

4.1

ASANSOL DURGAPUR DEVELOPMENT AUTHORITY

(A Statutory body of the Government of West Bengal)

Durgapur Office :

1st Administrative Building
City Centre, Durgapur 713216
Phone: 0343 2546815, 2546716, 2546889
Fax: 0343 2546665
E-mail: adda_durgapur@yahoo.com

Ref. No. ADDA/DGP/L-64/25-58/05-06 (Pt. II)

Handwritten notes:
K. S. ...
...
...
2015

Asansol Office :

Sahara Apartment, Kumarpur
G. T. Road, Asansol 04
Phone: 0341 2257377-78
Fax: 0341 2257379

Date 09.6.2015

From : Chief Executive Officer,
Asansol Durgapur Development Authority,
1st Administrative Building, City Centre,
Durgapur-16

To :- The Authorised Signatory,
IQ City Infrastructure Pvt. Ltd.,
9 - IT Chamber, Mani Squire,
164/1, Maniktala Main Road,
Kolkata- 700054

Subject :- Confirmation of change of name from SPS Mani Infrastructure to
IQ City Infrastructure Pvt. Ltd.
Ref. No. :- IQ City / Proj / Admin dated 27-05-2015.

Sir,

With reference to above, this is to inform you that in consideration of your prayer dated 27th May, 2015, the Authority herein has been pleased to confirm the change of name from SPS Mani Infrastructure to IQ City Infrastructure Pvt. Ltd.

It may please be noted that the terms and conditions of the Memorandum of Understanding (MOU) executed between the parties on 8th June, 2009 will remain same and unchanged.

Thanking you,

Yours faithfully,

Chief Executive Officer,
Asansol Durgapur Development Authority

7
41

29.05.2009

(Original)

Property :

I Q City, Durgapur

MEMORANDUM OF UNDERSTANDING

Between ,

Asansol Durgapur Development Authority

And

SPS Mani Infrastructure Pvt. Ltd.

Registered with the A.D.S.R., Durgapur, W. B. in Book
No. I Volume No. 9 Pages 2926 to 2946 and
Being No. 03392 for the year 2009

3815

(1)

P-3392

3000Rs.

(1)



08/06/09



Certified that the Document
 is Admitted to Registration the
 Signature Sheet and the End-
 orsements Attached with this
 Document are the Part of this
 Document.

[Signature]

A D S R Durgapur
 Burdwan

8 JUN 2009

THIS MEMORANDUM OF UNDERSTANDING made on this 29th day of
May Two Thousand and Nine

BETWEEN

Governor of State of West Bengal represented by Special Officer & Chief
 Executive Officer,
 ASANSOL DURGAPUR DEVELOPMENT AUTHORITY, a statutory body constituted under

Section II of the West Bengal Town and Country (Planning and Development) Act, 1979

having its office at Asansol Durgapur Development Authority, 1st Administrative Building,

7821318

Serial No. 242 Date 26/5/09
Sold to SPS Mari Infrastructure (P) Ltd
Address Calcutta-19
Value of Stamps 3000/-
Date of Purchase of this Stamp Paper 25 MAY 2009
from the Treasury
Name of the Treasury from where
Purchased, DURGAPUR.

Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-16
Licence No. 5 of 1989



Dist. Sub-Registrar
Durgapur
08 JUN 2009



City Centre, P.O. Durgapur, PIN – 713 216, of the District Burdwan, represented by its Chief Executive Officer, hereinafter referred to as the "PARTY OF THE FIRST PART" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest and/or assigns) of the one part.

AND

SPS MANI INFRASTRUCTURE PRIVATE LIMITED (erstwhile SPS Infrastructure Private Limited) having its principal place of business at 68A, Ballygunge Circular Road, Kolkata –

243 26/5/09
Serial No. _____
Sold to: SPS Mani Infrastructure (P) Ltd.
Address: Gullabali - 19.
Value of Stamp: 2000/-
Date of Purchase of this Stamp Paper: 25 MAY 2009
from the Treasury: _____
Name of the Treasury from where
Purchased, DURGAPUR.

Certified that a Stamp of the
Value of Rs. 2000/- require for
this document is not available and
that the smallest Number of Stamps
which I can furnish to be to make up
be required amount is as follow
3000/- + 2000/-

Subrata Kumar Chakraborty
Stamp Vendor
A. D. S. R. Office, Durgapur-19
Licence No. 5 of 1989

SUBRATA KR. CHAKRABORTY



M
Sub-Registrar
Durgapur, West Bengal
08 JUN 2009

700 019, represented by Mr. Sandip Chatterjee S/o Mr. Aloknath Chatterjee, H/O Chatterjee Brothers, Gopalmath, Waria, Burdwan - 713217 hereinafter referred to as the "PARTY OF THE SECOND PART" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-interest and/or assigns) of the OTHER PART.

- a) WHEREAS the Party of the First Part is entrusted by the Government of West Bengal for development of/for ensuring planned development in this area;
- b) AND WHEREAS the Party of the First Part has received possession of 100 acres of land from the Government of West Bengal in pursuance of resumption order vide notification No. 309-LR/3M-81/GE (M) dated 30.01.2006 of Land & Land reforms Department subsequent to relinquishment of the unutilized land by Steel Authority of India Limited, Durgapur Steel Plant vide No. MD/9 (1) dated 19.11.2005;



M

Asst. Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

- c) **AND WHEREAS** SPS Mani Infrastructure Private Limited (erstwhile SPS infrastructure Pvt. Ltd) i.e. the Party of the 2nd Part approached the Party of the 1st part with a detailed project report for the development of urban infrastructure ;
- d) **AND WHEREAS** the Board of Asansol Durgapur Development Authority vide its proceedings of 103rd Board Meeting held on 17.08.2007 approved the development of the proposed residential and commercial infrastructure on 49.946 acres land by SPS Mani Infrastructure Pvt. Ltd;
- e) **AND WHEREAS** out of land received as aforementioned by the Party of the First Part an area of 49.496 acres of land more fully and finally described in schedule - I hereunder written (hereinafter referred to as the 'said land') at sector - I DSP Township was earmarked by the Party of the First Part for development of residential cum commercial infrastructure as aforesaid.

NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

1. The Party of the Second Part shall pay to the Party of the First Part land premium for the said land at the rate of Rs. 22,38,500.00 (Rupees twenty-two lacs thirty-eight thousand five hundred only) per acre [i.e., Rs. 11,18,04,121.00 (Rupees Eleven crores, Eighteen lakhs Four thousand one hundred Twenty one only) for 49.946 acres of land] at the time of / immediately prior to execution of these presents, in pursuance whereof the party of the first part shall hand over permissive possession of the said land to the party of the second part simultaneously with the execution of these presents for construction of residential cum commercial infrastructure as aforesaid meant for complete execution of the project in tune with the approved concept plan and disposal of the flats/apartments/residential plots/commercial spaces.

2(a) The Party of the First Part hereby agrees to hand over permissive possession of the said land on, as is where basis is. The Party of the First Part shall hand over the permissive possession free from all encumbrances and encroachments. Any dispute with regard to title



M

S.A. Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

of the said land shall be dealt with and sorted out by the Party of the first Part at its own cost and risk.

2(b) The Party of the First Part hereby undertakes and confirms that the title of the said land is free from all encumbrances and any dispute with regards to the title of the said land shall be dealt with and sorted out by the Party of the First Part at its own costs, expenses and risks.

2(c) The Party of the First Part will enable the Party of the Second Part to obtain sanction of the required Plans including all necessary permissions and approvals, in the name of the Party of the First Part for undertaking the work of the construction of the said project and/or the multi-storied buildings, and other commercial spaces at the said land and also to market the developed property.

2(d) The Party of the First Part will provide the necessary assistance within its capacity and jurisdiction in the process of sanctioning of the plans for the project and also obtaining the requisite clearances from the required authorities and shall also extend the necessary help to maintain Liaison with government Agencies and Statutory Bodies for the purpose of water supply, drainage, power supply and all other related matters relevant to the project. All costs for this purpose will be borne by the Party of the Second Part.

3. The Party of the Second Part shall be responsible for preparation of detailed planning, engineering estimates and structural design at their own cost. The Party of the Second Part shall thereafter get the same approved by the Party of the First Part prior to any execution of the same.

4. The Party of the Second Part shall undertake feasibility studies, marketing surveys and technical analysis for the project at their own costs and shall obtain the sanction plan and approval at their own costs from the Durgapur Municipal Corporation.



M
Dist. Sub-Registrar
Burdwan, Burdwan

8 JUN 2009

5. The Party of the Second Part shall mobilize finance and execute the project in accordance with the technical specification and guideline framed and approved by the Party of the First Part. They shall also do the required land development work at their own cost.

6. The Party of the Second Part shall be entitled to raise funds from the Bank(s) or from any Financial Institution(s) or from any of its holding and/or subsidiaries or associate companies by mortgaging the said development right or any portions thereof without creating any financial liability of the Party of the First Part and it is made clear that any dues and/or outstanding payable by the Party of the Second Part to the Party of the First Part will remain as a first charge. For such mortgage prior written permission from the Party of the First Part has to be taken. In any case the land will not be under mortgage.

7. The Party of the Second Part shall execute the project in accordance with the guiding principles of the project more fully described in **Schedule – II** (the terms of reference). The Party of the Second Part shall execute the project within a period of seven years from the date of execution of this present. The Party of the Second Part however shall submit the master plan of the development for approval by the first part within 90 days from the date of receiving possession of the site from the party of the First Part. In the event of failure on the part of the Party of the Second Part to comply with the time schedule specified in the instant Memorandum of Understanding, the Party of the Second Part shall be liable to pay penalty @ one lac per month (if applicable) to the Party of the First Part against the claim.

8. The Party of the Second Part shall develop and market the remunerative portion of the residential and commercial infrastructure development project to the prospective parties who would be interested to purchase the flats/ apartments/ residential plots/ plotted and constructed commercial spaces. The developed flats/ apartments/ residential and commercial plots/ commercial spaces will be disposed by a tripartite lease executed by and between the Party of the First Part (as Lessor), the intending Purchaser (as Lessee) and the Party of the Second Part (as Developer). The initial tenure of such lease shall be of 999 years for residential plots/units and 99 years for commercial plots/units. The lease shall be




S.A. Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

renewable as per existing norms of the Party of the First Part. The Deed of Transfer will be executed on submission of encumbrance free certificate issued by the financier of the project by the Party of the Second Part.

9. The Party of the Second Part will have sole discretion and prerogative to market the remunerative property and to determine and realize the premium of the developed residential plots, bungalows, multistoried building and commercial spaces and car parking spaces to be disposed of and they shall be entitled to take such premium without any objection claim and dispute of the Party of the First Part and also without involving the Party of the First Part in any way. All such premiums will become the absolute property of the Party of the Second Part so long as they strictly abide by the payment schedule as agreed herein to the Party of the First Part at the rate and time frame agreed to by them.

