখ/DOB: 22/05/1959  
পুরুষ / Male



**5888 7792 5500**


**আধার - সাধারণ মানুষের অধিকার**


 **আধার**  
**Unique Identification Authority of India**


ঠিকানা: , শশীবাবু রোড  
কাঁচরাপাড়া, অনাখা, কাঁচরাপাড়া  
জিলা ২৪ পরগনা, পশ্চিম বেঙ্গল

Address: 91, SASHIBABU  
ROAD, KANCHRAPARA,  
Anakha, Kanchrapara, North  
24 Parganas, West Bengal,  
743145

**5888 7792 5500**

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

*Mridul Kumar Dey*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MRIDUL KUMAR DEY

KALIPADA DEY

01/01/1963

Permanent Account Number

AUJPD8935E

Mridul Kumar Dey

Signature



Mridul Kumar Dey

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

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTITSL  
प्लॉट नं. 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614

### তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

### INFORMATION

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

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



ঠিকানা: /স্বাক্ষরপত্রী  
সাত নং রাস্তা, দুর্গাপুর জেলা  
দুর্গাপুর (এম কর্প), কোচিঙা  
বন্দরান, পশ্চিম বঙ্গ,

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address: 7/11 SARADA  
PALLY, 7 NO ROAD,  
DURGAPUR-13, Durgapur  
(m Corp.), Bardhaman,  
Benachity, West Bengal,  
713213

9089 7396 2002

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/12462/04872

To  
RAMA SAMADDAR  
রমা সামাদ্দার  
7/11 SARADA PALLY  
7 NO ROAD  
DURGAPUR-13  
Durgapur (m Corp.)  
Benachity, Barddhaman  
West Bengal - 713213



KL863508618FT  
86350861



আপনার আধার সংখ্যা / Your Aadhaar No. :

**9089 7396 2002**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



রমা সামাদ্দার  
RAMA SAMADDAR  
পিতা : নারায়ণ ঘোষ  
Father: NARAYAN GHOSH

জন্মতারিখ / DOB: 28/02/1965  
মহিলা / Female

9089 7396 2002



আধার - সাধারণ মানুষের অধিকার

রমা সামাদ্দার

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMA SAMADDAR  
NARAN GHOSH

28/02/1965

Permanent Account Number  
BNJPS7185M



रामासमदर

Signature

रामासमदर

*In case this card is lost / found, kindly inform / return to :*

Income Tax PAN Services Unit, I/TITSI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लोटाएं :

आयकर पैन सेवा यूनिट, व.टी.आई.सी.एस.यू.  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी.बेलापुर,  
नवी मुंबई-400 614.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

DARPD7643E

नाम / Name  
KRISHNA DAS

पिता का नाम / Father's Name  
NITANANDA DAS

जन्म तिथि / Date of Birth  
01/01/1984

हस्ताक्षर / Signature



*Krishna Das*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
ভারত সরকার

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20106/04820

To  
কৃষ্ণা দাস  
Krishna Das  
25/7/9 BARODA SARANI  
Haridevpur  
Haridevpur  
South Twenty Four Parganas  
West Bengal 700082

07/07/2013  
27444561



MN274445617FT



আপনার সংখ্যা / Your No. :

**5382 1910 7373**

- সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



কৃষ্ণা দাস  
Krishna Das  
পিতা : নিতানন্দ দাস  
Father : NITANANDA DAS  
জন্ম মাস / Year of Birth : 1964  
মহিলা / Female



**5382 1910 7373**

- সাধারণ মানুষের অধিকার

*Krishna Das*

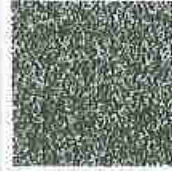
आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
HYRPK1569L



नाम / Name  
NAMITA KOLEY

पिता का नाम / Father's Name  
KALIPADA KOLE

15012019

जन्म की तारीख /  
Date of Birth  
23/08/1995

*Namita Koley*  
हस्ताक्षर / Signature

*AK*

*Namita Koley*



ভারত সরকার

Government of India



নামিতা কোলে

Namita Koley

পিতা : লেট কালিপদ কোলে

Father : LATE KALIPADA KOLE

জন্মতারিখ/DOB: 23/06/1955

লিঙ্গ / Female



7011 4079 2544

আধার - সাধারণ মানুষের অধিকার



সংস্করণ: ১.০

Unique Identification Authority of India

ঠিকানা: / প্যারেশনাথ কোলে, জাঁকড়  
নাদাংঘাট, বর্ধমান, পশ্চিমবঙ্গ

Address: W/O Pareshnath  
Koley, Jankar, Nadanghat,  
Bardhaman, West Bengal,  
713515

7011 4079 2544

1947  
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Namita Koley

ভারত সরকার

Unique Identification Authority of India

आधार/अधार संख्या / Enrollment No. 708603582884

Location  
Kolkata, West Bengal 700014



ML83117969381

আপনার আধার সংখ্যা / Your Aadhaar No.

**7086 0358 2884**

আধার - সাধারণ মানুষের অধিকার



সুভ্রা সঙ্কর চট্টোপাধ্যায়

Subhra Sankar Chatterjee

পিতা - মিলিট চট্টোপাধ্যায়

Father: Mililit Chatterjee

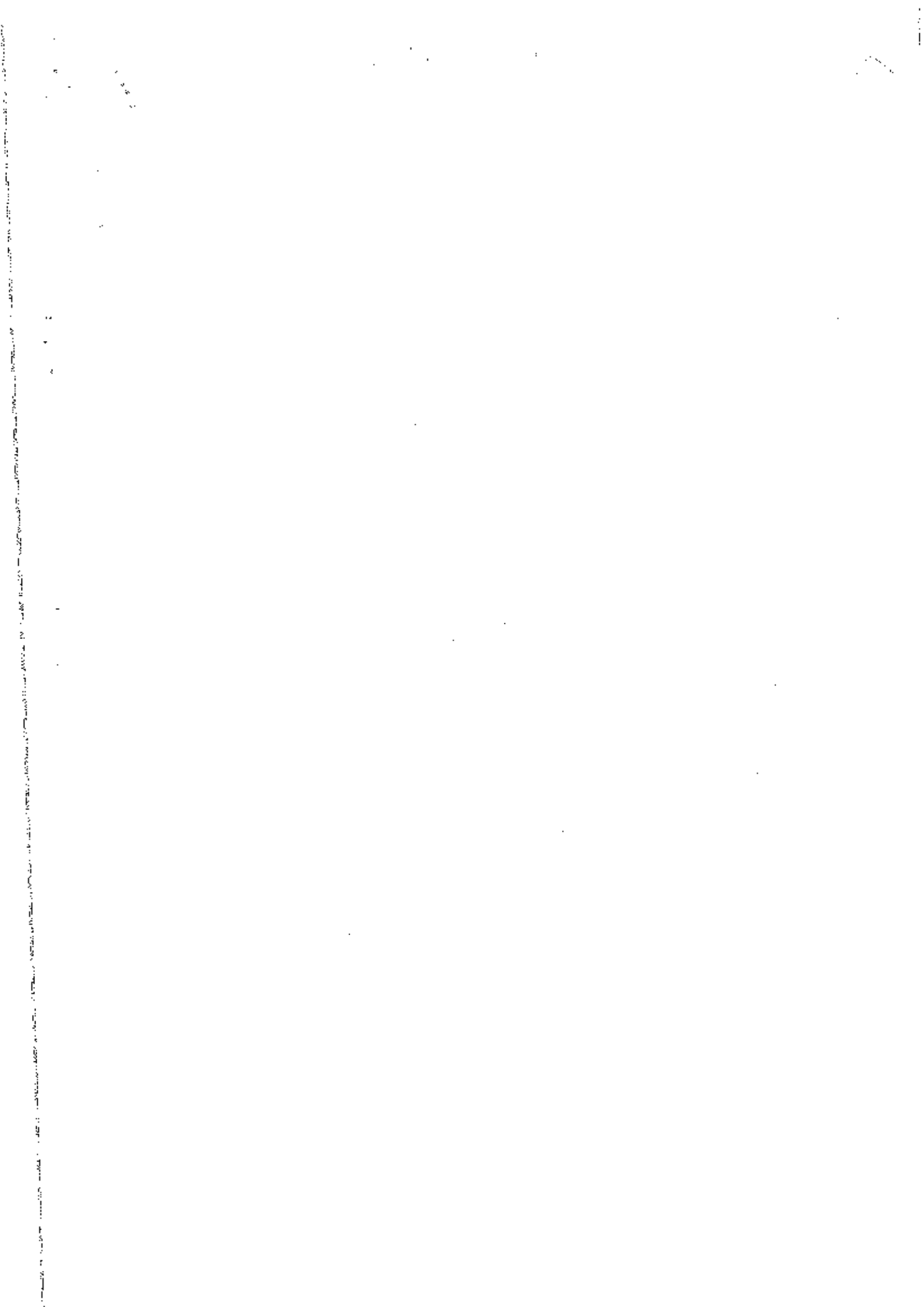
সমস্যা/DOB: 03/01/1978

পুরুষ / Male

7086 0358 2884

আধার - সাধারণ মানুষের অধিকার





### Major Information of the Deed

Deed No. :	I-1903-03533/2021	Date of Registration	26/03/2021
Query No / Year	1903-2000569261/2021	Office where deed is registered	
Query Date	13/03/2021 11:33:18 PM		1903-2000569261/2021
Applicant Name, Address & Other Details	SUBHRA SANKAR CHATTERJEE OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9903036886, Status : Advocate		
Transaction	Additional Transaction		
[1201] Transfer of lease, Transfer of Lease/Deed of Assignment	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 52,28,433/-	Rs. 52,28,433/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 2,61,452/- (Article:63)	Rs. 52,382/- (Article:A(1), E)		
Remarks			

#### Land Details :

District: Paschim Bardhaman, P.S:- Andai, Gram Panchayat: ANDAL, Mouza: Andai, JI No: 52, Pin Code : 713347

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-719 (RS :-)	LR-4009	Bastu (BAPL)	Baid	21.955 Katha	41,36,138/-	41,36,138/-	Width of Approach Road: 90 Ft.,
L2	LR-720 (RS :-)	LR-4009	Bastu (BAPL)	Baid	5.06 Katha	9,53,262/-	9,53,262/-	Width of Approach Road: 90 Ft.,
L3	LR-723/5923 (RS :-)	LR-4009	Bastu (BAPL)	Baid	0.738 Katha	1,39,033/-	1,39,033/-	Width of Approach Road: 90 Ft.,
		<b>TOTAL :</b>			<b>45.7925Dec</b>	<b>52,28,433 /-</b>	<b>52,28,433 /-</b>	
		<b>Grand Total :</b>			<b>45.7925Dec</b>	<b>52,28,433 /-</b>	<b>52,28,433 /-</b>	



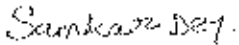
#### Transferor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>BENGAL AEROTROPOLIS PROJECTS LIMITED</b> 5 Gorkey Terrace, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700017 , PAN No.: AAxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative, Executed by: Representative



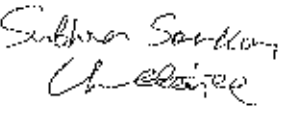
#### Transferee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>URBAN NEST</b> Chotonipuri, Sripally, P.O:- Sripally, P.S:- Bardhaman, District:-Purba Bardhaman, West Bengal, India, PIN - 713101 , PAN No.: AAxxxxxx1H,Aadhaar No Not Provided by UIDAI, Status : Organization, Status : Not Executed

