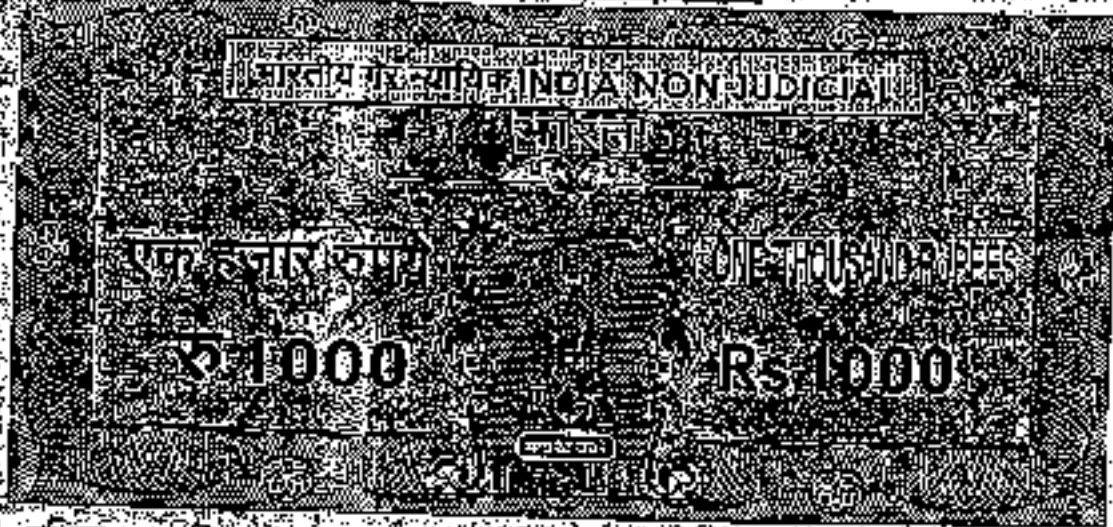


Deed NO - 848



(1) पश्चिम बंगाल WEST BENGAL 505514

Deed of Conveyance (Free hold)

THIS INSTRUMENT OF SALE made on this 01st

BETWEEN WEST BENGAL 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. 100

dated 21st September, 1999 in respect of the Planning

Authority as mentioned in Section No. 1723, H.M. No. 110/1, 1960

dated 1960, hereinafter referred to as the 'PLOT' having its registered office at

NAL Lake Stadium Complex, Gate No. 3, Sector-III, Salt Lake, Kolkata-700097

represented by the Managing Director of the said State Govt. Company hereinafter

referred to as the 'VENUE' (which expression shall include its successors,

administrators 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, by-assigns and assigns) OF THE

OTHER PART.

Handwritten notes and signatures on the left margin, including '58/1/90' and '31/3/01'.

Handwritten signatures and dates at the bottom of the document, including '31/3/01' and '15/07/01'.

1 JAN 2007



Bala
(SANGAR BAHU)



Bala
(SANGAR BAHU)

Prad
(RANGIT BANGUN)
3/3 No. 111 K. BANGUN
No 3, 76 Challenge Lane, Singapore
P.O. Box 1111
Singapore 111111

SENEGAL ELECTRIC TELEPHONE
Région de Dakar

2 FEB 2007

*Sangar Bahus is authorized
Signature of Sangar Bahus
has been verified in structure
of communication center
Subject: press diff
[Signature]*

*Martine Bradj
[Signature]*

SENEGAL ELECTRIC TELEPHONE
Région de Dakar

2 FEB 2007



পশ্চিমবঙ্গ পঞ্জিম বংগাল WEST BENGAL

505815

- 2 -

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, ~~in the city of~~ *in the city of* Kolkata) and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24 Parganas and South 24 Parganas and has transferred the title to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services there 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 building thereon for residential purpose after complying with all formalities for allotment of such land by the VENDOR.

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07423

Serial No

Name

Address
7777
Kokomo - 70000

JAN 2007

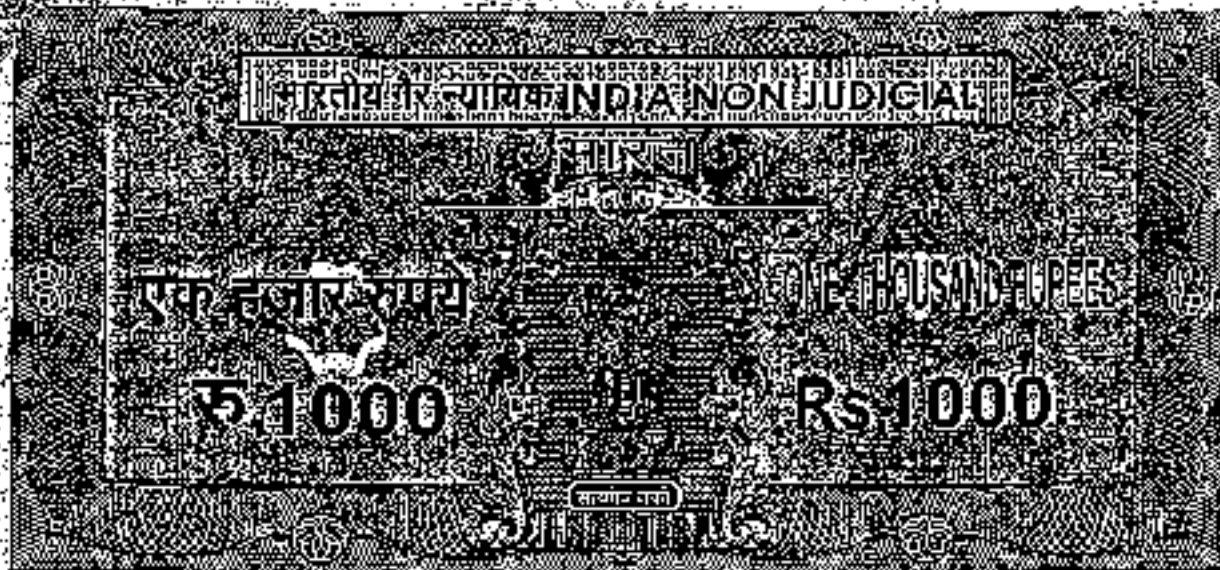
Department of
Social Security

[Handwritten signatures and notes]
Part 14
87
16-16



Social Security Administration
Washington, D.C.

12 FEB 2007



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

505816

- 3 -

Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of the sum Of Rs. 50,18,11,200/- (Rupees Fifty crores, eighteen lacs eleven thousand two hundred only) paid by the PURCHASER being the price of 25.92 acres of land which together with 30.725 acres of land in respect of which two nos. Deed of Conveyance have been prepared and registered in the office of ADAR, Bishnagar total area Deed no. 2562 of 2005 for an area of 15.16 Acres in plot no AA-III/BLK-1, and Deed no. 6901 of 2005 for an area of 15.563 acres in plot no. AA-III/RT K-2, total 30.643 Acres (including the Deed of Conveyance) out of 100.00 acres of land offered for allotment for residential purposes as per MOL 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 has taken inspection of the such land and has satisfied themselves as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land as to the nature, scope and extent of benefit or interest provided by the VENDOR, doth hereby sell, grant

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Serial No.
No. 119

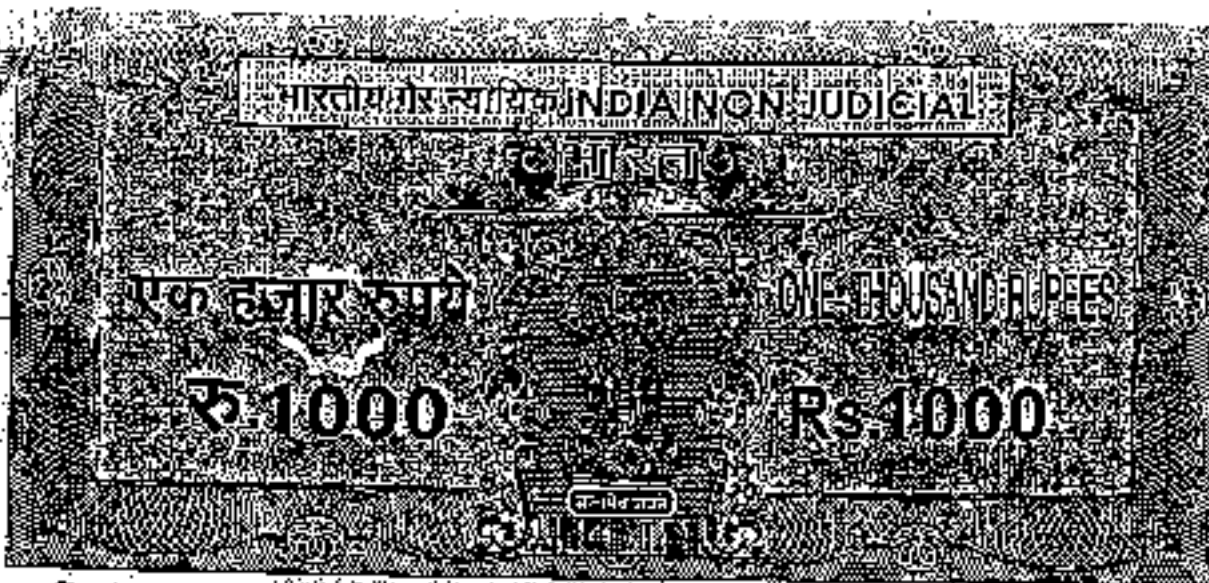
1 JAN 2007

0001/16



Anggota Dewan Perwakilan
Rakyat Daerah Kabupaten Sukoharjo

2 FEB 2007



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

505813

-4-

convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land), TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or otherwise 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 ^{as mentioned} ~~mentioned~~ 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

[Handwritten signature] T/S

07-220

Serial No.
Invoice

CHAWA JAL UNIVERSITY

11 JAN 2007

Lipensat Street, Venado
San Juan, P.R. 00924

00010



2 FEB 2007

offensive or a source of any nuisance, 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/soil 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 kept authority in respect of the ~~land~~ ~~work~~ ~~done~~ ~~under~~ ~~the~~ ~~activity~~ ~~herein~~ ~~contained~~.
8. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without obstruction or hindrance by the PURCHASER.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes, other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by the Competent Authority to be payable by the PURCHASER there on to such authority under the provision of law for the time being in force.
10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services within New Town. VENDOR will

[Handwritten signature]

contd... P/E



UNIVERSITY OF MICHIGAN
LIBRARY

2 FEB 2007

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

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

The VENDOR covenants with the PURCHASER as follows. -

- 1. The PURCHASER observing, performing, fulfilling and discharging *respective* responsibilities covenanted herein shall peacefully hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whatsoever. *Demised land*
- 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.

[Handwritten Signature]

[Handwritten mark]



2 FEB 2007

Schedule

ALL THAT piece and parcel of land measuring about 25.92 acres (16.12 acres (55237.75 sqmts) and 9.80 acres (35661 sqmts)) be the same or little more or less being ^{P/15} Premises no. AA-III/BLK-2/2 in street No-24 meter wide road and AA-III/BLK-2/2 in MAR (East West) 59 mts wide road respectively (~~Plot No~~ ^{Plot No} AA-III/BLK-2/2 and AA-III/BLK-2/3 respectively) situated in New Town, P S rejarlat, Dist North 24 Parganas, presently in the Panchayat Area.

Premises No - AA-III/BLK-2/2 ; buried 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 ; buried 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

[Handwritten Signature]

contd. P/8



Handwritten signature
[Illegible text]

2 FEB 2007

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

SIGNED, SEALED AND DELIVERED

A. K. DUTTA ROY
ADDL. GENL. MANAGER INCHG.
WB. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

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

WEST BENGAL UNITED UNIVERSAL
INFRASTRUCTURE (PVT) LTD.

