



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

৩০৫৪১১

Deed of Conveyance (Free hold)

THIS INDENTURE OF SALE made on this 01st day of Feb 2007 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD a Govt. Company incorporated under the Companies Act-1956(Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/IM-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification NO 1423 HI/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the ~~HIDCO~~ ^{WENIDCO LTD.} having its registered office at Salt Lake Sudham Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700091, represented by the Managing Director of the said State Govt. Company hereinafter referred to as the VENDOR (which expression shall include its executors, administrators and successor in office assigns) of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD. a registered company having its registered office at Unitech House, 6, Community Centre, Saket, New Delhi-110017 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

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074327

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INDEXED _____
FILED _____
FEB 1 2007
INFORMATION SERVICES SECTION
INDIAN AIR FORCE

Unsubst. Unsubstantiated by
P.L. &
Jawan

11 JAN 2007



Feb - 16 10/50
2007
Feb
Sameer Bahri

P.L.
(SAMEER BAHRI)



v.l.
2007

P.L.
(SAMEER BAHRI)

02 FEB 2007

Sameer Bahri as authorized
Signatory of Bengal air tech
division in a letter
no. 870 dated 15/01/07
of 6 communication center
Saket, New Delhi
H.D.

P.L.
(SAMEER BAHRI)
S/o Mr. ...
No. 870 dated 15/01/07
of 6 communication center
Saket, New Delhi
H.D.

Rajdeep Bhadani
N.D. ...
P.O. ...
H.D.

07 FEB 2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

503815

-2-

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town ~~in the city of~~ Kolkata) and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASER to erect buildings thereon for residential purpose after complying with all formalities for allotment of such land by the VENDOR.

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2018/11/13

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074328

Sent on _____
Via _____

Address _____
City _____
State _____
Zip _____

United Methodist University
P.O. Box
Cowan, TN

10-16

1 JAN 2007

LIBRARY OF THE
UNITED METHODIST CHURCH



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UNITED METHODIST CHURCH
LIBRARY OF THE

1007 037
FEB 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

305816

-3-

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rs. 50,18,11,200/- (Rupees Fifty crores eighteen lacs eleven thousand two hundred only) paid by the PURCHASER being the price of 25.92 acres of land which together with 30.723 acres of land in respect of which two nos. Deed of Conveyance have been executed and registered in the office of ADSR, Bidhanagar ~~and~~ vide Deed no. 83102 of 2003 for an area of 15.16 Acres in plot no AA-III/BLK-1, and Deed no. 6901 of 2006 for an area of 15.563 acres in plot no AA-III/BLK-21, total 56.643 Acres (including ^{the} ~~the~~ Deed of Conveyance) out of 100.00 acres of land offered for allotment for residential purpose as per MGL executed on 07th October, 2004 between the FIRST PART and SECOND PART, the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the fact that the PURCHASER have taken inspection of the such land and has satisfied themselves as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR, doth hereby sell, grant

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074329

TO: Hangsa

DATE: 11 JAN 2007

RECEIVED BY: S. S. SINGH

POST OFFICE: S. S. SINGH

UNITED STATES
DEPT OF AGRICULTURE
WASHINGTON DC



S. S. SINGH

AGRICULTURAL STATION, WASHINGTON, DC

2 FEB 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

305813

-4-

convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land). TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or other wise assured or intended to the use of the said PURCHASER absolutely and forever

The PURCHASER covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The purchaser shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with the Building Rules applicable in Newtown, Kolkata, and according to plans, specifications, elevations, designs and sections ^{sanctioned} ~~sanction~~ by the VENDOR and with the condition as the VENDOR may decide and not to use the demised land for any purpose other than that related to the above referred housing purpose.
3. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered

Gen. Ed. ... 1/5

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To:
From:
Subject:

Prayer for Lady Umbrella Day
Pz for
23. Januar SL
Kot - 16

JAN 27

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& SERVICE



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2 FEB 2007

offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.

4. The PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
5. The PURCHASER shall not alter the location of the sewer/water connection lines except prior approval of VENDOR which shall not be normally be allowed for the sake of greater interest of the project area.
6. The PURCHASER shall be liable to make all payments towards taxes, fees, rates any other imposition etc, that may be levied by local authority (in future) with effect from the date of present conveyance.
7. The VENDOR shall remain indemnified against any such claims/dues payable by the PURCHASER to any local authority in future local authority in respect of the same works or of anything done under the authority herein contained.
8. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER there on to such authority under the provision of law for the time being in force.
10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will

Amish

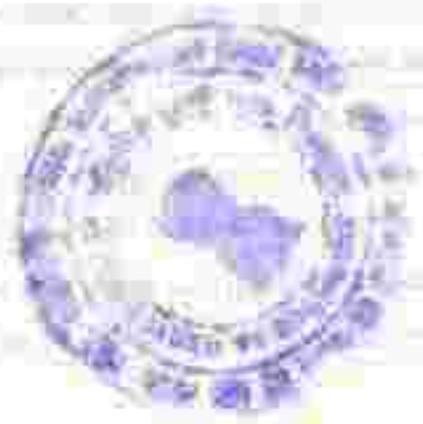
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2 FEB 2007

issues and decide the periodical service charge to be paid by the purchaser from time to time.

11. THE PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be raised to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
12. THE PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the VENDOR.

The VENDOR covenants with the PURCHASER as follows:-

1. The PURCHASER, observing, performing, fulfilling and discharging ^{respective} responsibilities covenanted herein shall peacefully hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whatsoever.
2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchases in respect of other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at its own cost.



2018-11-17



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2 FEB 2007

Schedule

ALL THAT piece and parcel of land measuring about 25.92 acres (16.12 acres (65237/75 saptis) and 9.80 acres (39661 saptis) be the same or little more or less being ^{Plot} Premises no. AA-III/BLK-2/2 in street 24 meter wide road and AA-III/BLK-2/3 in MAR (East West) 59 mts wide road respectively ~~Plot No AA-III/BLK-2/2 and AA-III/BLK-2/3 respectively~~ situated in New Town, P.S. Rajahat Dist North 24 Parganas, presently in the Panchayat Area.

Premises No - AA-III/BLK-2/2, butted and bounded as follows.

- ON THE NORTH: Bagjola canal
- ON THE SOUTH: Plot no AAIII/BLK-2/1
- ON THE EAST : Plot no. AAIII/BLK-2
- ON THE WEST : 24 mts wide Road

Premises No - AA-III/BLK-2/3, butted and bounded as follows.

- ON THE NORTH: Plot no. AAIII/BLK-2 and Plot no. AAIII/BLK-1
- ON THE SOUTH: MAR (East- West) 59 mts wide road and Plot AAIII/BLK-2
- ON THE EAST : Plot no. AAIII/BLK-2
- ON THE WEST : Plot no. AAIII/BLK-1

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K. S. S. — P/B

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2 FEB 2007

IN WITNESS WHEREOF the parties to this presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

[Handwritten signature]

A. K. DUTTA HOY
ADD. CHIEF MANAGER (HTO)
WB HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

By

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION (VENDOR)

For WEST BENGAL HOUSING INFRASTRUCTURE DEV. CORP.

[Handwritten signature]
(SAMER SAHAI)
Authorized Signatory

SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER
IN THE PRESENCE OF
WITNESSES:

1. *[Handwritten signature]* (My dear friend)
O. B. Chatterjee
Vidya Sarani
7th Floor
New Market
2. *[Handwritten signature]* (My dear friend)
S. K. Das
K. R.

Drafted by WBHIDCO Ltd. and approved by Ld. L.R.W.B. dated 09.03.2004.

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THE UNIVERSITY OF CHICAGO
LIBRARY

Handwritten signature
Date: 1/15/2007



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1/15/2007

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/PATMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 <i>[Signature]</i> <i>(SARFARAZ KHAN)</i>	LH.					
	RH.					

ATTESTED :-

[Signature]
(SARFARAZ KHAN)

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

ATTESTED :-



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2 FEB 2007



22-2-2007

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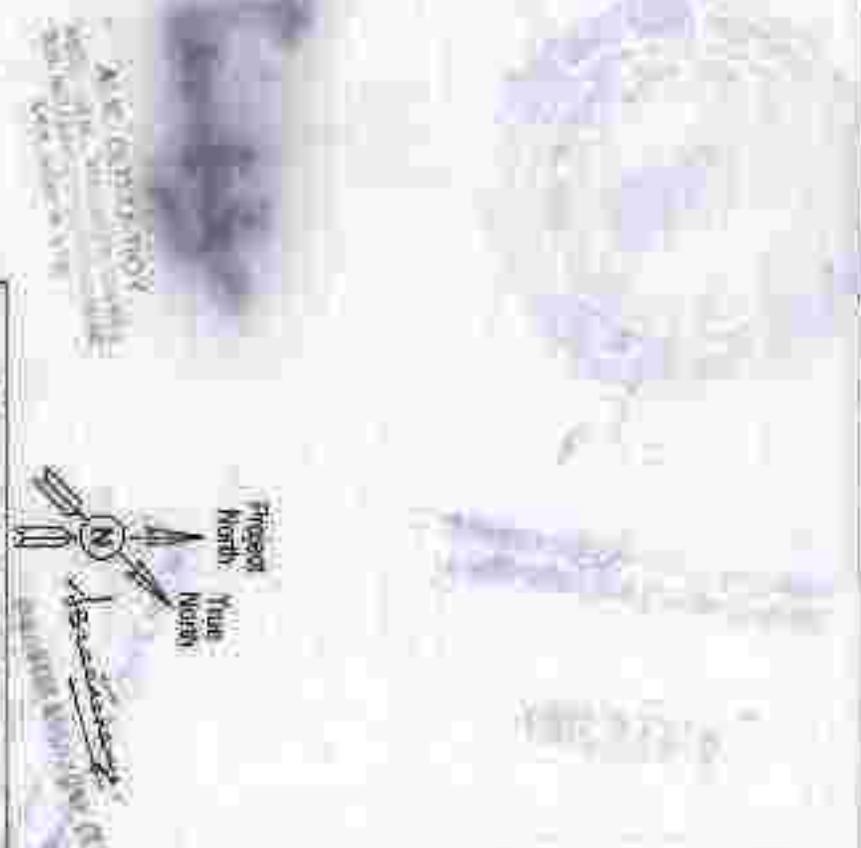
BAGJOLA CANAL

SITE PLAN OF PLOT NO. AA-III / BLK-2/2

OF NEW TOWN, KOLKATA

AREA - 66237.75 sq.m. (15.12 AC)

SCALE - 1 : 3000



DEE

Soil Water Studies Company, 6th Floor, Sector 21, Salt Lake, Kolkata

M.A.R. (East-West) - 59 Mt. Wide

5 M GREEN VERGE
5 M GREEN VERGE

PLOT
AA/II/BLK-2
185.09M

PLOT NO. AA/II/BLK-2/3

211.98M

PLOT
AA/II/BLK-1

174.17M

212.75M

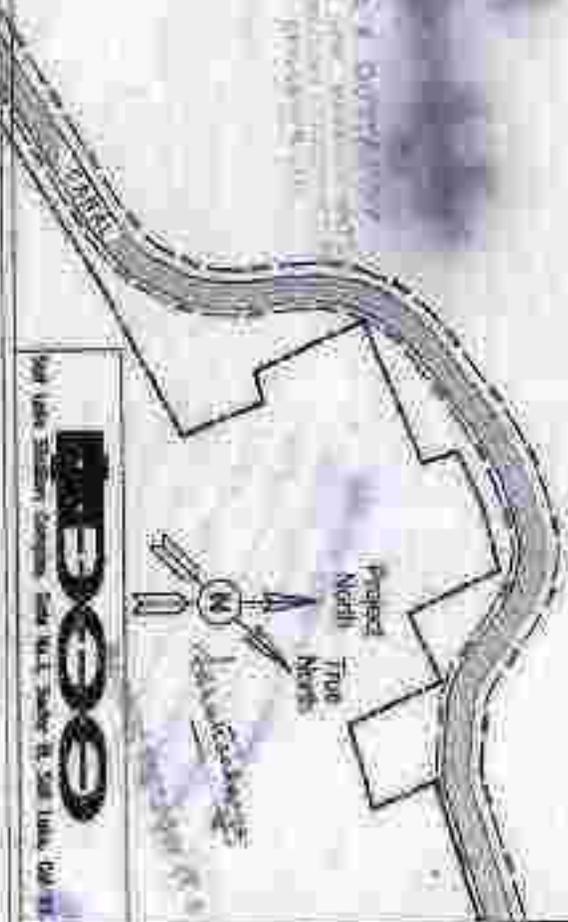
PLOT
AA/II/BLK-2

PLOT
AA/II/BLK-2/1

**SITE PLAN OF PLOT NO AA-II / BLK-2/3
OF NEW TOWN, KOLKATA**

AREA-39861 SQ.M. (9.80 AC)

SCALE - 1 : 3000



DEE
New Town Eastern Corridor, East West Corridor No. 10, Sector 10/10A, G.P. No. 10/10A

05437

00690

भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

088355

THIS INDENTURE OF SALE made on this 29th day of JUNE 2006 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD, a Govt Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No 1400/WH/HCIN/NTF/IM-1/98 dated 14th September, 1999 in respect of the Planning Area declared as such under Notification NO 1423/WH/HCIN/NTF/IM-1/98 dated 27th August, 1999, hereinafter referred to as the ^{WBHIDCO LTD.} ~~HOUSING~~ having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700091, represented by the Managing Director of the said State Govt. ^(under taking) ~~Company~~ hereinafter referred to as the VENDOR (which expression shall include its ~~executives~~ ^{representatives} administrators and successor in office assigns of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD, a registered company having its registered office at Unitech House, 6, Community Centre, Saket, New Delhi-110016 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its heirs, ~~executives~~ ^{representatives} administrators, representatives and assigns) of the OTHER PART.

