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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 632538

8624/09
020909



Declaration

Case No - 992

100/-

11.9.09

Certified that the Document is admitted to Register and the Registrar's Seal and the original and the copy of the Document are the property of the Registrar.

Assistant Registrar of Assurances, II, Kolkata

DEED OF DECLARATION FOR LOT C LAND

THIS DEED OF DECLARATION is made on this the 2nd day of September, 2009

BETWEEN

HINDUSTAN MOTORS LIMITED, an existing company within the meaning of the Companies act, 1956 and having its registered office at

K

75603

Presented for registration at
on the ... day of ...
at .../.../...

NAME B.S.H. City Pvt Ltd
 ADDRESS 32-34 8th Main Rd Cross
1 AUG 2009
 SURANJAN INSURANCE
 Licensed State Vehicle
C. C. Das
2 & 3, K. S. Road, ...
560080
R.M.V. Extension
Bangalore

Signature



6132

Additional Registrar of Insurance III Kolkata
AUG 2009
22 SEP 2009

31 AUG 2009

For Bengal Shriram Hitech City Pvt. Ltd.

Signature
Director



6133

For Hindustan Motors Limited

Signature
Yogendra Bose

Chief Financial Officer & Company Secretary

Siddhartha Ray
s/o. Late B.B. Ray
A-215, Sector-II
Salt Lake - 700091
Professional.

Signature
Additional Registrar of Insurance III Kolkata
22 SEP 2009

Birla Building, 9/1, R.N. Mukherjee Road, Kolkata - 700001, represented by its Chief Financial Officer & Company Secretary, Mr. Yogesh Goenka, son of Mr. Om Prakash Goenka, residing at "Mandeville Garden Court" First Floor, 7D/3, Anil Malhotra Road, Kolkata - 700019, and hereinafter called the "**Vendor**" (which expression shall unless repugnant to the context of the meaning thereof mean and include its successors) of the **ONE PART**;

AND

BENGAL SHRIRAM HITECH CITY PRIVATE LIMITED, a company incorporated under the Companies act, 1956 and having its registered office at 33 - 34, 8th Main, 4th Cross, RMV Extension (Sadashivnagar), Bangalore 560080, represented by its Director Mr. S. Venkataraman, son of Mr. M.N. Swaminathan, R/O 27, Lake Vista, Rama Gond Anahalli, Bangalore - 560066, and hereinafter called the "**Purchaser**" (which expression shall unless repugnant to the context of the meaning thereof mean and include its successors) of the **OTHER PART**.

WHEREAS :

1. The Vendor is in possession and enjoyment of approximately 709 acres of land situate in mouzas Khorda - Bahera, Boro - Bahera, Konnagar, Kotrang, Bhadrakali and Makhla, P.S. Utarpara, District Hooghly in the State of West Bengal.
2. On an application dated 4th May, 2006, filed along with a Detailed Project Report made by the Vendor, the Government of West Bengal (Department of Land and Land Reforms) by an Order vide Memo No. 2675 - GE (M)/5M - 03/06, dated 13th September, 2006 (the "GO") granted its approval to the proposal of the Vendor as regards revival and rejuvenation plan of its Uttarpara plant and development of Integrated IT Township and Automotive Ancillary Park.



3. Accordingly, out of the Vendor's holding in Uttarpara being approximately 709 acres, 314 acres of land as detailed in the Schedule of the GO was technically resumed by the Government and re-settled in favour of the Vendor for the consideration therein mentioned, with freehold rights to develop or caused to be developed the entire or part of the property by way of development of Integrated IT Township and Automotive Ancillary Park in addition to the disposable residential area on the property and to sell, lease or otherwise dispose of the whole or substantially the whole of the property in the manner and subject to the terms and conditions as contained in the GO.
4. Thereafter, the parties had entered into a Development Agreement dated 23rd March, 2007, by virtue of which the conveyance of the entire 314 acres of land as detailed in the Schedule of the GO was to take place in five phases in five lots namely, Lot E to Lot A as per the terms and conditions morefully stated in the Development Agreement.
5. Thereafter by virtue of four registered Sale Deeds the first four lots of land, namely Lot E to Lot B were conveyed to the Purchaser by the Vendor in the manner described as follows : registered Sale Deed dated 8th December, 2007, between the parties for the Lot E land; registered Sale Deed dated 8th December, 2007, between the parties for the Lot D land; registered Sale Deed dated 29th January, 2008, between the parties for the Lot C land (hereinafter referred to as the said Deed); and registered Sale Deed dated 5th December, 2008, between the parties for the Lot B land.
6. The said Deed has been recorded in Book No. I, Vol. 21 - 22, Page 10 - 80, Being No. 531 of 2008.
7. Clause 10 of the GO provides as follows :
"Following is the schedule of land as per RS Records, as supplied by the M/s Hindustan Motors Ltd. located in the district Hooghly



comprising in the RS plots in the Mouzas mentioned hereinafter, is subject to necessary reconciliation and revision of land schedule to make it corresponding to LR Plots, or as may be required at the time of mutation, conversion or during the process of implementation of the township and social infrastructure projects.”