10. The Party of the First Part shall have the right of overall supervision during the execution of the project. The party of the Second Part shall also indemnify the Party of the First Part against the quality assurances given by them to the prospective Purchasers and no suit shall lie against the Party of the First Part in the matters related to the quality of construction, premium charged by the Party of the Second Part in respect of developed properties and the manner of realization of the same.

11. The Party of the Second Part will keep the Party of the First Part informed about the guiding principles in the matter of marketing of the developed property, the marketing strategies adopted in its furtherance and changes thereto, if any, from time to time.

12. The Party of the Second Part will be responsible for all safety and take adequate insurance including third party coverage. Such insurance should cover risks of theft, fire, riot, sabotage and unrest to the extent received in addition or risk against risk and life.

13. The intending purchasers shall have to pay ground rent to the Party of the First Part at the rates hereunder written:

a. Rs. 10.00 per cottah per annum for residential plots.



[Handwritten signature]

Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

b. Rs. 10.00 per annum per 100 sq. ft. per flat for residential apartments;

c. Rs. 1.00 per square feet SBUA per annum for commercial spaces.

14. The intending purchasers shall not be allowed to alienate, transfer, sub-divide or assign any portion of the property without prior written express consent of the Party of the First Part. The Party of the First Part shall be entitled to payment of such transfer charges/difference of land premium as may be levied by them from time to time in the event consent for transfer is granted. The rates at which such transfer charges/difference of land premium shall be levied, shall be the sole discretion of the Party of the First Part as per the existing policy or framed time to time. In the event of alteration/transfer by the intending purchasers without obtaining prior written permission from the Party of the First Part, the party of First Part shall be entitled to resume such portion of the property.

15. All taxes, duties or impositions upon the demised constructed property charged by local statutory authority or any other authorities shall be payable by the Lessee's from the date of handing over of possession.

16. The Party of the Second Part will have to undertake the operation and maintenance of common facilities in respect of constructed properties and provide essential civic services during the construction period and during the period of handing over of the developed property to the lessee or occupiers' association to be formed.

17. During the period between handing over of the constructed property and/or part thereof and formation of the Purchasers' Association or their consortium, proportionate charges for maintenance of common properties and civil services in respect of the constructed property shall be payable to the appropriate authority by the individual purchaser. The Party of the First Part shall not be held responsible for providing such services in any way. The arrangement for maintenance of the created infrastructure will have to be planned and devised by the party of the Second Part in consultation with the Part of the First Part.



[Handwritten signature]

Registrar, Burdwan
Burdwan, Burdwan

08 JUN 2009

18. The Party of the Second Part shall indemnify and keep the Party of the First Part indemnified from all losses and damages suffered by the Party of the First part arising out of the exercise of the power and authorities granted to the Party of the Second Part by the Party of the First Part as aforesaid.

19. Simultaneously with the signing of this agreement the Party of the First Part doth hereby grant to the Party of the Second Part a license to enter upon the said land and to erect a boundary wall and to do all works for completion of the project.

20. The Party of the First Part shall not be held responsible for any delay, defective construction etc. in the execution of the works by the Party of the Second Part and any dispute arising with regard to the same or on later occasions shall be rectified by the Party of the Second Part and the Party of the Second Part shall keep the Party of the First Part indemnified, harmless from all such claims/damages, if any, caused to the intending purchasers of the flats.

21. the Party of the Second Part shall be entitled to do all lawful works required and obtain permissions, approvals and/or sanctions required for construction, erection and completion of the project including obtaining all utilities and facilities required for the efficient operation of the project or as may be reasonably required by the Party of the Second Part and the Party of the First Part hereby consents to the same and shall render all necessary assistance for obtaining such approval/sanction in favour of the Party of the Second Part.

22. The Party of the Second Part shall, for the purpose of construction of the project at the said land, be entitled to appoint, engage and employ such contractors, sub-contractors, engineers, labors, mistries, care takers, guards and other staff and employees etc. and at such remuneration and on such terms and conditions as may be deemed necessary by the Party of the Second Part and such agencies/employees shall be deemed to be engaged by the Party of the Second Part and the Party of the First Part shall not in any way be liable or responsible for their salaries, wages, remuneration etc. and the Party of the First Part shall be kept indemnified in respect thereof by the Party of the Second Part.



M

Sub-Registrar
Bangalore, Karnataka

08 JUN 2009

23. The Party of the Second Part shall indemnify the Party of the First Part against any contravention of rules/regulations/laws whatsoever during the pendency of this agreement.

24. Any notice to be given hereunder shall be deemed to have been validly given if it is in writing and signed by the Party giving the Notice and sent by registered post properly stamped and addressed to the last known address of the other party..

25. If the Party of the Second Part fails to complete the project within the time frame of this present and leave the project undone the Party of the First Part has the right to determine this present and proceed further for completion of the project.

26. The Courts at Durgapur shall have exclusive jurisdiction over any disputes arising out of the Memorandum of Understanding at any point of Arbitration.

27. The Party of the second part will not use the name of the first part as partner in any advertisement materials of the project / or any published documents of the project.