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29th May 2006
City Office
SADEER BARRI

011582



International Number and
Telephone Number (with Country Code)

29 JUN 2006

29 MAY 2006
1000/

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CHATTERJEE

SADEER BARRI
for West Bengal
Housing and Infrastructure
Development
Corporation, Calcutta
(WBIDCO)

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(RAJDEEP BHADURI)
E/O N. R. K. BHADURI,
E, DR CHATTERJEE LANE
PERAMPORE,
BIST - HOUGHLY
WEST BENGAL

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S. D. B. Chatterjee
E, DR CHATTERJEE LANE
PERAMPORE
BIST - HOUGHLY
WEST BENGAL

International Number and
Telephone Number (with Country Code)

29 JUN 2006



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

A 088356

WHEREAS although the VENDOR ^{Corporation} has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata), and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred ^{the same} ~~the same~~ to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also ^{the} ~~with~~ power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town after complying with all formalities for allotment of such land by the VENDOR

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011983

To: _____
 From: _____
 Subject: _____
 21, Park Street, 4th Floor, 7th
 Kolkata - 700016
 Date: _____
 (Signature) _____
 S. SARKAR



29 MAY 2016

23/05/2016
 1000/-
 Total = 1000/-



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Government of West Bengal
 Department of Public Works
 Kolkata

29 JUN 2016



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 086357

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rupees Thirty crore twelve lacs ninety nine thousand six hundred eighty only paid by the PURCHASER the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER has taken inspection of ~~the~~ such land and has satisfied himself as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR, the VENDOR doth hereby sell, grant, convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land), TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed (expressed or otherwise assured or intended to the use of the said PURCHASER) absolutely and forever.

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011581
To: _____
From: _____
Subject: _____
Date: _____



29 MAY 2006

V.S.K./A
20/05/06



h
[Signature]

29 JUL 2006



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 084358

The PURCHASER hereby covenants with the VENDOR as follows:

- I. The purchaser shall preserve the Boundary Pillars provided in the demised land.
- II. The purchaser shall use the said demised land exclusively for the Housing purpose at the cost of the PURCHASER in conformity with the Newtown Planning Area Land Use and Development Control Rules, 2002 and the Newtown, Kolkata, Development Control Regulations, 2002 and other Rules and Regulations as prescribed or framed from time to time for the New Town, Kolkata and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with ^{such} condition as the VENDOR may decide and not to use the said demised land for any purpose other than those related to the above referred housing purpose.
- III. THE PURCHASER shall not make any excavation in the land nor remove any earth/subsoil there from in ~~the~~ contravention of provisions of any ACT and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are disturbed in any way.

[Handwritten signature]

011581

Name _____
 Address _____
 City _____
 State _____
 Zip _____
 Date _____



29 MAY 2016

1500/2016
 1500/2016



 _____ (Signature)

29 JUN 2016



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 090381

- IV. THE PURCHASER shall not alter the location of sewer/ water connection lines except prior approval of the VENDOR, which shall not normally be allowed for the sake of greater interest of the Project Area.
- V. The PURCHASER shall be liable to make all payments towards taxes, fees, rates, any other imposition etc. that may be levied by any local authority (in future) with effect from the date of present conveyance.
- VI. The VENDOR shall remain indemnified against any such claims/ dues payable by the PURCHASER to any Local Authority in the future.
- VII. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding of the demised premises.
- VIII. THE PURCHASER shall allow any person authorised by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm water drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
- IX. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and encumbrance, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon.

011537

Client No. _____
Folio: _____
Address: _____
21, Rue de la Paix, Paris 1^{er} Arr.
France - Tel 33 1 42 57 11 11

International Infrastructure
Block "C"
4th Floor
23, Courbe St.
Lille - 59 122

Limoges
S. BOUTIN

Date: _____

29 MAY 2006

1000/1000
1000/1000



la
International Infrastructure
S. BOUTIN

29 JUN 2006



पश्चिम बंगाल WEST BENGAL

070382

which as and when determined by the Competent Authority to be payable by the PURCHASER there of to such authority under the provision of law for the time being in force.

- X. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.
- XI. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid construction works and also against all payments whatsoever which during the progress of the work may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
- XII. The PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the VENDOR.

011570

7) 7th Floor, Union Sq, VC
 Kolkata - 700 016
 8.000000



24 MAY 2008

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UNIVERSITY OF CALICUT
 KOLLAM

28 JUN 2008

भारतीय गैर न्यायिक

भारत INDIA

₹. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

The VENDOR hereby covenants with the PURCHASER as follows:-

A 086359

1. The PURCHASER observing, performing, fulfilling and discharging ^{all the} responsibilities covenanted herein shall peacefully hold and enjoy the ^{said} demised land ^{forever} without any interruption by ~~and from~~ the VENDOR or ^{any of} its agents ^{or} representatives whatsoever.
2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, ~~roads~~ ^{streets} and other amenities as may be available to ^{other} similar purchasers in respect of other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterlines will be made available at the peripheral roads (where such lines have been taken up per planning abounding the ^{demised} premises) from which connection will be taken by the PURCHASER at its own cost.

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Received by _____
Name _____
Address _____
City _____
State _____
Pin _____
Signature _____
Date _____



29 MAY 2006

4300/02
Date 1000/



Signature
National Bureau of Aquaculture
Kolkata-16

29 JUN 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Schedule

086360

ALL THAT piece and parcel of land meas. ing about 15.563 Acres
(62981.92 Sq. Metres) be the same or little more or less be ^{Premises} Plot No AAIII/BLK-2/
1 in Street No. 24 meter ^{wide} road (erstwhile plot No AAIII/BLK-2/1 situated in the
NEW TOWN police station Rajarhat, Dist. North 24 parganas, presently in the
Panchayat Area.

Bounded and bounded as follows:

ON THE NORTH: --- Plot No AAIII/BLK-2
ON THE SOUTH: --- Plot No AAIII/BLK-1
ON THE WEST: --- 24M Wide Road
ON THE EAST: --- Plot No AAIII/BLK-2

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151053

TO: Mr. J. K. ...
FROM: ...



Received by ...

29 MAY 2006

7502/02
29 JUN 1000



29 JUN 2006

29 JUN 2006

IN WITNESS WHEREOF the parties to this presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

[Handwritten signature]

[Handwritten signature]
A. K. DUTTA ROY
ADDL. GENL. MANAGER (AGT) /
WB HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION LTD. (VENDOR)

[Handwritten signature]
(SANKAR BANERJEE)



SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER
IN THE PRESENCE OF
WITNESSES

- [Handwritten signature]*
1. MANAGER BUSINESS DEVELOPMENT
BHOIPL
22, CANAL STREET, 4TH FLOOR, BLOCK C, KOLKATA -
- [Handwritten signature]*
2. VISITOR NITIN
BHOIPL
22, Canal St, 4th Floor, Block - C, Kol - 12

Drafted by WBHIDCO Ltd. and approved by L.A.L.R. W.B. dated 09.03.2004.

[Faint handwritten text]

THE UNIVERSITY OF THE SOUTH PACIFIC
SCHOOL OF DISTANCE EDUCATION

YON ATUO JR B
DEPARTMENT OF DISTANCE EDUCATION
SCHOOL OF DISTANCE EDUCATION
UNIVERSITY OF THE SOUTH PACIFIC



Handwritten signature
YON ATUO JR B

29 JUN 2006

SIGNATURE OF THE
PRESENTANT/
EX: CUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>P. Balu</i>	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-



~~SECRET~~
~~CONFIDENTIAL~~

29 JUN 2006



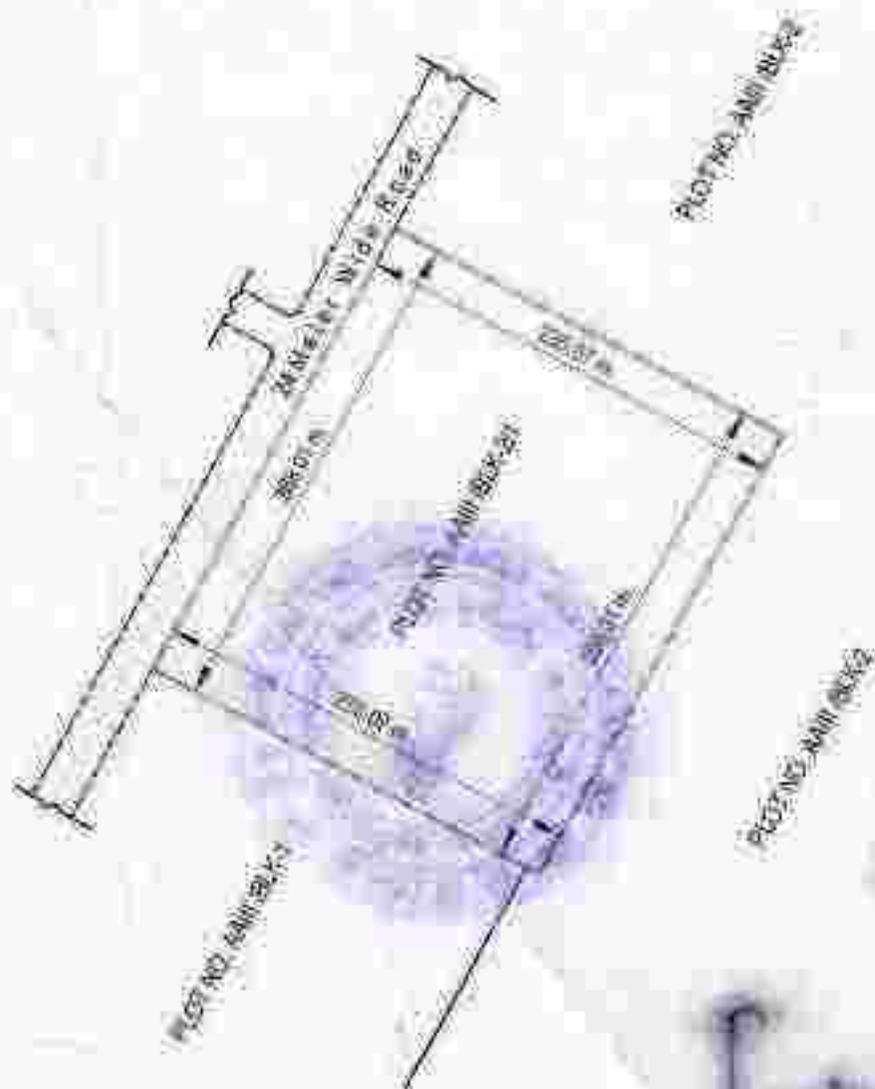
SECRET
10-7-2008

SECRET
CONFIDENTIAL
79 JUN 2006
79 JUN 2006
79 JUN 2006

SITE PLAN OF PLOT NO : A/III /BLK-2/I
OF NEW TOWN, KOLKATA.

SCALE - 1:4000

Area = 62981.52 Sq.M.



A. K. GUTTA ROY
ARCH. & CIVIL ENGINEER (PRACTICE)
M.A. HOUSING & INFRASTRUCTURE
DEV. CORPN. LTD.

Signature
S. K. GUPTA
S. K. GUPTA & CO
ARCHITECTS & CIVIL ENGINEERS

ALL DIMENSION ARE IN METER.



Self Help Scheme Design, Cole N.A, Sector 8, Self Help, CO-91.