8. By virtue of clause 10 of the GO, both parties had jointly applied to the Additional District Magistrate LR and DL & LRO, Hooghly, vide letter bearing Ref. No. BS/OPS/ADM/08-09/090 on 24th June, 2008, for a reconciliation survey for the project area of 314 acres of land.
9. The BL&LRO Srerampore – Uttarpara vide Memo No. 287/SRU/09, dated 18th March, 2009, intimated the parties that the survey has been conducted and published a Survey Report dated 18th March, 2009.
10. On Scrutiny of the Survey Report dated 18th march, 2009, it was discovered by the Purchaser that the said Survey Report of the BL&LRO is fraught with several discrepancies as far as the RS Dag Nos. of the several Plots of land are concerned and described in the enclosed Schedules of the said Deed.
11. Thereafter, the Purchaser applied to the BL&LRO, Srerampore – Uttarpara, vide letter bearing Ref. No. BS/OPS/BL&LRO/09-10/025, dated 8th May, 2009, for necessary reconciliation of the RS Dag Nos. with the corresponding LR Dag Nos. mentioned in the enclosed Schedules of the said Deed and to carry out necessary revision of the RoRs for the said plot of land.
12. The BL&LRO issued revised RoRs dated 20th May, 2009 and 27th May, 2009, which reflect the correct RS Dag nos. corresponding to the LR Dag Nos. pertaining to the total 314 acres of land.
13. The said Deed has two Schedules, namely the First Schedule wherein in Part I, the Mouza wise RS Dag Nos. as per the GO is set



out and wherein in Part II the Lot wise LR Dag Nos. and the corresponding RS Dag Nos. as per the Development Agreement dated 23rd March, 2007, is set out. The Second Schedule sets out the details of the land admeasuring 63,020 acres (Lot C land) as conveyed through the said Deed and reflects the LR Dag Nos. and the incorrect RS Dag Nos. pertaining to the said Lot C land.

14. In view of the above developments it is necessary that the said Deed be rectified by a Deed of Rectification and replace the existing RS Dag Nos. with the revised RS Dag Nos. as per the RoRs dated 20th May, 2009 and 27th May, 2009, in the First Schedule and insert the RS Dag Nos. as per the RoRs dated 20th May, 2009 and 27th May, 2009 in the Second Schedule of the said Deed and such rectification is not changing the material facts and is in line with the said Deed.

NOW THIS DEED WITNESSETH as follows :

1. On page 1 to part of page 9, there shall be no changes.
2. On page 9 of the said Deed Part II of the First Schedule of the said Deed reads as follows :

"PART II
(Details of the "Property" as per ROR)

All That the land, hereditaments and premises admeasuring 314.0 Acres situate at Mouzas Konnagar, Kotrang, Bhadrakali, Bara Bahera, Khorda Bahera and Makhla, P.S. Uttarpara, District Hooghly in the State of West Bengal, the details of the Mouzas, Khatian Nos. J.L.Nos., L.R. Plot Nos. corresponding R.S. Plot No. and their respective areas are as follows :




| L.R. PLOT NOS. | CORRESPONDING R.S. PLOT NOS. | TOTAL AREA (In acres) |
|--|--|-----------------------|
| MOUZA - KOTRANG (J.L. No. 8) (Khatian No. 5690) | | |
| 148 | 159/646 | 0.620 |
| 150 | 139, 158, 163, 164, 165, 170 to 172, 176, 645, | 24.580 |
| 151 | 12, 13 to 19, 64, 66 to 81, 143 to 157, 159, 173 | 1.880 |
| 152 | to 175, 177 to 189 | 18.873 |
| | Sub total | 45.953 |
| MOUZA - KONNAGAR (J.L. No. 7) (Khatian No. 11721) | | |
| 4473 | 568, 335, 334, 330, 329, 307, 354 | 2.240 |
| 4474 | 568, 335, 334, 330, 329, 307, 354 | 55.674 |
| (P) | | |
| 4475 | 487/10006 | 0.790 |
| 4476 | 439, 561, 479, 438, 437, 588, 405, 454, 452, 453, 440, 441, 450, 451, 448, 443, 444, 557, 558, 556 | 42.875 |
| 4499 | 465 | 4.760 |
| | Sub total | 106.339 |
| MOUZA - BHADRAKALI (J.L. No. 9) (Khatian No. 7693) | | |
| 188 | 181 to 186, 139, 170 to 173, 624, 625, 193, 207, | 0.780 |
| 192 | 208, 210, 169, 148, 231, 226, 225, 218, 243, | 16.865 |
| 193 | 260, 217, 73 | 1.440 |
| 301 | 181, 182, 185, 186, 188 | 27.632 |
| | Sub total | 46.717 |
| MOUZA - BARA BAHERA (J.L. No. 5) (Khatian No. 3847) | | |
| 1515 | 1535, 1536, 1512, 1533, 1534, 1242 to 1266, 1726 to 1760, 1625, 1269, 1639 to 1649, 1653, 1638, 1803, 1650, 4709, 1657 | 4.725 |
| 3444 | 1534, 1533, 1508, 1511, 1512 | 30.150 |
| 3663 | 1436, 1438, 1443, 1482 | 0.625 |
| 3664 | 1436, 1437, 1438, 1480, 1667 | 5.033 |
| 3665 | 1691, 1687, 1693 | 0.814 |
| 3666 | 1691, 1689, 1693, 1699 | 0.350 |
| 3667 | 1691, 1689, 1692, 1693 | 3.523 |
| | Sub total | 45.220 |
| MOUZA - KHORDA BAHERA (J.L. No. 6) (Khatian No. 1677) | | |
| 1627 | 481, 1132, 1133, 1151, 1152, 1153, 1134 | 0.796 |

