00877 00843 6

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL 305811

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-H/HGN/NTP/1M-1/98dated 14th September, 1999,in respect of the Planning Area declared as such under Notification NO 1423/ HI/HGN/NTP/1M-1/98dated 27th August, 1999, hereinafter referred to as the ~~HIDCO~~ WEBHIDCO 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 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.

Contd... P/2

074327

11 JAN 2007

(SAMEER BAHEJI)

V.L
2005

(SAMEER BAHEJI)

Sameer Bahej as authorised signatory of Punjab National University ... 12 FEB 2007

Rajdeep Bhadauria

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

पश्चिमबंगला पश्चिम बंगाल WEST BENGAL 503815

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, 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.

contd..... P/3

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 305816

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, Bidhannagar ~~total~~ vide Deed no. 83102 of 2003 for an area of 15.16 Acres in plot no AA-III/BLK-I, 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 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 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

074329

Kanyo Vanitha Vanigyathi
Dep PVL Ltd
Do Pension 82
Do 16

11 JAN 2007

Additional District Magistrate
Nathanagar (Sub Lease Dep)

2 FEB 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL 305813

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 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

contd.....P/5

07 4326

Name: Pooja Vinitech Universal Dyes

Pvt Ltd

33 Pawar St

Kol - 16

11 JAN 2007

Director

Date:

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 therein 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

contd..... P/6

2 FEB 2017

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 peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whomsoever.

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 demisedpremises) from which connection will be taken by the PURCHASER at its own cost.

2 FEB 2007

Schedule

ALL THAT piece and parcel of land measuring about 25.92 acres (16.12 acres (65237.75 sqmts) and 9.80 acres (39661 sqmts)) be the same or little more or less being ~~Premises~~ plot no.AA-III/BLK-2/2 in ~~street 36m.~~24 meter wide road and AA-III/BLK-2/3 in MAR (East West) 59 mts wide road respectively ~~(formwhile Plot No AA-III/BLK-2/2 and AA-III/BLK-2/3 respectively)~~situated in New Town, P.S rajarhat, 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

P/8

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

A. K. DUTTA ROY
ASST. GENL. MANAGER (INFRA)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

By.....

FOR AND ON BEHALF OF THE

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION (VENDOR)

For BENGAL UNITECH HOUSING INFRASTRUCTURE PVT. LTD.

(SAMEER BAGRODIA)
Authorised Signatory

SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1.

2.

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

SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CAPMENT 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 :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