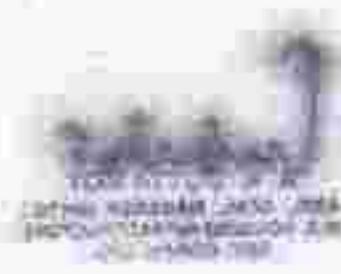
SITE PLAN OF LOT NO. 101 AND 102

OF NEW TOWN WILKINSON

SCALE = 1" = 100'

DATE = 10/15/2008

North



DATE: 10/15/2008

11A
[Signature]

06272

005162

10 8



10/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Deed of Conveyance (Free hold)

21/4 = 20/26 No 200/007436

THIS INDENTURE OF SALE made on this 30th day of July, 2005 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD, a Govt. Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No. 1490-III/HGN/NTP/IM-1/98 dated 14th September, 1999 in respect of the Planning Area declared as such under Notification NO 1423/III/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the HEDCO having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700001, represented by the Managing Director of the said State Govt. Company hereinafter referred as the VENDOR (which expression shall include its executors, administrators and successor in office assigns of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD, a registered company having its registered office at Unitech House, 6, Community Centre, Saket, New Delhi- 110017 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

Handwritten notes in the bottom left corner:
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 9.9.05
 3229600
 250/-
 521
 2947

109585 8705
 Rs 17412000/-

Stamp: 1777660 A-3-05R210/-
 17412010/-
 A 3229539
 3229539

Handwritten notes in the bottom right corner:
 1777660 A-3-05R210/-
 17412010/-
 A 3229539
 3229539

18/08/05

1098

04/05/05

Bengal United

University Infrastructure

(P) Ltd.

22, Ramree Street
Kolkata - 700017

1000/-

[Handwritten signature]



28 JUL 2005

300000

8-00
ADD. District Sub-Regd.
Registrar (All India)

[Handwritten signature]
ADD. District Sub-Regd.
Registrar (All India)

3 AUG 2005

Dameer Ramani

for Bengal United
University Infrastructure
(P) Ltd.

Unitech House
Community Centre, Dakot
New Delhi - 110017

[Handwritten signature]

ve
2176



[Handwritten signature]

(SAHIL DAHRZ)

[Handwritten signature]

(RAJDEEP BHADURI)

Shri Mr. N.R.K. BHADURI
R/o S. DR. CHATTERJEE LANE,
FLAT NO-204, 4th FLOOR,
PO - SERAMPORE, DIST - HOOGHLY,
WEST BENGAL, PIN-712201
PS - SERAMPORE

[Handwritten signature]

ADD. District Sub-Regd.
Registrar (All India)
Serampore (All India)

[Handwritten signature]

ADD. District Sub-Regd.
Registrar (All India)

3 AUG 2005



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

007437

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town) near the city of Kolkata, and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town after complying with all formalities for allotment of such land by the VENDOR.

VS

1999
04/7/05
Burgal United Commission In Zoroastrianism
10000
122. Cement, Steel
4/17/13.

[Handwritten signature]

20-21 500

300000



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100



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

150325

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rupees Twenty nine crores and thirty six lacs only paid by the PURCHASER the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the fact that the PURCHASER has taken inspection of the such land and has satisfied itself as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or other wise assured or intended to the use of the said PURCHASER absolutely and forever.

13

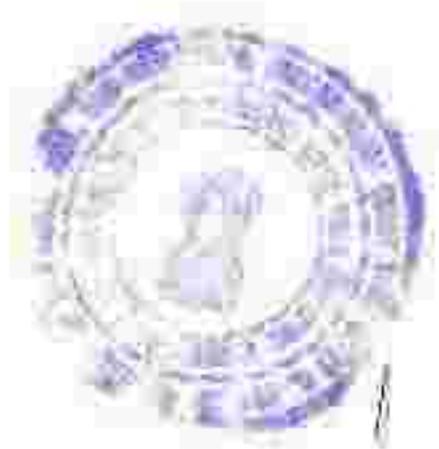
673 1972

~~Shri. M. S. Subramanian~~ ~~General~~ ~~of~~ ~~Administrative~~
~~Services~~ ~~to~~ ~~Govt~~ ~~of~~ ~~Madras~~ ~~10~~

To
District Collector,
11, Vinayak Road, Madurai
Tamil Nadu

5 JUL 2015

10007



[Handwritten signature]

[Faint official stamp]

2015 JUL 10



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

150376

The PURCHASER covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The purchaser shall use the said demised land exclusively for the housing purpose at the cost of the PURCHASER in conformity with the Newtown Planning Area Land Use and Development Control Rules, 2002 and the Newtown, Kolkata, Development Control Regulations, 2002 and other Rules and Regulations as prescribed or framed from time to time for New Town, Kolkata and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with the condition as the VENDOR may decide and not to use the said demised land for any purpose other than those related to the above referred housing purpose.
3. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.

67913

~~Private~~

ALL UNIVERSAL INSTRUMENTS

Address: 22, ...

... 15

Science Collectors,
H. ...
Calcutta

Vendor

18 JUL 2015
18 JUL

1153



Handwritten signature

UNIVERSITY OF CALICUT

19 AUG 2015

4. The PURCHASER shall allow any person authorised by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
5. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER there on to such authority under the provision of law for the time being in force.
6. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.
7. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
8. The PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the VENDOR.

The VENDOR Covenants with the PURCHASER as follows: -

1. The PURCHASER observing, performing, fulfilling and discharging responsibilities covenanted herein shall peacefully hold and enjoy the

13

1. The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that this is crucial for the company's financial health and for providing transparency to stakeholders.

2. The second part of the document outlines the specific procedures for recording transactions. It details the steps from initial entry to final review, ensuring that all data is entered correctly and verified.

3. The third part of the document discusses the role of the accounting department in monitoring and controlling the company's financial resources. It highlights the need for regular audits and reports.

4. The fourth part of the document provides a detailed overview of the company's financial statements, including the balance sheet, income statement, and cash flow statement. It explains how these statements are prepared and what they represent.



Accounting Department
123 Main Street
City, State, Zip

2023-2024

demised land without any interruption by and from the VENDOR or its agents and representatives whatsoever:

2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at its own cost.

Schedule

ALL THAT piece and parcel of land measuring about 15.16 Acres (61349.87 Sq. Metres) be the same or little more or less being Plot No AAIII/BLK-1 in Street No. MAR (EW) in New Town, Rajarhat, P.S. Rajarhat, Dist. North 24 Parganas, presently in the Panchayat Area.

Bounded and bounded as follows:

ON THE NORTH: Plot No AAIII/BLK-2
ON THE SOUTH: 59M WIDE MAR (East- West)
ON THE EAST: Plot No:AAIII/BLK-2
ON THE WEST: 24M Wide Road.

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**Addl. District Sub-Range,
Bidhanagar (Salt Lake)**

3 AUG 2005

12

IN WITNESS WHEREOF the parties to this presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED


ASOKE KUMAR ROY
AGM (MARKETING)
W. B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

By

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION (VENDOR)


30/07/05
(SANKAR BANERJEE)



SIGNED FOR AND ON BEHALF OF THE ABOVE-NAMED PURCHASER
IN THE PRESENCE OF

WITNESSES:


1. **Ex-Officio** **Bombay** Address: 22, Curlew Street, 4th Floor, Block - C, KSI-17


2. **KOUSHI MITRA** Address: 22, Curlew Street, 4th Floor, Block - C, KSI-17

Drafted by WBHIDCO Ltd. and approved by Ld. L.R, W.B. dated 09.03.2004.

ՀԱՅԱՍՏԱՆԻ ՀԱՆՐԱՊԵՏՈՒԹՅԱՆ
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ԿԵՆՏՐՈՆԱԿԱՆ ԿՈՄԻՏԵ

3 AUG 2015

**SITE PLAN OF PLOT NO. AAIII / BLK - 1 (AT ACTION AREA - III)
OF NEW TOWN, KOLKATA.**

SCALE - 1:2250

AREA - 61349.87 SQ.M. (15.16 acres)



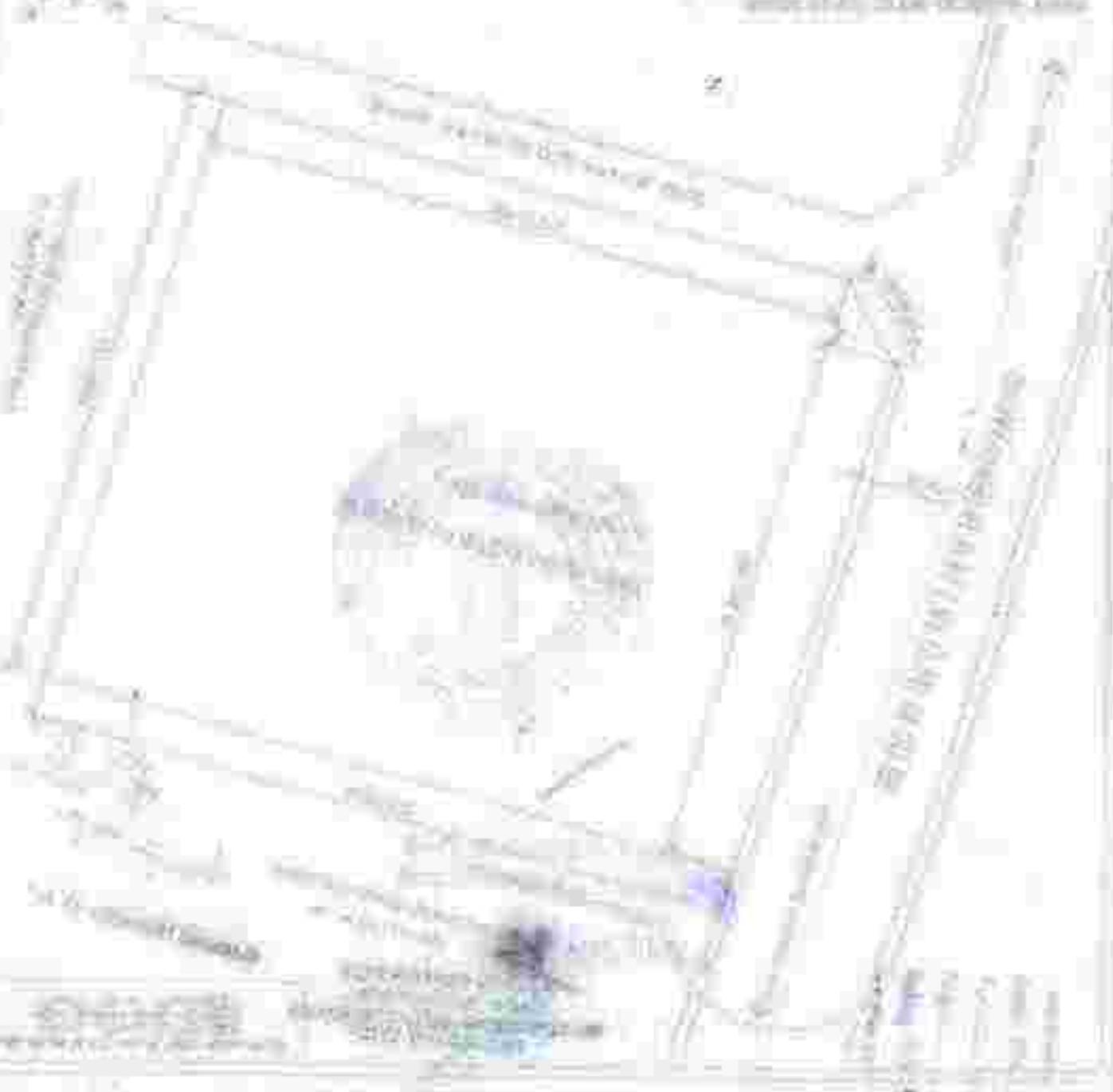
PLOT NO. AAIII/BLK-1
AREA - 61349.87 SQ.M (15.16 ACRES)

Land Estimated for Bengal Colony
AAIII/BLK-2
ANDE KUMAR ROY
ADD. MANAGER
ALL INDIA INSTITUTE OF ARCHITECTURE
CITY, CALCUTTA

[Signature]
General Manager I & C



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THE
ADJUTANT
GENERAL
OFFICE

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS



LH.



RH.



TESTED :-

PHOTO

LH.

RH.

ATTESTED :-

PHOTO

LH.

RH.