| | | |
|---|--|--------|
| 1628 | 1135 | 0.082 |
| 1644 | 1178, 622 to 624, 641, 1185, 644, 650 TO 653 | 2.091 |
| 1645 | 619, 1196, 1197 to 1199 | 0.518 |
| 1646 | 483 | 0.457 |
| 1647(P) | 459 to 463, 482, 484, 1129 to 1131, 1137, 1138, 1154 to 1159, 519, 520, 1217, 522, 479 | 2.740 |
| 1676 | 480, 1126 to 1128, 476 to 478 | 0.842 |
| 1886 | 1175, 1176, 616 to 618, 625, 1218 to 1220 | 1.100 |
| 1887 | 1177, 626, 628, 613, 605 to 607, 586, 1172, 1173, 615 | 1.862 |
| 1888 | 583, 591, 598, 588, 1172, 675, 606, 602, 613, 626 to 628, 624 | 1.120 |
| 1889 | 650, 651, 583, 591, 598, 588, 604, 602, 613, 652, 628, 622 to 624, 627, 631, 641 | 0.520 |
| 1890 | 640 | 0.520 |
| 1891 | 632, 635 to 639, 1184, 1183, 654 to 661, 739, 1201, 663, 690 to 692 | 6.220 |
| 1892 | 600 to 604, 1882, 629 to 631 | 0.255 |
| 1893 | 624, 627, 601 to 604, 629, 631, 1179, 1180, 613 | 2.990 |
| 1894 | 583, 584, 588, 589 to 594, 597, 599 | 3.404 |
| 1895 | 1174, 1182, 595, 596, 598, 600 | 0.280 |
| 1896 | 1181, 630, 705, 706, 1209 to 1214, 708 to 710, 720 to 726 | 9.677 |
| 1897 | 697, 698, 1206, 707 | 0.306 |
| 1898 | 749, 662, 665, 667, 681 to 683, 685 to 689, 693 to 696, 700 to 702, 1207, 1208 | 7.925 |
| 1899 | 1208, 702, 683, 684, 686, 665, 664, 667, 668 | 0.826 |
| 1900 | 665, 667, 668, 684, 686 | 0.423 |
| 1901 | 666, 669, 670 to 680, 1203 to 1205, 703 | 9.685 |
| 1902 | 711, 712, 727 | 0.577 |
| 1903 | 715, 719 | 0.325 |
| 1904 | 713, 714, 1215, 1216, 716 to 718, 728 to 733, 704 | 3.983 |
| 1386/ 1986 | 1217 to 1219 | 0.080 |
| | Sub total | 59.604 |
| MOUZA - MAKHLA (J.L. No. 11) (Khatian No. 5853) | | |
| 420 | 396/3110 | 0.210 |
| 432 | 407 | 0.850 |
| 1503 | 1503 | 0.120 |
| 1504 | 1504 | 2.140 |
| 1505 | 1502/2521 | 0.440 |
| 1538 | 1540 | 0.240 |
| 1559 | 1571 | 2.840 |
| 1560 | 1577 | 2.220 |

| | | |
|------|--------------------|----------------|
| 1561 | 1580 | 0.710 |
| 1566 | 1584/2533 | 0.010 |
| 1591 | 1504/2534 | 0.040 |
| 1593 | 1604/2535 | 0.060 |
| 1597 | 1607/2536 | 0.050 |
| 1599 | 1608/2537 | 0.040 |
| 1667 | 1505/2523 | 0.200 |
| | Sub total | 10.170 |
| | Grand total | 314.003 |

And butted and bounded as follows :

On the North : By Naity Road running from NH-2 to Konnagar G.T.