Asst. Dist. Sub-Registrar
Bardhaman, Bardhaman
08 JUN 2009

SCHEDULE - I

ALL THAT the piece or parcel of land measuring 49.946 acres or 3021.7 cottahs or 2175647.7 square feet be the same a little more or less situated lying at and being layout Plot No. 2, Block Sovapur comprising in C. S. Plot No. (List attached herewith), Mouza : Sovapur, J.L. No. 46 , Khatian No. 198 P.S. Faridpur at present Durgapur, Sub-Division Durgapur, Thana Durgapur, Registration office City Centre, Durgapur – 713216 in the District of Burdwan within the Durgapur Municipal Corporation and butted and bounded in the manner following, that is to say on the

North By : Land of SPS Synergy Foundation
South By : Canal
East By : Vacant Land
West By : Canal and Metal Road

The said plot of land also bears layout Plot No. 2 as shown in the map or plan hereto annexed within boundaries in Red colour.



M

Sd/- Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

| Plot schedule of SPS MANI INFRASTRUCTURE PVT LTD | | | | | | | | |
|---|-------------|-------|----------|-------------|-------|----------|-------------|-------|
| Khaitan No. 198, Mouza -- Sobhapur J.L NO--46 P.S-- Durgapur Dist-- Burdwan. Area in acres | | | | | | | | |
| PLOT NO. | FULL / PART | AREA | PLOT NO. | FULL / PART | AREA | PLOT NO. | FULL / PART | AREA |
| 247 | P | 0.516 | 324 | F | 0.210 | 358 | P | 2.212 |
| 248 | P | 0.564 | 325 | F | 0.140 | 361 | P | 0.138 |
| 249 | P | 2.152 | 326 | F | 0.100 | 362 | P | 0.148 |
| 252 | P | 3.927 | 327 | F | 0.260 | 363 | F | 0.430 |
| 253 | F | 0.250 | 328 | F | 0.110 | 364 | P | 1.787 |
| 254 | P | 0.420 | 329 | F | 0.630 | 365 | F | 0.140 |
| 255 | P | 0.595 | 330 | F | 0.030 | 366 | F | 0.110 |
| 256 | P | 0.657 | 331 | F | 0.140 | 367 | F | 0.140 |
| 257 | P | 0.935 | 332 | F | 0.190 | 368 | F | 0.170 |
| 258 | F | 0.990 | 333 | F | 0.120 | 369 | F | 0.240 |
| 259 | F | 0.150 | 334 | F | 0.170 | 370 | F | 0.170 |
| 260 | F | 0.450 | 335 | F | 0.070 | 371 | F | 0.980 |
| 261 | F | 0.500 | 336 | F | 0.940 | 372 | F | 1.310 |
| 262 | F | 1.320 | 338 | P | 0.031 | 373 | F | 0.960 |
| 263 | F | 0.250 | 339 | F | 0.110 | 374 | F | 1.188 |
| 264 | F | 0.810 | 340 | F | 0.090 | 375 | F | 0.240 |
| 265 | F | 0.200 | 341 | F | 0.120 | 376 | F | 0.440 |
| 266 | F | 0.060 | 342 | F | 0.100 | 377 | F | 0.350 |
| 267 | F | 0.070 | 343 | F | 0.550 | 378 | F | 0.410 |
| 268 | F | 0.050 | 344 | F | 0.900 | 379 | F | 0.380 |
| 269 | F | 0.110 | 345 | F | 0.300 | 380 | F | 0.490 |
| 270 | F | 0.340 | 346 | F | 0.360 | 381 | F | 0.260 |
| 271 | F | 0.050 | 347 | F | 0.140 | 382 | F | 0.470 |
| 272 | F | 1.000 | 348 | F | 0.110 | 383 | P | 0.055 |
| 273 | F | 0.370 | 349 | F | 0.110 | 389 | P | 0.270 |
| 274 | F | 2.110 | 350 | F | 0.110 | 390 | P | 0.180 |
| 264/2360 | F | 0.720 | 351 | F | 0.060 | 391 | P | 0.170 |
| 320 | F | 3.438 | 352 | F | 0.120 | 430 | P | 0.379 |
| 321 | F | 1.020 | 353 | F | 0.330 | 431 | P | 0.533 |
| 322 | F | 0.240 | 354 | F | 0.090 | 557 | P | 0.211 |
| 323 | F | 1.570 | 355 | P | 2.030 | 558 | F | 0.380 |

Total 25.834

Total 8.771

Total 15.341

Grand Total 49.946 ACRES.



M

A.A. Dist. Sub-Registrar
Burdwan, Burdwan

08 JUN 2009

SCHEDULE-II

GUIDING PRINCIPLES OF THE PROJECT

- The private partner as per requirement of the project shall do the land development works at its own cost.
- The design of roads shall be as per the IRC code. The design of roads shall be as per the IRC Code. The design of buildings, structures etc. should be in conformity with I.S. specification and should factor in earthquake components. All the specifications shall be vetted by ADDA.
- On site quality control should be made as per I.S. Code provisions at every stage of construction. Pile foundation/ raft foundation/ combined footing shall be according to "safe bearing capacity" of soil. Required Geo-Technical Investigation should be made and report should be submitted to the Party of the First Part prior to designing of foundation.
- There shall be Project Monitoring Committee of ADDA with representatives of SPS Mani Infrastructure Pvt. Ltd. (erstwhile SPS Infrastructure Private Limited). This committee headed by the Chief Executive Officer of ADDA, shall have the right of on-site verification and qualitative monitoring at all stages of Construction. SPS Mani Infrastructure Pvt. Ltd. (erstwhile SPS Infrastructure Pvt. Ltd) shall be liable to take the corrective steps as per the recommendations of the committee.
- All fittings/ fixtures (sanitary, plumbing and electrical) should be as per ISI standard.
- Required sewerage treatment plant shall be developed by SPS Mani Infrastructure Pvt. Ltd. (erstwhile SPS Infrastructure Private Limited) at its sewerage lines shall be under ground with adequate provisions of internal drainage and storm water drainage.
- There shall be adequate provision of rainwater harvesting.
- Internal lighting arrangement including street lighting with proper illumination, taking into account all safety measures, should be provided. Due certification by competent authority shall be required to be submitted.
- Area under development shall have FAR and ground coverage as per the norms of DMC and other relevant authorities.
- There shall be no restriction of height for the multistoried housing but it should be within the permissible F.A.R. and ground coverage as specified earlier. However, required sanction of the appropriate authority shall have to be taken for going to height beyond 14.5 meters.