TESTED :-



Advt. Material Sub-Dept.
Ministry of Health, Govt. of India

3 AUG 2005



Handwritten signature and date: 20/8/05

Approved by
Date Recd. 20/8/05
Value Rs. 15000/-
Page No. 15/16
Being No. 15/05
For the year 2005-06

02A93

01517

9



पश्चिम बंगाल WEST BENGAL

113, 52

303028

Deed of Conveyance (Free hold)

THIS INDENTURE OF SALE made on this...^{21st}...day of March 2007 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt. Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No. 1490-H/HGN/NTP/IM-1/98 dated 1st September, 1999, in respect of the Planning Area declared as such under Notification NO. 142V/H/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the HIDCO having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700091, represented by the Managing Director of the said State Govt. Company hereinafter referred as the **VENDOR** (which expression shall include its executors, administrators and successor in office assigns) of the ONE PART AND **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD.** a registered company having its registered office at Unitech House, 6, Community Centre, Saket, New Delhi- 110017 hereinafter referred to as the **PURCHASER** (which expression shall where the context so admits include its successors-in-interest and assigns) of the **OTHER PART.**

Handwritten notes in Hindi on the left margin, including '1000', '2007', and other illegible scribbles.

Official stamp and handwritten notes at the bottom left corner, including a date '20-3-07'.

Handwritten notes in red and black ink at the bottom center, including the number '1' and various illegible text.

097506

Surat No: _____

Nama: _____

Jabatan: _____

Unit Kerja: _____

Alamat: _____

Telepon: _____

Fax: _____



14 MAR 2007

72/111

7/6

Handwritten notes in blue ink, including 'c/po', '8/12', and 'Kantor PT Telkom Indonesia'.

Handwritten signature in blue ink.



Handwritten initials 've'.

8/12

Additional Director and Deputy Director (PT Telkom Tbk.)

21 MAR 2007

PT Telekomunikasi Indonesia Tbk. (PT Telkom)

Handwritten signature and name: Anthonio Dignatorina (SALARY: 30122)

Handwritten notes in blue ink, including 'Dosen pada AS', 'Kantor PT Telkom', and 'Sakit, wasi paku-10007'.

Handwritten signature and name: ROBERT BUNOVAL

Handwritten address: R/O. P. D. Cendaya Law, Lda No. 206, Kawasan VII, Kerampok, Mangrove, Pin-712201

Handwritten notes in blue ink, including 'Rajda p. paku-10007' and 'Flah paku-10007'.

Handwritten signature in blue ink.

Additional Director and Deputy Director (PT Telkom Tbk.)

21 MAR 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

300027

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASER to erect buildings thereon for residential purpose after complying with all formalities for allotment of such land by the VENDOR.

[Handwritten signature]

-2-

2 contd...

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097503

TO: _____
FROM: _____
SUBJECT: _____
DATE: _____



14 MAR 2007

Signature



Signature

21 MAR 2007



भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

303030

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rs. 11,83,52,000/- (Rupees Eleven crores Three lacs Fifty two thousand only) paid by the PURCHASER being the price of 5.70 acres of land which together with 56.643 acres of land in respect of which three nos. Deed of Conveyance have been executed and registered in the office of ADNR, Bidhamagar total vide Deed no. 5162 of 2005 for an area of 15.16 Acres in plot no AA-III/BLK-1, and Deed no. 6901 of 2006 for an area of 15.563 acres in plot no AA-III/BLK-2/1 and Deed no. 843 of 2007 for an area of 16.12 acres in plot no. AA-III/BLK-2/2 and 9.80 acres in plot no AAIII/BLK-2/3, total 62.543 Acres (including this Deed of Conveyance) out of 100.00 acres of land offered for allotment for residential purpose as per M.O. executed on 07th October, 2004 between the FIRST PART and SECOND PART, the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the fact that the PURCHASER have taken inspection of the such

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30000000

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097504

Case No.

Date

Page

of

Total

Pages

Volume

No.

Serial

No.



14-MAR-2007



GOVERNMENT OF KARNATAKA
BANGALORE

21 MAR 2007



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

A-63/481

land and has satisfied themselves as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR, the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land). TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or other wise assigned or intended to the use of the said PURCHASER absolutely and forever.

The PURCHASER covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The purchaser shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with the Building Rules applicable in Newtown, Kolkata, and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with the condition as the VENDOR may decide and not to


- 4 -

4 contd...

A-7

097503

Serial No.

Name

Address

21, Park Street, Calcutta

Calcutta, India

14 MAR 2007

3000

License No.

S. 111/2007



h
A handwritten signature or scribble in black ink, appearing to be a stylized 'h' or similar character, positioned above a diagonal purple ink stamp.

21 MAR 2007

use the ^{said} demised land for any purpose other than that related to the above referred housing purpose.

3. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
4. The PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
5. The PURCHASER shall not alter the location of the sewer/water connection lines except prior approval of VENDOR which shall not normally be allowed for the sake of greater interest of the project area.
6. The PURCHASER shall be liable to make all payments towards taxes, fees, rates any other imposition etc. that may be levied by local authority (in future) with effect from the date of present conveyance.
7. The VENDOR shall remain indemnified against any such claims/dues payable by the PURCHASER to any local authority in future.
8. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and reconstruct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER there on to such authority under the provision of law for the time being in force.



Signed _____



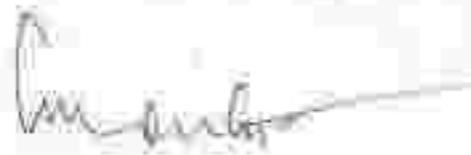
ADDITIONAL DISTRICT SUPERVISOR
M. S. Government / Ballari Taluk

21 MAR 2007

10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.
11. THE PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of the aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
12. THE PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the VENDOR.

The VENDOR covenants with the PURCHASER as follows:-

1. The PURCHASER observing, performing, fulfilling and discharging respective responsibilities covenanted herein shall peacefully hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whatsoever.
2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demise/premises) from which connection will be taken by the PURCHASER at his own cost.





संस्कृत प्रयोगशाला
संस्कृत विश्वविद्यालय, दिल्ली

21 MAR 2007

Schedule

ALL THAT piece and parcel of land measuring about 5.70 acres ²³⁰⁷⁰ ~~(24600)~~ *Acres* (being) be the same or little more or less being plot no. AA-III/BLK-2/4 in street No. MAR (East West) 59 mts wide road respectively situated in New Town, P.S. Rajarhat, Dist North 24 Parganas, presently in the Panchayat Area.

Plot no. AA-III/BLK-2/4 ; bounded as follows.

ON THE NORTH: Plot no. AAIII/BLK-2/3

ON THE SOUTH: MAR (East-West) 59 mts wide road.

ON THE EAST : Plot no. AAIII/BLK-2

ON THE WEST : Plot no. AAIII/BLK-2/3

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h

राष्ट्रीय प्रशासनिक सेवा
भारत सरकार

21 MAR 2001

IN WITNESS WHEREOF the parties to this presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By _____

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION (VENDOR)


A. K. SATTAR
200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

For BENGAL WATER SUPPLY INFRASTRUCTURE PVT. LTD.

Authorized Signatory/ies

SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER
IN THE PRESENCE OF
WITNESSES:

1. *(Signature)*
SACHIN K. BHASKAR
10/3 In Challenge Way,
Flat no. 202, Neelgagan Xpt, Kesthur,
Kolkata-700101
2. *(Signature)*
SACHIN K. BHASKAR
Flat - 202, NEELGAGAN XPT, KESTHUR,
KOL-700101

Drafted by WBHIDCO Ltd. and approved by Ld. L.R., W.B, dated 09/03/2004.

(Signature)

17th March 2007

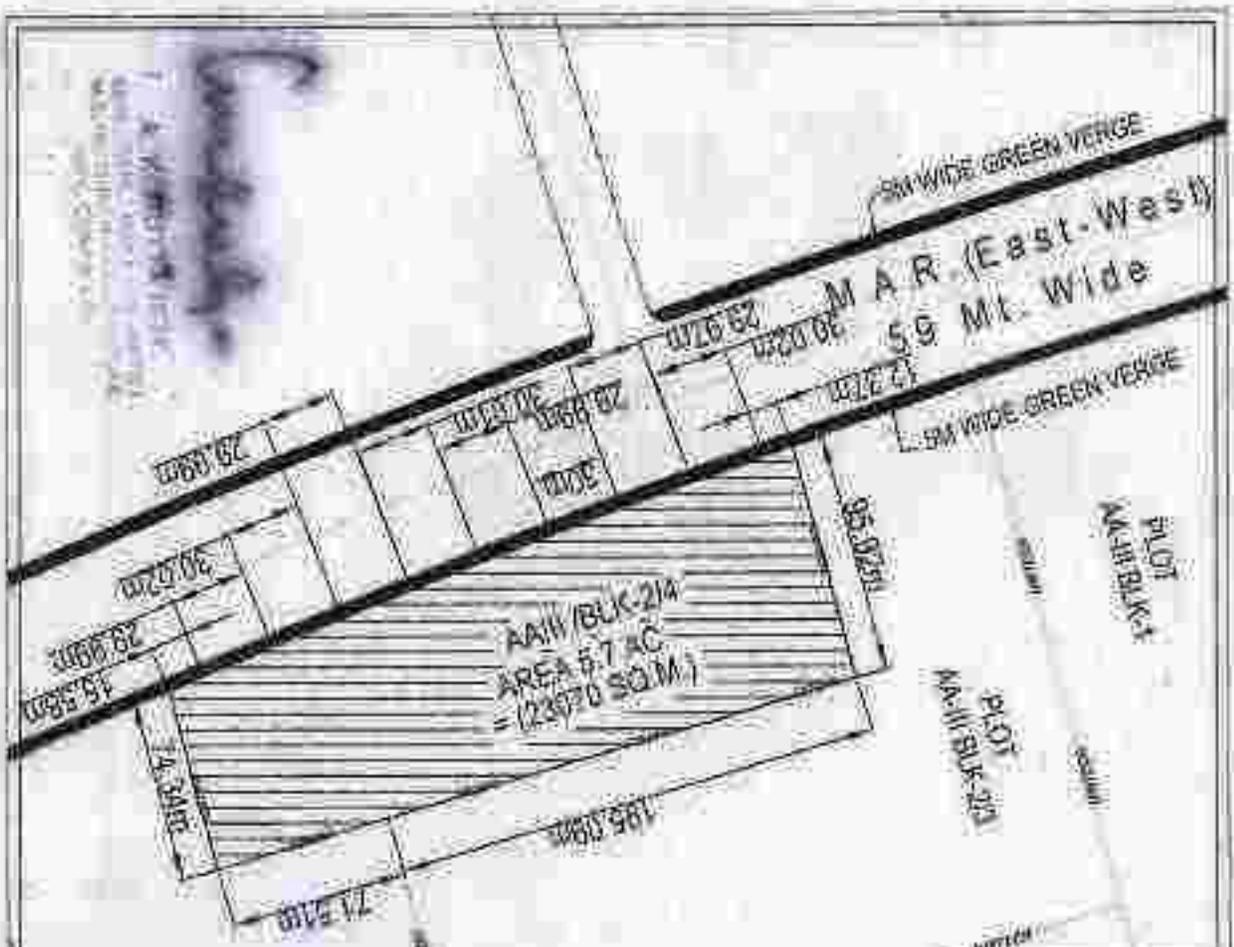
Dear Sir,

Reference is made to your letter of 14th March 2007.



Yours faithfully,
[Signature]

21 MAR 2007



AA-III/BLK-2/4
 AREA 5.7 AC
 = (23070 SQ.M.)

**SITE PLAN OF PLOT NO. AA-III/BLK-2/4
 OF NEW TOWN, KOLKATA**
 AREA - 23070 sq.m. (5.70 AC)
 SCALE - 1 : 30000



Signature
 Engineer (Survey) of G.P.O.

BOBO
 BOBO ENGINEERING CONSULTANTS
 101, Lake Street, Calcutta, West Bengal, India. Phone: 2211-1111

Handwritten notes
 1. As per...
 2. As per...
 3. As per...

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/ASSUREMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 	LH.					
	RH.					

ATTESTED :- 

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					

REPUBLIC OF INDIA
MINISTRY OF FINANCE
GOVERNMENT OF INDIA



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MANAGER (SBI) SBI

21 MAR 2007



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MANAGER (SBI) SBI

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MANAGER (SBI) SBI
DATE 21/03/07
BY
FOR THE BANK

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पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

2017/2/26 A 62511

Deed of Conveyance (Free hold)

THIS INDENTURE OF SALE made on this 26th day of APRIL 200(7) BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD, a Govt. Company incorporated under the Companies Act, 1956(Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No. 1490-H/HGN/NTP/IM-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification NO 1423/H/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the ~~HOUSER~~ ^{UNITECH LTD.} having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700091, represented by the Managing Director of the said State Govt. Company hereinafter referred to as the VENDOR (which expression shall include its executors, administrators and successor in office ^{and} assigns) of the ONE PART AND **BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD**, a registered company having its registered office at **Unitech House, 6, Community Centre, Saket, New Delhi-110017** hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

2017/2/26
10:55 AM
UNITECH

2017/2/26
10:55 AM
UNITECH

2017/2/26
10:55 AM
UNITECH

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Received by the Purchaser
2017/2/26

Received by the Vendor
2017/2/26

Handwritten signature/initials

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2017/2/26
Handwritten signature/initials

004407



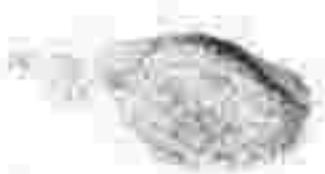
Sub: A.K. Jyoti Rao
Hd. No. 21/11/2007
21/11/2007

9-7 APR 2007

Handwritten notes in blue ink, possibly a signature or initials, with some illegible text.