SAMIR BANERJEE
Authorised Signatory

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

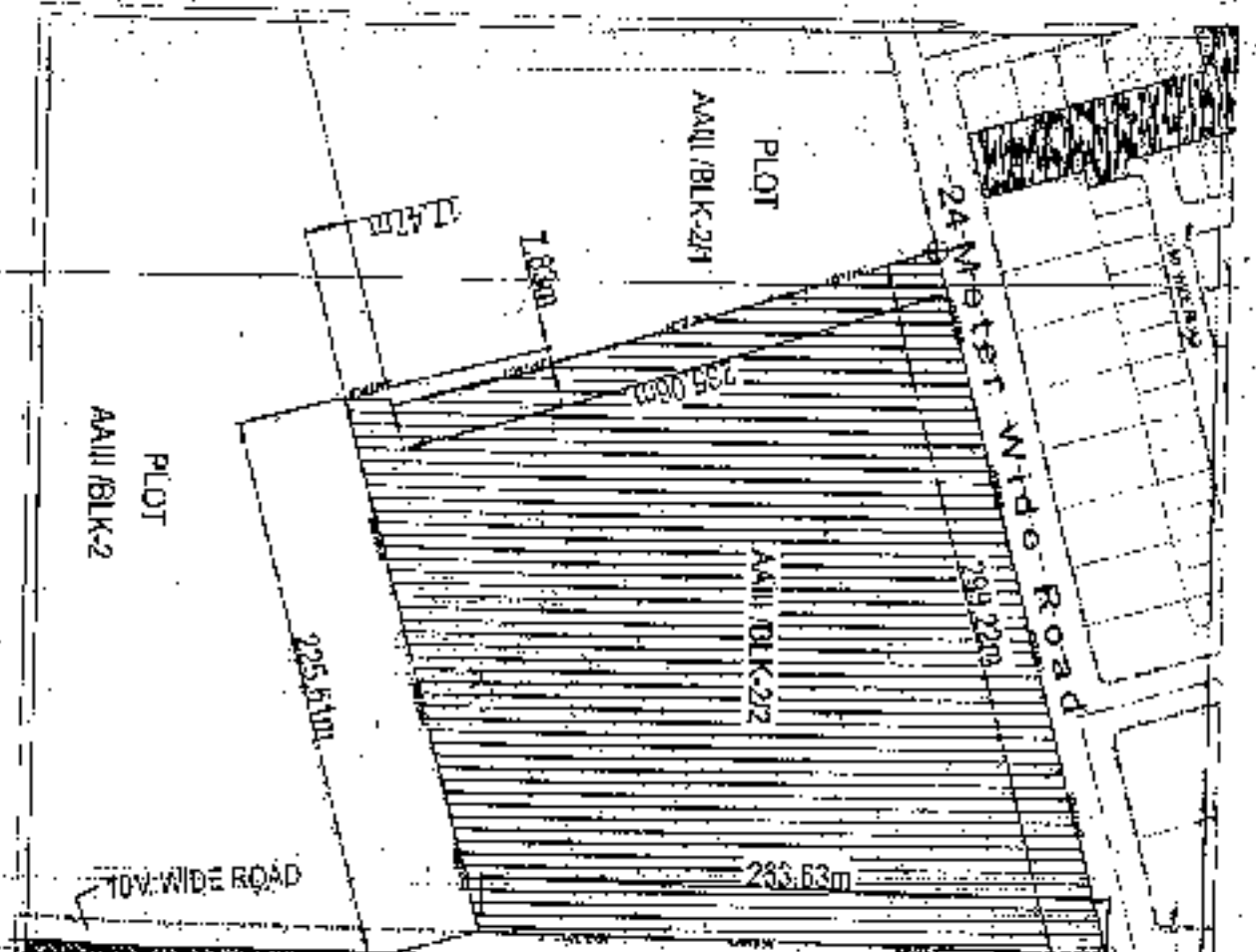
WITNESSES:

1. (D. Chatterjee) (Chartered)
2. D. Chatterjee
P.O. - Serampore,
Dist. - Hooghly
West Bengal
2. (Sunil Mitra)
33, Banerji Chatterjee Road,
Kt. - Co.

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



2 FEB 2007



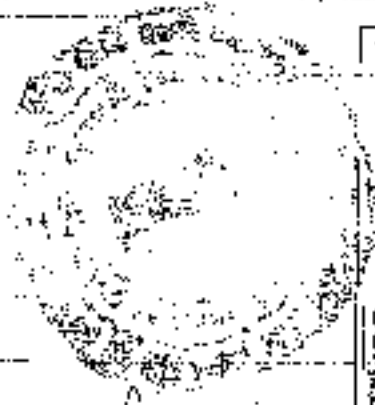
BAGJOLA CANAL

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

OF NEW TOWN KOLKATA

AREA - 65237.75 sq.m. (16.12 AC)

SCALE - 1 : 3000



K. DUTTA ROY
 ADD: 15/101, WING 2/ST. JY-23
 WEST BENGAL PLANNING COMMISSION
 WEST BENGAL, KOLKATA - 700 012



See also: Single Plot, Bagjola, New Town, Kolkata, West Bengal, India.



UNIVERSITY OF CALIFORNIA
LIBRARY

2 FEB 2017

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

5 M GREEN VERGE
5 M GREEN VERGE

PLOT
AAIII/BLK-2

195.09M

PLOT NO. AAIII/BLK-2/3

217.89M

AAIII/BLK-1
PLOT

115.10M

179.15M

PLOT
AAIII/BLK-2/3

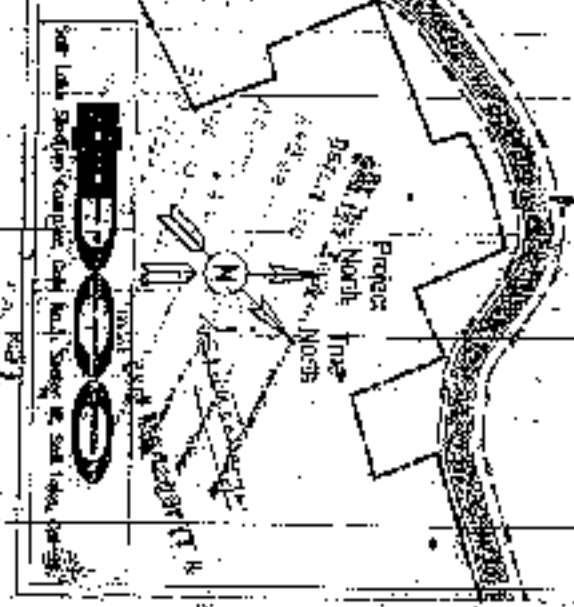
AAIII/BLK-2/1
PLOT

A. K. DUTTA PLOX.
ADOL. SHTL. MASTER PLAN FOR
W.E. DEVELOPMENT PROJECT
DEV. COMM. O.P.

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

AREA-39661 SQ.M. (9.80 AC)

SCALE-1:3000





U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION












2 FEB 2007


SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SILLER/
BUYER/CUSTOMER
WITH PHOTO

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

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

R.H. BOX- THUMB TO-SMALL PRINTS.

| | | | | | | |
|---|-----|---|--|---|---|---|
|  NEER DANCE | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :- 
(CHANDER BATHI)

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-



UNIVERSITY OF MICHIGAN LIBRARY

2 FEB 2007



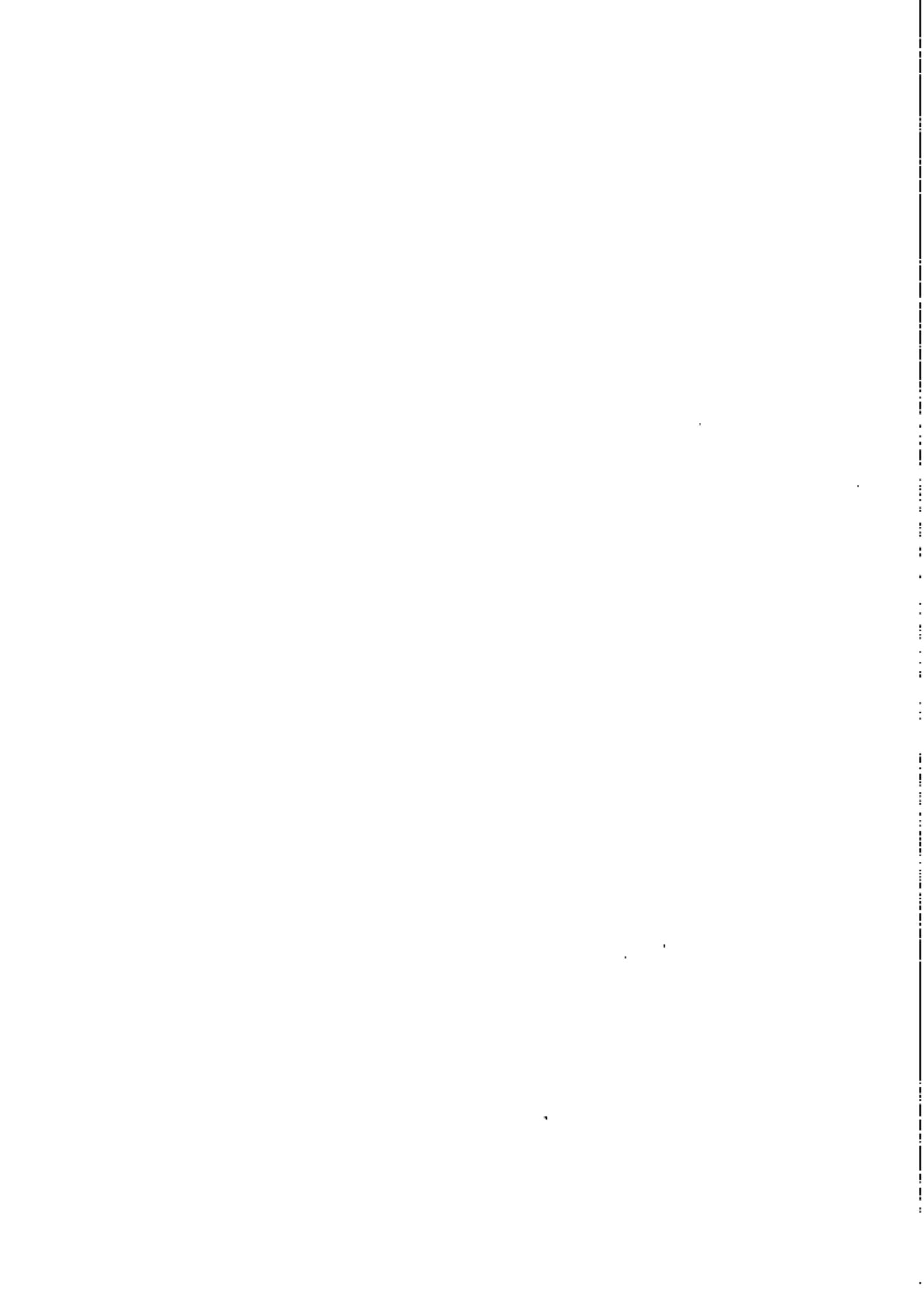
UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY

FEB 2 2007



UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY
FEB 2 2007

UNITED STATES POSTAL SERVICE
FIRST CLASS PERMIT NO. 1000 NEW YORK, NY
FEB 2 2007



01517-2007 Bidhan Nagar



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

12AA 668830

2523
923
26/3/07

Pr - 2
Pr - 2
4

Pr 4500
Pr 500
Kora 840
5890

01517
2007 Bidhan Nagar



-
 -
 प्रकार नाम -
 -
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 -
 प्रकार - सुपरी
 ए. डि. एस. आर. अधिकारी -
 लोकेशन - पोसा, ईश्वर २४ परिसर
 कठोर तारीख -
 ई. डि. नं. -
 शर्त सुना -
 ई. डि. अधिकारी - बारासाह
 - सुपरी कार्यालय

2/0/09

[Signature]
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 [Signature]

| | | |
|-----|-----|--------------|
| ... | ... | 9100 |
| ... | ... | 45100 |
| ... | ... | 5100 |
| ... | ... | 8-10 |
| ... | ... | 10-00 |
| ... | ... | 10-00 |
| | | <u>82-40</u> |



2529
923 26-3-07-



Addl. District sub-Registrar
 Bidhanagar (Salt Lake City)
 ex-officio Marriage Registrar
 26-3-07

097500

Serial No.
Name
Address
City
State



14 MAR 2007

Received for ...
at ...
by ...



