

Answer - A

Received
MOS/12/05
01-30 P.M.



No. 4989 /HIDCO/ADMN-867/2005

Date:08.12.2005

To
M/s Shapoorji Poonji & Co. Ltd.
C-J 224 Sector II,
Bidhannagore (Salt Lake City),
Kolkata – 700 091

Sub: Allotment of 150 Acres land in AA III on as is where is basis for development and construction thereon of 20000 dwelling units for LIG & MIG.

Dear Sir,

With reference to above and our letter no.HIDCO/Admn-814/2004/4651 dated 23.11.2005, I am directed to state 150 + 50 Acres land in AA III in New Town situated to the North of Bagjola Canal and South of Bagjola Canal respectively is allotted to you for development and construction thereon of 20000 dwelling units for LIG & MIG and for commercial/business purpose including IT & ITES related services respectively for Rs.229 Crores (Rupees Two hundred twenty nine) only on the following terms & conditions:-

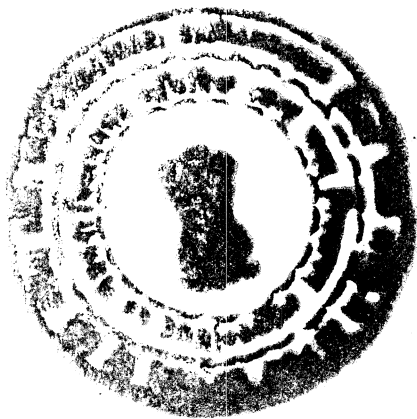
- 1) You will act as Developer.
- 2) The land measuring 150 acres will be allotted on "as is where is basis" and 50 Acres will be delivered in the existing stage.
- 3) a) First installment of 25% i.e. Rs.57.25 Crores after adjusting the Earnest Money of Rs.25,00,000/- shall be payable within 30 days from the issue of this letter (i.e. within 8th January, 2005).
b) 2nd installment of 25% i.e. Rs.57.25 crores within 8th July, 2006.
c) 3rd installment of 25% i.e. Rs.57.25 crores shall be payable within 8th January, 2007.
d) 4th installment of 25% i.e. Rs.57.25 crores shall be payable within 8th July, 2007.
- 4) Default in payment will attract delayed payment interest @ 15% p.a.
- 5) You will furnish Bank Guarantee of a nationalized/schedule bank to the tune of 50% of Rs.171.75 crores (which constitutes 75% of the total land) and corporate guarantee for the remaining 50% of Rs.171.75 crores.
- 6) On receipt of 25% of land price amounting to Rs.57.25 crores as cash down and bank and corporate guarantee as indicated at para (4) herein above, the land will be handed over.
- 7) In case of premature withdrawal from the scheme before the work commences, the entire Earnest Money shall be forfeited to WBHIDCO Ltd. For subsequent withdrawal at any stage, 20% of the total land value paid shall be forfeited to WBHIDCO Ltd. In case of any investment made by you shall be got evaluated by a CA firm and paid to you in four years in eight equal monthly installments without interest.

Cont.....2/-

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.

(A Govt. of West Bengal Undertaking)

Regd. Office : Salt Lake Stadium Complex, Gate No. 3, Sector III, Salt Lake, Kolkata-700 098
Telephone : 2335-7166/7148, Fax : 2335-6677/ 0096, E-mail : housing@cal2.vsnl.net.in, Website: www.wbhidcoltd.com.
New Town Office : 01, MAR, New Town, Kolkata-700156, Ph. 2367-3961, Fax : 2367-3962



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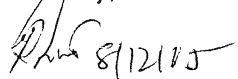
Additional District Sub-Registrar
Alibonaganj (Sahyadri)

29 MAR 2007

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- 8) All prevailing Acts, Rules Regulations and Govt. order including provisions for environmental clearance shall apply.
- 9) WBIDCO Ltd. will enter into a Development Agreement which inter alia will provide a general power of attorney in your favour to do the development work together with construction of 20,000 dwelling units for low and middle income groups.
- 10) The conditions and requirements as enumerated in the brochure and not covered herein will apply.
- 11) All payments will have to be made by Pay Order/Demand Draft only drawn in favour of WBIDCO Ltd. payable in Kolkata.
- 12) The plot of land should be used solely for the purpose for which it is to be taken and strictly in compliance with the Rules & Regulations applicable in New Town, Kolkata.
- 13) In addition to land price, you will have to pay the following charges.
 - a) Stamp duty if any, registration and other charges to the concerned public authorities.
 - b) Legal charges for documentation to WBIDCO Ltd. and other charges as may become payable on account of building plan sanction, water/power charges etc.
 - c) Existing tax and other impositions if any, levied by the Govt. WBIDCO Ltd. or any other statutory authority/authorities.
 - d) Service charges to WBIDCO Ltd. for maintenance of service within township until a regular municipal/local body is set up for the area.
- 14) WBIDCO Ltd. will be at liberty in case of default on the part of the allottee, to observe and perform any of the obligations recited herein before to cancel the allotment.

Yours faithfully,


Managing Director

Date: 08.12.2005

No.

1(7)/HIDCO/ADMN-867/2005

Copy forwarded for information and necessary action to:

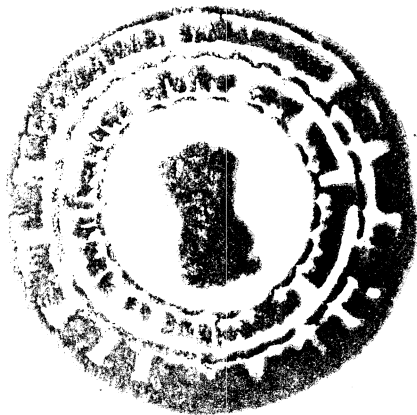
- 1) OSD to Chairman, WBIDCO Ltd.
- 2) Principal Consultant, WBIDCO Ltd.
- 3) DG (Engg.) WBIDCO Ltd.
- 4) ED (F), WBIDCO Ltd.
- 5) ED (EM), WBIDCO Ltd.
- 6) GM (T & CP), WBIDCO Ltd.
- 7) Company Secretary, WBIDCO Ltd.


Managing Director

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Medinipur (Sub, Lado Bazar)

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