

**TO WHOM IT MAY CONCERN**

This is to inform that the proposed project **"ASHAVARI ESTATE PHASE II"** situated at Aerotropolis Township at Andal, near Durgapur, over, L.R. Plot No. 5650 (part), 5708 (part), 5710 (part), 5711 (part), 5712 (part), 5713 (part), 5714 (part), 5716 (part), 5718 (part), 5719 (part), 5720 (full), 5721 (part), 5722 (part), 5723 (part), 5724 (full), 5728 (part), 5729 (part), 5730 (part), 5731 (full), 5732 (full), 5733 (full), 5734 (full), 5735 (full), 5736 (full), 5737 (full), 5738 (full), 5739 (full), 5740 (part), 5741 (full), 5742 (part), 5743 (part), 5744 (full), 5745 (full), 5746 (part), 5747 (part), 5748 (part), 5749 (part), 5792 (part), 5793 (part), 5794 (part), 5820 (part), 5822 (part) & 5718/7748 (part), L.R. Khatian No.3993, J.L. No. 36, Mouza - Dakshinkhanda under P.S. - Andal, District - Burdwan, Pin - 713321, West Bengal, **is owned by the promoter.**

**The chronology of Land is mentioned below:**

- I. The Government of West Bengal acquired all that piece and parcel of land admeasuring approximately 1822.59 (one thousand eight hundred and twenty two point five nine) acres or thereabouts, lying and situated at District Burdwan, comprised within Mouzas – Amlouka, Patsaora, Khandra, Ukhra, Dakshinkhanda, Banguri, Andal, Arati and Tamla, West Bengal (hereinafter referred to as the **"Total Land"**);
- II. Pursuant to a joint venture development agreement dated January 18, 2008, read with the first addendum dated October 26, 2009 to the said joint venture development agreement and the second addendum dated September 14, 2013 to the said joint venture development agreement (hereinafter collectively referred to as the **"JVDA"**) executed between Bengal Aerotropolis Projects Limited (**"BAPL"**) and West Bengal Industrial Development Corporation Limited (**"WBIDC"**), BAPL has been granted leasehold rights by WBIDC, under various lease deeds in respect of the Total Land. WBIDC has demised and leased unto BAPL, the Total Land for an initial term of 99 (ninety nine) years, with an option of automatic renewal of this lease for a further period of 99 (ninety nine) years on the terms and conditions as those contained therein for the initial term;
- III. Leasehold rights in respect of the Total Land have been granted by WBIDC to BAPL under the following lease deed(s): (a) lease deed dated July 23, 2010, registered with the Additional Registrar of Assurances III in Book No. I, CD Volume No. 3, pages 763 to 805, being no. 01303 for the year 2010; and (b) lease deed dated December 13, 2010, registered with the Additional Registrar of Assurances III in Book No. I, CD Volume No. 1, pages 3457 to 3490, being no. 00211 for the year 2011 (hereinafter collectively referred to as the **"Lease Deeds"**);
- IV. The Total Land has been granted to BAPL for development of an aerotropolis project therein comprising an airport, an IT & industrial park, institutional area, educational, commercial, residential township and a rehabilitation and EWS zone (**"Aerotropolis"**);
- V. On November 26, 2018 and November 21, 2019, BAPL entered into 2 (two) deeds of assignments bearing no. 190302908 of 2018, registered with the Additional Registrar of Assurances-III in Book No. I, Volume No. 1903-2018, pages 114984 to 115128 and bearing no. 109306452 of 2019, registered with the Additional Registrar of Assurances-III in Book No. I, Volume No. 1903-2019, pages 259178 to 259230 respectively, with the Promoter, under which BAPL assigned leasehold rights of a portion of the Total Land in the residential zone of the Aerotropolis, being land admeasuring (approximately



upon rounding off to a single decimal point) 15.5 (fifteen point five) acres and 1.443 (one point four four three) acres respectively, situated at Andal District Burdwan, West Bengal, unto the Promoter for the purpose of developing a low-cost and affordable housing project thereon ("**Assigned Land**");

Thus, we are attaching the following documents for your reference:

| SI No. | Particulars                                                                                                                      |
|--------|----------------------------------------------------------------------------------------------------------------------------------|
| 1      | Lease Deed from West Bengal Industrial Development Corporation Limited to Bengal Aerotropolis Projects Limited                   |
| 2      | Assignment deed from Bengal Aerotropolis Projects Limited to IABA Housing Private Limited                                        |
| 3      | NOC from West Bengal Industrial Development Corporation Limited for assignment of Land in favour of IABA Housing Private Limited |

**For M/s IABA Housing Private Limited**



**Kallol Seal**

*Authorized Signatory*