কলকাতা জাতীয় পোস্ট অফিস
কলকাতা (পশ্চিম বঙ্গ)

21 MAR 2007

FOR BENGAL UNIVERSITY INFRASTRUCTURE PVT. LTD.

Authorised Signatory/ies
(SARAN K. BANERJEE)

Suman Bandyopadhyay
DOWNSIDE AUTHORITY
at ...
...

Rajdeep Ghosh
(Rajdeep Ghosh)
R/o. P. D. Chatterjee Lane
Flat No. 204, Kumbhik Villa
Serampore,
Hooghly
Pin - 74 22 01

Rajdeep Ghosh
DOWNSIDE AUTHORITY
at ...
...



কলকাতা জাতীয় পোস্ট অফিস
কলকাতা (পশ্চিম বঙ্গ)

21 MAR 2007

भारतीय नैऋत्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

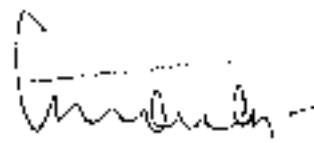
Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL.

503029

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.





भारतीय नैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

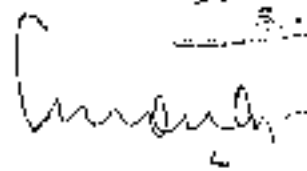
ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

500000

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. 11,03,52,000/- (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, Bichannagar total vide Deed no. 5162 of 2005 for an area of 15.16 Acres in plot no AA-III/Bt.K-1, and Deed no. 6901 of 2006 for an area of 15.563 acres in plot no AA-III/Bt.K-2/1 and Deed no 843 of 2007 for an area of 16.12 acres in plot no. AA-III/Bt.K-2/2 and 9.80 acres in plot no AAIII/Bt.K-2/3, total 62.343 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





भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 63310

land and has satisfied themselves as to the contents 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.

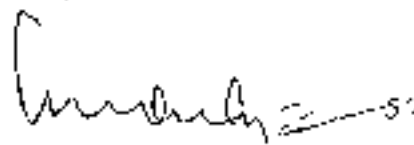
The PURCHASER covenants with the VENDOR as follows:

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



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.



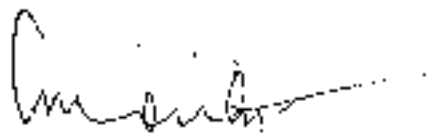
5 contd ..



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

The VENDOR Covenants with the PURCHASER as follows: -

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





Schedule

ALL THAT piece and parcel of land measuring about 5.70 acres ²³⁰⁷ ~~2306~~ ⁰⁴⁴ ~~043~~ sqmts) 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 and 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

Manish



As



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. DUTTA ROY
A. K. DUTTA ROY
JEDD. COMM. MANAGER (M&S)
WEST BENGAL HOUSING INFRASTRUCTURE
DEV. CORP. LTD.

FOR GENERAL UNITED UNIVERSAL
INFRASTRUCTURE PVT. LTD.

(Signature)
Authorized Signatory/ies

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

1. *(Signature)*
(ARDESH BHABHU)
R/o P. M. Chatterjee Lane,
T. No. 204, Swarnim Vihar
Srirampore, Dist - Hooghly,
West Bengal, Pin - 712101
2. *(Signature)*
(SACHINDRA NATH BANERJEE)
FLIT - 001, NEELGACHH APPT, KESTOPUR
KOL - 700101

Drafted by WBHIDCO Ltd. and approved by Ld. Inr. W.B. dated 09.03.2014.
















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


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

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

R.H. BOX- THUMB TO SMALL PRINTS

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ATTESTED

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Additional District Registrar
Bidhanagar (Salt Lake City)

21 MAR 2007



Addl. District Sub-Registrar
 Bidhanagar (Salt Lake City)
 Registered in
 Volume No. 92
 Page 19
 Date No. 16/17
 For the Year 07

Additional District Registrar
Bidhanagar (Salt Lake City)

Confirmed to be a Xerox True Copy

Addl. District sub-Registrar
 Bidhanagar (Salt Lake City)
 & Official Marriage Recorder
 26-3-07

004407

Serial No. _____
Date _____
Place _____
M. Sankar Das (Room No - 14)
Kolkata - 700 014



Sh. A. K. Datta
Sh. G. M. Das
Sh. H. S. Das
Sh. S. Das

10-7 APR 2001

Licensed Selling Vendor,
S. Sankar Das

Signature _____
Signature _____

At the view of the
at the address
Sameer Das
Kolkata - 700 014

27 APR 2001

Signature _____
SANKAR DAS



1029

Sameer Das
As authorized
Director, United Universal
Insurance Co. Ltd.
Kolkata - 700 014

Signature _____
SANKAR DAS

WITNESSES

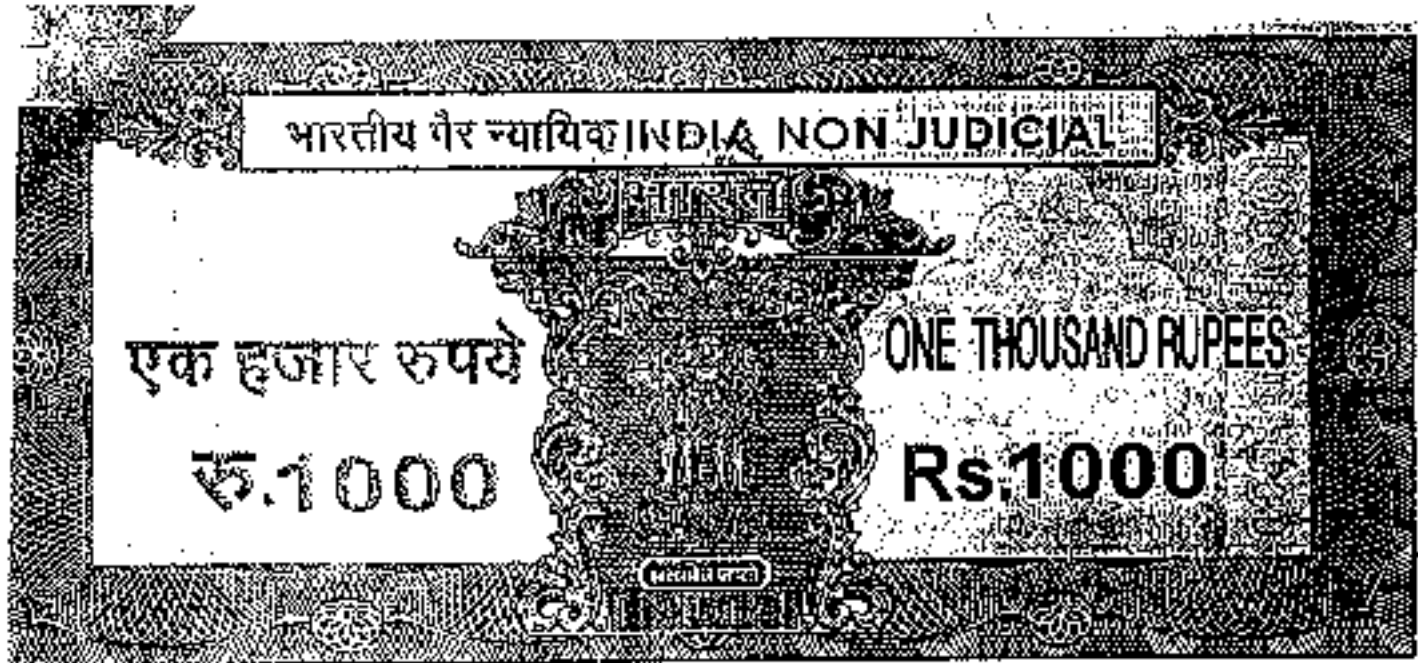
Signature _____

(SANKAR DAS)

At the view of the
at the address
Sameer Das
Kolkata - 700 014

Signature _____
Signature _____
Signature _____

REGISTRAR OF COMPANIES, WEST BENGAL, KOLKATA



পশ্চিমবঙ্গ পশ্চিম বংগাল 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.

M. Chatterjee





पश्चिम बंगाल पश्चिम बंगाल 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-2/1 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

[Handwritten signature]

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भारतीय गैर न्यायिका INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमवर्ती पश्चिम बंगाल WEST BENGAL

A 625308

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 in 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 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 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.

[Handwritten Signature]

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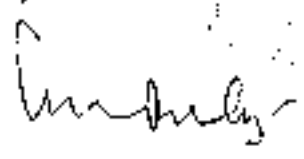
5 contd...



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 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 whatsoever.
2. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of other plots of lands of Newtown, Kolkata. Facilities or 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.



6 contd...

A-5



Schedule

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

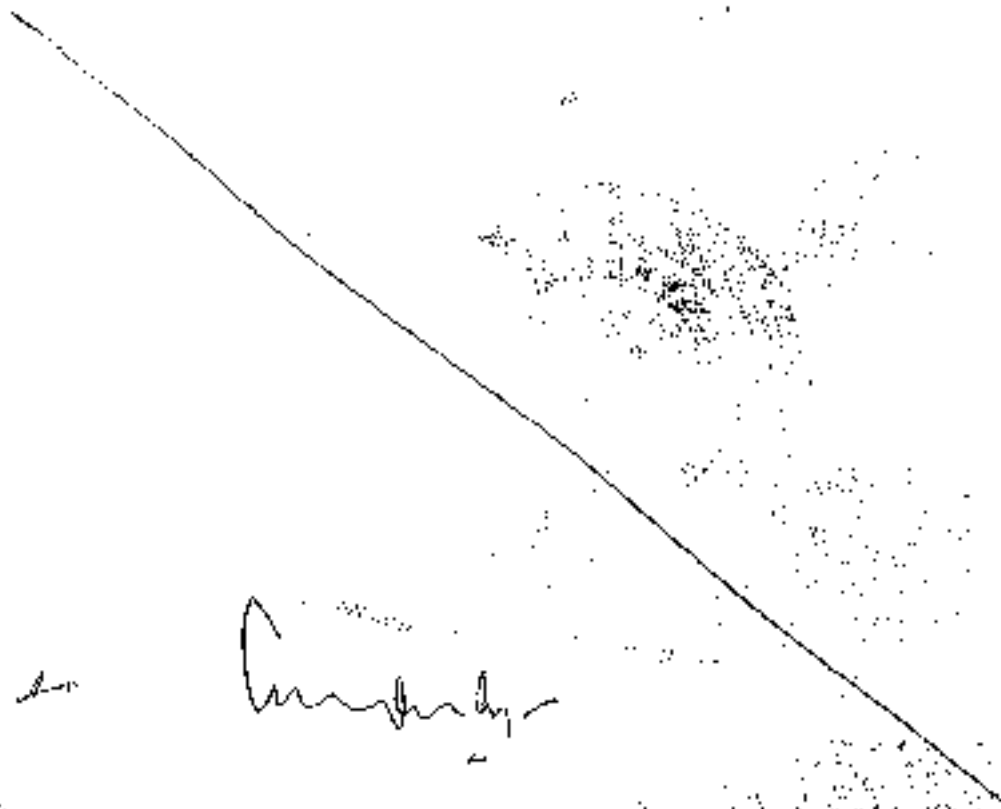
Premises No - AA-III/BLK-2/5 ; butted and bounded as follows.