Road;

Plot Nos.4460, 4458, 4457, 4456 of Mouza Konnagar,

Plot Nos.1983, 1984, 1864, 1953, 1870, 1657, 1658,

1661, 3920, 3848, 3846, 3844, 3856, 3855, 3514,

3445 of Mouza Khorda Bahera and

Plot Nos.3447, 3448 of Mouza Bara Bahera;

On the South : By T.N.Mukherjee Road running from NH-2 to

Uttarpara Railway Station;

Plot Nos.2881 & 2880 of Mouza Makhla;

On the East : By Eastern Railway main line running from Howrah to

Bandel;

Plot No.5014 of Mouza Konnagar;

On the West : By CMDA Channel ;

Plot Nos.3231, 3232, 3282, 3285, 3286, 3287, 3752,

3351, 3352, 3359, 3360, 3363 of Bara Bahera,

Plot Nos. 4498 of Konnagar,

Plot Nos.3, 4, 17, 18, 52, 53, 56, 78, 82, 105, 106, 140,

141, 146, 147 of Mouza Kotrang,

Plot Nos.79, 80, 120, 122, 174, 175, 176, 187 of Mouza

Bhadrakali and

Plot Nos.1553, 1586, 1542, 1543 of Moza Makhla;

OR HOWSOEVER OTHERWISE the same may be known numbered,
described and distinguished and shown surrounded by 'RED' colour

boundary on the plan annexed hereto and marked as Annexure "A".

3. The above clause be replaced by the following :

"PART II

(Details of the "Property" as per ROR)

All That the land, hereditaments and premises admeasuring 314.0 Acres situate at Mouzas Konnagar, Kotrang, Bhadrakali, Bara Bahera, Khorda Bahera and Makhla, P.S. Uttarpara, District Hooghly in the State of West Bengal, the details of the Mouzas, Khatian Nos. J.L.Nos., L.R. Plot Nos. corresponding R.S. Plot No. and their respective areas are as follows :

| L.R. PLOT NOS. | CORRESPONDING R.S. PLOT NOS. AS PER RECORD OF RIGHTS DATED 27.05.2009 | TOTAL AREA (In acres) |
|---|---|-----------------------|
| MOUZA - KOTRANG (J.L. No. 8) (Khatian No. 5690) | | |
| 148 | 159/646 | 0.620 |
| 150 | 139, 158, 163, 164, 165, 170 to 172, 176, | 24.580 |
| 151 | 645, 12, 13 to 19, 64, 66 to 81, 143 to | 1.880 |
| 152 P | 157, 159, 173 to 175, 177, 178, 180 to 186, 190-196, 201, 204- 206, 140, 94, 621, 238, 240, 263 | 18.873 |
| Sub total | | 45.953 |
| MOUZA - KONNAGAR (J.L. No. 7) (Khatian No. 11721) | | |
| 4473 | 568, 335, 334, 330, 329, 307, 354, 790, 392, 395, 391, 528, 529, 515, 525, 526, 1001, 374, 375, 376, 545, 352, 357, 378, 373, 379, 547, 328, 327, 350, 338, 332, 351, 3 49, 348, 360, 361, 1007, 341, 544, 356, 358, 371, 370, 381, 377, 540, 340, 570, 578, 549, 550, 581, 532, 531, 384, 383, 382, 347, 362, 3 63, 364, 369, 368, 365, 366, 367, 342, 343, 345, 34 6, 388, 389, 386, 385, 533, 522, 516, 511, 510, 1002, 543 | 2.240 |
| 4474 (P) | 568, 335, 334, 330, 329, 307, 354, 435, 431, 422, 436, 434, 432, 424, 425, 426, 427, 460, 461, 462, 463, 457, 4 56, 448, 449, 447, 500, 501-504, 506- | 55.674 |

| | | |
|--|---|---------|
| | 509,398,612,641,642,649,650,652, 654,656,606,609,659,430,644,676 | |
| 4475 B | 487/10006 | 0.790 |
| 4476 P | 404,405,408,412,413,417- 419,439,560,561,479,437,438, 588,452,453,454,440,441,450,451,443,444, 448,556-558,489,421-423,398,1992,1160, 473-475,477,491-494,496- 498,460,461,499,553,1433-1438 1440-1443,1450,1452- 1454,1457,1459,1490,1672-1680, 1683-1685,1982,1160,1179,1992,1160,1672- 1680,1683-1685,1179,404, | 42.875 |
| 4499 P | 465 | 4.760 |
| | Sub total | 106.339 |
| MOUZA - BHADRAKALI (J.L. No. 9) (Khatian No. 7693) | | |
| 188 | 181 to 186, 139, 170 to 173, 624, 625, 193, | 0.780 |
| 192 | 207, 208, 210, 169, 148, 231, 226, 225, 218, | 16.865 |
| 193 | 243, 260, 217, 73, 18, 175, 238 | 1.440 |
| 301 P | 181, 182, 185, 186, 188 | 27.632 |
| | Sub total | 46.717 |
| MOUZA - BARA BAHERA (J.L. No. 5) (Khatian No. 3847) | | |
| 1515 | 1535, 1536, 1533, 1534, 1242-1266, 1726 to 1760, 1625, 1269, 1639 to 1649, 1653, 1638, 1803, 1650, 4709, 1657, 1011, 1512,,1516,1862,1609,1983,1631,1659- 1661,1627,1844,1863,1672,1513,1632, 1203,1204,1205,1308,1514,1619, | 4.725 |
| 3444 | 1534, 1533,1511, 1512,677-682,657, 658,689,690,1507-1509,661-668, 670-673,675, 1530,1531,1628,1629,684-687 | 30.150 |
| 3663 | 1436, 1438, 1443, 1482 | 0.625 |
| 3664 | 1436, 1437, 1438, 1480, 1667,1497- 1499,1493,1664,1665,1666,1668-1670 | 5.033 |
| 3665 | 1691, 1687, 1685,1690 | 0.814 |
| 3666 | 1691, 1689, 1693, 1699,1700,1701,1703 | 0.350 |
| 3667 | 1691, 1689, 1692, 1693,1694,1696,1697,1698,1700,1701,1709 | 3.523 |
| | Sub total | 45.220 |
| MOUZA - KHORDA BAHERA (J.L. No. 6) (Khatian No. 1677) | | |
| 1627 | 481,1132,1133,1151,1152,1153,1134,11 29,1127,475,478,480,484,485, | 0.796 |
| 1628 | 1135 | 0.082 |
| 1644 | 1178, 622 to 624, 1185, 644, 650 TO | 2.091 |