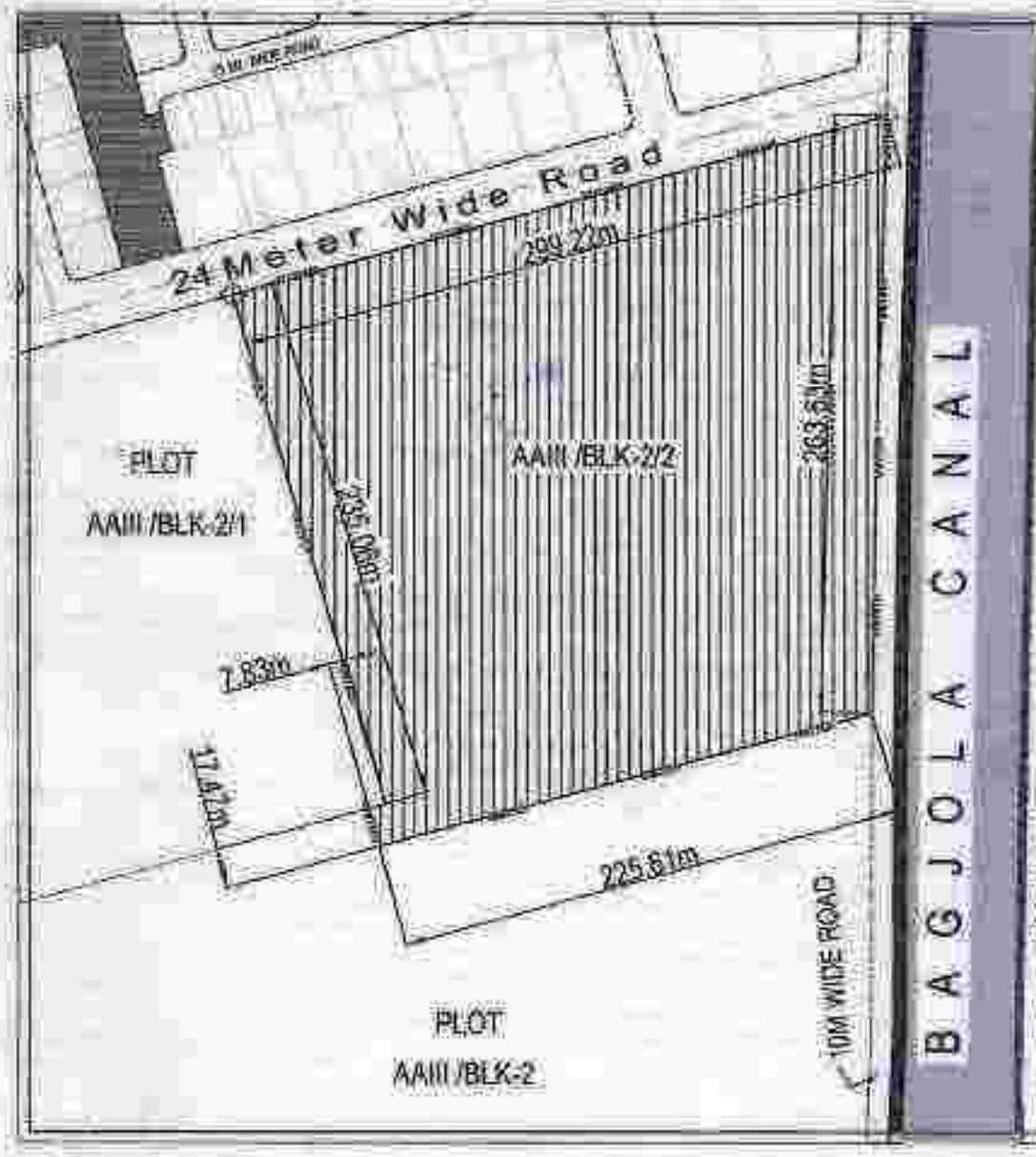
12 FEB 2007

22-2-2007

SITE PLAN OF PLOT NO AA-III / BLK-2/2 OF NEW TOWN,KOLKATA

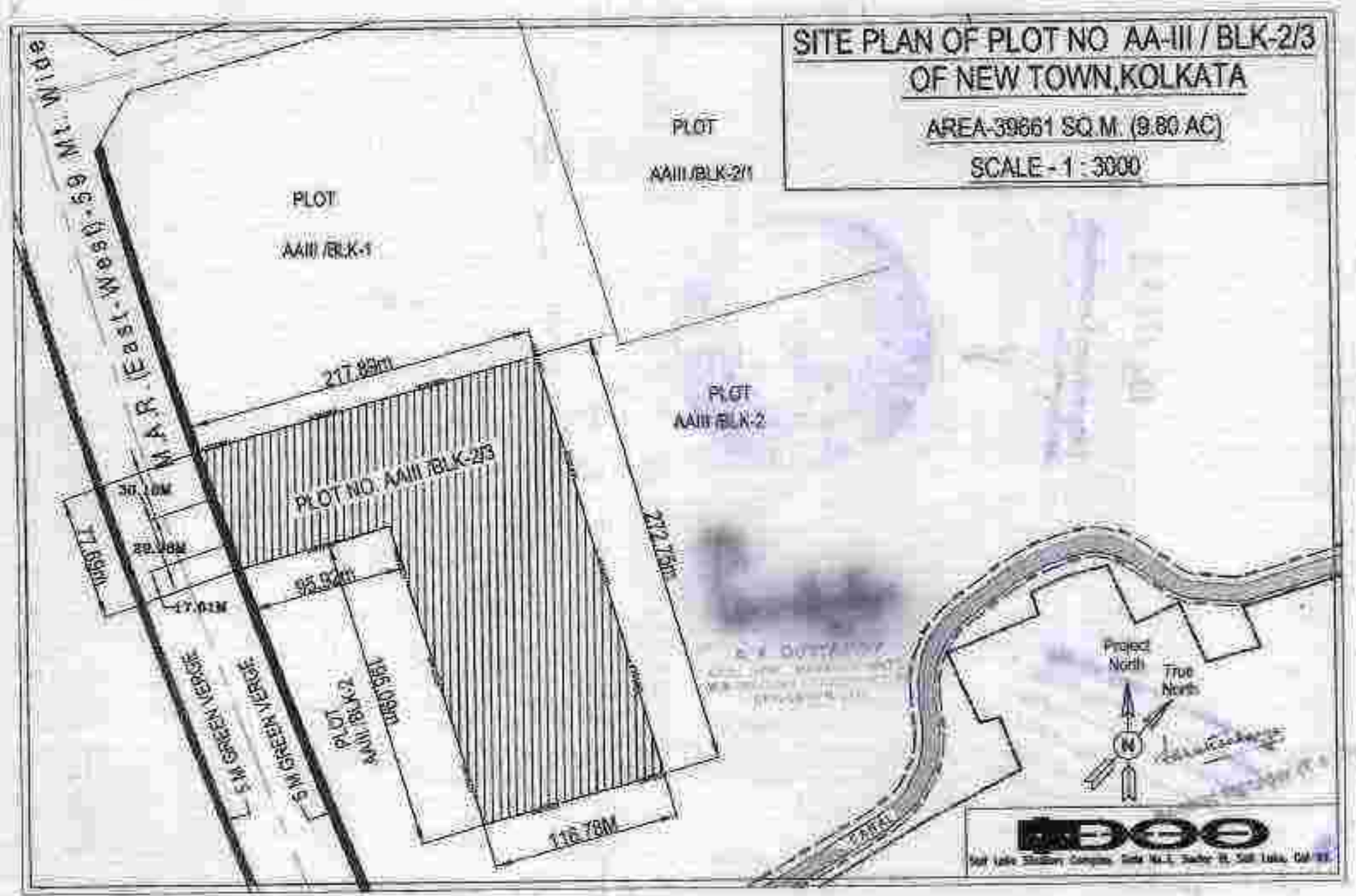
AREA - 65237.75 sq.m. (16.12 AC)

SCALE - 1 : 3000



BDO

Salt Lake Stadium Complex, Gate No.2, Sector III, Salt Lake, Kol-91.


SITE PLAN OF PLOT NO AA-III / BLK-2/3
OF NEW TOWN,KOLKATA
AREA-39861 SQ.M. (9.80 AC)
SCALE - 1 : 3000
PLOT
AAIII/BLK-2/1
PLOT
AAIII/BLK-1
PLOT
AAIII/BLK-2
PLOT NO. AAIII/BLK-2/3
217.85m
272.75m
116.78M
95.92m
77.65m
30.18M
29.28M
17.01M
M.A.R. (East-West) - 59 Mt. Wide
5M GREEN VERGE
5M GREEN VERGE
PLOT
AAIII/BLK-2
CANAL
Project North
True North
N

05477 (20690)

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

A 086355

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-HI/HGN/NTP/1M-1/98dated 14th September, 1999,in respect of the Planning Area declared as such under Notification NO 1423/ HI/HGN/NTP/1M-1/98dated 27th August, 1999, hereinafter referred to as the ~~HIDCO~~ WBHIDCO 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~~ Undertaking hereinafter referred to as the VENDOR (which expression shall include ~~its executors, administrators and~~ successor in ~~office~~ interest 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- 110016** hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its heirs, executors, administrators, representatives and assigns) of the OTHER PART.

SANJEEB BIHARI

011582

29 JUN 2006

29 MAY 2007

(SANJEEB BIHARI)

SANJEEB BIHARI
S/o Late Sangar
Housing Infrastructure
Development
Corporation Ltd.
(VENDOR)

(RAJDEEP BHADURI)
S/O N.R.K. BHADURI.
8, DR CHATTERJEE LANE
SERAMPORE.
DIST - HOOGHLY
WEST BENGAL

Rajdeep Bhaduri
S/o N.R.K. Bhaduri
8 Dr Chatterjee Lane
Serampore
Dist Hooghly
W.B.

29 JUN 2006

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL A 086356

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~~ area lands to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also ~~with~~ the 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, [illegible] after complying with all formalities for allotment of such land by the VENDOR.

011983

Zenith Universal Infrastructure Pvt. Ltd.
Block-C
4th Floor
22, Camac St.
Kolkata-16

Date:

29 MAY 2015

29 JUN 2014

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल 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 ninty 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 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, 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.

Block C
4th Floor
22, Camac St.
Kolkata-16

29 MAY 2006

29 JUN 2006

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL A 186358

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 PURCAHSER shall not make any excavation in the land nor remove any earth/ subsoil there from in 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.

011581

Block - C
4th Floor
32, Camac St.
Kolkata-16

29 MAY 2006

29 JUN 2006

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL A 090381

IV. THE PURCAHSER 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 PURCAHSER 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 enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon.

S

Block 'C'
4th Floor
22 Camac St.
Kolkata-16

Date

29 MAY 2006

29 JUN 2006

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 090382

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 as contemplated herein the 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 or 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.

011573

Block: C
4th Floor
22, Camac St.
Kolkata-16

Date

W-500/012

Date 10.08.07

29 MAY 2008

28 JUN 2008

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A 086359

The VENDOR hereby covenants with the PURCHASER as follows :-

1. The PURCHASER observing, performing, fulfilling and discharging all the responsibilities covenanted herein shall ~~peacably~~ hold and enjoy the said demised land forever without any interruption by ~~and from~~ the VENDOR or its agents or 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 other similar purchasers in respect of other similar 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 as per planning abounding the ~~demise~~ demised premises) from which connection will be taken by the PURCHASER at its own cost.

7

011580

Block-'C'
4th Floor
33 Cossipore St.
Kolkata-16

29 MAY 2006

29 JUN 2006

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A 086360

Schedule

ALL THAT piece and parcel of land measuring about 15.240 Acres (62981.92 Sq. Meters) 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/ Blo 2/1 situated in the NEW TOWN police station Rajarhat, Dist: North 24 parganas, presently in the Panchayat Area.

Bound and bounded as follows.