M

A.A. Dist. Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

- Zoning and architectural details shall be the prerogative of SPS Mani Infrastructure Pvt. Limited (erstwhile SPS Infrastructure Private Limited) and shall be guided by the building rules of Durgapur Municipal Corporation

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals, the day, month and year first above written.

SIGNED SEALED AND DELIVERED

By the PARTY OF THE FIRST PART


Deptt.
Government of West Bengal
And
Chief Executive Officer, ADDA

In the presence of:


Asst. Executive Officer
Asansol Durgapur Dev. Authority

SIGNED SEALED AND DELIVERED

By the PARTY OF THE SECOND PART

 SPS MANI INFRASTRUCTURE PVT. LTD.

Authorized Signatory.

In the presence of:


D.D.A.
Asst. Executive Officer
City Centre, Durgapur-16












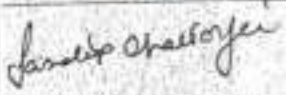


M

ADD. Dist. Sub-Registrar
Burdwan, Burdwan

8 JUN 2009

All the fingerprints & passport size Colour Photographs of the Executive Concerned are here by attested accordingly, individually

| PHOTOGRAPH | ADDA Durgapur |  | Joint Lessee (If any) |
|------------|---------------|--|-----------------------|
| LPI | |  | |
| LPI | |  | |
| LMI | |  | |
| LRFI | |  | |
| LLPI | |  | |
| RPI | |  | |
| RPI | |  | |
| RMI | |  | |
| RMI | |  | |
| RRPI | |  | |
| Signature | |  | |



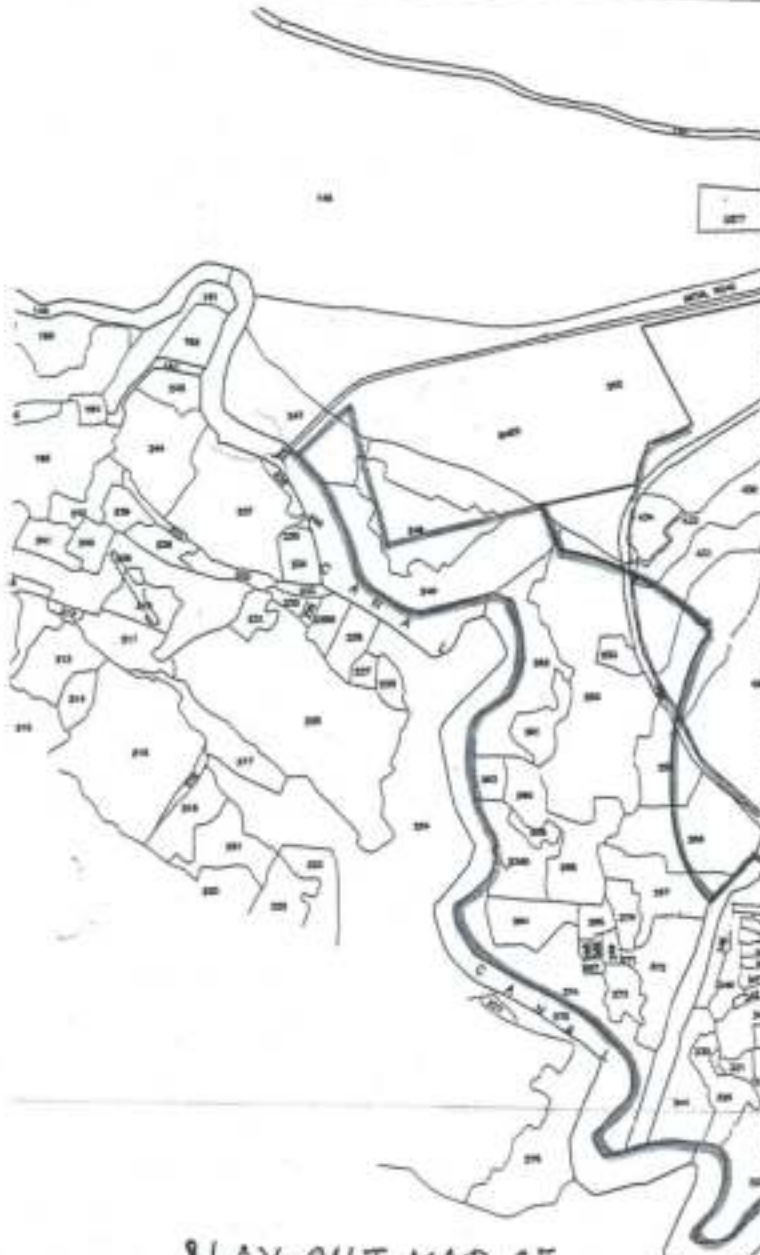
M
ADD. Dist. Sub-Registrar
Burgapur, Burdwan