| | | |
|---|---|--------|
| | 653,649,1175,627,629,640,642,643 | |
| 1645 | 619,1196,1197 to 1199 | 0.518 |
| 1646 | 483 | 0.457 |
| 1647(P) | 482, 484, 1129 to 1131, 1137,1138,1154 to 1159, 519, 520, 1217, 522,549,439-463 | 2.740 |
| 1676 | 480, 1126 to 1128, 476 to 478,1115,1111,473, | 0.842 |
| 1886 | 1175, 1176, 616 to 618, 625, 1218 to 1220 | 1.100 |
| 1887 | 1177, 626, 628, 613, 605 to 607, 586, 1172, 1173, 615,603,629 | 1.862 |
| 1888 | 583, 591, 598, 588, 1172,575, 606, 602, 613, 626 to 628, 624,568,509-511,522 | 1.120 |
| 1889 | 650, 583, 591, 604, 602,628, 622 to 624, 627, 631, 641,659,642,588,598,613 | 0.520 |
| 1890 | 640 | 0.520 |
| 1891 | 1184, 1183,661,1201,630,631,636-638,604,607,608,599-602,595,596,612, 630,709,632 | 6.220 |
| 1892 | 600 to 604, 1882,606,404,415,414,413,419,408-411,420,346,342,343, | 0.255 |
| 1893 | 624, 627, 1179, 1180, 613,608 | 2.990 |
| 1894 | 583,594,585, 582,581,588 | 3.404 |
| 1895 | 1174, 1182, 598, 600,494,495,434,480,484,410-413 | 0.280 |
| 1896 | 1181, 630, 705, 706, 1209 to 1214, 708 to 710, 720 to 726 | 9.677 |
| 1897 | 697, 698, 1206, 1207 | 0.306 |
| 1898 | 749, 662, 665, 667, 681 to 683, 685 to 689, 693 to 696, 700 to 702, 1207, 1208,712,715-723,725-729, | 7.925 |
| 1899 | 1208, 702, 683, 684, 686, 665, 664, 667, 668 | 0.826 |
| 1900 | 665, 667, 668, 684, 686,678,698 | 0.423 |
| 1901 | 666, 669, 670 to 680, 1203 to 1205, 703,1174,1176,610,611,616,627,1175 | 9.685 |
| 1902 | 711, 712, 727 | 0.577 |
| 1903 | 715, 719 | 0.325 |
| 1904 | 713, 714, 1215, 1216, 716 to 718, 728 to 733, 704 | 3.983 |
| 1886/ 1986 | 1217 to 1219 | 0.080 |
| | Sub total | 59.604 |
| MOUZA - MAKHLA (J.L. No. 11) (Khatian No. 5853) | | |
| 420 | 396/3110 | 0.210 |
| 432 | 407 | 0.850 |




| | | |
|------|--------------------|----------------|
| 1503 | 1503 | 0.120 |
| 1504 | 1504 | 2.140 |
| 1505 | 1502/2521 | 0.440 |
| 1538 | 1540 | 0.240 |
| 1559 | 1571 | 2.840 |
| 1560 | 1577 | 2.220 |
| 1561 | 1580 | 0.710 |
| 1566 | 1584/2533 | 0.010 |
| 1591 | 1504/2534 | 0.040 |
| 1593 | 1604/2535 | 0.060 |
| 1597 | 1607/2536 | 0.050 |
| 1599 | 1608/2537 | 0.040 |
| 1667 | 1505/2523 | 0.200 |
| | Sub total | 10.170 |
| | Grand total | 314.003 |

And butted and bounded as follows :

On the North : By Naity Road running from NH-2 to Konnagar G.T.