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. AIII/BLK-2/2 & AIII/BLK-2/1



[Handwritten signature]

ATTESTED :-



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)

[Signature]
A. K. DUTTA ROY
JODL. GENL. MANAGER (W.B.)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

[Signature]
SANGAR SAH
Authorised



SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. *[Signature]*
RANJAN BANERJEE
40, S.D. CHATTERJEE LANE,
FLAT 20A, BANASTIK VILLA,
SERAGHATKE, HOOGHLY
WEST BENGAL; PIN - 712201
2. *[Signature]*
SANGAR SAH
20, Chhara St, Kolkata - 700101

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





No.M. 1910 WBIDCO/Admn-620/2004

Date: 26.4.2007

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

Sub: Forwarding of prepared Deed of Conveyance executed between WBIDCO and
Bengal United Universal Infrastructure (P) Ltd......
for registration, as per rule 22A of West Bengal Registration Rules, 1962, in
respect of Plot No. *AA-111/BLK-2/S* Premises No.....
Category. *Plot No. 111*..... Action: *Plot No. 111*.....

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

Dear Sir

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

Bengal United Universal Infrastructure (P) Ltd......

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

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

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

Thanking you,

Yours faithfully,

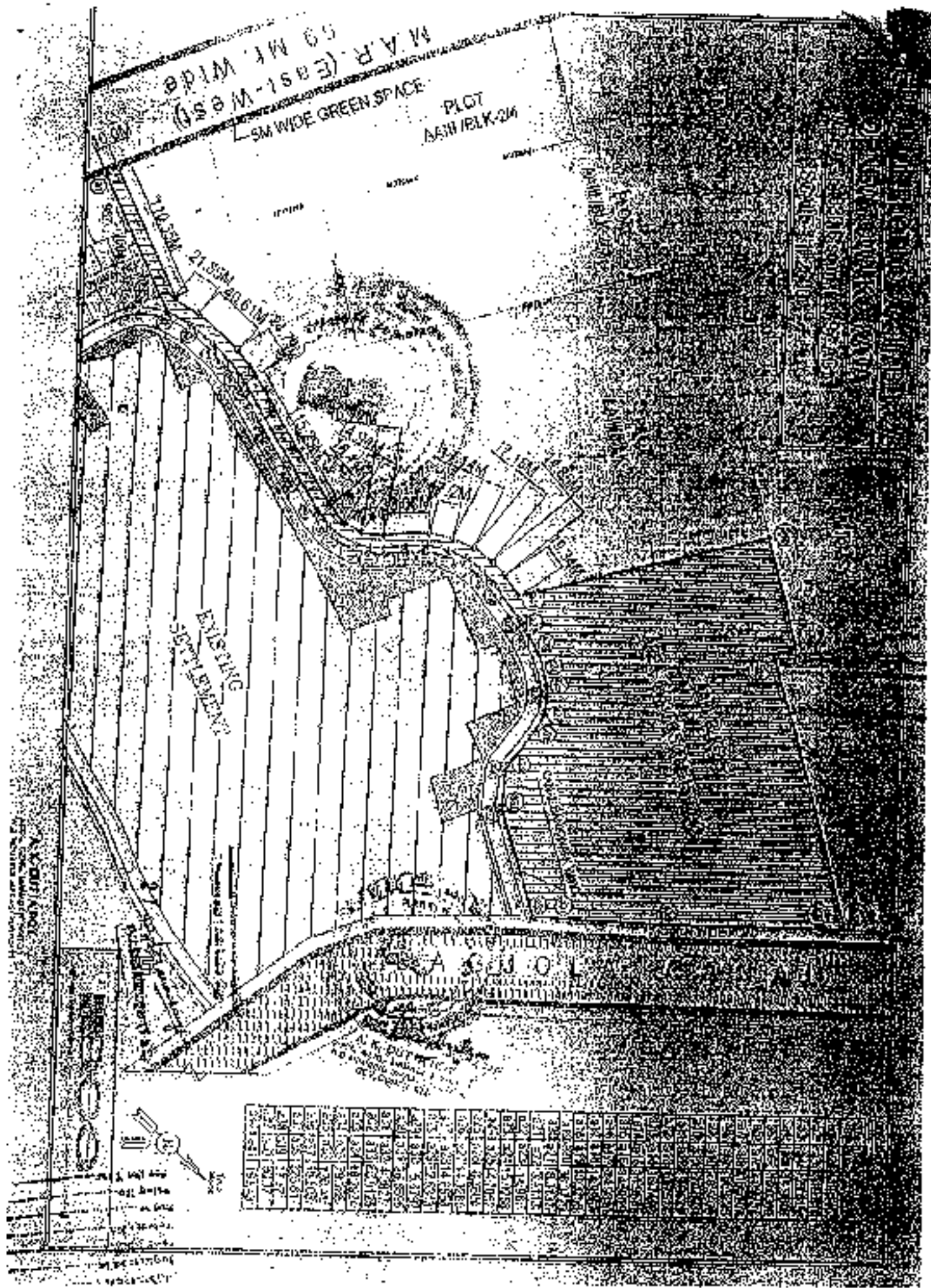
[Signature] - 26/4/07
General Manager (Admn.)/Addl. Gen. Manager (Admn.) /
Addl. Gen. Manager (Mktg)
WBIDCO *[Signature]*

Encl: As stated

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)
Head Office: Salt Lake Stadium Complex, Gate No. 3, Sector III, Salt Lake, Kolkata-700 098
Telephone: 2335-7100/7148, Fax: 2335-6677/3096, E-mail: housing@cal2.vsnl.net.in, Website: www.wbidcoind.com
New Town Office: D1, NMA, New Town, Kolkata-700158. Ph. 2367-3961, Fax: 2367-3362







MAR (East-West)
50 M. Wide
50 M. Wide GREEN SPACE

PLAN
KAWI (PLAN 216)

PLAN
KAWI (PLAN 218)

PLAN
KAWI (PLAN 217)

DEVELOPING AREA
IN NEW TOWN KOLEKAPA
SECTION 17-2510
KAWI (PLAN 216) (45.9746)

PLAN
KAWI (PLAN 217)

EXISTING
SETTLEMENT

BAGJOLA CANAL

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A. S. S. S. S.

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

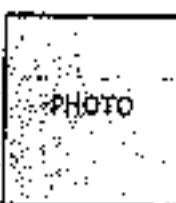
N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

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ATTESTED :-

P. B. L.
(SANGER BAWLI)

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N B R P O

ATTESTED :-

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27 APR 2007



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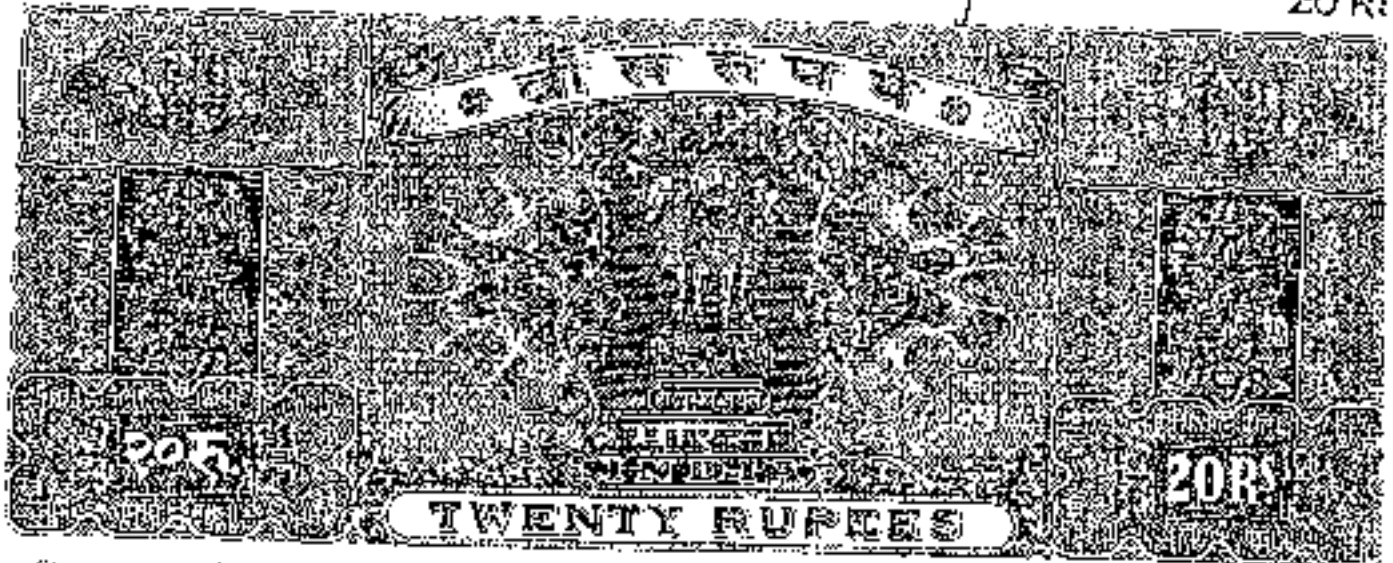
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**Add. District Sub-Registrar
Bikanernagar, (San Lake City)**

Serial No. _____
Page No. _____
Date _____

REC-NO- 5162 7 2005

20 Rs



পশ্চিমবঙ্গ পশ্চিমবঙ্গ WEST BENGAL

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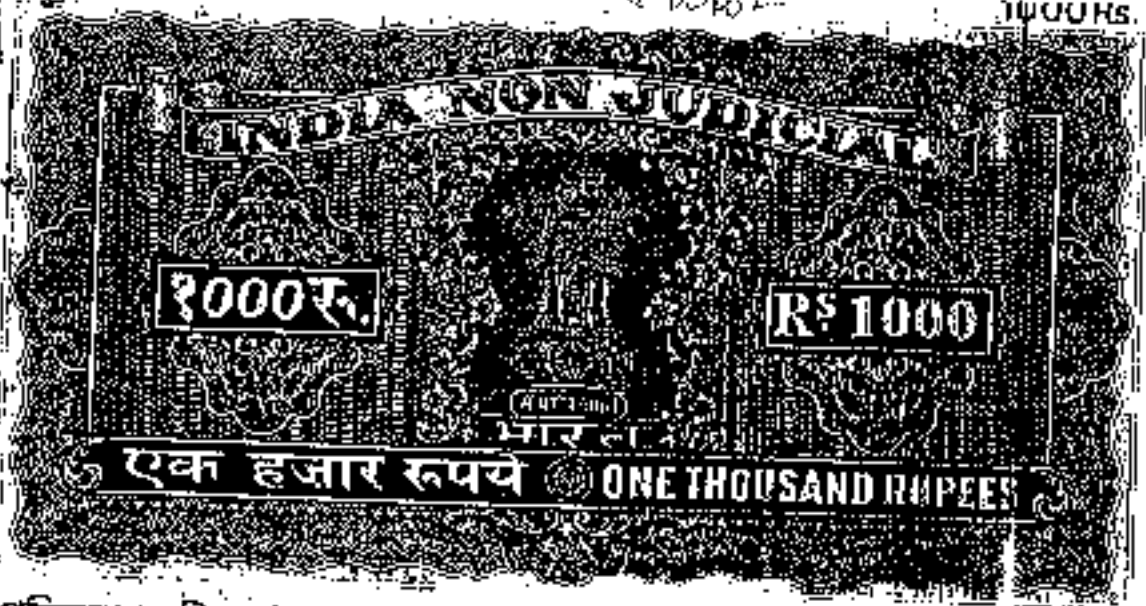
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318/05
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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
Board of Conveyance (Free hold)

2007 10 20 28 11 8 30

007436

THIS INDENTURE OF SALE made on this 30th day of July 2005 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD, a Govt Company incorporated under the Companies Act, 1956 (Act 1 of 1956) and the Planning Authority, as appointed by the State Government vide order No M30-H/IGN/NTP/IM-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification NO M423/IGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the H/IG (3) 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 FINITECH 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

How 189585
A 8-7-05
B 3229589 OTHER PART

Jan 25/1
Gov 542
734/

Stamp duty rate 2% and also 1/100th of the W. B. L. R. Lot 1906 duty Stamp and Receipt you draw not exp. the stamp duty under the Indian Stamp Act 1918. Schedule I. A. If you are a Foreigner, please pay the stamp duty in advance.