ON THE NORTH: ..... Plot No AAIII/~~BK-2~~ BLK-2

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

ON THE WEST : ..... 24M Wide Road

ON THE EAST : ..... Plot No AAIII/~~BK-2~~ BLK-2

011551

Universal Infrastructure (P) Ltd.
Block 'C'
4th Floor
23 Camac St.
Kolkata-16

29 MAY 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

A. K. DUTTA ROY
ADDL. GENL. MANAGER (LEGAL)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

.....

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

(SAMEER BANERJEE)

.....

SIGNED FOR AND ON BEHALF OF THE AFORESAID NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. PRADEEP BANERJEE
MANAGER BUSINESS DEVELOPMENT
BOGI PL
27, CAMAC STREET, 4TH FLOOR, BLOCK C, KOLKATA -

2. SUDIPTA MITRA
BWIPL
27, CAMAC ST, 4th Floor, Block - C, Kol - 16

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

29 JUN 2006

SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ ASSIGNER/CAIMENT 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 :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

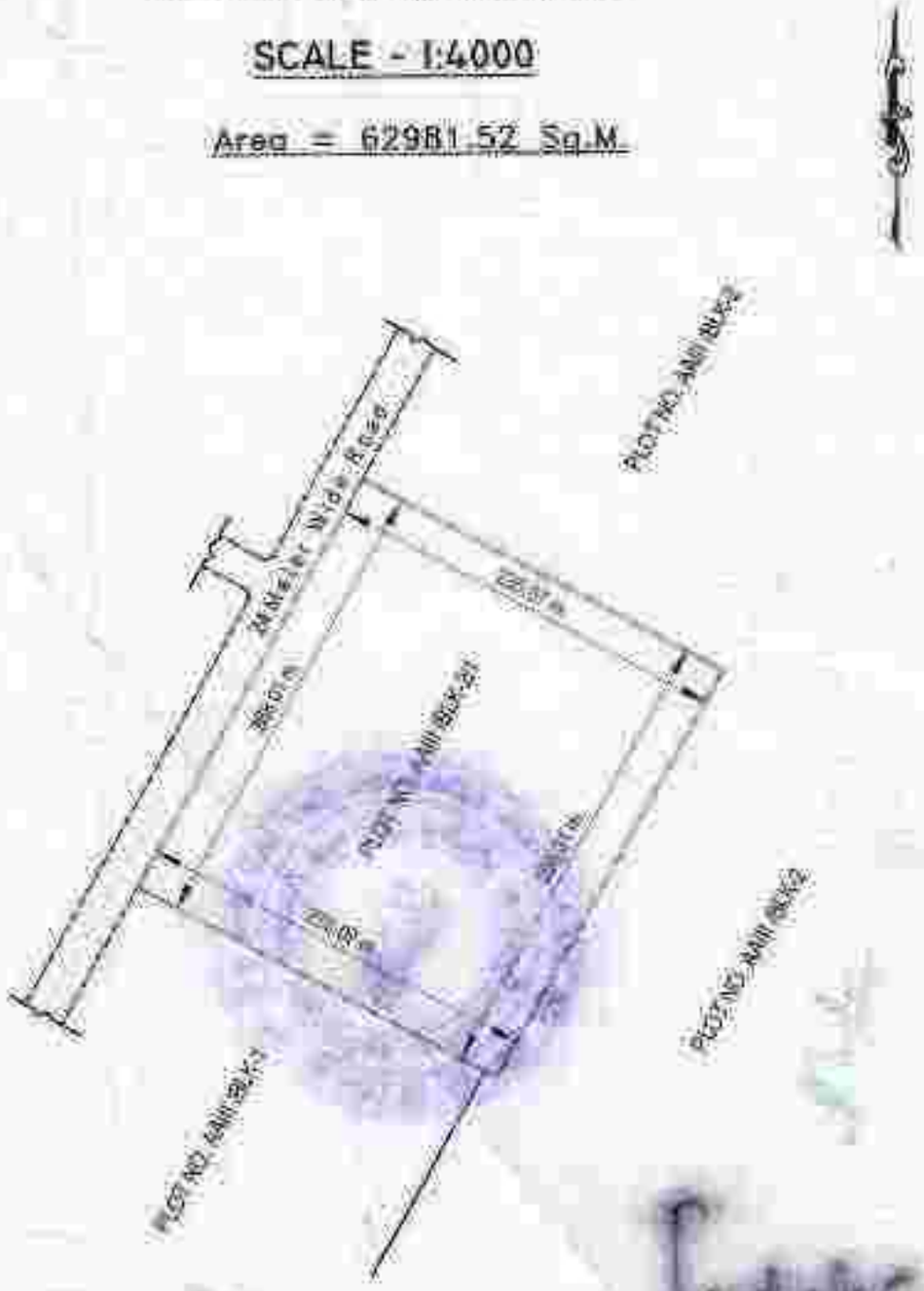
29 JUN 2006

SITE PLAN OF PLOT NO : AAIII /BLK-2/1

OF NEW TOWN, KOLKATA.

SCALE - 1:4000

Area = 62981.52 Sq.M.



A. K. DUTTA ROY
ARCH., ENVI., BUILDING PLANNER
M.D. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

ALL DIMENSION ARE IN METER.

HDCO
Salt Lake Stadium Complex, Gate No.4, Sector III, Salt Lake, Kol-91.

C6272 C-05162 10 8

INDIA NON JUDICIAL

₹1000 Rs 1000

एक हजार रुपये ONE THOUSAND RUPEES

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

Deed of Conveyance (Free hold)

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-HI/HGN/NTP/1M-1/98dated 14th September, 1999 in respect of the Planning Area declared as such under Notification NO 1423/ HI/HGN/NTP/1M-1/98dated 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.

Rs 17412000/-

Final Rs 17412010/-

A 3259559

18/08/05

1498 04/7/05

Bengal Unitech Universal Infrastructure (P) Ltd.

82 Camac Street

Kol-17

1000/-

28 JUL 2005

Sameer Kumar

Bengal Unitech Universal Infrastructure (P) Ltd.

Unitech House

Commercial Centre Jasola

New Delhi-110017

(SAMEER KUMAR)

Rajdeep Bhaduri

Planner & Architect

Serampore Dist Hooghly

(RAJDEEP BHADURI)

S/o Md. N.R.K. BHADURI

R/o 8, Dr. CHATTERJEE LANE,

FLAT NO-204, 4th FLOOR,

PO-SERAMPORE, DIST-HOOGHLY

WEST BENGAL, PIN-712201

PS - SERAMPORE

Addl. District Sub-Registrar

Bidhannagar (Salt Lake City)

3 AUG 2005

1000Rs

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

एक हजार रुपये ONE THOUSAND RUPEES

पश्चिमबङ्গ 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

X

04/7105.

№ 199 Бюджет Центра Дорозвитку

01. 100.

02. Ремонт, фасад

грн 17.

10.01.06.

360000

1000 Rs.

INDIA NON JUDICIAL

१000रु. Rs 1000

सत्यमेव जयते

एक हजार रुपये ONE THOUSAND RUPEES

পশ্চিমবঙ্গ पश्चिम बंगाल 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.

B

Calcutta Collectorate,
11, Mirza Sohrab Rd. Mohamed Amin
Calcutta—1
Tender

Date 4 JUL 2006

No. 10127

1000Rs.

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 150326

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.

13

Calcutta Collectorate,
11, Netaji Subhas Rd.
Calcutta—1

24 JUL 2015

24 JUL 2015

9 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.