Road;

Plot Nos.4460, 4458, 4457, 4456 of Mouza Konnagar,
Plot Nos.1983, 1984, 1864, 1953, 1870, 1657, 1658,
1661, 3920, 3848, 3846, 3844, 3856, 3855, 3514,
3445 of Mouza Khorda Bahera and
Plot Nos.3447, 3448 of Mouza Bara Bahera;

On the South : By T.N.Mukherjee Road running from NH-2 to

Uttarpara Railway Station;

Plot Nos.2881 & 2880 of Mouza Makhla;

On the East : By Eastern Railway main line running from Howrah to

Bandel;

Plot No.5014 of Mouza Konnagar;

On the West : By CMDA Channel ;

Plot Nos.3231, 3232, 3282, 3285, 3286, 3287, 3752,
3351, 3352, 3359, 3360, 3363 of Bara Bahera,

Plot Nos. 4498 of Konnagar,

Plot Nos.3, 4, 17, 18, 52, 53, 56, 78, 82, 105, 106, 140,
141, 146, 147 of Mouza Kotrang,

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Plot Nos.79, 80, 120, 122, 174, 175, 176, 187 of Mouza
Bhadrakali and

Plot Nos.1553, 1586, 1542, 1543 of Mouza Makhla;

5. On page 12 of the said Deed the Second Schedule of the said Deed reads as follows :

"THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of the "Premises" as per ROR)

All That the land, hereditaments and premises admeasuring 63.020 acres situate within P.S. Uttarpara, Sub-Registration Office Srerampore, District Registration Office Chinsura, District Hooghly in the State of West Bengal, the details of the Mouzas, Khatian No.J.L.Nos., R.S. Plot Nos. and L.R. Plot Nos., their respective areas and the name of the Panchayat within which it falls are given below :

(Within Nabagram Panchayat)

| Mouza & JL No. | Sl. No. | R.S. Plot Nos. | L.R. Plot Nos. | Area in Acres | Sub Total | Total |
|------------------------------------|---------|--|----------------|---------------|-----------|--------|
| Konnagar J.L. No. 7 | 1 | 439, 561, 479, 438, 437, 588, 405, 454, 452, 453, 440, 441, 450, 451, 448, 443, 444, 557, 558, 556 | 4476P | 10.209 | 10.209 | 10.209 |
| (Within Kanaipur Panchayat) | | | | | | |
| Barabahera J.L. No. 5 | 1 | 1535, 1536, 1512, 1533, 1534, 1142 to 1266, 1726 to 1760, 1625, 1269, 1639 to | 1515 | 4.725 | | |

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|----------------------------|---|--|-------------------------|-------|----------------|--------|---------------|
| | | 1649, 1638, 1650, 1657 | 1653, 1803, 4709, | | | | |
| | 2 | 1534, 1508, 1512 | 1533, 1511, | 3444P | 28.125 | | |
| | 3 | 1436, 1443, 1482 | 1438, | 3663 | 0.625 | | |
| | 4 | 1436, 1438, 1667 | 1437, 1480, | 3664 | 5.033 | | |
| | 5 | 1691, 1693 | 1687, | 3665P | 0.670 | | |
| | 6 | 1691, 1693, 1699 | 1689, | 3666P | 0.289 | | |
| | 7 | 1691, 1692, 1693 | 1689, | 3667P | 3.193 | 42.660 | |
| KhordaBahera J.L. No. 6 | 1 | 632, 635 to 639, 1184, 1183, 654 to 661, 739, 1201, 663, 690 to 692 | | 1891P | 1.600 | | |
| | 2 | 697, 698, 1206, 707 | | 1897P | 0.096 | | |
| | 3 | 749, 662, 665, 667, 681 to 683, 685 to 689, 693 to 696, 700 to 702, 1207, 1208 | | 1898P | 2.080 | | |
| | 4 | 1208, 702, 683, 684, 686, 665, 664, 667, 668 | | 1899P | 0.241 | | |
| | 5 | 665, 667, 668, 684, 686 | | 1900P | 0.134 | | |
| | 6 | 666, 669, 670 to 680, 1203 to 1205, 703 | | 1901P | 6.000 | 10.151 | 52.811 |
| | | | | | Total = | | 63.020 |

And butted and bounded as follows :

On the North : By Plot Nos. 3920, 3919, 3848, 3896, 3644, 3656,
3655, 3895, 3894, 3892, 3891, 3514 of Mouza
Barabahera;

On the South : By Plot Nos. 4476P, 4500P of Mouza Konnagar;

h

f

On the East : By Plot Nos. 3445, 3447, 3448, 3557, 3508, 3512, 3513, 1644P, 1891P, 1901P of Mouzas Barabahera & Khorda Bahera;

On the West : By Plot Nos 3231, 3232, 3282, 3285, 3286, 3287, 3752, 3351, 3352, 3359, 3360, 3363, 3424, 3425, 3426, 3427, 3430, 3436, 3437, 3440 of Mouza Bara Bahera;

OR HOWSOEVER OTHERWISE the same may be known numbered, described and distinguished and shown surrounded by green colour boundary on the plan annexed hereto and marked as **Annexure "B".**

5. The above clause be replaced by the following :

"THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of the "Premises" as per ROR)

All That the land, hereditaments and premises admeasuring 63.020 acres situate within P.S. Uttarpara, Sub-Registration Office Srerampore, District Registration Office Chinsura, District Hooghly in the State of West Bengal, the details of the Mouzas, Khatian No.J.L.Nos., R.S. Plot Nos. and L.R. Plot Nos. and their respective areas are given below:

| LR PLOT NOS. | CORRESPONDING RS PLOT NOS. AS PER RECORD OF RIGHTS DATED 20.05.2009 AND 27.05.2009 | AREA (IN ACRES) |
|---|--|-----------------|
| MOUZA - KONNAGAR (J.L. No. 7) (Khatian No. 11721) | | |
| 4476P | 404,405,408,412,413,417- 419,439,560,561,479,437,438, 588,452,453,454,440,441,450,451,443,444, 448,556-558,489,421-423,398,1992,1160, 473-475,477,491-494,496- 498,460,461,499,553,1433-1438 1440-1443,1450,1452- 1454,1457,1459,1490,1672-1680, 1683-1685,1982,1160,1179,1992,1160,1672- 1680,1683-1685,1179,404 | 10.209 |
| SUB-TOTAL | | 10.209 |

| MOUZA - BARABAHERA (J.L. No. 5) (Khatian No. 3847) | | |
|---|---|---------------|
| 1515 | 1535, 1536, 1533, 1534, 1242-1266, 1726 to 1760, 1625, 1269, 1639 to 1649, 1653, 1638, 1803, 1650, 4709, 1657,1011, 1512,,1516,1862,1609,1983,1631,1659-1661,1627,1844,1863,1672,1513,1632, 1203,1204,1205,1308,1514,1619 | 4.725 |
| 3444P | 1534, 1533,1511, 1512,677-682,657, 658,689,690,1507-1509,661-668, 670-673,675, 1530,1531,1628,1629,684-687 | 28.125 |
| 3663 | 1436, 1438, 1443, 1482 | 0.625 |
| 3664 | 1436, 1437, 1438, 1480, 1667,1497-1499,1493,1664,1665,1666,1668-1670 | 5.033 |
| 3665P | 1691, 1687, 1685,1690 | 0.670 |
| 3666P | 1691, 1689, 1693, 1699,1700,1701,1703 | 0.289 |
| 3667P | 1691,1689,1692, 1693,1694,1696,1697,1698,1700,1701,1709 | 3.193 |
| SUB-TOTAL | | 42.660 |
| MOUZA - KHORDABAHERA (J.L. No. 6) (Khatian No. 1677) | | |
| 1891P | 1184, 1183,661,1201,630,631,636-638,604,607,608,599-602,595,596,612, 630,709,632 | 1.600 |
| 1897P | 697, 698, 1206, 1207 | 0.096 |
| 1898P | 749, 662, 665, 667, 681 to 683, 685 to 689, 693 to 696, 700 to 702, 1207, 1208,712,715-723,725-729 | 2.080 |
| 1899P | 1208, 702, 683, 684, 686, 665, 664, 667, 668 | 0.241 |
| 1900P | 665, 667, 668, 684, 686,678,698 | 0.134 |
| 1901P | 666, 669, 670 to 680, 1203 to 1205, 703,1174,1176,610,611,616,627,1175 | 6.000 |
| SUB-TOTAL | | 10.151 |
| TOTAL | | 63.020 |




And butted and bounded as follows :

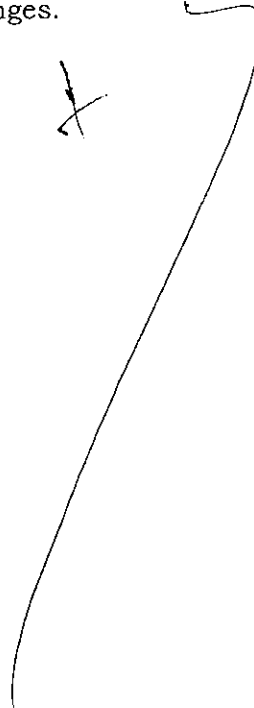
On the North : By Plot Nos. 3920, 3919, 3848, 3896, 3644, 3656, 3655, 3895, 3894, 3892, 3891, 3514 of Mouza Barabahera;

On the South : By Plot Nos. 4476P, 4500P of Mouza Konnagar;

On the East : By Plot Nos. 3445, 3447, 3448, 3557, 3508, 3512, 3513, 1644P, 1891P, 1901P of Mouzas Barabahera & Khorda Bahera;

On the West : By Plot Nos 3231, 3232, 3282, 3285, 3286, 3287, 3752, 3351, 3352, 3359, 3360, 3363, 3424, 3425, 3426, 3427, 3430, 3436, 3437, 3440 of Mouza Bara Bahera;

7. On page 15 of the said Deed, there shall be no changes.



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

SIGNED AND DELIVERED by the withinnamed Vendor Hindustan Motors Limited through Mr. Yogesh Goenka, Chief Financial Officer & Company Secretary, pursuant to the resolution of its Board of Directors passed in that behalf on 4th day of December, 2007 in the presence of:

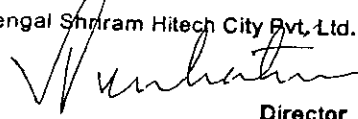
For Hindustan Motors Limited

 Yogesh Goenka
 Chief Financial Officer & Company Secretary

1. *Dr. Shri Ram Chandra - G, Adv.
 High Court, Calcutta.*

2. *Souvik Mazumdar, Adv.*

SIGNED AND DELIVERED by the withinnamed Purchaser Bengal Shriram Hitech City Private Limited through its Director Mr. S. Venkataraman, pursuant to a resolution of its Board of Directors passed in that behalf on 27th day of September, 2008 in the presence of:

For Bengal Shriram Hitech City Pvt. Ltd.

 Director

1. *Souvik Mazumdar, Adv.
 High Court, Calcutta.*

2. *Dr. Shri Ram Chandra - G, Adv.
 High Court, Calcutta.*

Drafted by:
 Neelina Chatterjee
 Advocate, High Court.
 Amarchand & Mangaldas & Suresh A Shroff & Co.
 227, A5C Bose Road, Kolkata 700020.

Government Of West Bengal
Office of the A.R.A.-III KOLKATA
5 Government Place (North)
Endorsement For deed Number :IV-04309 of :2009
(Serial No. 06191, 2009)

On 02/09/2009

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

Presented for registration at 19.34 hrs on :02/09/2009, at the Private residence by S. Venkataraman, one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 02/09/2009 by

1. Mr Yogesh Goenka, Chief Financial Officer & Secy, Hindusthan Motors Limited, Birla Building, 9/1 R. N. Mukherjee Road, Kolkata - 700001, profession : Business

2. S Venkataraman, Director, Bengal Shriram Hitech City Pvt Ltd, 33-34 8th Main 4th Cross, R M V Extn., Bangalore- 560066, profession : Service

Identified By Siddhartha Ray, son of Late B. B. Ray A L - 215, Sector - II Salt Lake . 700091 Thana: ., by caste Hindu, By Profession : Professionals.

Name of the Registering officer : **Prabhat Kr Ghosh**
Designation : **ADDITIONAL REGISTRAR OF ASSURANCE-III**

On 03/09/2009

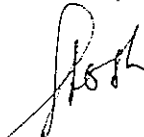
Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :4 of Indian Stamp Act 1899.

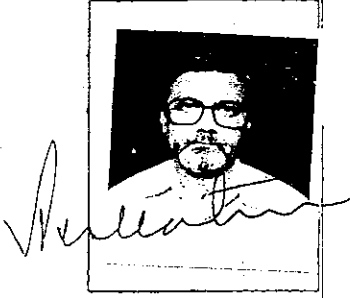
Payment of Fees:

Fee Paid in rupees under article : , E = 7/- on: 03/09/2009

Name of the Registering officer : **Prabhat Kr Ghosh**
Designation : **ADDITIONAL REGISTRAR OF ASSURANCE-III**


[Prabhat Kr Ghosh]
ADDITIONAL REGISTRAR OF ASSURANCE-III
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-III OF
KOLKATA
Govt. of West Bengal 4.9.09

SPECIMEN FORM FOR TEN FINGERPRINTS

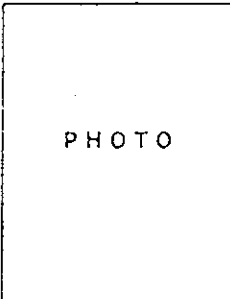


| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

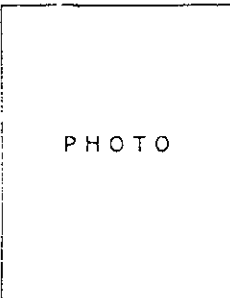


YOGESH GOENKA

| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



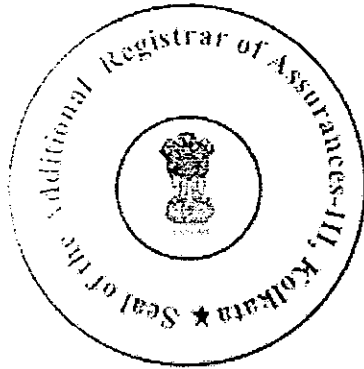
| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |



| | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | | | | | |
| | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| Right Hand | | | | | |

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV
CD Volume number 6
Page from 3019 to 3040
being No 04309 for the year 2009.



(Prabhat Kr Ghosh) 04-September-2009
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III, KOLKATA
West Bengal

4.9.09

DATED THIS 2nd DAY OF SEPTEMBER 2009

BETWEEN

HINDUSTAN MOTORS LIMITED
... THE VENDOR

AND

BENGAL SHRIRAM HI-TECH CITY PRIVATE
LIMITED
... THE PURCHASER

DEED OF DECLARATION FOR LOT "C" LAND

AMARCHAND & MANGALDAS &
SURESH A. SHROFF & CO.,
ADVOCATES & SOLICITORS
227, A.J.C. Bose Road,
Kolkata - 700020.