27 APR 2007

Signature of a witness, with the name "CHANDRA BAIK" written below.



10/2/07

Signature of a witness, with the name "CHANDRA BAIK" written below.

WITNESS

Signature of a witness.

(LAWYER BANGALORE)
Flat no. 204, Swastika Villa
Bangalore,
Hosur, West Bengal
21/11/2007

Handwritten signature or initials.

Same as above
At Bengal
unregistered in
Spine of the
unregistered
Centre Saket New
- 113017 Holder

Handwritten notes and signature, including the name "Rajesh Kumar" and "Hosur - 712001".

27 APR 2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A 625710

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASER to erect buildings thereon for residential purpose after complying with all formalities for allotment of such land by the VENDOR.

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004400



APR 27 2007

Handwritten signature and text, possibly 'Gaiņa St. 22'.



Handwritten signature or scribble.

Latvijas Universitātes Izglītības fakultāte
22. Gaiņa St. Rīga, LV-1001

27 APR 2007



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

A-710067

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rs. 30,91,79,200/- (Rupees thirty crores ninety one lacs seventy nine thousand two hundred only) paid by the PURCHASER being the price of 15.97 acres of land which together with 82.343 acres of land in respect of which Govt. Deed of Conveyance have been executed and registered in the office of ADSR, Bishnampur total vide Deed no. 5162 of 2005 for an area of 13.16 Acres in plot no AA-III/BLK-1, and Deed no. 6901 of 2006 for an area of 13.563 acres in plot no. AA-III/BLK-2/1 and deed no 843 of 2007 for an area of 14.12 acres in plot no. AA-III/BLK-2/2 and 9.80 acres in plot no. AA-III/BLK-2/3 and Deed no. 1517 of 2007 for an area of 5.70 acres in Plot No AA-III/BLK-2/4 total 78.313 Acres (including this Deed of Conveyance) out of 100.00 acres of land offered for allotment for residential purpose as per MOU executed on 07th October, 2004 between the FIRST PART and SECOND PART, the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the fact that the PURCHASER have taken inspection of the such



-1-

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2615

26/1/03

१०००/-
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26 APR 2003

696000

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27 APR 2007



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

A 625018

land and has satisfied themselves as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR, the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to) as the said demised land, TO HAVE AND TO HOLD the said land hereby granted, transferred and conveyed, expressed or otherwise assumed or intended to the use of the said PURCHASER absolutely and forever.

The PURCHASER covenants with the VENDOR as follow.

1. The purchaser shall preserve the Boundary Pill provided in the demised land.
2. The purchaser shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with the Building Rules applicable in Newtown, Kolkata, and according to plans, specifications, elevations, plans and sections sanctioned by the

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0014403



APR 7 2007

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APR 7 2007

VENDOR and with the condition as the VENDOR may decide and not to use the said demised land for any purpose other than that related to the above referred housing purpose.

3. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
4. The PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
5. The PURCHASER shall not alter the location of the sewer/water connection lines except with the prior approval of VENDOR which shall not normally be allowed for the sake of greater interest of the project area.
6. The PURCHASER shall be liable to make all payments towards taxes, fees, rates any other imposition etc. that may be levied by local authority (in future) with effect from the date of present conveyance.
7. The VENDOR shall remain indemnified against any such claims/dues payable by the PURCHASER to any local authority in future.
8. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER there on to such authority under the provision of law for the time being in force.



Sd/-



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Handwritten signature or initials in black ink, positioned above the official stamp.

Official blue ink stamp or seal, partially overlapping the signature, containing illegible text.

27 APR 2007

10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.
11. THE PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
12. THE PURCHASER is liable to compensate for any damage caused by him to the infrastructure of any kind provided by the VENDOR.

The VENDOR Covenants with the PURCHASER as follows:-

1. The PURCHASER observing, performing, fulfilling and discharging respective responsibilities covenanted herein shall peacefully hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whatsoever.
2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by the PURCHASER at its own cost.





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27 APR 2007

Schedule

ALL THAT piece and parcel of land measuring about 15.97 acres (64630'6 sqmts) be the same or little more or less being plot no. AA-III/BLK-2/5 in street No. MAR (East West) 59 mts wide road respectively situated in New Town, P.S. Rajarat, Dist North 24 Parganas, presently in the Panchayat Area.

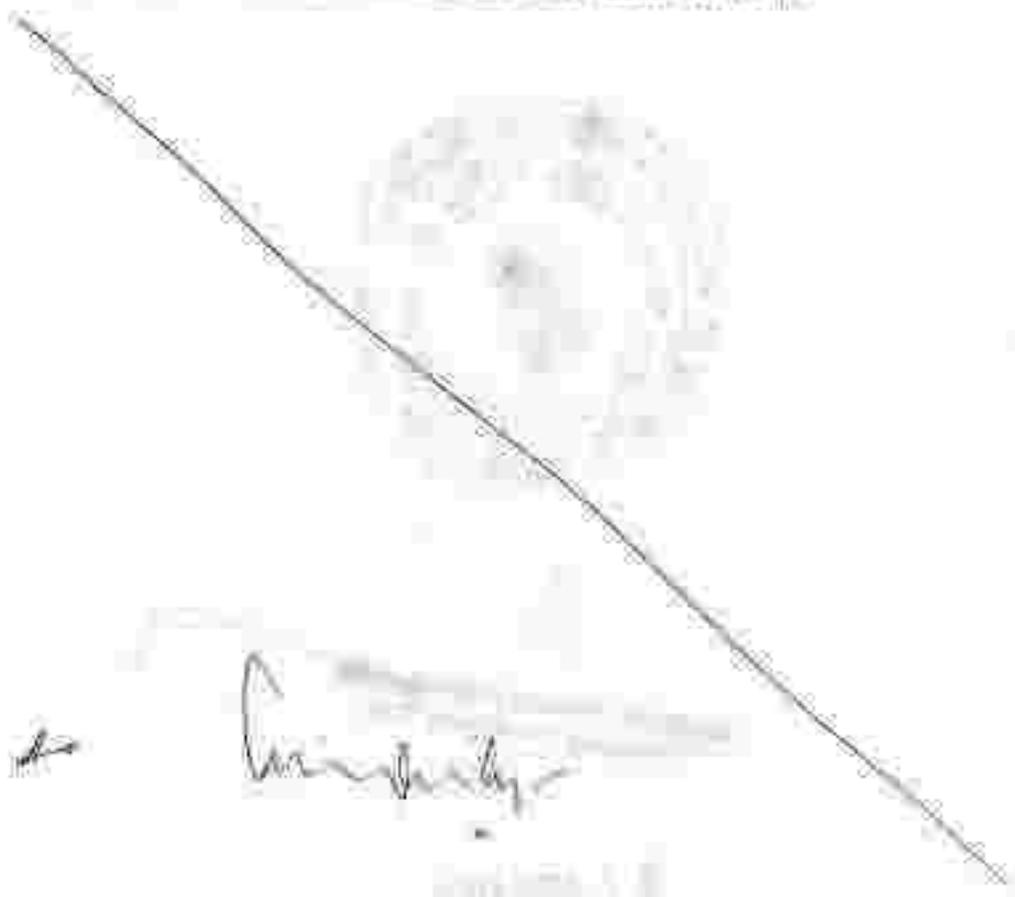
Premises No. AA-III/BLK-2/5 : bounded and bounded as follows.

ON THE NORTH : 10 mts wide Road along Bagjole Canal.

ON THE SOUTH : Plot AA/ BLK-2 & MAR East and West (59 mts wide).

ON THE EAST : Peripheral canal.

ON THE WEST : Plot no. AAIII/BLK-2/2 & AAIII/ BLK-2/1



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A

NATIONAL INSTITUTE OF HEALTH RESEARCH AND DEVELOPMENT
DEPARTMENT OF HEALTH

27 APR 2007

IN WITNESS WHEREOF the parties to this presents have herewith set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By _____

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT
CORPORATION (VENDOR)

K. DUTTA ROY
ADPN. & MGR. MANAGER (MKTG)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

For Director, Housing Infrastructure Development Corporation Ltd.
[Signature]
SANKAR BANERJEE



SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER
IN THE PRESENCE OF

WITNESSES:

1. *[Signature]*
RATNEN CHANDRA
No. 8, DR. CANTERSEE LANE,
FLAT: 20A, BANGSIA VILLAGE,
KOLKATA, HOUSING
WEST BENGAL, PIN - 700 001
2. *[Signature]*
Sankar Nath Banerjee
Flat - 20A, Bangsia Apt. Kolkata
Pin - 700 001

Drafted by WHIDCO Ltd. and approved by LD. L.R. W.B. dated 09.03.2014

[Signature]



APPROVED BY THE BOARD OF DIRECTORS



h

APPROVED BY THE BOARD OF DIRECTORS
27 APR 2007

27 APR 2007

No M- 1719 /WBIDCO/Admn-420/2004

Date 26.11.07

To
 The Additional District Sub-Registrar
 Bikesh Bhavan
 Salt Lake
 Kolkata

Sub: Forwarding of prepared Deed of Conveyance executed between WBIDCO and

Bengal Unitech Universal Infrastructure (P) Ltd.
 for registration, as per rule 22A of West Bengal Registration Rules, 1962, in
 respect of Plot No. BA-11/SE-2/5 Premises No.
 Category Plot, Plot Action Area 11

Ref: Notification No. 2851-F.T. Kolkata dated 16.09.2004 of the Finance
 (Revenue) Dept., Govt. of West Bengal regarding exemption (under section
 88 of the Registration Act, 1908) to MD, WBIDCO or any officer authorized
 by him from personal appearance before the Registering Authority for
 Registration of Deed of Conveyance executed by WBIDCO.

Dear Sir

Duly authorized by WBIDCO, the VENDOR, a Deed of Conveyance has been
 executed by the undersigned in favour of the PURCHASER / LESSEE

Bengal Unitech Universal Infrastructure (P) Ltd.

It may please be noted that Sri/Smt. Suman Bhatti, the authorized ^{Secretary of}
 Secretary/Chairman of the said Society/Organization, as the messenger of the instant
 letter is going to present the said indenture before you for registration of the same.

You are requested to please accept the presentation of the said Deed and admit
 it to registration.

The undersigned has been exempted from personal appearance before the
 Registering authority under the notification cited above.

Thanking you.

Yours faithfully,


 General Manager (Admn)/Add. Gen. Manager (Admn.)
 Addl. Gen. Manager (Admn.)
 WBIDCO

Encl. As stated

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)

Head Office: Salt Lake Sector Complex, Vast No. 2, Sector III, Salt Lake, Kolkata-700 099
 Telephone: 2315-1166/1167 Fax: 2315-6677/6699 E-mail: housing@wbidco.com,wbidco.com
 New Town Office: 01, MAF, New Town, Kolkata-700 156. Ph: 2367-0961 Fax: 2367-4967

1993 11

1993 11

1993 11

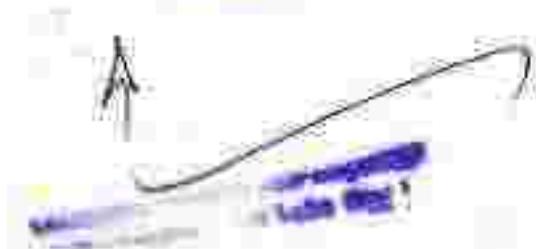
1993 11

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Handwritten text, possibly a title or header, including the word "Handwritten" and other illegible characters.



Handwritten text, possibly a label or description, including the word "Handwritten" and other illegible characters.



27 APR 1993

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

	LH.					
	RH.					

ATTESTED :- 
(Signature)

PHOTO	LH.					
	RH.					

W B HIDE

ATTESTED :-

PHOTO	LH.					
	RH.					