08 JUN 2009

STRUCTURE PRIVATE LIMITED

198-

URGAPUR, DIST- BURDWAN




| PART | AREA | PLOT NO. | FULL / PART | AREA |
|------|-------|----------|-------------|-------|
| F | 0.210 | 358 | P | 2.212 |
| F | 0.140 | 361 | P | 0.136 |
| F | 0.100 | 362 | P | 0.140 |
| F | 0.260 | 363 | F | 0.430 |
| F | 0.110 | 364 | P | 1.787 |
| F | 0.030 | 365 | F | 0.140 |
| F | 0.050 | 366 | F | 0.110 |
| F | 0.140 | 367 | F | 0.140 |
| F | 0.190 | 368 | F | 0.170 |
| F | 0.120 | 369 | F | 0.240 |
| F | 0.170 | 370 | F | 0.170 |
| F | 0.070 | 371 | F | 0.980 |
| F | 0.940 | 372 | F | 1.310 |
| P | 0.021 | 373 | F | 0.960 |
| F | 0.150 | 374 | F | 1.188 |
| F | 0.090 | 375 | F | 0.240 |
| F | 0.128 | 376 | F | 0.440 |
| F | 0.180 | 377 | F | 0.350 |
| F | 0.058 | 378 | F | 0.410 |
| F | 0.008 | 379 | F | 0.280 |
| F | 0.300 | 380 | F | 0.490 |
| F | 0.360 | 381 | F | 0.260 |
| F | 0.140 | 382 | F | 0.470 |
| F | 0.110 | 383 | P | 0.050 |
| P | 0.110 | 389 | P | 0.270 |
| F | 0.110 | 398 | P | 0.180 |
| F | 0.090 | 391 | P | 0.170 |
| F | 0.120 | 430 | P | 0.370 |
| F | 0.330 | 431 | P | 0.530 |
| F | 0.090 | 557 | P | 0.211 |
| P | 2.030 | 558 | F | 0.380 |

FOUNDATION

= 49.946 ACRES BOUNDED IN RED LINE

SPS MANI INFRASTRUCTURE PVT. LTD.