18/07/05 109585 2.8.7.05
RL 1761200/-
177706 2.8.05 RL 10/-
Total RL 1761200/-
A 3229589
B 3229589

... ..

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28 JUN 2005

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Asst. District Sub-Registry Officer
Midhnapore (Salt Lake)

Asst. District Sub-Registry Officer
Midhnapore (Salt Lake)

3 AUG 2005

Samir Bose

Principal, Institute of
Technology, Midhnapore



ve.
276



(SAMIR BOSE)

Rajdeep Bhaduri
Asst. District Sub-Registry Officer
Midhnapore (Salt Lake)

(RAJDEEP BHADURI)
To Mr. N.R.K. Bhaduri
B. Dr. Chatterjee Lane,
Flat No-204, 1st Floor,
PO - SERAMPORE, DIST - HOOGHLY
WEST BENGAL, PIN-712201
PS - SERAMPORE

Asst. District Sub-Registry Officer
Midhnapore (Salt Lake)

3 AUG 2005

1000Rs.



प. चयवज्ज पश्चिम बंगाल WEST BENGAL

107437

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.

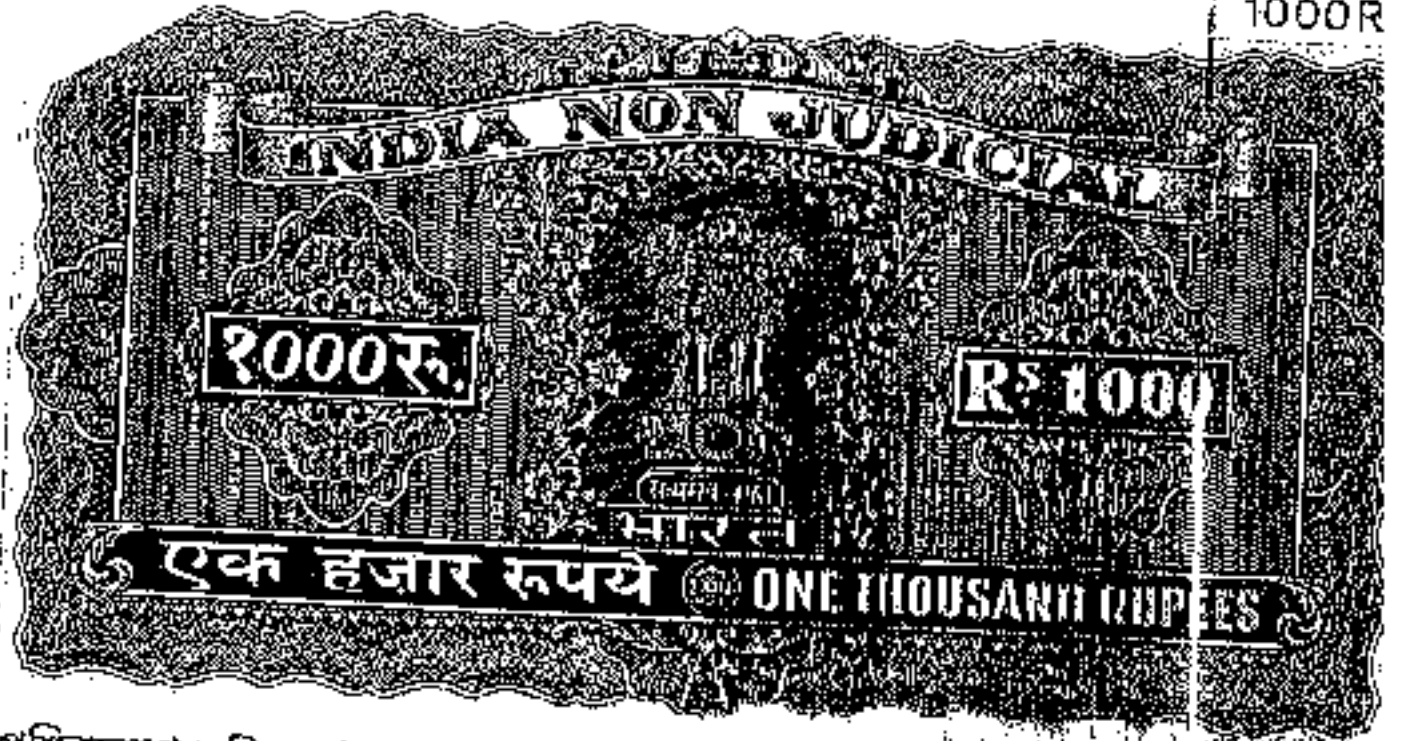
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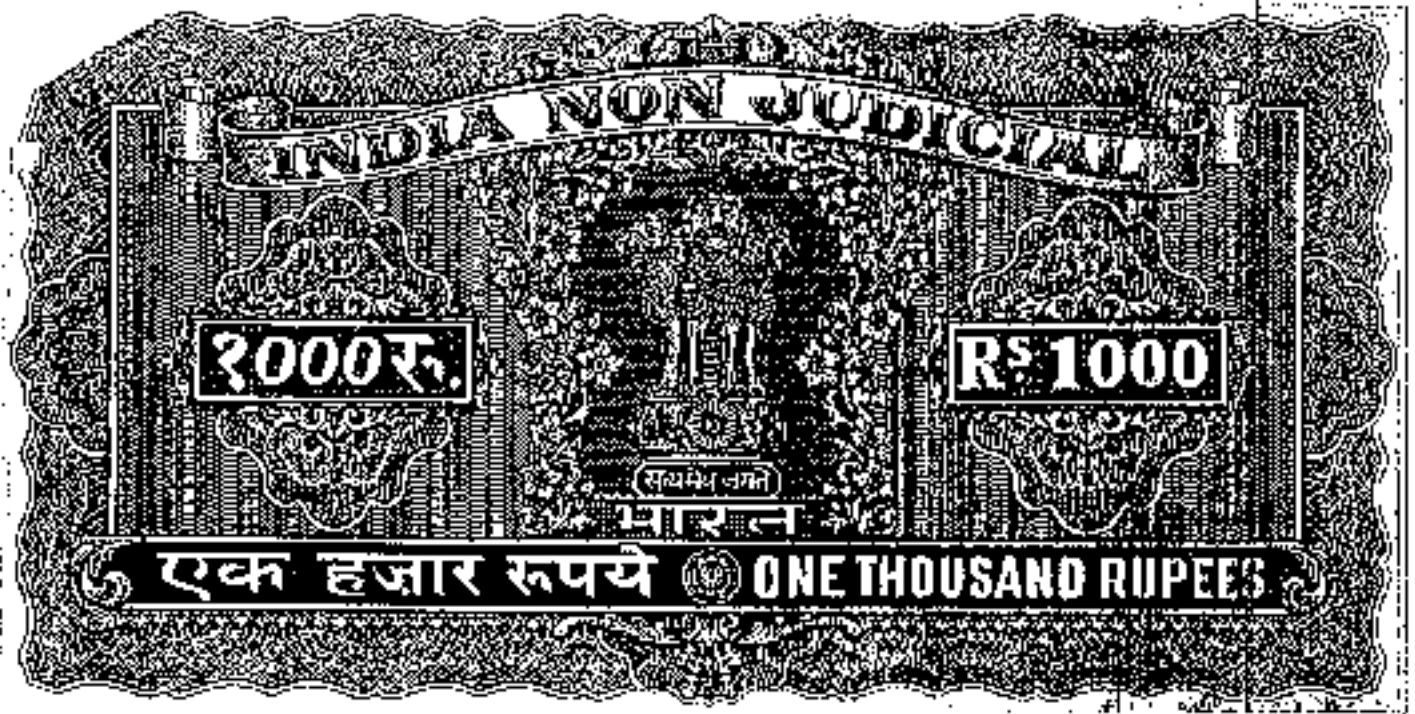
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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 in the use of the said PURCHASER absolutely and forever.

13





पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL.

150326

The PURCHASER covenants with the VENDOR as follows

1. The purchaser shall preserve the boundary Pillars provided to 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, 2001 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.



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 law made 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 peaceably hold and enjoy the



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

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

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 AA10/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 AA11/BLK-2
ON THE SOUTH: 59M WIDE MAR (East-West)
ON THE EAST : Plot No AA11/BLK-2
ON THE WEST : 24M Wide Road.



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

AK

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 (MEMBER)

For Original Book - Registered
W. B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.
(INCORPORATED IN INDIA)
2010/10/15



SIGNED FOR AND ON BEHALF OF THE ABOVE NAMED PURCHASER

IN THE PRESENCE OF

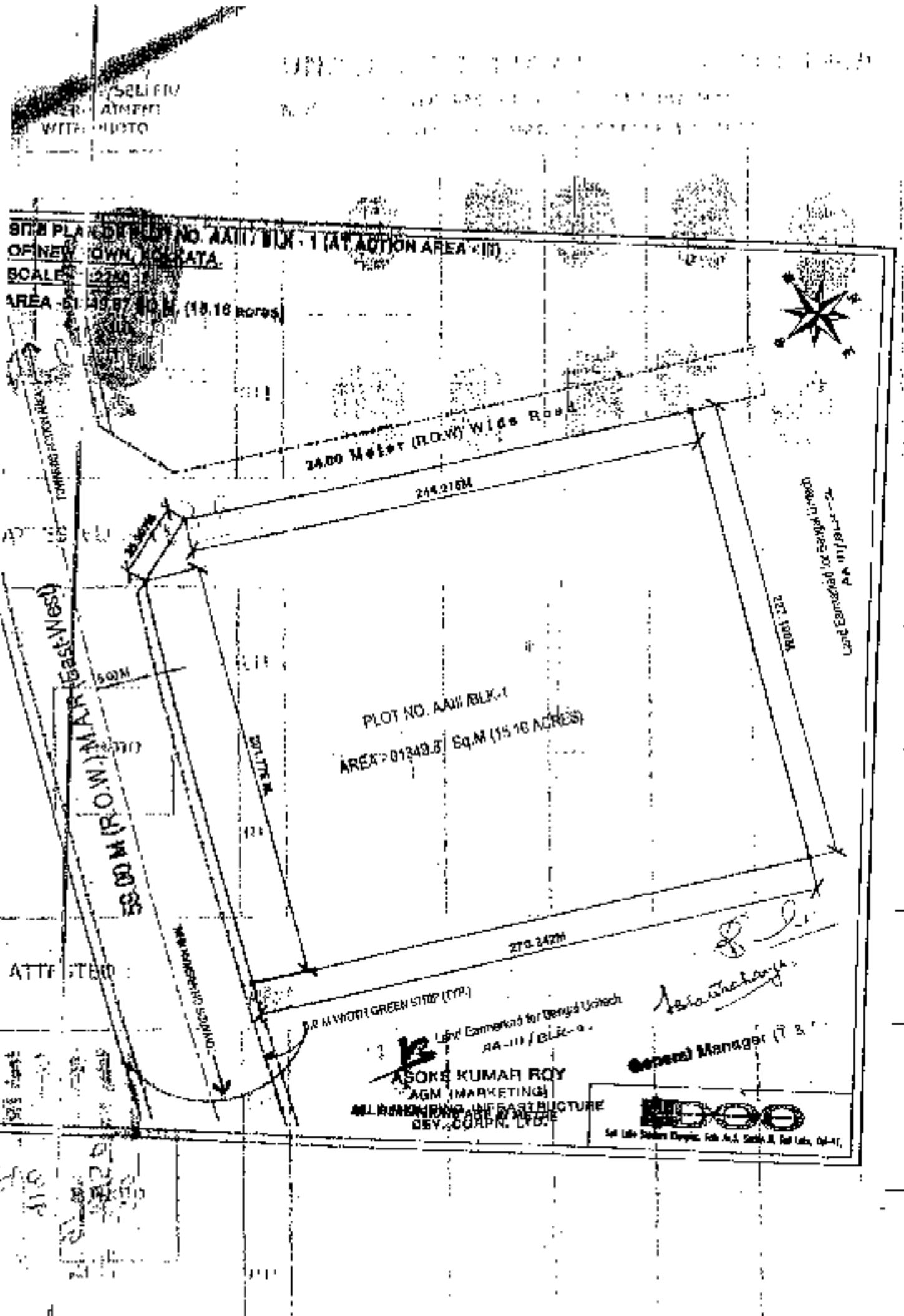
WITNESSES:

1. *Paradip*
30/07/15
EASWARI BANERJEE Address: 22, Connaught Street, 4th Floor, Block-C, Kolkata-72

2. *Shri*
SUNJITA MITRA Address: 22, Connaught Street, 4th Floor, Block-C, Kolkata-72

Drafted by WBHIDCO Ltd. and approved by Ld. L.R. W.B. dated 09.03.2014.