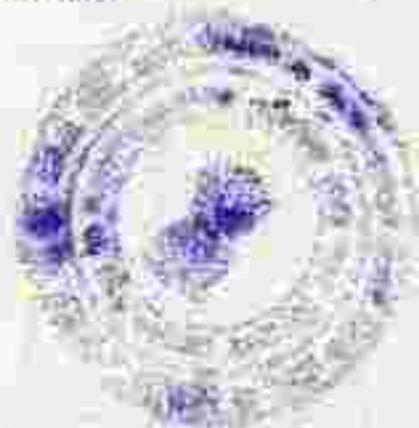
ATTESTED :-

Handwritten notes in the top right corner, including a date "27 APR 2007" and some illegible scribbles.



A small handwritten mark, possibly the letter 'A', located below the first stamp.

A horizontal purple ink stamp with a date "27 APR 2007" and a long, sweeping handwritten line extending to the right.



Handwritten signatures and scribbles in the bottom left area, including a large, stylized signature.

Vertical text at the bottom right, possibly a list of names or a signature, with a diagonal line crossing through it.

Certificate of Registration under section 80 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 18251 to 18258
being No 02554 for the year 2007



(MD. Nurul Amin Khan) 14 June 2007
Additional District Sub Registrar
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

This sheet of endorsement is to be attached with the document as the part of the document



36/16
4-25

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
NA. 1370/HIDCO/Admn-GZO/2008 dt 17/8/09

B-512905

Deed of Conveyance (Free hold).

West Bengal State Government
Subordinate Deptt. (S&L) CHD
51 JUL 2009

THIS INDENTURE OF SALE made on this 30th day of June 2008 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD a Govt. Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No 1450-H/HGNWTP/IM-1/98 dated 14th September, 1998 in respect of the Planning Area declared as such under Notification NO 1423/H/HGNWTP/IM-1/98 dated 27th August, 1998, hereinafter referred to as the WBHIDCO, having its registered office at Salt Lake Stadium Complex Gate No. 3, Sector III, Salt Lake, Kolkata-700098 represented by the General Manager (Administration) / Addl. General Manager (Administration) / Addl. General Manager (Marketing) of the said State Govt. Company who is so authorized for the purpose of execution of this indenture, hereinafter referred to as the VENDOR (which expression shall include its emulators, administrators and successors-in-office, assigns) of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD a registered company having its registered office at B. Community Centre, Saket, New Delhi- 110017 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

Handwritten notes and signatures at the bottom left.

Handwritten signature at the bottom right.

1 contd. to P/2

23625

Serial No. _____
Name _____
Address _____
71, Park Street, (Room No - 14)
Kolkata - 700 018



30 JUN 2009

Licensed Stamp Vendor
S. SARKAR

[Handwritten signature]

[Handwritten mark]
2976

For GENERAL OFFICER UNIVERSAL
ENFORCEMENT-P.O. LTD.

[Handwritten signature]
Regional Secretary/na

(SARADWATI BAYAL)

Identified by me
Rajni Chatterjee
17a, Park Street, Kolkata
22, Canal Street
42 Park Street
Kolkata-700018



[Handwritten signature]
Addl. District Sub-Registrar
Bhubaneswar (near Salt Lake City)

30 JUN 2009



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

B 512904

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited in the development of a planned town (hereinafter called the New Town, Kolkata) and the Collector, North 24 Parganas and Collector, South 24 Parganas on the requisition of Government in the Housing Department by and under a good number of Land Acquisition Cases had acquired large chunk of land, and the same has been duly vested in the Government absolutely free from all encumbrances under Section 18 of the Land Acquisition Act, 1894.

And WHEREAS the said Collectors thereafter duly transferred right title and interest in the said lands and also made over vacant possession over the said land to the VENDOR free from all encumbrances upon payment of the price for compensation money for such lands.

And WHEREAS upon such transfers of lands and possession thereof being handed over to the VENDOR, the VENDOR is lawfully seized and possessed of or is otherwise well and sufficiently entitled to the said land free from all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

2009/09/27
2009/09/27
2009/09/27

23826

Serial No. _____
Name _____
Address _____
71, Park Street, (Room No - 14)
Kolkata - 700 016
Date _____
Lionel Stamp Vendor,
S. SARKAR



09 JUN 2009



ADD. District Sub-Registrar
Murshidabad (North 24 Pgs)

30 JUN 2009



भारत पश्चिम बंगाल WEST BENGAL

0 512903

And WHEREAS after having developed the said lands and building infrastructure thereon the VENDOR has demarcated afresh the said acquired lands in several plots under different categories and have made the same ready for allotment and sale to the prospective buyers

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town, Kolkata so as to enable the PURCHASER to erect buildings thereon for residential purpose after complying with all formalities for allotment of such land by the VENDOR:

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASERS and in consideration of the sum of Rs. 36,75,87,200/- (Rupees Thirty eight crores seventy five lacs eighty seven thousand two hundred only) paid by the PURCHASER being the price of 20.02 acres of land which together with 78.253 acres of land in respect of which five nos. Deed of Conveyance have been executed and registered in the office of ADRS, Bidhannagar total vide Deed no. 5162 of 2015 for an area of 15.16

- 3 -

Handwritten signature and text: 3 contd. to P/A

23627

Serial No. _____
Name _____
Address _____
71, Palle Street, (Room No - 14)
Kothuru - 501 015



08 JUN 2009

Date _____
Licensed Stamp Vendor,
S. SARATHI



Addl. District Sub-Registrar
B.S.O. - 141/15 (Dist. East & Civil)

30 JUN 2009



পশ্চিমবঙ্গ পশ্চিম বেঙ্গাল WEST BENGAL

B 512902

Acres in plot no AA-III/BLK-1, and Deed no. 8801 of 2006 for an area of 15.563 acres in plot no AA-III/BLK-2/1 and deed no 843 of 2007 for an area of 16.12 acres in plot no. AA-III/BLK-2/2 and for an area of 8.80 acres in plot no AA-III/BLK-2/3, and Deed no. 1517 of 2007 for an area of 5.70 acres in plot no. AA-III/BLK-2/4 and Deed no 2554 of 2007 for an area of 15.97 acres in plot no. AA-III/BLK-2/5 total 98.333 Acres (including this Deed of Conveyance) out of 101.60 acres of land offered for allotment for residential purpose as per MOU executed on 07th October, 2004 between the FIRST PART and SECOND PART, the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the PURCHASER agreeing to observe and perform the terms and conditions mentioned hereinafter and in consideration of the fact that the PURCHASER have taken inspection of the such land and has satisfied itself as to the conditions and description of the plot of land also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided therein by the VENDOR, the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land) TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or other wise assured or intended to the use of the said PURCHASER absolutely and forever

Handwritten signature and date: 30/11/2008

23020

Form No
Name
Address
71, Main Street, Sector No- 14,
Gurgaon - 122002



Licensed Stamp Vendor,
S. S. KUMAR

Date

08 JUN 2009



Asst. Director, Sub-Registrar
Business Under Salt Lake Scheme

30 JUN 2009

The PURCHASER hereby covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The PURCHASER shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with the Building Rules & Regulations as applicable in Newtown, Kolkata, and other Rules and Regulations as prescribed or might be framed out from time to time for the New Town, Kolkata, and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with such condition as the VENDOR may decide and not to use the said demised land for any purpose other than that related to the above referred housing purpose.
3. The PURCHASER shall not make any excavation in the land nor remove any earth/subsoil there from in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
4. The PURCHASER shall not alter the location of sewer/water connection lines except prior approval of the VENDOR, which shall not normally be allowed for the sake of greater interest of the project area.
5. The VENDOR shall remain indemnified against any claims/dues payable by the PURCHASER to any local authority in future.
6. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
7. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
8. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon.



Additional District Superintendent
Bangalore (North & South)

30 JUN 2009

which as and when determined by any Competent Authority to be payable by the Purchaser there of to such authority under the provisions of law for the time being in force.

8. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services as covenanted herein within New Town. The VENDOR will assess and decide upon hearing the PURCHASER the periodical service charge to be paid by the purchaser from time to time.
10. THE PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority or authority in respect of the same works or of anything done under the authority herein contained.
11. THE PURCHASER is liable to compensate for any damage caused by him/her to the infrastructure of any kind provided by the VENDOR.

The VENDOR Covenants with the PURCHASER as follows :-

1. The VENDOR has good and marketable title in the land described in the schedule hereunder written free from all encumbrances and dependence and the VENDOR has all right to transfer the said land to the PURCHASER by executing this indenture.
2. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall hold and enjoy the said demised land forever without any interruption by the VENDOR or any of its agents or representatives whatsoever.
3. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to other similar purchasers in respect of similar other plots of lands of Newtown, Kolkata.

M. J. Ghosh
Asst. Commr. - P/T



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

30 JUN 2009

Facilities of services such as roads, sewers, (rain)lines and waterlines will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised premises) from which connection will be taken by PURCHASER at his/hier/hier/his own cost.

4. The VENDOR further covenants with the PURCHASER to save harmless indemnity and keep indemnified the PURCHASER from or against all encumbrances, losses, claims charges and equities whatsoever arising or accruing before execution of these presents.

Schedule

ALL THAT piece and parcel of land measuring about 31034.78 sqmts (20.82 Acres) be the same or little more or less being plot no AA-III/BLK-2/6 in street No 3333 in AA-II) situated in New Town, Police Station New Town (erstwhile Rajarhat) Dist North 24 Parganas, presently in the Panchayat Area, falling within Mouza- Patharghata, J.L. No. 36, under Patharghata Gram Panchayat.

buffered and bounded as follows

ON THE NORTH: Plot Nos. AA-III/BLK-2/1, AA-III/BLK-1, AA-III/BLK-2/3 and AA-III/BLK-2/4

ON THE SOUTH: 10 M. WIDE PASSAGE

ON THE EAST: Plot No. AA-III/BLK-2/5 and 10 M. WIDE PASSAGE

ON THE WEST: Plot Nos. AA-III/BLK-2/2 & AA-III/BLK-2/4 and Street No. 3333 (69 M. WIDE) M.A.R. (EAST-WEST).



2012 Thiruv. P. S. Register
District Judge North 24 P.W.

30 JUN 2009

IN WITNESS WHEREOF the parties to this contract have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

[Signature]
Smt. Naitanjali Ghoshcharya
WICS (Sec.)
Asst. Genl. Manager (Marketing)
WB HIDCO LTD.

FOR AND ON BEHALF OF THE
WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION
(VENDOR)

IN THE PRESENCE OF

WITNESSES:

1. *[Signature]*
Asstt. Admn. Officer
W. B. HIDCO.
2. *[Signature]*
Asstt. Admn. Officer
W. B. HIDCO.

FOR CERTAIN PURPOSES ONLY
WB HIDCO LTD.

SIGNED BY THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. *[Signature]*
Rajdeep Chakrabarti
Bengal United Commercial Corporation (P) Ltd.
79, A/6 Road, Beliaghata, West Bengal 700010
2. *[Signature]*
Jaydeep Banerjee
WBHSD

Drafted by WBHIDCO Ltd. and endorsed by Lt. ER.W.S and modified by the Competent Authority.

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APRIL DUTTA, Sub-Registrar
Bihar Sahay, Sahi, Lakhnao

30 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number : 1-05356 of :2009
(Serial No. 05961, 2009)

On 30/06/2009

Presentation(Under Section 52 & Rule 22A(3) & 46(1))

Presented for registration at 11.30 hrs on 30/06/2009 at the Private residence by him and hand Claimed

Admission of Execution(Under Section 58)

Execution is admitted on 30/06/2009 by

1. Sameer Baha Authorised Signatory, E Unitech Universal Infrastructure (p) Ltd. Community Centre Saket Near
Defra 1100117, profession —

Witnilled By R.Chatterjee son of L.R.N Chatterjee 22 Camara St 700016 Thana by caste Hindu. By Profession —

Admission Execution(for exempted part500)

1 Execution by Nirmajna Bhattacharya Aids who is exempted from his personal appearance in this office under section 80 of Registration Act XVI of 1908 is proved by his seal and signature.

Name of the Registering officer: Saikat Patra
Designation: ADDITIONAL DISTRICT SUB-REGISTRAR

On 01/07/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule-1952 duly stamped under schedule 1A Article number
Exempted of Indian Stamp Act 1895 also under section-5 of West Bengal Land Reforms Act, 1958. Court fee stamp
paid Rs. 10.00/

Payment of Fees.

Fee Paid in rupees under article 7A(1) = 4263457/- on 01/07/2009.

Certificate of Market Value(WB PUYI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs-
387587200/

Certified that the required stamp duty of this document is Rs 23255232 /- and the stamp duty paid in Impressive Rs-
4000/


[Saikat Patra]
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR.
GOVT. of West Bengal



Asst. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

- 1 JUL 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :-05956 of :2009
(Serial No. 05801, 2009)

Deficit stamp duty

Deficit stamp duty Rs.25251.332 is paid by the chall number 165430 Dues Date 20/06/2009 Bank Name STATE BANK OF INDIA, Bidhan Bhawan (S. O), received on :01/07/2009.