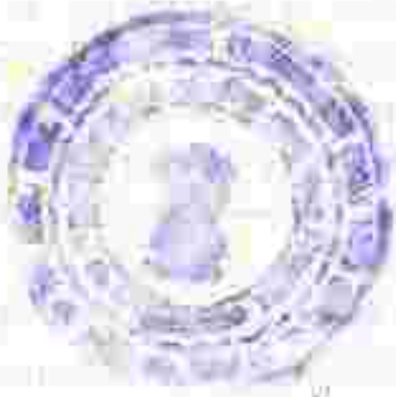
6. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.

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



demised land without any interruption by and from the VENDOR or its agents and representatives whosoever.

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 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.

Butted 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.

VS

Addl. District Sub-Registrar,
Bidhannagar (Salt Lake City)

3 AUG 2005

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
(SANJEEB BANKI)

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

1. [illegible] Dutta Ad: 22 Camac Street, 4th Floor, Block-C, Kol-17

2. [illegible] Bhattacharjee Address: 22, Camac Street, 4th Floor, Block-C, Kol-17

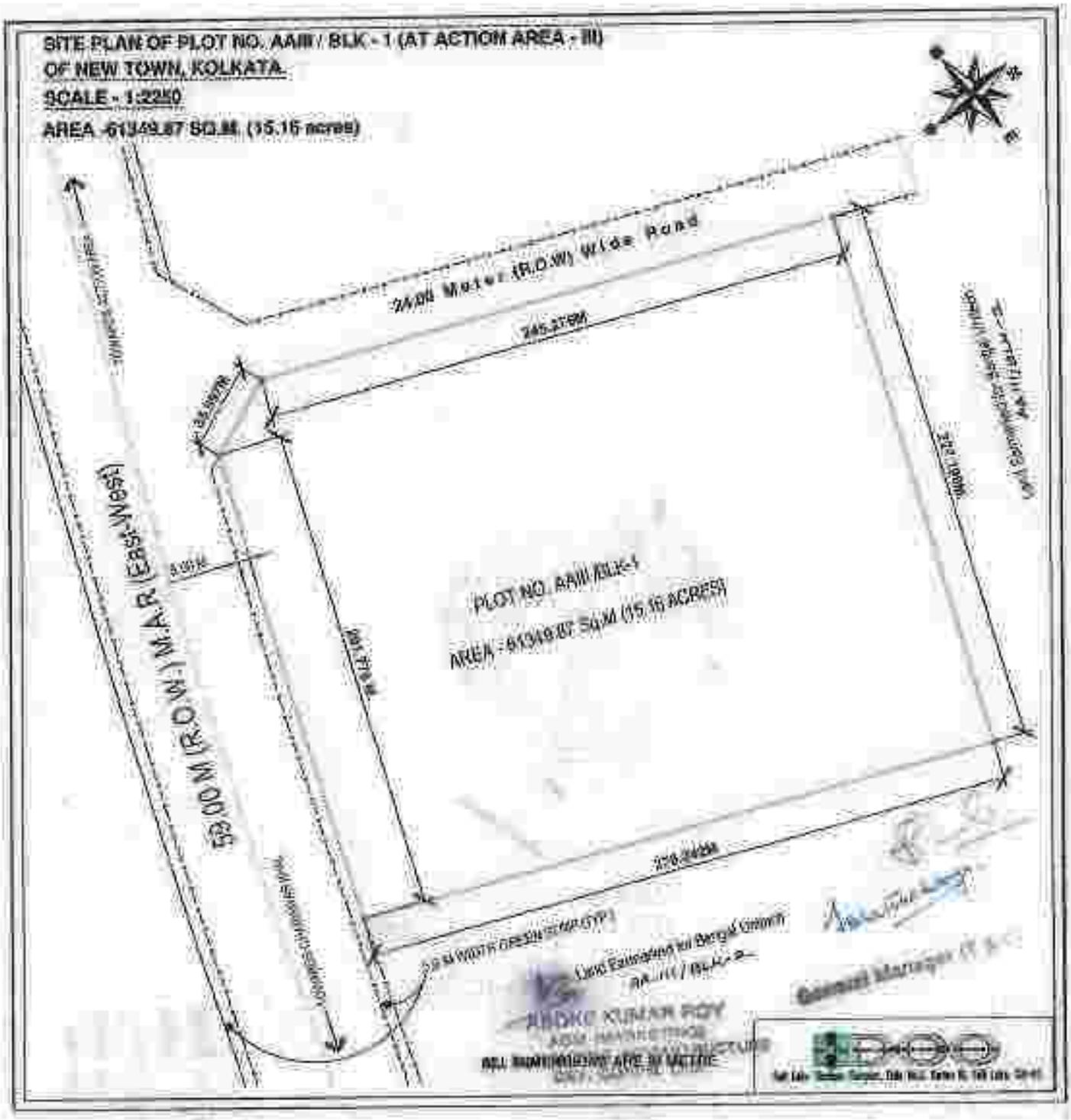
Drafted by WBHIDCO Ltd. and approved by Ld. LR, W.B. dated 09.03.2004.

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)



THE
/SELLER/
ATMENT
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 :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

Addl. Member Sub-Regd.
Salt Lake City

- 3 AUG 2005

24.8.2005

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

503028

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-HI/HGN/NTP/1M-1/98dated 14th September, 1999,in respect of the Planning Area declared as such under Notification NO 1423/ HI/HGN/NTP/1M-1/98dated 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.

Contd...

097506

21 MAR 2007

21 MAR 2007

21 MAR 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL 363029

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.

2 contd...

057505

Block C
Ch Floor
Kolkata

1 6 MAR 2011

Date

21 MAR 2011

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 563030

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 ADSR, Bidhannagar total vide Deed no. 8162 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 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

3 contd...

057504

1 6 MAR 2007

21 MAR 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगला पश्चिम बंगाल WEST BENGAL A 631451

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 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 by the VENDOR and with the condition as the VENDOR may decide and not to

4 contd...

097503

Serial No.

Name

Address

Date

14 MAR 2007

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 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.

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.

Contd...

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 peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whosoever.

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 its own cost.

6 contd...

Schedule

ALL THAT piece and parcel of land measuring about 5.70 acres (2306.7 sq mts) 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.

Premises 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-2/5

7 contd...

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. SUTTA (DCP)

For BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD.

Authorised Signatory/ies

SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1.

2.