SITE PLAN OF PLOT NO. AA/III/BLK-1 (ACTION AREA - III)
 OF NEW TOWN, KOLKATA.
 SCALE: 1:2500
 AREA: 01349.87 Sq.M. (15.16 acres)

2400 Meter (R.O.V) Wide Road

244.216M



500 M (R.O.W) NAR (East-West)
 500M
 530.00M

PLOT NO. AA/III/BLK-1
 AREA: 01349.87 Sq.M (15.16 ACRES)

Land Escribed for Bengal Uruch
 RA-III/BLK-1

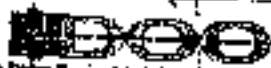
270.2427M

5.0 M WIDE GREEN STRIP (TYP.)

Land Escribed for Bengal Uruch
 RA-III/BLK-1

ASOK KUMAR ROY
 AGM (MARKETING)
 ALL INDIA INFRASTRUCTURE
 DEV. CORPN. LTD.

Asok Kumar Roy
 General Manager (I & II)



3rd Floor, Sector 1, Block A, Salt Lake, Calcutta, 700061.



SELLER/
ER/CAJMENT
TH 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. | | | | | |

TESTED :-

[Signature]

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |

TESTED :-

| | | | | | | |
|-------|-----|--|--|--|--|--|
| PHOTO | LH. | | | | | |
| | RH. | | | | | |



Addl. District Sub-Head,
Bihar State Government, Patna

3 AUG 2009



Addl. District Sub-Head,
Bihar State Government, Patna

Book No. 316
Page No. 576
Date 3/8/09

CS 13.8.09

Patna
13.8.09

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु. 1000

Rs. 1000



पश्चिम बंगाल WEST BENGAL

No. 1376/HIDCO/Admn - 820/2006 dt 19/08/09

B 512905

Deed of Conveyance (Free hold)

District Sub-Registrar
and Registrar (Salt Lake City)
6 JUL 2009

THIS INSTRUMENT OF SALE made on this 30th 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. 490-HIDCO/NTE/IA/178 dated 14th September, 1999 in respect of the Planning Area declared as such under Notification NO 1423/HIDCO/NTP/IM-1999 dated 27th August, 1999, hereinafter referred to as the WBHIDCO, having its registered office at Salt Lake Stadium Complex, Gate No. 3, Sector-I, Salt Lake, Kolkata-700098 represented by the General Manager (Administration) / Additional General Manager (Administration) / A.D. General Manager (Marketing) of the said State Govt. Company who is so authorized for the purpose of execution of this instrument, hereinafter referred to as the VENDOR (which expression shall include its executors, administrators and successors-in-office assigns) of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD. a registered company having its registered office at B Community Centre, Saket, New Delhi-110017 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

N/000000 1300/09

30/06/06

30/06/06

M. K. Ghosh

I certify to file

A-5

23625

Serial No.

Name

Address

71, Park Street, Room No. 14
Kolkata - 700 016



08 JUN 2009

Date Licensed Stamp Vendor:
S. SARKAR

832

2976

REGISTRAR GENERAL
WEST BENGAL

Asst. Registrar

(S. SARKAR B.A.M.B.)

Identified by me:
Rajiv Chatterjee
S/o. Late K. N. Chatterjee
12, Canal Street
4th Floor, Kal 16,
Manager - Light (Electric)



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

30 JUN 2009

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹. 1000

ONE THOUSAND RUPEES

Rs. 1000

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, 1954.

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 or compensation money for such lands.

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

2 contd. to 1/3



Serial No.
Name
Address
71, Park Street, (Room No - 14)
Kolkata - 700 016

08 JUN 2008

Licensed Stamp Vendor:
Date B. SARKAR



Addl. District Sub-Registrar
Bangalore (Salt Lake City)

8 JUN 2008

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिम बंगाल WEST BENGAL

B 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 INDEMNITY WITNESSETH that in consideration of the purposes for which the land herein after 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 29.02 acres of land which together with 78.313 acres of land in respect of which five nos. Deed of Conveyance have been executed and registered in the office of ADSE, Bichchannagar total vide Deed no. 5152 of 2005 for an area of 10.16

3 contd. 90 P/4

22627

Serial No.....

Name.....

Address.....

71, Park Street (Room No - 14)
Kolkata - 700 072



Licensed Stamp Vendor

Date..... S. SARKAR

68 JUN 2009



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

30 JUN 2009

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

₹.1000

Rs.1000



पश्चिम बंगाल WEST BENGAL

B 512902

Acres in plot no AA-III/BLK-1, and Deed no 960 of 2006 for an area of 16.533 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. 2554 of 2007 for an area of 16.97 acres in plot no. AA-III/BLK-2/5 total 98.333 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 PARTY and SECOND PARTY the receipt whereof the VENDOR do 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 said land and has satisfied himself as to the conditions and description of the plot of land also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided therein by the VENDOR, the VENDOR do 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 devised land), TO HAVE AND TO HOLD the devised land hereby granted, transferred and conveyed, expressed or otherwise assured or intended to be use of the said PURCHASER absolutely and forever.

[Handwritten signature] 4/10/2007

23028

Serial No.
Name
Address
7 1/2 Park Street, (Box No - 14)
Kathmandu - 14500



Licensee Stamp Vendor,
S. BAFKAR
Date.....

28 JUN 2008



Additional Sub-Registrar
Bichan Nagar (Salt Lake City)

30 JUN 2008

The PURCHASER hereby covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The PURCHASER shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with the Building Rules & Regulations as applicable in Newtown, Kolkata, and other Rules and Regulations as prescribed or might be framed out from time to time for the New Town, Kolkata and more specifically according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with such condition as the VENDOR may decide and not to use the said demised land for any purpose other than that related to the above referred housing purpose.
3. The PURCHASER shall not make any excavation in the land nor remove any earth/subsoil there from in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
4. The PURCHASER shall not alter the location of sewer/water connection lines except prior approval of the VENDOR, which shall not normally be allowed for the sake of greater interest of the project area.
5. The VENDOR shall remain indemnified against any claims/dues payable by the PURCHASER to any local authority in future.
6. THE PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
7. The PURCHASER shall allow any person authorized by the VENDOR to inspect, maintain and construct/repair/renew the sewer lines, water ^{water} meter, slops, 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.

19/12/2019 9.5 contd. to P/6



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

30 JUN 2009



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

30 JUN 2009

Facilities of services such as roads, seware drainlines and waterlines will be made available at the periphery 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 own cost

- 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 81034.70 sqms (20.02 Acres) be the same or little more or less being plot no. AA-III/BLK-2/6 in street No 3333 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-2/2, 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. 3333 (69 M. WIDE) M.A.R. (EAST-WEST).



Adst. District Sub-Registrar
Bilhar 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

[Handwritten signature]
17/10/2009

Smt. Narendrana Bhattacharya
WPCS (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. *Shyamanda Banerjee*
Asstt. Admin. Officer
W. B. HIDCO.

2. *Nipon Kumar Das*
Asstt. Admin. Officer
W. B. HIDCO.

FOR BENGAL UNITED ENTERPRISE
CORPORATION PVT. LTD.

[Handwritten signature]
[Circular stamp]

SIGNED BY THE ABOVE-NAMED PURCHASER

IN THE PRESENCE OF

WITNESSES:

1. *Rajdeep Choudhury* *[Handwritten signature]*
Bengal United Enterprise Infrastructure (P) Ltd
99, S.G. Road, Beliaghata, West Bengal, Kolkata

2. *Jaydeep Banerjee* *[Handwritten signature]*
DUVIDA

Drafted by WBHIDCO Ltd. and endorsed by Lt. M.W.B and notified by the Competent Authority.



Ad. District Sub-Registrar
Bikaner Nagar (Sai Lake City)

30 JUN 2009



Acc. District Sub Registrar
Bikaner Nagar, Salt Lake City

30 JUN 2009

Government Of West Bengal
Office of the A. C. S. R. BIDHAN NAGAR
BIDHAN NAGAR

Endorsement For deed Number: 1-65855 of 2009
(Serial No. 05480, 2009)

On 30/06/2009

Prizes (Prize) Under Section 51 & Rule 22A(3) 46(1)

Presented for registration on 11.06.09 of 2009 at the Prizes residence by Sameer Pathy, Chairman

Admission of Execution Under Section 68:

Execution is admitted on 30/06/2009 by

1. Sameer Pathy, Authorized Signatory, H. Union Universal Infiniti, Govt. of India Community Centre Bidhan Nagar, Dist. 710011, Professor
2. R. Chatterjee, son of Late M. Chatterjee, 27 Ganga St 700016 Thana, by caste Hindu. By Professor

Admission Exemption (for exempted person)

Exemption by Narayana Bhattacharya, who is exempted from his personal appearance in this office under section 68 of Registration Act XVI of 1908 is proved by his seal and signature.

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

On 01/07/2009

Certificate of Admissibility (Rule 42)

Admissible under rule 21 of West Bengal Registration Rules, 1957 duly stamped under schedule IV Article 1 under Exemption of Indian Stamp Act, 1899 also under section 5 of West Bengal Land Reforms Act, 1955. Consider stamp paid Rs. 10.00/-

Payment of Fees

Fee Paid in rupees under article 4(1) = 420045/- on 01-07-2009

Certificate of Market Value (WB PUV) (rules 1999)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs. 367587200/-

Certified that the required stamp duty of this document is Rs. 2325232/- and the Stamp duty used is impressive Rs. 4000/-

(Sanku Patra)

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Sévil. of West Bengal

Regd. No. 113



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

30 JUN 2009

Government of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR

Endorsement Form No. 1-6656 of 2009
(Serial No. 66997, 2009)

Deficit stamp duty

Deficit stamp duty Rs 2425/332/- is paid, by no chall number 105403 (Chall Date 26/08/2009) bank Name STATE BANK OF INDIA, Ghose Bhawan C. O. received on 31/08/2009

Name of the Registering Officer: Sakal Patra
Designation: ADDITIONAL DISTRICT SUB REGISTRAR

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



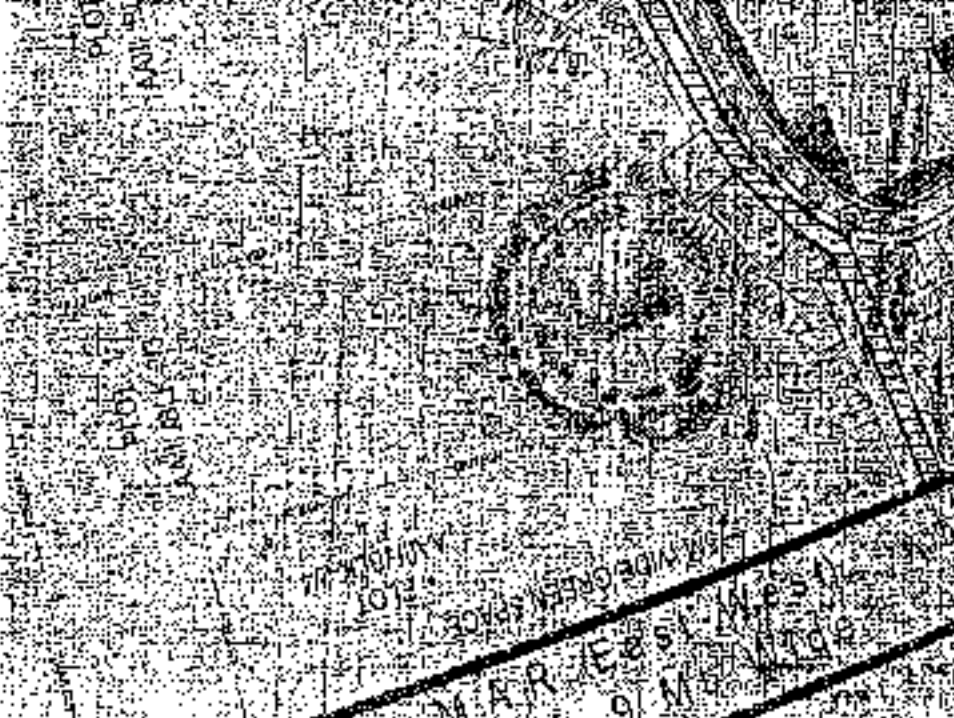
Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

30 JUN 2009

**SITE PLAN OF PLOT NO. AA III/BL 2/5
OF NEW TOWN KOLKATA**

AREA: 84600 SQ. FT. (15.97 AC)
SCALE: 1/2500

Plot No. AA III/BL 2/5
Area: 84600 Sq. Ft. (15.97 Ac.)
Scale: 1/2500



| Plot No. | Area (Sq. Ft.) | Area (Ac.) |
|----------------|----------------|------------|
| AA III/BL 2/5 | 84600 | 15.97 |
| AA III/BL 2/6 | 84600 | 15.97 |
| AA III/BL 2/7 | 84600 | 15.97 |
| AA III/BL 2/8 | 84600 | 15.97 |
| AA III/BL 2/9 | 84600 | 15.97 |
| AA III/BL 2/10 | 84600 | 15.97 |
| AA III/BL 2/11 | 84600 | 15.97 |
| AA III/BL 2/12 | 84600 | 15.97 |
| AA III/BL 2/13 | 84600 | 15.97 |
| AA III/BL 2/14 | 84600 | 15.97 |
| AA III/BL 2/15 | 84600 | 15.97 |
| AA III/BL 2/16 | 84600 | 15.97 |
| AA III/BL 2/17 | 84600 | 15.97 |
| AA III/BL 2/18 | 84600 | 15.97 |
| AA III/BL 2/19 | 84600 | 15.97 |
| AA III/BL 2/20 | 84600 | 15.97 |
| AA III/BL 2/21 | 84600 | 15.97 |
| AA III/BL 2/22 | 84600 | 15.97 |
| AA III/BL 2/23 | 84600 | 15.97 |
| AA III/BL 2/24 | 84600 | 15.97 |
| AA III/BL 2/25 | 84600 | 15.97 |
| AA III/BL 2/26 | 84600 | 15.97 |
| AA III/BL 2/27 | 84600 | 15.97 |
| AA III/BL 2/28 | 84600 | 15.97 |
| AA III/BL 2/29 | 84600 | 15.97 |
| AA III/BL 2/30 | 84600 | 15.97 |
| AA III/BL 2/31 | 84600 | 15.97 |
| AA III/BL 2/32 | 84600 | 15.97 |
| AA III/BL 2/33 | 84600 | 15.97 |
| AA III/BL 2/34 | 84600 | 15.97 |
| AA III/BL 2/35 | 84600 | 15.97 |
| AA III/BL 2/36 | 84600 | 15.97 |
| AA III/BL 2/37 | 84600 | 15.97 |
| AA III/BL 2/38 | 84600 | 15.97 |
| AA III/BL 2/39 | 84600 | 15.97 |
| AA III/BL 2/40 | 84600 | 15.97 |
| AA III/BL 2/41 | 84600 | 15.97 |
| AA III/BL 2/42 | 84600 | 15.97 |
| AA III/BL 2/43 | 84600 | 15.97 |
| AA III/BL 2/44 | 84600 | 15.97 |
| AA III/BL 2/45 | 84600 | 15.97 |
| AA III/BL 2/46 | 84600 | 15.97 |
| AA III/BL 2/47 | 84600 | 15.97 |
| AA III/BL 2/48 | 84600 | 15.97 |
| AA III/BL 2/49 | 84600 | 15.97 |
| AA III/BL 2/50 | 84600 | 15.97 |



AA III/BL 2/5
AA III/BL 2/6
AA III/BL 2/7
AA III/BL 2/8
AA III/BL 2/9
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AA III/BL 2/50




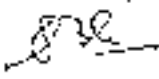










Act. ~~Sub-Registrar~~ Sub-Registrar
Bichan Nagar, North 24 P.S.

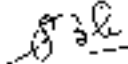
30 JUN 2009


SIGNATURE OF THE
PRESENTANT/
EXECUTANT/SPL/ER/
BUYER/CAIKENT/
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 :-  (CAMBER S/GHRS)

| | | | | | | |
|---|------|--|--|--|--|--|
|  | L.H. | | | | | |
| | R.H. | | | | | |

ATTESTED :-

| | | | | | | |
|---|------|--|--|--|--|--|
|  | L.H. | | | | | |
| | R.H. | | | | | |

ATTESTED :-



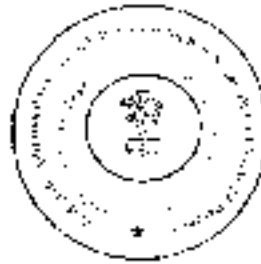
Asst. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

30 JUN 2009



Certificate of Registration Under section 57 and Rule 69

Registered in Book - I
CD Volume Number: 2
Page from 7779 to 7786
Being No. 00366 for the year 2009.



A. K.
(Signature)
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S., MIDNAPORE
West Bengal

05477

006901



29/6

20/6

पश्चिम बंगाल WEST BENGAL 2012 = 3012 796507 A 08635

1000/-
 900.00/-
 1,71,00,000/-
 5,05,855/-
 4,72,000/-
 1,80,82,056/-
 30,12,99,680/-
 33,14,289/-
 33,14,286/-
 Paid by Bank
 27/06

THIS INDENTURE OF SALE made on this 29th day of JUNE 200(6) 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 1490-H/HGN/NTP/IM-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification NO 1423/ H/HGN/NTP/IM-1/98 dated 27th August, 1999, hereinafter referred to as the ~~WHDCC~~ ^{WBHDCC 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. ^(Under Taxing) Company hereinafter referred to as the VENDOR (which expression shall include its executors, administrators and ^{the} successor in ^{interest and} office assigns of the ONE PART AND BENGAL UNITECH UNIVERSAL INFRASTRUCTURE (P) LTD. a registered company having its registered office at Unitech House, 6, Community Centre, Saket, New Delhi- 110016 hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its heirs, executors, administrators, representatives and assigns) of the OTHER PART.

W.B.L.R.
 Schedule I & II
 23+4
 23/10/20

250/-
 794/-
 250/-
 540/-
 794/-
 27/06
 2006
 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 08635

WHEREAS although the ^{corporation} 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 ^{such lands} ~~the same~~ to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services therein and also ^{the} ~~with~~ power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop New Town as a major hub for residential, industrial, institutional and cultural purposes etc.

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

Rs 900000/- each x 19 = 17100000/-
 716864, 716865, 716866, 716867, 716868, 716869, 716870, 716871, 716872, 716873, 716874, 716875, 716876, 716877, 716878, 716879, 716880, 716881, 716882, 716883, 716884, 716885, 716886, 716887, 716888, 716889, 716890, 716891, 716892, 716893, 716894, 716895, 716896, 716897, 716898, 716899, 716900, 716901, 716902, 716903, 716904, 716905, 716906, 716907, 716908, 716909, 716910, 716911, 716912, 716913, 716914, 716915, 716916, 716917, 716918, 716919, 716920, 716921, 716922, 716923, 716924, 716925, 716926, 716927, 716928, 716929, 716930, 716931, 716932, 716933, 716934, 716935, 716936, 716937, 716938, 716939, 716940, 716941, 716942, 716943, 716944, 716945, 716946, 716947, 716948, 716949, 716950, 716951, 716952, 716953, 716954, 716955, 716956, 716957, 716958, 716959, 716960, 716961, 716962, 716963, 716964, 716965, 716966, 716967, 716968, 716969, 716970, 716971, 716972, 716973, 716974, 716975, 716976, 716977, 716978, 716979, 716980, 716981, 716982, 716983, 716984, 716985, 716986, 716987, 716988, 716989, 716990, 716991, 716992, 716993, 716994, 716995, 716996, 716997, 716998, 716999, 717000, 717001, 717002, 717003, 717004, 717005, 717006, 717007, 717008, 717009, 717010, 717011, 717012, 717013, 717014, 717015, 717016, 717017, 717018, 717019, 717020, 717021, 717022, 717023, 717024, 717025, 717026, 717027, 717028, 717029, 717030, 717031, 717032, 717033, 717034, 717035, 717036, 717037, 717038, 717039, 717040, 717041, 717042, 717043, 717044, 717045, 717046, 717047, 717048, 717049, 717050, 717051, 717052, 717053, 717054, 717055, 717056, 717057, 717058, 717059, 717060, 717061, 717062, 717063, 717064, 717065, 717066, 717067, 717068, 717069, 717070, 717071, 717072, 717073, 717074, 717075, 717076, 717077, 717078, 717079, 717080, 717081, 717082, 717083, 717084, 717085, 717086, 717087, 717088, 717089, 717090, 717091, 717092, 717093, 717094, 717095, 717096, 717097, 717098, 717099, 717100, 717101, 717102, 717103, 717104, 717105, 717106, 717107, 717108, 717109, 717110, 717111, 717112, 717113, 717114, 717115, 717116, 717117, 717118, 717119, 717120, 717121, 717122, 717123, 717124, 717125, 717126, 717127, 717128, 717129, 717130, 717131, 717132, 717133, 717134, 717135, 717136, 717137, 717138, 717139, 717140, 717141, 717142, 717143, 717144, 717145, 717146, 717147, 717148, 717149, 717150, 717151, 717152, 717153, 717154, 717155, 717156, 717157, 717158, 717159, 717160, 717161, 717162, 717163, 717164, 717165, 717166, 717167, 717168, 717169, 717170, 717171, 717172, 717173, 717174, 717175, 717176, 717177, 717178, 717179, 717180, 717181, 717182, 717183, 717184, 717185, 717186, 717187, 717188, 717189, 717190, 717191, 717192, 717193, 717194, 717195, 717196, 717197, 717198, 717199, 717200, 717201, 717202, 717203, 717204, 717205, 717206, 717207, 717208, 717209, 717210, 717211, 717212, 717213, 717214, 717215, 717216, 717217, 717218, 717219, 717220, 717221, 717222, 717223, 717224, 717225, 717226, 717227, 717228, 717229, 717230, 717231, 717232, 717233, 717234, 717235, 717236, 717237, 717238, 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717364, 717365, 717366, 717367, 717368, 717369, 717370, 717371, 717372, 717373, 717374, 717375, 717376, 717377, 717378, 717379, 717380, 717381, 717382, 717383, 717384, 717385, 717386, 717387, 717388, 717389, 717390, 717391, 717392, 717393, 717394, 717395, 717396, 717397, 717398, 717399, 717400, 717401, 717402, 717403, 717404, 717405, 717406, 717407, 717408, 717409, 717410, 717411, 717412, 717413, 717414, 717415, 717416, 717417, 717418, 717419, 717420, 717421, 717422, 717423, 717424, 717425, 717426, 717427, 717428, 717429, 717430, 717431, 717432, 717433, 717434, 717435, 717436, 717437, 717438, 717439, 717440, 717441, 717442, 717443, 717444, 717445, 717446, 717447, 717448, 717449, 717450, 717451, 717452, 717453, 717454, 717455, 717456, 717457, 717458, 717459, 717460, 717461, 717462, 717463, 717464, 717465, 717466, 717467, 717468, 717469, 717470, 717471, 717472, 717473, 717474, 717475, 717476, 717477, 717478, 717479, 717480, 717481, 717482, 717483, 717484, 717485, 717486, 717487, 717488, 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पश्चिम बंगाल WEST BENGAL

A 08635

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 Rupres 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 *himself* 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.