Name of the Registering officer :Saket Patra
Designation :ADDITIONAL DISTRICT SUB-REGISTRAR

(Saket Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN
NAGAR

Govt. of West Bengal



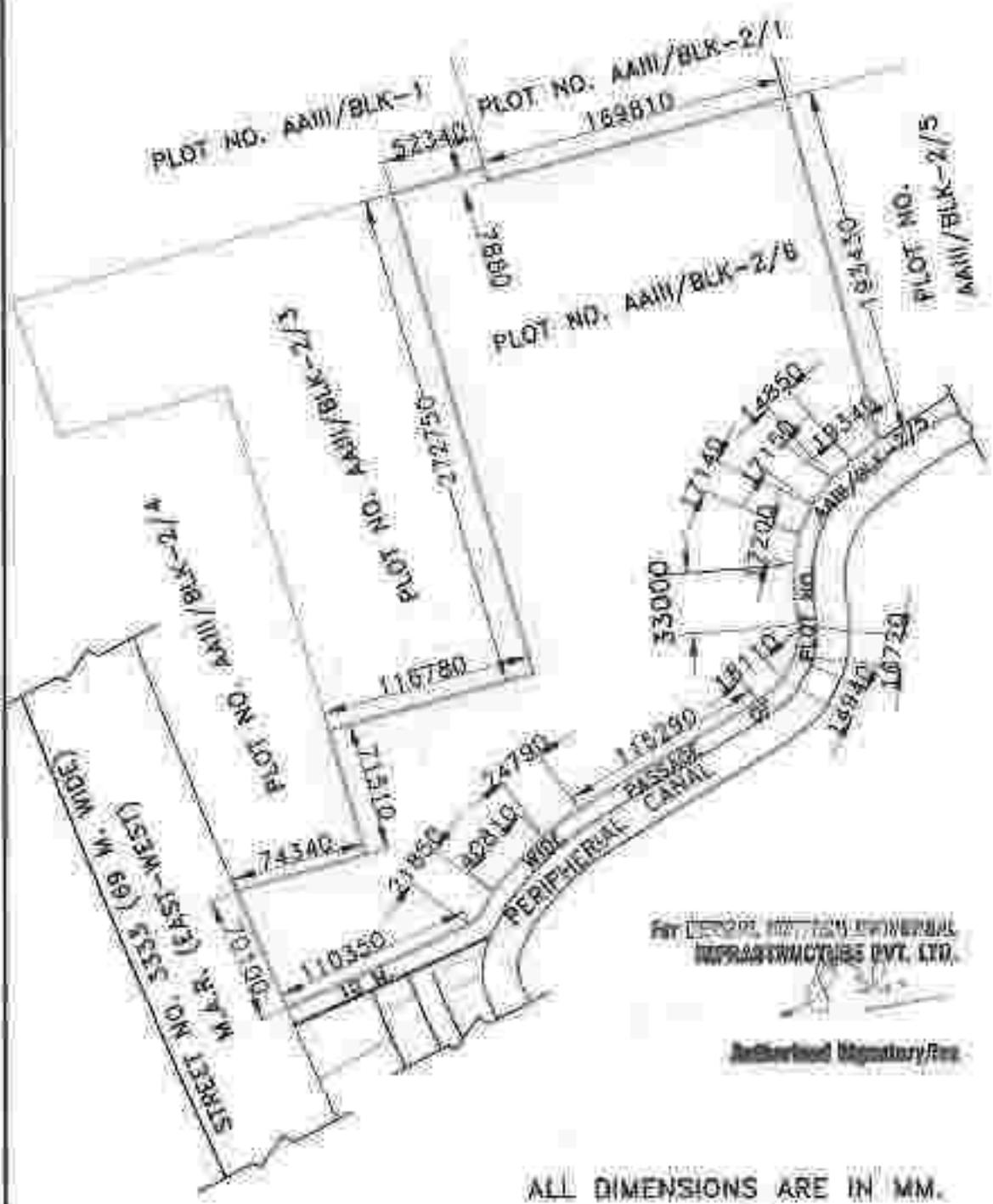
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

- 1 JUL 2009

SITE PLAN OF PLOT NO. A/III/BLK-2/6
OF NEW TOWN, KOLKATA.
MOUZA - PATHARGHATA, J.L. NO.36, PATHARGHATA G.P.
UNDER NEW TOWN POLICE STATION

SCALE - 1:3500

Area = 81034.78 Sq.M.(20.02 AC.)



For DESIGN AND CONSTRUCTION OF
INFRASTRUCTURE PVT. LTD.

Authorised Signatory/Res.

ALL DIMENSIONS ARE IN MM.

Bhatnagar
General Manager (F & CP)

Bhatnagar
Smt. Nairanjana Bhatnagar
WBCS (Gen.)
Addl. Dist. Manager (Marketing)
WB INFRA LTD.



Soil Test Station Complex, Site No. 1, Sector 10, Salt Lake, Cal-90.
PREPARED BY: ANA



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

30 JUN 2009

SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SELLER/
BUYER/CAJMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

 	LH.					
	RH.					

ATTESTED :-  (WAKIERS BAHAR)

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-



Asst. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

30 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 8
Page from 7778 to 7785
being No 65566 for the year 2009.




(Subscribed) 02 July 2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

Declaration

I, Ramesh Chandra son of Late Ram Chand Mahapatra (aged about 79 years, working as Chairman in the project namely Bengal Unitech Universal Infrastructure Private Limited, having CTN: U45201DL1996PTC000900, having its office at Univorld City, Horizon Tower 7, Unit Nos- 001 & 002, Action Area III, Major Arterial Road, P.S-New Town, Rajarhat, Kolkata 700 100 duly authorized by the promoter of the project do hereby solemnly declare as follows:-

1. That the Bengal Unitech Universal Infrastructure Private Limited is the owner of the land measuring about 98.33 Acres
2. That we have purchased vacant land measuring about 98.33 Acres from West Bengal Housing Infrastructure Development Corporation (WBHIDCO) from time to time the details of which are enumerated hereon below
3. That WBHIDCO has executed six numbers of deeds of sale to Bengal Unitech Universal Infrastructure Private Limited showing the ownership of the land.

THE DETAILS OF THE PROPERTY AS PER DEED OF SALE

A. Deed of Sale Dated 01.02.2007 Deed No - 843 Book - I Vol - 53, Pages - 130, 135 registered in the office of Additional District Sub Registrar, A.D.S.R. Bidhanagar, (Salt Lake City):
ALL THAT piece and parcel of land measuring about 25.92 acres | 16.32 acres (65237.75 sqm) and 9.60 acres (38661 sqm) | to the name or title more or less being plot no. AA-III/BLK-2/2 in Street No. 24 meter wide road and AA-III/BLK-2/2 in MAR (East West) 50 mts wide road respectively situated in New Town, P.S-Rajarhat, Dist- North 24 Parganas, presently in the Paschim Area.

Premises No. AA-III/BLK-2/2, bounded as follows:

- ON THE NORTH - Bagicha canal
- ON THE SOUTH - Plot no. AA-III/BLK-2/1
- ON THE EAST - Plot No. AA-III/BLK-2
- ON THE WEST - 24 mts wide Road

BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PRIVATE LIMITED
Authorised Signatory (Unitech)

Premises No. AA-111/BLK-2/3, bounded as follows:

ON THE NORTH: Plot No. AA111/BLK-2 and Plot No. AA111/BLK-1

ON THE SOUTH: MAR East-West) 59 mts wide road and Plot AA111/BLK-2

ON THE EAST: Plot No. AA111/BLK-2

ON THE WEST: Plot No. AA111/BLK-1

- B. Deed of Sale dated 21.03-2007 Deed No - 01117 Book - 1, Vol - 04, Pages - 51-69 registered in the office of Additional District Sub Registrar (A.D.S.R.) Bidhanagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 5.70 acres (23720 sqmts) to the same or little more or less being plot no. AA-111/BLK-2/4 in MAR (East West) 59 mts wide road respectively situated in New Town, PS Rajarhat, Dist- North 24 Parganas, presently in the Panchayat Area.

Premises No. AA-111/BLK-2/4, bounded as follows:

ON THE NORTH: Plot No. AA111/BLK-2/2

ON THE SOUTH: MAR East-West) 59 mts wide road

ON THE EAST: Plot No. AA111/BLK-2

ON THE WEST: Plot No. AA111/BLK-2/3

- C. Deed of Sale dated 28/04, 2007 Deed No - 2554 Book - 1, Vol - 01, Pages - 18251-18268 registered in the office of Additional District Sub Registrar (A.D.S.R.) Bidhanagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 15.97 acres (64630.6 sqmts) to the same or little more or less being plot no. AA-111/BLK-2/3 in MAR (East West) 59 mts wide road respectively situated in New Town, PS Rajarhat, Dist- North 24 Parganas, presently in the Panchayat Area.

Premises No. AA-111/BLK-2/5, bounded as follows:

ON THE NORTH: 10mts wide Road along Rajarhat Canal.

ON THE SOUTH: Plot No. AA111/BLK-2 and MAR East-West) 59 mts wide road.

ON THE EAST: Perimeter canal.

ON THE WEST: Plot No. AA111/BLK- 2/2 & AA111/BLK-2/1.

- D. Deed of Sale dated 30.07 2005 Deed No - 5162 Book - 11, Vol - 116, Pages - 1-11 registered in the office of Additional District Sub Registrar (A.D.S.R.) Bidhanagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 12.16 acres (61349.87 sqm) be the same or little more or less being plot no. AA-II/BLK-2/1 in MAR (East West) 59 mtr wide road respectively situated in New Town, P.S.Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area

Premises No. AA-II/BLK-1, bounded and bounded as follows:

ON THE NORTH : Plot No. AAII/BLK-2

ON THE SOUTH : MAR East/West) 59 mtr wide road

ON THE EAST : Plot No. AAII/BLK-2

ON THE WEST : 24M wide road

4. Deed of Sale dated 29.06.2009 Deed No - 5958 Book - I, CD/ Vol. - 06, Pages - 7779-7782 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhanagar, (Salt Lake) City.

ALL THAT piece and parcel of land measuring about 20.02 acres (81134.78 sqm) be the same or little more or less being plot no. AA-III/BLK-2/6 in Street No.3733 in AA-III situated in New Town, P.S New Town (Ershika Rajarhat), Dist-North 24 Paraganas, presently in the Panchayat Area falling within Mouza- Paraganas, J.L. 36 under Patharghata Gram Panchayat bounded and bounded as follows:

Premises No. AA-III/BLK-2/6, bounded and bounded as follows:

ON THE NORTH : Plot No. AAIII/BLK-2/1, AAIII/BLK-1, AAIII/BLK-2/3, AAIII/BLK-2/4

ON THE SOUTH : 10M wide road

ON THE EAST : Plot No. AAIII/BLK-2/3 and 10M wide road

ON THE WEST : Plot No. AAIII/BLK-2/3, AAIII/BLK-2/4 and street No. 333(69M wide) MAR(East-West)

5. Deed of Sale dated 29.06.2006 Deed No - 6991 Book - II, Vol - 410, Pages - 79-89 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhanagar, (Salt Lake) City.

ALL THAT piece and parcel of land measuring about 15.567 acres (62981.52 sqm) be the same or little more or less being premises no. AA-III/BLK-2/1 in Street No. 24 mtr wide road (Ershika plot no. AA-III/BLK-2/1) respectively situated in New Town, P.S.Rajarhat, Dist- North 24 Paraganas, presently in the Panchayat Area

For BENGAL UNITECH UNIVERSAL (REGISTRATIVE DIVISION)

 Authorized Signatory/Carester

Plot No. AA-III/BLK-2/1, located and bounded as follows:

ON THE NORTH: Plot No. AAII/BLK-2

ON THE SOUTH: Plot No. AAIII/BLK-1

ON THE EAST: 24M wide road

ON THE WEST: Plot No. AAIII/BLK-2

For BENGAL UNITECH UNIVERSAL
INFRASTRUCTURE PVT. LTD.


Authorised Signatory/Manager

Signature of the Promoter
(Ramesh Chandra)



Principal Secretary

Transport Department
Government of West Bengal

SUMANTRA CHOUDHURY, IAS



Managing Director

WB HOUSING INFRASTRUCTURE DEVELOPMENT CORP. LTD.