LAY-OUT MAP OF
 SPS MANI INFRASTRUCTURE
 PVT. LTD.
 Shown thus 
 49.946 Acre

Signature

Authorised Signatory,

Signature

DEVELOPER

CEO, ADDA

Dist. Executive Officer



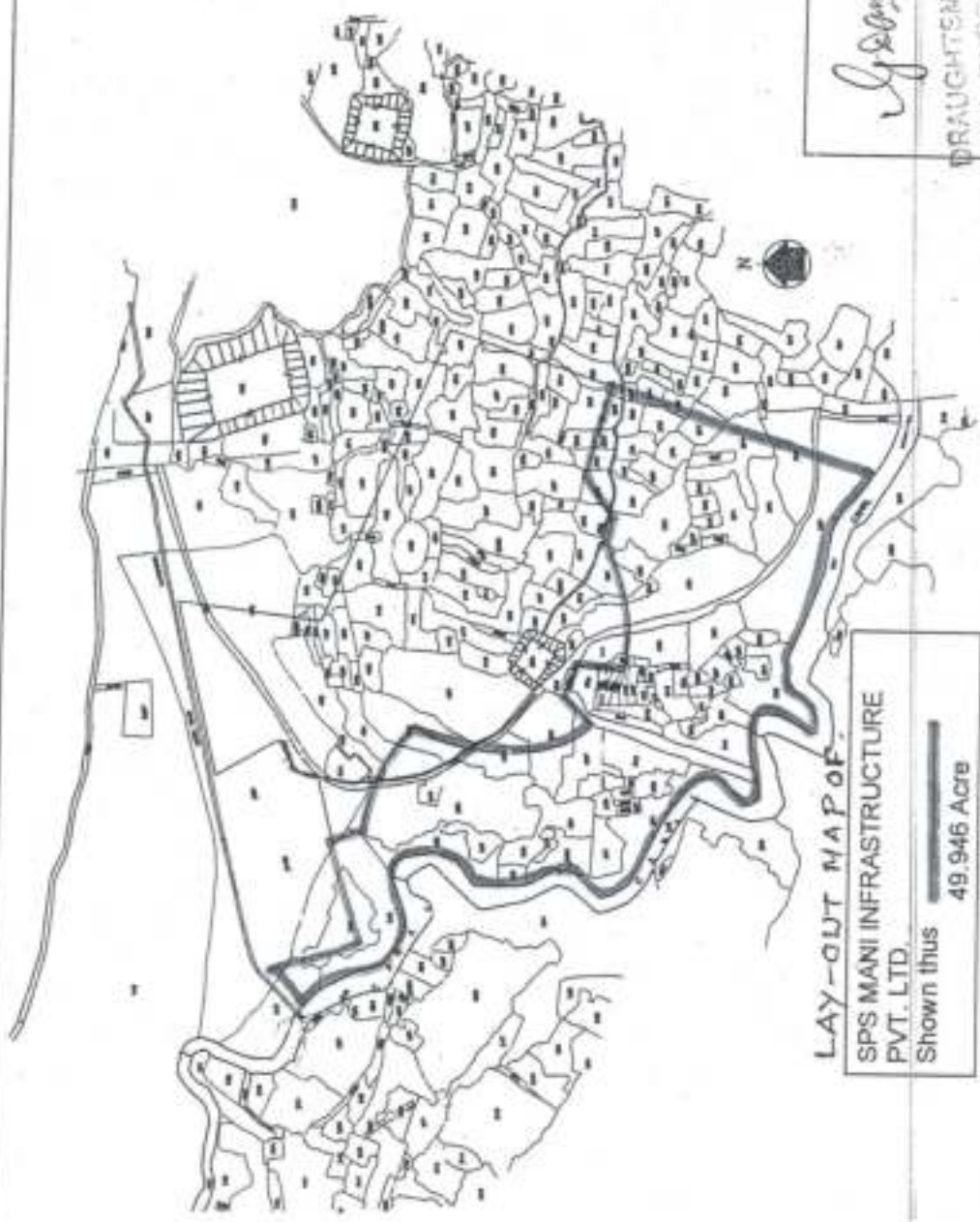

Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

PLOT SCHEDULE OF SPS MANI INFRASTRUCTURE PRIVATE LIMITED
 KIN 49.198

HOUSA-SOVAPUR, J.L. NO. 46, PS-BURGAPUR, DIST- BURTUMAK

| PLAT NO. | FULLY PAID | AREA | PLAT NO. | FULLY PAID | AREA | PLAT NO. | FULLY PAID | AREA |
|----------|------------|------|----------|------------|------|----------|------------|------|
| 34 | F | 0.70 | 34 | F | 0.70 | 34 | F | 0.70 |
| 35 | F | 0.70 | 35 | F | 0.70 | 35 | F | 0.70 |
| 36 | F | 0.70 | 36 | F | 0.70 | 36 | F | 0.70 |
| 37 | F | 0.70 | 37 | F | 0.70 | 37 | F | 0.70 |
| 38 | F | 0.70 | 38 | F | 0.70 | 38 | F | 0.70 |
| 39 | F | 0.70 | 39 | F | 0.70 | 39 | F | 0.70 |
| 40 | F | 0.70 | 40 | F | 0.70 | 40 | F | 0.70 |
| 41 | F | 0.70 | 41 | F | 0.70 | 41 | F | 0.70 |
| 42 | F | 0.70 | 42 | F | 0.70 | 42 | F | 0.70 |
| 43 | F | 0.70 | 43 | F | 0.70 | 43 | F | 0.70 |
| 44 | F | 0.70 | 44 | F | 0.70 | 44 | F | 0.70 |
| 45 | F | 0.70 | 45 | F | 0.70 | 45 | F | 0.70 |
| 46 | F | 0.70 | 46 | F | 0.70 | 46 | F | 0.70 |
| 47 | F | 0.70 | 47 | F | 0.70 | 47 | F | 0.70 |
| 48 | F | 0.70 | 48 | F | 0.70 | 48 | F | 0.70 |
| 49 | F | 0.70 | 49 | F | 0.70 | 49 | F | 0.70 |
| 50 | F | 0.70 | 50 | F | 0.70 | 50 | F | 0.70 |
| 51 | F | 0.70 | 51 | F | 0.70 | 51 | F | 0.70 |
| 52 | F | 0.70 | 52 | F | 0.70 | 52 | F | 0.70 |
| 53 | F | 0.70 | 53 | F | 0.70 | 53 | F | 0.70 |
| 54 | F | 0.70 | 54 | F | 0.70 | 54 | F | 0.70 |
| 55 | F | 0.70 | 55 | F | 0.70 | 55 | F | 0.70 |
| 56 | F | 0.70 | 56 | F | 0.70 | 56 | F | 0.70 |
| 57 | F | 0.70 | 57 | F | 0.70 | 57 | F | 0.70 |
| 58 | F | 0.70 | 58 | F | 0.70 | 58 | F | 0.70 |
| 59 | F | 0.70 | 59 | F | 0.70 | 59 | F | 0.70 |
| 60 | F | 0.70 | 60 | F | 0.70 | 60 | F | 0.70 |
| 61 | F | 0.70 | 61 | F | 0.70 | 61 | F | 0.70 |
| 62 | F | 0.70 | 62 | F | 0.70 | 62 | F | 0.70 |
| 63 | F | 0.70 | 63 | F | 0.70 | 63 | F | 0.70 |
| 64 | F | 0.70 | 64 | F | 0.70 | 64 | F | 0.70 |
| 65 | F | 0.70 | 65 | F | 0.70 | 65 | F | 0.70 |
| 66 | F | 0.70 | 66 | F | 0.70 | 66 | F | 0.70 |
| 67 | F | 0.70 | 67 | F | 0.70 | 67 | F | 0.70 |
| 68 | F | 0.70 | 68 | F | 0.70 | 68 | F | 0.70 |
| 69 | F | 0.70 | 69 | F | 0.70 | 69 | F | 0.70 |
| 70 | F | 0.70 | 70 | F | 0.70 | 70 | F | 0.70 |
| 71 | F | 0.70 | 71 | F | 0.70 | 71 | F | 0.70 |
| 72 | F | 0.70 | 72 | F | 0.70 | 72 | F | 0.70 |
| 73 | F | 0.70 | 73 | F | 0.70 | 73 | F | 0.70 |
| 74 | F | 0.70 | 74 | F | 0.70 | 74 | F | 0.70 |
| 75 | F | 0.70 | 75 | F | 0.70 | 75 | F | 0.70 |
| 76 | F | 0.70 | 76 | F | 0.70 | 76 | F | 0.70 |
| 77 | F | 0.70 | 77 | F | 0.70 | 77 | F | 0.70 |
| 78 | F | 0.70 | 78 | F | 0.70 | 78 | F | 0.70 |
| 79 | F | 0.70 | 79 | F | 0.70 | 79 | F | 0.70 |
| 80 | F | 0.70 | 80 | F | 0.70 | 80 | F | 0.70 |
| 81 | F | 0.70 | 81 | F | 0.70 | 81 | F | 0.70 |
| 82 | F | 0.70 | 82 | F | 0.70 | 82 | F | 0.70 |
| 83 | F | 0.70 | 83 | F | 0.70 | 83 | F | 0.70 |
| 84 | F | 0.70 | 84 | F | 0.70 | 84 | F | 0.70 |
| 85 | F | 0.70 | 85 | F | 0.70 | 85 | F | 0.70 |
| 86 | F | 0.70 | 86 | F | 0.70 | 86 | F | 0.70 |
| 87 | F | 0.70 | 87 | F | 0.70 | 87 | F | 0.70 |
| 88 | F | 0.70 | 88 | F | 0.70 | 88 | F | 0.70 |
| 89 | F | 0.70 | 89 | F | 0.70 | 89 | F | 0.70 |
| 90 | F | 0.70 | 90 | F | 0.70 | 90 | F | 0.70 |
| 91 | F | 0.70 | 91 | F | 0.70 | 91 | F | 0.70 |
| 92 | F | 0.70 | 92 | F | 0.70 | 92 | F | 0.70 |
| 93 | F | 0.70 | 93 | F | 0.70 | 93 | F | 0.70 |
| 94 | F | 0.70 | 94 | F | 0.70 | 94 | F | 0.70 |
| 95 | F | 0.70 | 95 | F | 0.70 | 95 | F | 0.70 |
| 96 | F | 0.70 | 96 | F | 0.70 | 96 | F | 0.70 |
| 97 | F | 0.70 | 97 | F | 0.70 | 97 | F | 0.70 |
| 98 | F | 0.70 | 98 | F | 0.70 | 98 | F | 0.70 |
| 99 | F | 0.70 | 99 | F | 0.70 | 99 | F | 0.70 |
| 100 | F | 0.70 | 100 | F | 0.70 | 100 | F | 0.70 |