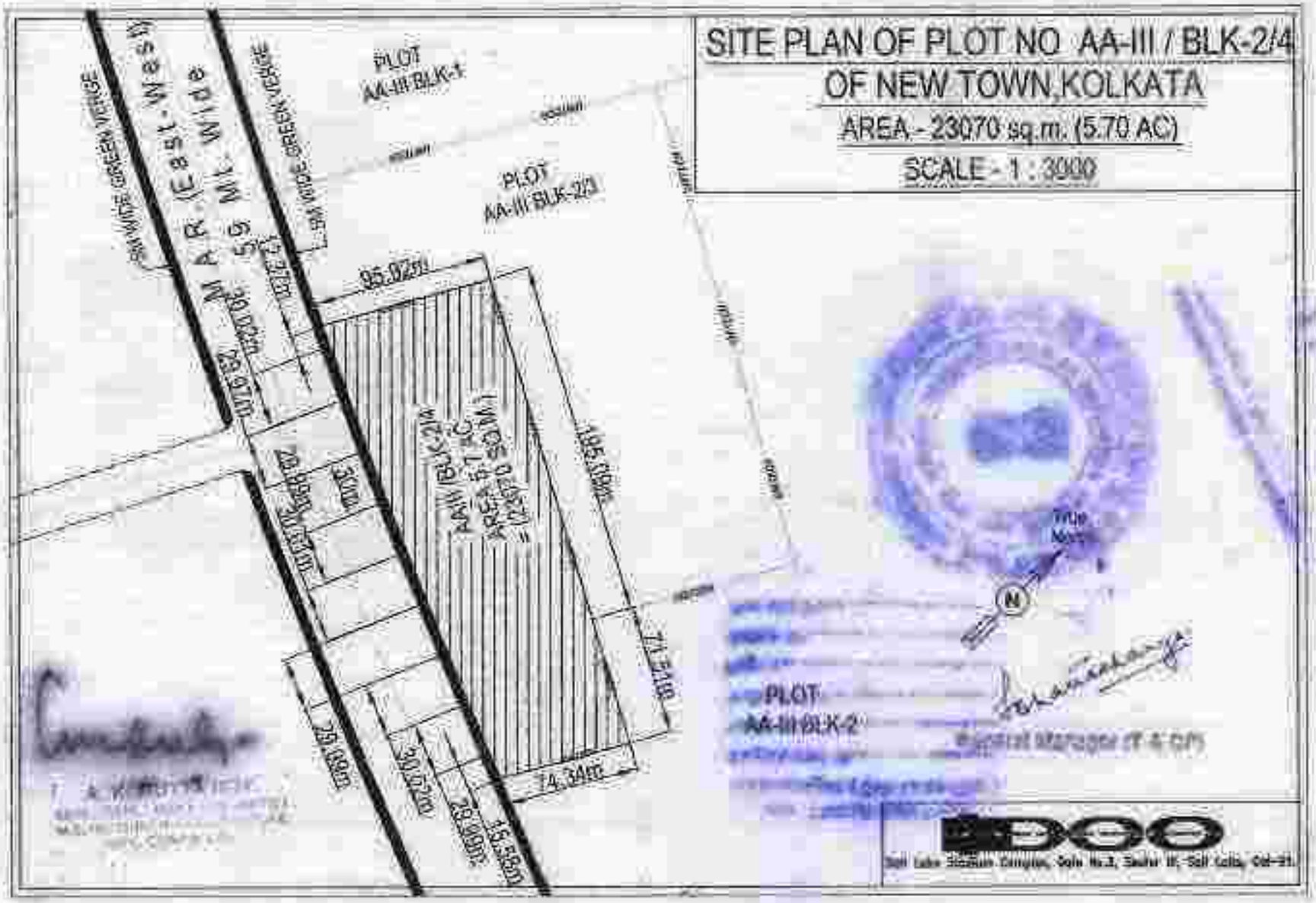
Drafted by WBHIDCO Ltd. and approved by Ld. L.R. W.B. dated 09.03.2004.

21 MAR 2007

SITE PLAN OF PLOT NO AA-III / BLK-2/4 OF NEW TOWN,KOLKATA

AREA - 23070 sq.m. (5.70 AC)

SCALE - 1 : 3000



Salt Lake Stadium Complex, Sale No.2, Sector III, Salt Lake, Cal-91.

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

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

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

	L.H.					
	R.H.					

ATTESTED :-

PHOTO	L.H.					
	R.H.					

ATTESTED :-

PHOTO	L.H.					
	R.H.					

21 MAR 2007

00503 (P-2554) 10

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

পশ্চিমবঙ্গ পশ্চিম বংগাল WEST BENGAL A 625311

Deed of Conveyance (Free hold)

THIS INDENTURE OF SALE made on this 26th day of APRIL 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-1/98dated 14th September, 1999 in respect of the Planning Area declared as such under Notification NO 1423/ HI/HGN/NTP/IM-1/98dated 27th August, 1999, hereinafter referred to as the ~~HIDCO~~ WBHIDCO 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.

1 contd...

004407

Block C
4th Floor
22, Camac Street
Kolkata

27 APR 2007

27 APR 2007

(SANJOY BANERJEE)

(SANJOY BANERJEE)

WITNESS

(SUJOYEE BANERJEE)

27 APR 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL A 625310

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.

2 contd.

004409

Block 'C'
4th Floor
Cumas Dr.
Lautoka

27 APR 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबङ्গ 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 62.343 acres of land in respect of which four nos. Deed of Conveyance have been executed and registered in the office of ADSR, Bidhannagar 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 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

3 contd...

2615

26/4/07

696000

27 APR 2007

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

INDIA

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL A 625008

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 assured 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 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 to Newtown, Kolkata, and according to plans, specifications, elevations, designs and sections sanctioned by the

4 contd...

004494

Block-C
4th Floor
Taimur St.

7 APR 2007

7 APR 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 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.

S contd...

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 peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whosoever.

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.

2 7 APR 2007

Schedule

ALL THAT piece and parcel of land measuring about 15.97 acres (64610.6 squts) 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, PS Rajarhat, Dist North 24 Parganas, presently in the Panchayat Area.

Premises No - AA-III/BLK-2/5 ; bound and bounded as follows

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

ON THE SOUTH: Plot AIII/ 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

7 contd..

27 APR 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

By.....

FOR AND ON BEHALF OF THE

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION (VENDOR)

For Bonito Universal Infrastructure Pvt. Ltd.

Director

Authorised Signatory

Bonito Universal Infrastructure (P) Ltd.
Block-C
4th Floor
22, Camac St.
Kolkata-16

.....

SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. Pradip Chakraborty
S/o, S.M. Chatterjee Lane,
Flat 2D, Bagatik Villa,
Belanagar, Hooghly
West Bengal, PIN - 712201

2. Sudipta Nath Banerjee
Flat - 2D, Nandigram Appt. Kolkata
Pin - Kolkata - 700101

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

27 APR 2007

HIDCO

No M- 1719 /HIDCO/Admn-630/2004 Date: 26.4.2007

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

Sub: Forwarding of prepared Deed of Conveyance executed between WBHIDCO and Bengal Unitech Universal Infrastructure (P) Ltd. for registration, as per rule 22A of West Bengal Registration Rules, 1962, in respect of Plot No. MA-III/Plot-2/5 Premises No. ..... Category Built plot ..... Action Area ....III.....

Ref: Notification No. 2851-F.T. Kolkata dated 16.08.2004 of the Finance (Revenue) Dept., Govt. of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to MD, WBHIDCO or any officer authorized by him from personal appearence before the Registering Authority for Registration of Deed of Conveyance executed by WBHIDCO.

Dear Sir

Duly authorized by WBHIDCO, 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 Sameer Sahi, the authorized signatory of the ~~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

26/4/07

General Manager (Admn.)/Addl. Gen. Manager (Admn.) /
Addl. Gen. Manager (Mktg)
WBHIDCO

Encl: As stated.