(A Govt. of West Bengal Undertaking)

38/1/1/16 Sector III, Salt Lake,

Kolkata - 700 091, Phone: 2335-0099, Fax: 2335-0098

E-mail: housing@wbhidco.com.in

No. 2142 /HIDCO/Admin-620/2004

Date :02/08/2005

To

The Managing Director
Bengal Unitech Universal Infrastructure (P) Ltd.
8, Community Centre,
SAKET,
New Delhi- 110 017

Sub: Allotment of 100 Acres of land for residential use in Action Area-III, New Town, Kolkata, Part handing over of plot

Dear Sir,

As per MOU executed between your Company and WBHIDCO Ltd. on 07/10/2004, WBHIDCO is expected to give possession of 100 acres of land in part or full as and when the same is ready for handing over. Though land development work is going on in full stream in respect of your entire 100 acre plot, however, at this stage WB HIDCO is in a position to hand over part of the land to you as per clause B(a) of (page 4) of the MOU.

Since, you have already deposited Rs. 19.36 crores in respect of the said land, now you are required to pay an amount of Rs. 48.40 crores within 30 days from the date of communication from the 1st party.

An early action will be appreciated.

Yours faithfully,


(Sumantra Choudhury)
Managing Director

STATE PLAN OF PLOTTING AND LAYOUT
 OF NEW TOWN, KOLKATA
 (On the) Purba Bardhaman Area
 1953-54

1200 ft
 1500 ft

1200 ft
 1500 ft

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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MEMORANDUM OF ENTRY

1. On the 24th day of November, 2017 Mr. Ramesh Chandra an Authorized Signatory of Bengal Unitech Universal Infrastructure Private Limited, a company registered under the Companies Act, 1956 having its corporate identity number U45201DL1996PTC086900 and registered office at Basement, 6, Community Centre, Saket, New Delhi, Delhi - 110 017 (hereinafter referred to as the "Mortgagor", which expression shall, unless it be repugnant to the subject or context thereof, be deemed to mean and include its successors and permitted assigns) now, at the office of Unitech Limited situated at Basement, 6, Community Centre, Saket, New Delhi, Delhi - 110 017; Mr. Sunil Subramanian, authorized officer, duly authorized by the Board of Directors of JM Financial Asset Reconstruction Company Limited, a company registered under the Companies Act, 1956 and an Asset Reconstruction Company registered with Reserve Bank of India pursuant to section 7 of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Act, 2002, having corporate identification number U67190MH2007PLC174287 and registered office at 7th Floor, Energy, Appasaheb Marathe Marg Prabhadevi, Mumbai-400025 (hereinafter referred to as the "Lender") and stated that the documents of title evidences, deeds and writings more particularly described in Schedule I hereunder written (hereinafter referred to as "Title Deeds") in respect of the freehold rights of the Mortgagor in the immovable properties, more particularly described in the Schedule II hereunder written together with all buildings and structures thereon (hereinafter referred to as the "Immovable Properties") had been delivered and deposited by the authorized officer of the Mortgagor with HDFC Limited on the dates and in respect of certain facilities disbursed to Unitech Limited ("Borrower") and Bengal Unitech Universal Infrastructure Private Limited ("BUUIPL") as more particularly described hereunder ("Existing Facilities"):

Existing Facilities:

1. Rs. 150 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 27-02-2015, with title deeds being deposited by way of constructive delivery on 27-02-2015.
 2. Rs. 96 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-06-2015, with title deeds being deposited by way of constructive delivery on 30-06-2015.
 3. Rs. 90 crore facility sanctioned and disbursed by HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 30-09-2015, with title deeds being deposited by way of constructive delivery on 30-09-2015.
 4. Rs. 80 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 28-06-2016, with title deeds being deposited by way of constructive delivery on 28-06-2016.
2. The Financial Assets pertaining to the Borrower and the Mortgagor along with underlying security interest created therefor under the said Existing Facilities have been assigned by HDFC Limited to the Lender acting in its capacity as trustee of JMFA-RC-Fin India 2016-Trust by way of Deed of Assignment dated November, 15, 2016 and the said Title Deeds deposited with HDFC Limited were handed over to the Lender by HDFC Limited, with the underlying security including the Immovable Properties.
3. Mr. Ramesh Chandra stated that the Borrower had requested the Lender to restructure the Existing Facilities. As part of the restructuring, grant an additional loan of Rs. 200,00,00,000 (Rupees



Two Hundred Crore only). Mr. Ramesh Chandra stated that the said requests have been agreed to by the Lender and as a part of the entire exercise, a loan of Rs. 20,00,00,000 (Rupees Twenty Crore only) was granted by way of an Additional Facility Agreement dated 05-May, 2017 (hereinafter referred to as the "Additional Facility"). Mr. Ramesh Chandra further stated that the Title Deeds were deposited with Mr. Sunil Subramanian by way of constructive delivery on May 05, 2017, with the intent of creating a mortgage on the immovable Properties as security for the Additional Facility. Mr. Ramesh Chandra also stated that the charge on the Existing Facilities had been extended to various other facilities described hereunder (hereinafter referred to as "Other Facilities") by way of deposit of title deeds by way constructive delivery on May 05, 2017, with Mr. Sunil Subramanian, authorized officer of the Lender, duly authorized by the board.

Other Facilities:

1. Rs. 170 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-09-2009.
2. Rs. 135 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 10-09-2011.
3. Rs. 160 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 21-03-2012.
4. Rs. 90 crore facility sanctioned and disbursed by HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 29-09-2012.
5. Rs. 100 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-12-2013.
6. Rs. 200 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-06-2014.
7. Rs. 45 crore facility sanctioned by and disbursed HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 30-09-2014.

(The Existing Facilities, together with the Other Facilities shall hereinafter be collectively referred to as the Assigned Facilities.)

4. Mr. Ramesh Chandra also stated that the Borrower had requested for sanctioning the remaining portion of the requested Rs. 200,00,00,000 (Rupees Two Hundred Crore only) by way of two loans namely one further additional loan of Rs. 145,00,00,000/- (Rupees One Hundred Forty Five Crore only) to the Borrower and one additional loan of Rs. 55,00,00,000/- (Rupees Thirty Five Crore only) to the Mortgagor to the which the Lender agreed vide its letters dated July 26, 2017 (hereinafter the Additional Facility, together with the BULIPL Facility and the Unitech Facility shall collectively be referred to as "Facilities").
5. Mr. Ramesh Chandra stated that the Mortgagor now intends to extend the existing charge over the Immovable Properties by way of deposit of said Title Deeds with the Lender for which Mr. Ramesh Chandra requested that the Lender release the title deeds to enable him to redeposit the same with Mr. Sunil Subramanian, authorized officer of the Lender duly authorized by the board, with an intent to create mortgage over the immovable properties for securing the due repayment, redemption and discharge by the Mortgagor of:



1. Rs. 145 crore facility sanctioned and disbursed by JMFARC to Unitech Limited vide Unitech Facility Agreement dated 24 November 2017.
2. Rs. 35 crore facility sanctioned and disbursed by JMFARC to BUIIPL vide BUIIPL Facility Agreement dated 24 November 2017.

together with all interest, additional interest, liquidated damages, upfront and commitment fees, premium on prepayment, all costs, charges and expenses and other monies owing by, and all other present and future obligations and liabilities of the Mortgagor to the Lender under and in terms of the additional facility agreement dated 3rd May, 2017 and Unitech Facility Agreement and BUIIPL Facility Agreement dated 24 November 2017 and 24 November 2017 respectively (hereinafter collectively referred to as the "Facility Agreements", as amended from time to time) and other financing documents, as amended from time to time.

6. Accordingly the said title deeds were released to and re-deposited by Mr. Ramesh Chandra with Mr. Sunil Subramanian, authorized officer of the Lender duly authorized by the board. While making such deposit, Mr. Ramesh Chandra stated that he was doing so with an intent to create security over the immovable Properties to secure the Facilities as mentioned above. Mr. Ramesh Chandra stated that the Facilities shall have a Senior First Charge over the said Immovable Properties whereas the same shall rank *pari passu* amongst the Existing Facilities.
7. Mr. Ramesh Chandra stated that therefore now the Title Deeds were in the custody of the Lender for securing the following facilities:-

A. Assigned Facilities

1. Rs. 170 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-09-2009.
2. Rs. 135 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-09-2011.
3. Rs. 160 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 21-03-2012.
4. Rs. 90 crore facility sanctioned and disbursed by HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 29-09-2012.
5. Rs. 100 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-12-2013.
6. Rs. 200 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 20-06-2014.
7. Rs. 45 crore facility sanctioned by and disbursed HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 30-09-2014.
8. Rs. 150 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 27-02-2015.
9. Rs. 96 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 30-06-2015.
10. Rs. 90 crore facility sanctioned and disbursed by HDFC Limited to Bengal Unitech Universal Infrastructure Private Limited vide Master Facility Agreement dated 30-09-2015.
11. Rs. 100 crore facility sanctioned and disbursed by HDFC Limited to Unitech Limited vide Master Facility Agreement dated 28-06-2016, and



B. Facilities

- 1. Rs. 145 crore facility sanctioned and disbursed by IMFARC to Unitech Limited vide Unitech Facility Agreement dated 24 November 2017.
- 2. Rs. 35 crore facility sanctioned and disbursed by IMFARC to BUUPL vide BUUPL Facility Agreement dated 24 November 2017.
- 3. Rs. 20 crore facility sanctioned and disbursed by IMFARC to Unitech Limited vide Additional Facility Agreement dated 05 May 2017.

8. Whilst making the deposit of the Title Deeds, Mr. Ramesh Chandra stated that he was doing so on behalf of the Mortgagor in his capacity as authorized officer of the Mortgagor, duly authorized by the Board of Directors of the Company vide its board resolution dated 14 October 2017 with an intent to create security by way of mortgage by deposit of title deeds on the Immovable Properties together with all the buildings and structures/erections commenced/to be constructed, therein and all the plant and machinery and other fixtures and fittings erected/installed or to be erected/installed thereon and every part thereof attached to the earth or permanently fastened to anything attached to earth, to secure the due repayment and discharge of the Existing Facilities mentioned in para 4 above, together with interest, additional interest, unreimbursed drawings, liquidated damages, fees, prepayment premium, letter of credit commission, costs, charges, expenses and other monies whatsoever stipulated in or payable by the Mortgagor in terms of the Facility Agreements and other financing documents, as amended from time to time.

9. Mr. Ramesh Chandra further stated on behalf of the Mortgagor that the Title Deeds so deposited were the only Title Deeds in the possession, power and control of the Mortgagor in relation to the Immovable Properties and that the Mortgagor has valid and effective freehold rights in respect of the Immovable Properties.

10. Mr. Ramesh Chandra further stated that there is no mortgage, charge, lien or other encumbrance or attachment on the Immovable Properties or any part or parts thereof in favour of any person, or Government or the Income Tax Department or any other Government Department or any firm or Company or body corporate or society or entity whatsoever and that the Company has not entered into any agreement for sale, transfer or alienation thereof or any part or parts thereof.

11. Mr. Ramesh Chandra further assured that no mortgage, charge or lien or other encumbrance whatsoever will be created or attachment allowed to be levied on the said Immovable Properties or any part or parts thereof in favour of or on behalf of any Government or Government Department or any other person, firm or company, or any body corporate or society or entity whatsoever except with the prior written permission of the Lender so long as the Borrower and BUUPL continue to be indebted to or liable to the Lender on any account in any manner whatsoever.

12. Mr. Ramesh Chandra further assured that no proceedings for recovery of taxes are pending against the Mortgagor under the Income Tax Act or any other law in force for the time being nor there was any amount outstanding to be payable by the Mortgagor and that no notice has been issued and/or served on the Company under Rules 2, 16 and 51 or any other Rules of the Second Schedules to the Income Tax Act, 1961, or other notice of demand of any other taxes under any other law.

13. The aforesaid confirmation and representation with regards to the deposit of title deeds was made by Mr. Ramesh Chandra on behalf of the Mortgagor in the presence of Mr. Smit Subramanian.



Schedule 1-
(Details of title deeds deposited)

1. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 1163 dated 30-07-2005.
2. Instrument of Sale executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 6901 dated 29-08-2006.
3. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 843 dated 01-02-2007.
4. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 1517 dated 21-03-2007.
5. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 2554 dated 26-04-2007.
6. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal United Universal Infrastructure Private Limited bearing Registration No. 3969 dated 30-06-2009.



Schedule II
(Description of said immovable properties)

Land measuring 98.333 acres (approx.) pertaining to the township "Unoworld City" situated at New Town, Rajarhat, near Salt Lake City, Kolkata, West Bengal with construction thereon both present and future along with unsold area.

Dated this 24 day of November, 2017



Authorized Officer



JM Financial Asset Reconstruction Company Limited

In the presence of:

1. 
2. 