



Bengal Shapoorji Housing Development Pvt. Ltd.

NOTE ON TITLE OF 150 ACRES OF LAND – SHUKHOBRISHTI PHASE

'West Bengal Housing Infrastructure Development Corporation Limited' (WBHIDCO) had invited Detailed Expressions of Interest from the reputed developers, builders and construction companies with adequate financial capability, resources and experience, inter alia, for development of 150 Acres of land in AA-III, New Town, Kolkata. After considering the respective expressions of interest submitted by all the contesting bidders with special adherence to their individual presentation WBHIDCO awarded the land in New Town, Kolkata vide a Letter of Allotment was issued by WBHIDCO on 8th December, 2005 as modified by another letter issued by WBHIDCO dated 13th April, 2007 to 'Shapoorji Pallonji And Company Private Limited' (SPCPL) / 'Bengal Shapoorji Housing Development Private Limited' (BSHDPL) with the sole responsibility for phase-wise development and construction Mass Housing Project having 20,000 dwelling units, wherein SPCPL shall act as a 'Confirming Party' and BSHDPL shall act as the 'Developer', WBHIDCO being the owner of the land. Both of these letters have been enclosed with the 'Application for Project Registration' as these are the sole documents reflecting ownership of WBHIDCO with respect to the project land admeasuring 150 Acres.

Pursuant to abovesaid 150 Acres of land, a Development Agreement dated 7th March, 2007 as modified by the Supplementary Agreement dated 13th April, 2013 was executed and registered for construction of the Mass Housing Project having 20,000 dwelling units comprising of 10444 Apartments of Spandan LIG (1BHK), 3840 Apartments of Sparsh MIG (2BHK) and 5716 Apartments of Spriha UMIG (3BHK) Units. BSHDPL have already completed construction of 9758 Apartments and registration has already been done in respect of 9336 Apartments.

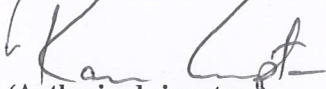
Provisional allotment to the eligible applicants of Phase 5, 6 and 7 was made at different intervals and the said phases were launched before the enactment of WBHIRA Act. The details of the same are given hereunder for your reference.

Phase	Application No.	No. of Apartment Allotted	Allotment Date
7	NPR – 00746	Spriha - 1032	12 th December 2016

With regard to the above mentioned Phases, we have already issued Provisional Allotment Letter and on the basis of the same the allottees have paid BSHDPL 95% (approx..) of the total consideration amount. Remaining 5% (approx..) of the total consideration will be paid by them on issuance of "Intimation of Possession" from BSHDPL.

The said Phases were launched during pre-WBHIRA regime wherein execution and registration of Agreement for Sale was not mandatory. Hence BSHDPL is not executing and registering the Agreement for Sale for allottees of Phase 5, 6 and 7 and further BSHDPL is not intending to raise any demand for the remaining consideration prior to receipt of 'Completion Certificate' from the competent authority.

For Bengal Shapoorji Housing Development Pvt Ltd.


(Authorized signatory)

Regional Office
PS Srijan Corporate Park
9th Floor, Unit # 0903, Tower-I,
Plot No. : G2, Block-GP
Sector -V, Salt Lake, Bidhannagar,
Kolkata - 700 091
Ph. : 033-6609 4200
Fax : 033 66094209
E-mail : kolkata.masshousing@shapoorji.com

Corporate Office
"SP Center"
41/44, Minoo Desai Marg
Colaba, Mumbai - 400 005
Ph. : +91-22-6749 0000
Fax : +91-22-6633 8176

Regd. Office
70, Nagindas Master Road
Fort, Mumbai - 400 023
www.sprealstate.in
CIN : U65990MH1988PTC049619