NORTH BY- LAND OF SPS SYNERGY FOUNDATION
 SOUTH BY- CANAL
 EAST BY- VACCANT LAND
 WEST BY- CANAL AND METAL ROAD
 ALL TOGETHER MEASURING AN AREA = 49.946 ACRES BOUNDED IN RED LINE



LAY-OUT MAP OF
SPS MANI INFRASTRUCTURE
PVT. LTD.
 Shown thus 49.946 Acre



| | | | |
|---|---|--|--|
|  DRAUGHTSMAN A. D. D. BURGAPUR |  SURVEYOR Durgapuri Des. |  DEVELOPER SPS Synergy Foundation |  CEO, ADDA Manoj Desai, I.P. & GP Deptt. Bangalore |
|---|---|--|--|




Sub-Registrar
Burdwan
8 JUN 2009

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. DURGAPUR, District- Burdwan
Signature / LTI Sheet of Serial No. 03815 / 2009, Deed No. (Book - I , 03392/2009)

I . Signature of the Presentant

| Name of the Presentant | Photo | Finger Print | Signature with date |
|------------------------|---|---|--------------------------------------|
| Sandip Chatterjee |  08/06/2009 |  LTI 08/06/2009 | <i>Sandip Chatterjee</i> 08/06/09 |

II . Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|--|--|--------------------------|
| 1 | Sandip Chatterjee Address -H/o Chatterjee Brothers, Gopalmath, Waria, Durgapur, Dist.- Burdwan | Self |  08/06/2009 |  LTI 08/06/2009 | <i>Sandip Chatterjee</i> |

Name of Identifier of above Person(s)
A Mahato
PS-Durgapur, A D D A, City Centre, Durgapur, Dist.-
Burdwan

Signature of Identifier with Date

A. Mahato 8/6/09



M

Sub-Registrar
Burdwan, Burdwan
08 JUN 2009

Government Of West Bengal
Office of the A. D. S. R. DURGAPUR
DURGAPUR
Endorsement For deed Number :1-03392 of :2009
(Serial No. 03815, 2009)

On 08/06/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :35 (b).5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1229844/- E = 7/- on:08/06/2009

Deficit stamp duty

Deficit stamp duty Rs 7821318/- is paid, by the draft number 155415, Draft Date 04/06/2009 Bank Name STATE BANK OF INDIA, Kol Main Branch, received on :08/06/2009.

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

Presented for registration at 12.55 hrs on :08/06/2009,at the Office of the A. D. S. R. DURGAPUR by Sandip Chatterjee,Claimant.

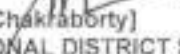
Admission of Execution(Under Section 58)

Execution is admitted on 08/06/2009 by

1. Sandip Chatterjee,Authorized Signatory,S P S Mani Infrastructure Private Limited,68 A, Ballygunge Circular,Road, Kolkata-700019, profession :Others
Identified By A Mahato, son of Late S Mahato A D D A, City Centre, Durgapur, Dist.- Burdwan 713216 Thana: Durgapur, by caste Hindu,By Profession :Service.

Admission Execution(for exempted person)

Execution by S Mahapatra alias who is exempted from his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal and signature.


[Malay Chakraborty]
ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
DURGAPUR
Govt. of West Bengal




Dist. Sub-Registrar
Baryapani, Burdwan
8 JUN 2009

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2926 to 2946
being No 03392 for the year 2009.



(Malay Chakraborty) 08-June-2009
ADDITIONAL DISTRICT SUB-REGISTRAR OF DURGAPUR
Office of the A. D. S. R. DURGAPUR
West Bengal