Signature

011581

Serial No

Name

Address

71, Park Street, (Room No - 14)
Kolkata - 700 014



Licensed Stamp Vendor,
Date..... S. SARKAR

29 MAY 2006

✓ 555/- 102
Total = 1600



h

Universal Infrastructure (P) Ltd.
Kolkata - 700 014

29 JUN 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 08635

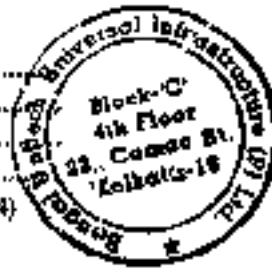
The PURCHASER hereby covenants with the VENDOR as follows:

- 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 ~~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.
- III. THE PURCHASER shall not make any excavation in the land nor remove any earth/ subsoil there from in ~~the~~ contravention of provisions of any ACT and Rule of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are disturbed in any way.

[Handwritten signature]

021581

Serial No.....
Name.....
Address.....
71, Park Street (Room No - 14)
Kolkata - 700 016



Licensed Service Vendor,
Date..... G. SARKAR

29 MAY 2006

TSO/2
O/Sal = 1000



UNIVERSAL INFRASTRUCTURE (P) LTD.
Kolkata (West Bengal)

29 JUN 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

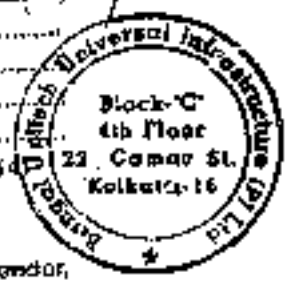
A 09038

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

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011529

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



29 MAY 2006

4-580/30
Date = 10/10



h
UNIVERSAL INFRASTRUCTURE (P) LTD.
Kolkata - 700 016

29 JUN 2006



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 09038

which as and when determined by the Competent Authority to be payable by the PURCHASER thereof, 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 governed 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.

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411579

Serial No.....
Name.....
Address.....
71, Park Street (Room No. 14)
Kolkata - 700 016



Licensed Stamp Vendor:
Date..... S. BARKAR

29 MAY 2006

500/2
2000 = 1000



Universal Infrastructure Pvt. Ltd.
Kolkata - 700 016

29 JUN 2006



पश्चिम बंगाल WEST BENGAL

The VENDOR hereby covenants with the PURCHASER as follows: -

A 08635

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

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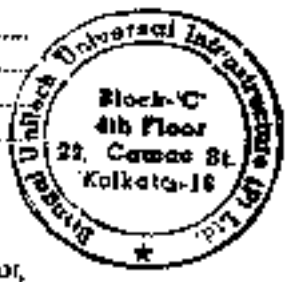
011580

Serial No.....

Name.....

Address.....

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



.....
Licensed Stamp Vendor,
Date..... 6. SAMRA

29 MAY 2006

4500/02
100



9

~~.....
..... (Self Seal)~~

29 JUN 2006



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
Schedule

A 08636

ALL THAT piece and parcel of land measuring about 15.563 Acres
(62981.52 Sq. Metres) be the same or little more or less bearing ^{Premise} Plot No AAII/BLK-2/
1 in Street No. 24 meter ^{wide} road (erstwhile plot No AAII/BLK-2/1 situated in the
NEW TOWN police station Rajarhat, Dist: North 24 parganna, presently in the
Panchayat Area.

Bounded and bounded as follows.

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

ON THE SOUTH: Plot No AAII/BLK-1 BLK-1

ON THE WEST : 24M Wide Road

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

011583

Serial No.....

Name.....

Address.....

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

Licensed Stamp Vendor,
S. BANERJEE

Date.....



29 MAY 2006

7500/-02
O.A. = 1000/-



~~Universal Infrastructure Pvt. Ltd.~~
~~Kolkata - 700 016~~

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

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

R. Banerjee
(CAMER BANERJEE)



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

WITNESSES:

1. *Rajdeep Bhattacharya*
RAJDEEP BHATTACHARYA
MANAGER BUSINESS DEVELOPMENT
B/W/PL
22, CAMAC STREET, 4TH FLOOR, BLOCK C, KOLKATA -
2. *Sudipati Mitra*
SUDIPTI MITRA
B/W/PL
22, CAMAC ST, 4TH FLOOR, BLOCK - C, KOL - 16

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

As

FOR OFFICIAL USE ONLY
DO NOT DISTRIBUTE














A
[Illegible text and signature]

29 JUN 2006


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

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

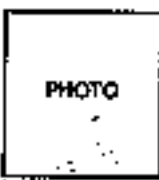
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|---|-----|---|--|---|---|---|
|  | LH. |  |  |  |  |  |
| | RH. |  |  |  |  |  |

P. B. B.
ATTESTED :-

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|  | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

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| | RH. | | | | | |



~~NATIONAL BUREAU OF INVESTIGATION
Department of Justice~~

29 JUN 2006



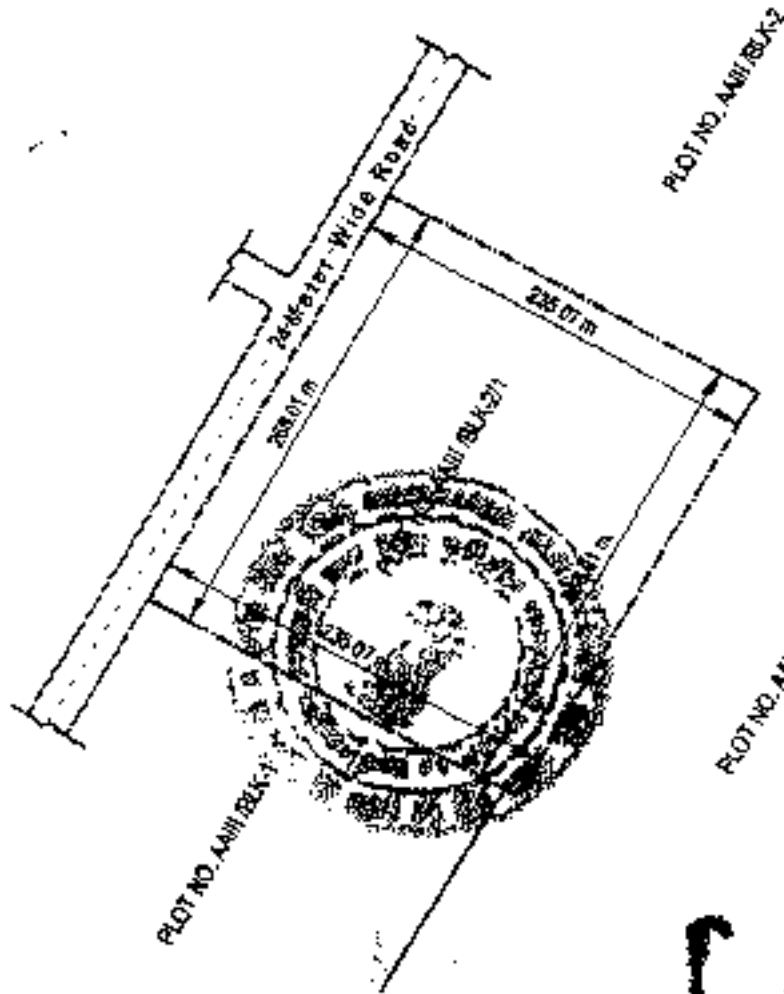
~~NATIONAL BUREAU OF INVESTIGATION
Department of Justice~~
10-7-2006

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10-7-2006
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10-7-2006
10-7-2006

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

SCALE - 1:4000

Area = 62981.52 Sq.M.



PLOT NO. A/III/BLK-2

[Handwritten signature]

K. K. DUTTA ROY
MDL, GENL. MANAGER (CITY)
M.S. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

[Faded handwritten notes]
Project Manager (T & C)

ALL DIMENSION ARE IN METER.



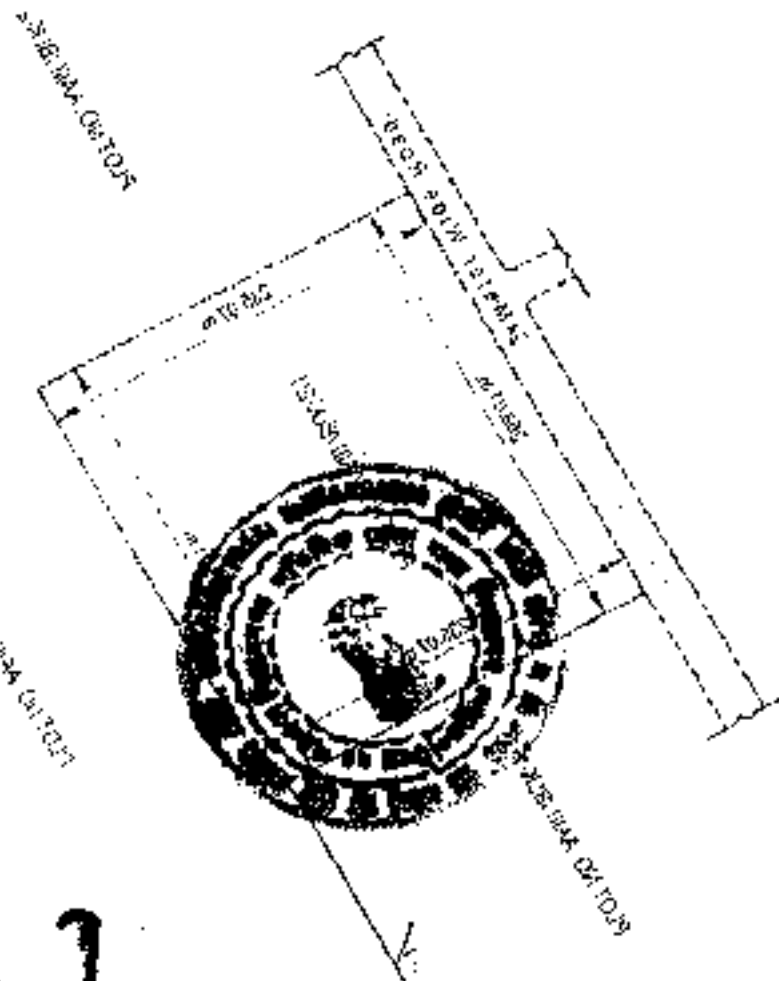
Soil Lab. No. 100, P.O. No. 1, Sector 4, Salt Lake, Cal-91.

SITE PLAN OF PLOT NO : A/III B/K-2/1

OF NEW TOWN, KOLKATA.

SCALE - 1:4000

Area = 62981.52 Sq.M.



A. K. DUTTA HOY
ARCHITECT
10/1, BANGALORE ROAD, KOLKATA-700 016

ALL DIMENSIONS ARE IN METERS.

Official stamps and signatures, including a large circular seal and several rectangular stamps with text and dates.

1585251614