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)
Head Office : Salt Lake Stadium Complex, Gate No. 2, Sector III, Salt Lake, Kolkata 700 098
Telephone : 2335-7166/7167, Fax : 2335-6677/6690, E-mail : housing@cal2.vsnl.net.in, Website: www.wbhidcoltd.com
New Town Office : 01, MAR, New Town, Kolkata 700156, Ph. 2367-0961, Fax : 2367-4902

27 APR 2004

SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CAIMENT 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 :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 1
Page from 18291 to 18298
being No 02554 for the year 2007

This sheet of endorsement u/s 60 attached with the document is the part of the document

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

1-058 11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगल पश्चिम बंगाल WEST BENGAL

6 512905

No. 1370/HIDCO/Admn-GZO/2008 dt 19/8/09

Deed of Conveyance (Free hold).

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 I of 1956) and the Planning Authority, as appointed by the State Government vide order No 1450-H/HGN/NTP/1M-1/98dated 14th September, 1998in respect of the Planning Area declared as such under Notification NO 1423/H/HGN/NTP/1M-1/98dated 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 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 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.

Additional Registrar Salt Lake City 21 JUL 2009

(contd. /P/2

23625

Sl.(s) No.
Name
Address
Licensed Stamp Vendor
S. SARKAR
Date

08 JUN 2009

2976

For CENTRAL MOTION UNIVERSAL CONSTRUCTIONS PVT. LTD.

Authorised Signatory/ies

(SANJOY BANERJEE)

I identify the executant

Additional District Sub Registrar
Bidhannagar, North 24 Pgs

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

30 JUN 2009

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगा 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 to 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 16 of the Land Acquisition Act, ~~1894~~ 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 form all encumbrances which include all that piece and parcel of land described in the schedule hereunder written.

2 contd.

23626

Serial No. .....

Name .....

Address .....

71, Park Street, (Room No - 14)
Kolkata - 700 016

Licensed Stamp Vendor
S. SARKAR

Date .....

08 JUN 2009

Seal of the Additional District Sub-Registrar
Bidhannagar, North 24 Pgs.

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

30 JUN 2009

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबङ्গ 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. 38,75,87,200/-(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 78.213 acres of land in respect of which five nos. Deed of Conveyance have been executed and registered in the office of ADSR, Bidhannagar total vide Deed no: 5162 of 2005 for an area of 15.16

3 contd.

23627

Serial No. .....

Name .....

.....

Address .....

71, Pal(3) St. (Ward No - 14)

Kolkata - 700 015

Licensed Stamp Vendor,

S. SARKAR

Date .....

08 JUN 2009

Seal of the Additional District Sub Registrar

Bidhannagar, North 24 Pgs

Addl. District Sub-Registrar

Bidhannagar, North Salt Lake City

30 JUN 2009

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

पश्चिमबंगला पश्चिम बंगाल 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 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 and Deed no 2564 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 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 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 otherwise assured or intended to the use of the said PURCHASER absolutely and forever

23628

Serial No. .....

Name .....

Address .....

Licensed Stamp Vendor

Date .....

08 JUN 2009

Additional District Sub Registrar

Bidhannagar, North 24 Pgs

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 not 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 PURCAHSER 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 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.
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

contd. P/6

Seal of the Additional District Sub-Registrar

Additional Dist. Registrar
Bidhan Nagar, Salt Lake City

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 inforce.

9. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services as covented 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 lispendence 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.

contd.---P/7

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

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

30 JUN 2009

Facilities of services such as roads, sewers drainlines 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/her/their/its own cost.

4. The VENDOR further covenants with the PURCHASER to save harmless indemnify 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 51034.78 sqmts (20.02 Acres) be the same or little more or less being plot no AA-III/BLK-2/6 in street No 3233 in AA-III 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.

butted 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-2/3 & AA-III/BLK-2/4 and street No 3323 (60 M. WIDE) M.A.R. (EAST-WEST).

Contd. to P/8

Seal of the Additional District Sub-Registrar, Bidhannagar, North 24 Pgs

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

30 JUN 2009

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

Smt. Nairanjana Bhattacharya
WBCS (Exe.)
Addl. 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. Asstt. Admn. Officer
W. E. HIDCO.

2. Asstt. Admn. Officer
W. E. HIDCO.

[redacted]

SIGNED BY THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. Rupesh Pakhira
Bengal Chalet Mineral Infrastructure (P) Ltd.
99, A.J.C. Road, Malancha Park, West Tamangar, Howrah

2. Tapdeep Bhowmick
B.C.E.P.L.

Drafted by WBHIDCO Ltd. and endorsed by Ld. LR.W.S and modified by the Competent Authority.

[redacted]

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

30 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number : I-05956 of :2009
(Serial No. 05981, 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 Sameer Bahl,Claimant

Admission of Execution(Under Section 58)

Execution is admitted on 30/06/2009 by
1. Sameer Bahl,Authorised Signatory,E Unitech Universal Infrastructure (p) Ltd,8 Community Centre Saket New Delhi,110017, profession ----

Identified By R Chatterjee, son of Lt R N Chatterjee, 22 Carnac St ,700016, Thana: , by caste Hindu, By Profession ----

Admission Execution(for exempted person)
1 Execution by Nurnaiara Bhattacharya Alias: , who is exempted from his personal appearance at this office under section 88 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, 1962, duly stamped under schedule 1A, Article number: Exempted of Indian Stamp Act 1899, also under section 5 of West Bengal Land Reforms Act, 1955. Court fee stamp paid Rs: 10.00/-

Payment of Fees:

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

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-38758720/-

Certified that the required stamp duty of this document is Rs.2325523/- and the Stamp duty paid as : Impressive Rs.-4000/-

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

Seal of the Additional District Sub Registrar
North 24 Pgs

Addl. 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 :I-05956 of :2009
(Serial No. 05901, 2009)

Deficit stamp duty

Deficit stamp duty Rs 23251332/- is paid by the draft number 165430 Draft Date 29/06/2009 Bank Name STATE BANK OF INDIA, Bikash Bhavan G. D. received on 01/07/2009.

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

(Saikat Patra)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR BIDHAN NAGAR
Govt. of West Bengal

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

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

- 1 JUL 2009

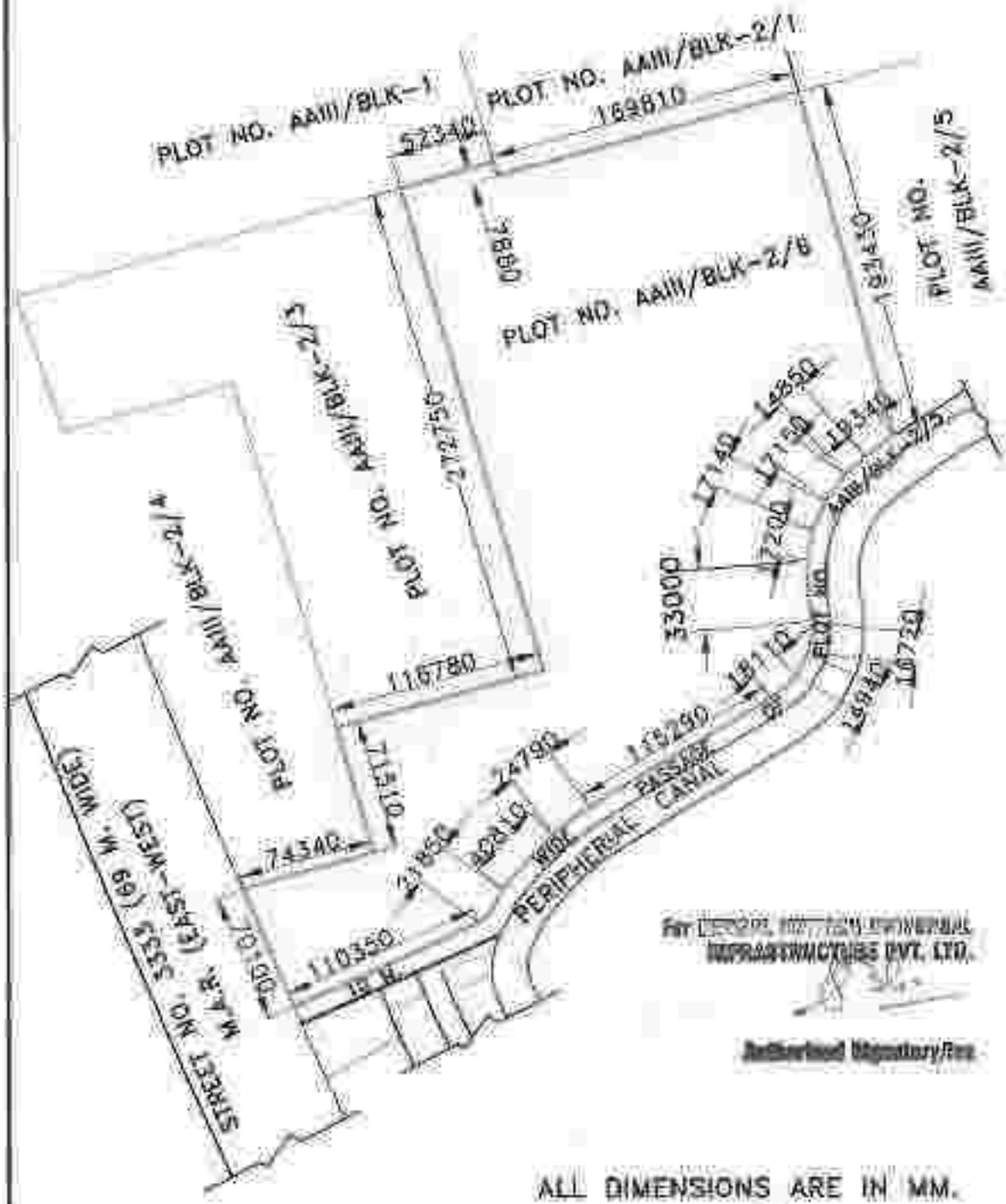
SITE PLAN OF PLOT NO. AAIII/BLK-2/6
OF NEW TOWN, KOLKATA.

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 [illegible] INFRASTRUCTURE PVT. LTD.

Authorised Signatory/Ies

ALL DIMENSIONS ARE IN MM.

General Manager (T & CP)

Smt. Mairanjwa Bhattacharya
WBCS (Exe.)
Addl. Genl. Manager (Marketing)
WB HIDCO LTD.

PREPARED BY : AMDC

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs

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

30 JUN 2009

SIGNATURE OF THE PRESENTANT/ EXECUTANT/SELLER/ BUYER/CAIMENT 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 :-

PHOTO	LH.					
	RH.					

ATTESTED :-

PHOTO	LH.					
	RH.					

ATTESTED :-

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs

Addl. 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 7779 to 7795
being No 05566 for the year 2009.

(Subir Pattar) 22July 2009
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal

unitech
universal

Declaration

I, Ramesh Chandra son of Late Ram Chand Maghacamani, aged about- 79 years, working as Chairman in the project namely Bengal Unitech Universal Infrastructure Private Limited, having CIN: U45201DL1996PTC080908, having its office at Uniworld City, Horizon Tower 7, Unit Nos- 001 & 002, Action Area III, Major Arterial Road, P.S-New Town, Rajarhat, Kolkata 700 160 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 admeasuring about 98. 33 Acres.

2. That we have purchased vacant land admeasuring about 98. 33 Acres from West Bengal Housing Infrastructure Development Corporation (WBHIDCO) from time to time the details of which are enumerated herein 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.

For BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD.

Authorised Signatory/Director

THE DETAILS OF THE PROPERTY AS PER DEED OF SALE

A. Deed of Sale dated 01.02.2007 Deed No – 863 Book – 1, Vol – 53, Pages - 120- 135 registered in the office of Additional District Sub-registrar A.D.S.R. Bidhannagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 25.92 acres [16.12 acres(65237.75 sqmtr) and 9.80 acres (39661 sqmtr)] be the same or little more or less being plot no. AA-III/BLK-2/2 in Street No 24 meter wide road and AA-III/BLK-2/3 in MAR (East West 54 mts wide road respectively situated in New Town, P.S-Rajarhat, Dist- North 24 Paraganas, 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. AA-III/BLK-2/1
ON THE EAST : Plot No. AAIII/BLK-2
ON THE WEST : 24 mts wide Road

Bengal Unitech Universal Infrastructure Pvt. Ltd., Uniworld City, Horizon, Tower 7, Unit No. 001 & 002, Action Area - III, Main Arterial Road, New Town, Rajarhat, Kolkata - 700 160, Tel - +91 33 4003 6600 / +91 33 4003 0001, www.unitechgroup.com, email info@unitechgroup.com
Regd. Office: Basement & Community Centre, Sitaki, New Delhi - 110 017, Phone: +91 11 2686 7201, 4160 4940, Fax: +91 11 2686 7208 • CIN No. U45201DL1996PTC080908
Corporate Office: Unitech House, E Block, South City - 1, Gurgaon - 122 001, Phone: +91 0124 6175300, Fax: +91 0124 2385300

Premises No. AA-III/BLK-2/3, bounded 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

B. Deed of Sale dated 21.03.2007 Deed No – 01517 Book – I, Vol – 04, Pages – 51-69 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhannagar, (Salt Lake City).

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

Premises No. AA-III/BLK-2/4, bounded and bounded as follows:
ON THE NORTH : Plot No: AAIII/BLK–2/2
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- 2/5

C. Deed of Sale dated 28.04.2007 Deed No – 2554 Book – I, Vol – 01, Pages – 18251-18308 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhannagar, (Salt Lake City).

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 MAR (East West) 59 mts wide road respectively situated in New Town, P.S Rajarhat, Dist- North 24 Parganas, presently in the Panchayat Area

Premises No. AA-III/BLK-2/5, bounded and bounded as follows:
ON THE NORTH : 10mts wide Road along Rajjula Canal
ON THE SOUTH : Plot No. AAIII/BLK- 2 and MAR East-West) 59 mts wide road
ON THE EAST : Peripheral canal
ON THE WEST : Plot No. AAIII/BLK- 2/2 & AAIII/BLK- 2/1.

D. Deed of Sale dated 30.07.2005 Deed No – 5162 Book – II, Vol – 116, Pages – 1–15 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhannagar, (Salt Lake City).

FOR BENGAL UNITECH LTD.
Authorised Signatory/Director

Bengal Unitech Universal Infrastructure Pvt. Ltd. | Orchard City Housing, Tower 2, Unit No. 001 & 002, AC-60 Kiran, 'B' Wide Arterial Road, New Town, Rajarhat, Kolkata - 700 160
Tel: +91 33 4003 3000 / +91 33 4003 3000, www.unitechgroupcom, email: kolkata@unitechgroup.com
Regd. Office: Basement & Community Center, Sector, New Delhi - 110 017, Phone: +91 11 2685 7351, 4106 4000, Fax: +91 11 2685 7355 • CIN No. U45200DL1998PLC092000
Corporate Office: Unitech House, I Block, South City - 1, Gurgaon - 122 001, Phone: +91 0124-4126000, Fax: +91 0124 2385333

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

Premises No. AA-III/BLK-1, bounded and bounded as follows:
ON THE NORTH : Plot No. AAIII/BLK-2.
ON THE SOUTH : MAR East-West) 59 mts wide road
ON THE EAST : Plot No. AAIII/BLK-2
ON THE WEST : 24M wide road.

