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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

F 632537

8628/09
 020909



Declaration

100/-

Case no-991 4.2.09

Certified that the Document is admitted to Registration. The Signature Sheet and the enclosures, if any, disclosed in this document are the part of this document.

Additional Registrar
 of Assurances-III, Kolkata

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DEED OF ~~DECLARATION~~ DECLARATION FOR LOT D LAND

THIS DEED OF ~~DECLARATION~~ 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

5/1250
 11/2507
 6

4/c 193

75604

presented for registration at _____
on the _____ day of _____ 2009
in the presence of _____

NAME	Suranjana Mukherjee
ADD/ADV	23-34 8th Main Rd Cross
REG. NO.	31 AUG 2009
SURANJANA MUKHERJEE	
Licensed Stamp Vendor	
C. C. Office	
2 & 3, R. S. Jini Road, Kolkata	

R-11 v Extension
Bachchan
560081

Suranjana Mukherjee

Suranjana Mukherjee
31 AUG 2009

REGISTRAR OF COMPANIES
KOLKATA
2 SEP 2009
31 AUG 2009



6132

For Bengal Shtram Hitech City Pvt. Ltd.

Suranjana Mukherjee

Director



6133

For Hindustan Motors Limited

Yogesh Goswami

Chief Financial Officer & Company Secretary

Siddhasree Ray
S/o Late B. B. Ray
AL-215, Sector-II
Salt Lake - 700091
Professional.

Suranjana Mukherjee

Additional Registrar of
Companies
2 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. Uttarpara, 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 (hereinafter referred to as the said Deed); registered Sale Deed dated 29th January, 2008, between the parties for the Lot C land; 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. 255 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



2-8828/09

Requisition From-2 (Vacant Land)
(For Assistance on Market Value/Chargeability)

Registration Office: A. R. A. III

District: Kolkata

1. Name of the Applicant SAMIR First & Middle name
CHAKRABORTY Last name

2. Applicant's Status (Please tick ✓ the appropriate one)

- a. Advocate. b. Executant c. Attorney of Executant d. Solicitor firm
- e. Deed writer f. Claimant g. