

TO WHOM IT MAY CONCERN

This is to inform that the proposed project “**ASHAVARI ESTATE PHASE I**” situated at Aerotropolis Township at Andal, near Durgapur, over, L.R. Plot No. 5650 (part), 5708 (part), 5710 (part), 5711 (part), 5712 (part), 5713 (part), 5714 (part), 5716 (part), 5718 (part), 5719 (part), 5720 (full), 5721 (part), 5722 (part), 5712 (part), 5724 (full), 5728 (part), 5729 (part), 5730 (part), 5731 (full), 5732 (full), 5733 (full), 5734 (full), 5735 (full), 5736 (full), 5737 (full), 5738 (full), 5739 (full), 5740 (full), 5742 (full), 5743 (full), 5744 (full), 5745 (full), 5746 (part), 5747 (part), 5748 (part), 5749 (part), 5792 (part), 5793 (part), 5794 (part), 5820 (part), 5822 (part) & 5718/7748 (part), L.R. Khatian No.3993, J.L. No. 36, Mouza - Dakshinkhanda under P.S. - Andal, District - Burdwan, West Bengal 713321, is owned by the promoter.

The chronology of Land is mentioned below:

- I. The Government of West Bengal acquired all that piece and parcel of land admeasuring approximately 1822.59 (one thousand eight hundred and twenty two point five nine) acres or thereabouts, lying and situated at District Burdwan, comprised within Mouzas – Amlouka, Patsaora, Khandra, Ukhra, Dakshinkhanda, Banguri, Andal, Arati and Tamla, West Bengal (hereinafter referred to as the “**Total Land**”);
- II. Pursuant to a joint venture development agreement dated January 18, 2008, read with the first addendum dated October 26, 2009 to the said joint venture development agreement and the second addendum dated September 14, 2013 to the said joint venture development agreement (hereinafter collectively referred to as the “**JVDA**”) executed between Bengal Aerotropolis Projects Limited (“**BAPL**”) and West Bengal Industrial Development Corporation Limited (“**WBIDC**”), BAPL has been granted leasehold rights by WBIDC, under various lease deeds in respect of the Total Land. WBIDC has demised and leased unto BAPL, the Total Land for an initial term of 99 (ninety nine) years, with an option of automatic renewal of this lease for a further period of 99 (ninety nine) years on the terms and conditions as those contained therein for the initial term;
- III. The Total Land has been granted to BAPL for development of an aerotropolis project therein comprising an airport, an IT & industrial park, institutional area, educational, commercial, residential township and a rehabilitation and EWS zone (“**Aerotropolis**”);
- IV. Leasehold rights in respect of the Assigned Land have been granted by WBIDC to BAPL under the following lease deed(s): (a) lease deed dated July 23, 2010, registered with the Additional Registrar of Assurances III in Book No. I, CD Volume No. 3, pages 763 to 805, being no. 01303 for the year 2010; and (b) lease deed dated December 13, 2010, registered with the Additional Registrar of Assurances III in Book No. I, CD Volume No. 1, pages 3457 to 3490, being no. 00211 for the year 2011;
- V. On November 26, 2018, BAPL entered into a deed of assignment with IABA Housing Private Limited for transfer of portion of the Total Land admeasuring 15.5 acres in the residential zone bearing no. 190302908 of 2018, registered with the Additional Registrar of Assurances-III in Book No. I, Volume No. 1903-2018, pages 114984 to 115128 and on November 21, 2019, BAPL entered into a second deed of assignment with IABA Housing Private limited for transfer of portion of the Total Land admeasuring 1.443 acres bearing no. 109306452 of 2019, registered with the Additional Registrar of Assurances-III

in Book No. I, Volume No. 1903-2019, pages 259178 to 259230, situated at Andal District Burdwan, West Bengal, unto the Promoter for the purpose of developing housing projects thereon ("**Assigned Land**");

Thus, we are attaching the following documents for your reference:

Sl No.	Particulars
1	Lease Deed from West Bengal Industrial Development Corporation Limited to Bengal Aerotropolis Projects Limited
2	Assignment deeds from Bengal Aerotropolis Projects Limited to IABA Housing Private Limited

For M/S IABA HOUSING PRIVATE LIMITED



Kallol Seal
Authorized Signatory