



THIS AGREEMENT TO SELL (the 'AGREEMENT') is made at KOLKATA on this 10th day of May, 2005.

BETWEEN

BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD., a Private Limited Company incorporated under the Companies Act, 1956 and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017 and Regional Office at Block C, 4th Floor, 22 Camac Street, Kolkata - 700 016, (hereinafter referred to as the "DEVELOPER"), which expression shall, unless excluded by or repugnant to the meaning or the context thereof, be deemed to mean and include its successors, executors, subsidiaries, associates and assigns of the FIRST PART.

AND

- 1 Shri/Smt./Ms. SANJAY GUPTA
Son/Daughter/Wife of.....
Resident of 25 CLAYMORE ROAD APT # 13-02 THE CLAYMORE
SINGAPORE 229543
*JOINTLY WITH
- 2 Shri/Smt./Ms. PANCHALI GUPTA
Son/Daughter/Wife of SANJAY GUPTA
Resident of SAME AS ABOVE

*(To be filled up, if the allotment is in the joint names).

hereinafter jointly and severally referred to as the "PURCHASER" (which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include his/her/their heirs, executors, administrators, and successors) of the 'SECOND PART'.

DEVELOPER and PURCHASER(S) are hereinafter individually referred to as the "PARTY" and collectively referred to as the "PARTIES".

WHEREAS the DEVELOPER has been allotted 100 acres of land by WBHIDCO in Action Area III, New Town, Kolkata, vide allotment letter no. 2827/HIDCO/Admn/620/ dated 18.08.2004.

WHEREAS the DEVELOPER is thus well and sufficiently entitled to the above referred land.

WHEREAS the DEVELOPER shall develop the entire land of 100 acres in phases.

Sanjali Gupta

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Allottee(s)

For BENGAL UNITECH UNIVERSAL
INFRASTRUCTURE PVT. LTD.

S.K. Chatterjee

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Authorised Developer/ies