E. Deed of Sale dated 30.06.2009 Deed No – 5958 Book – I, CD/ Vol. – 06, Pages—7779-7795 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhannagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 20.02 acres (81134.78 sqmtr) 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 (Erstwhile Rajarhat), Dist–North 24 Parganas, presently in the Panchayat Area falling within Mouza- Pathargharia, J.L. 36 under Pathargharia 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- 2/5 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).

F. Deed of Sale dated 29.06.2009 Deed No – 6991, Book – II, Vol – 416, Pages – 79-99 registered in the office of Additional District Sub registrar(A.D.S.R) Bidhannagar, (Salt Lake City).

ALL THAT piece and parcel of land measuring about 15.563 acres (62981.52 sqmtr) be the same or little more or less being premises no. AA-III/BLK-2/1 in Street No. 24 mts wide road (Erstwhile plot no. AA-III/BLK-2/1) respectively situated in New Town, P.S Rajarhat, Dist–North 24 Parganas, presently in the Panchayat Area

For BENGAL UNITECH UNIVERSAL INFRASTRUCTURE PVT. LTD.
Authorised Signatory/Director

Bengal Unitech Universal Infrastructure Pvt. Ltd., Unitech City, Nirmana, Sector 7, Unit SC-001 & 002, Action Area - II, New Town, Rajarhat, Kolkata - 700 156
Tel.: +91 33 4000 8082 / +91 33 4000 8081, www.unitechgroup.com, email: bulk@unitechgroup.com
Regd. Office: Basement & Community Centre, Sector, New Delhi - 110 017, Phone: +91 11 2689 2321, 4646 4000, Fax: +91 11 2689 2324 • CIN no. U45400DL2006PTC [illegible]
Corporate Office: Unitech House, 1, Block, South City, 1, Gurgaon - 122 001, Phone: +91 0124 4125200, Fax: +91 0124 2081302

unitech universal

Premises No. AA-III/BLK-2/1, bounded as follows:

ON THE NORTH : Plot No. AAIII/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/Director

Signature of the Promoter
(Ramesh Chandra)

Bengal Unitech Universal Infrastructure Pvt. Ltd., Township City, Mahamaya Tower 7, Unit No. (B) & (C), Action Area - III, Main Arterial Road, New Town (Rajarhat), Kolkata - 700 156
Tel. +91 33 4603 8800 / +91 33 4603 8803, www.unitechgroup.com, email: info@unitechgroup.com
Regd. Office: Basement, 6 Community Centre, Saket, New Delhi - 110 017, Phone: +91 11 2685 2361, 4166 4444, Fax: +91 11 2685 7339 • CIN No. U45201DL2006PTC[illegible]
Corporate Office: Unitech House, 1 Park, South City 1, Gurgaon - 122 001, Phone: +91 0124 4120000, Fax: +91 0124 2385225

Principal Secretary

Transport Department
Government of West Bengal

SUMANTRA CHOUDHURY, IAS

Managing Director
W.B. HOUSING INFRASTRUCTURE DEVELOPMENT CORP. LTD.
(A Govt. of West Bengal Undertaking)
381 Law Gardens Complex, Core No.5, Sector III, Salt Lake,
Kolkata – 700 091, Phone: 2358-0000, Fax: 2358-0000,
Email: housing@hidco.wbnet.in

No. 2142 /HIDCO/Admn-620/2004 **Date :02/06/2005**

To

The Managing Director
Bengal Unitech Universal Infrastructure (P) Ltd.
6, 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 an 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

SITE PLAN OF PLOT NO. AA-III / BLK-2/5 OF NEW TOWN, KOLKATA

AREA - 64630.6 sq.m. (15.97 AC)

SCALE - 1:2500

LEGEND

Stn From	Stn To	Length(M)
a1	a2	119.1465
a2	a3	19.819
a3	a4	23.415
a4	a5	14.9616
a5	a6	15.0385
a6	a7	7.5757
a7	a8	115.7974
a8	a9	14.9293
a9	a10	6.5979
a10	a11	17.8014
a11	a12	0.8881
a12	a13	10.762
a13	a14	16.7492
a14	a15	14.8571
a15	a16	14.8839
a16	a17	14.8341
a17	a18	14.8967
a18	a19	15.8256
a19	a20	16.5775
a20	a21	8.3132
a21	a22	3.4113
a22	a23	14.98
a23	a24	15.0289
a24	a25	14.7962
a25	a26	8.3004
a26	a27	14.9260
a27	a28	14.3928
a28	a29	32.5343
a29	a30	53.6792
a30	a31	26.0595
a31	a32	4.3823
a32	a33	85.7125
a33	a34	10.2934
a34	a35	79.285
a35	a36	122.41
a36	a37	16.809
a37	a38	225.61
a38	a39	11.47
a39	a40	90.17
a40	a41	193.43

A. K. DUTTA ROY

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 U45201DL1996PTC080900 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) saw, at the office of Unitech Limited situated at Basement, 6, Community Centre, Saket, New Delhi, Delhi - 110 017; Mr. Sunil Subramanian, authorised 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 3 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 Cnergy, 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 JMFARC-Pan 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 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 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. 35,00,00,000/- (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 BUUIPL 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:

Facilities

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 BUUIPL *vide* BUUIPL 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 BUUIPL 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 extended from time to time.

6. Accordingly the said title deeds were released to and redeposited 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 Immoveable 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 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.
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. [illegible] 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 JMFARC to Unitech Limited *vide* Unitech Facility Agreement dated 24 November 2017.
2. Rs. 35 crore facility sanctioned and disbursed by JMFARC to BUUIPL *vide* BUUIPL Facility Agreement dated 24 November 2017.
3. Rs. 20 crore facility sanctioned and disbursed by JMFARC to Unitech Limited *vide* Additional Facility Agreement dated 05 May 2017.

8. While 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 constructed/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, unremunerated 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 BUUIPL 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. Sunil Subramanian.

Schedule 1

(Details of title deeds deposited)

1. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal Unitech Universal Infrastructure Private Limited bearing Registration No. 5162 dated 30-07-2005.

2. Indenture of Sale executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal Unitech Universal Infrastructure Private Limited bearing Registration No. 6901 dated 29-06-2006.

3. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal Unitech 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 Unitech 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 Unitech Universal Infrastructure Private Limited bearing Registration No. 2759 dated 26-04-2007.

6. Deed of Conveyance executed between West Bengal Housing Infrastructure Development Corporation Limited and Bengal Unitech Universal Infrastructure Private Limited bearing Registration No. [illegible]969 dated 30-06-2009.

Schedule II
(Description of said immovable properties)

Land admeasuring 98.353 acres (approx.) pertaining to the township "Unimworld 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

Authorised Officer

JM Financial Asset Reconstruction Company Limited

In the presence of:

1.

2.