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sankar Dey (Presentant )</b> Son of Late Brajalal Dey Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 26/03/2021, Place of Admission of Execution: Office	 Mar 26 2021 12:23PM	 LTI 26/03/2021	 26/03/2021
P.O:- Andal, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713321, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BENGAL AEROTROPOLIS PROJECTS LIMITED (as authorized signatory)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SUBHRA SANKAR CHATTERJEE</b> Son of Mr MIHIR LAL CHATTERJEE 10 OLD POST OFFICE STREET, P.O:- GPO, P.S:- Hare Street, Kolkata, District- Kolkata, West Bengal, India, PIN - 700001	 26/03/2021	 26/03/2021	 26/03/2021
Identifier Of Mr Sankar Dey, .....			

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Andal, JI No: 52, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 719, LR Khatian No:- 4009	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম(প্রতিষ্ঠা), Gurdian: , Address:অবনীন্দ্র বাগ ঠাকুর সরণী কোলকাতা , Classification:বাঁইদ, Area:0.65000000 Acre,	BENGAL AEROTROPOLIS PROJECTS LIMITED
L2	LR Plot No:- 720, LR Khatian No:- 4009	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম(প্রতিষ্ঠা), Gurdian: , Address:অবনীন্দ্র বাগ ঠাকুর সরণী কোলকাতা , Classification:বাঁইদ, Area:0.10000000 Acre,	BENGAL AEROTROPOLIS PROJECTS LIMITED
L3	LR Plot No:- 723/5923, LR Khatian No:- 4009	Owner:পশ্চিমবঙ্গ শিল্প উন্নয়ন নিগম(প্রতিষ্ঠা), Gurdian: , Address:অবনীন্দ্র বাগ ঠাকুর সরণী কোলকাতা , Classification:বাঁইদ, Area:0.15000000 Acre,	BENGAL AEROTROPOLIS PROJECTS LIMITED

On 26-03-2021

**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 : 63 of Indian Stamp Act 1899.

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

Presented for registration at 12:20 hrs on 26-03-2021, at the Office of the A.R.A. - III KOLKATA by Mr Sankar Dey .

**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 52,28,433/-

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

Execution is admitted on 26-03-2021 by Mr Sankar Dey, authorized signatory, BENGAL AEROTROPOLIS PROJECTS LIMITED, 5 Gorkey Terrace, P.O:- Shakespeare Sarani, P.S:- Shakespeare Sarani, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700017

Identified by Mr SUBHRA SANKAR CHATTERJEE, , Son of Mr MIHIR LAL CHATTERJEE, 10 OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001. by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 52,382/- ( A(1) = Rs 52,284/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 84/-, by online = Rs 52,298/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/03/2021 12:00AM with Govt. Ref. No: 192020210246439171 on 18-03-2021, Amount Rs: 52,298/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 707836762 on 18-03-2021, Head of Account 0030-03-104-001-16

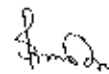
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,61,442/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 2,61,442/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 198306, Amount: Rs.10/-, Date of Purchase: 03/03/2021, Vendor name: S Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 18/03/2021 12:00AM with Govt. Ref. No: 192020210246439171 on 18-03-2021, Amount Rs: 2,61,442/-,  
Bank: AXIS Bank ( UTIB0000005), Ref. No. 707836762 on 18-03-2021, Head of Account 0030-02-103-003-02



**Probrir Kumar Golder**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - III KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2021, Page from 167454 to 167506  
being No 190303533 for the year 2021.



Digitally signed by PROBIR KUMAR  
GOLDER  
Date: 2021.04.20 14:05:08 +05:30  
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2021/04/20 02:05:08 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - III KOLKATA  
West Bengal.

(This document is digitally signed.)

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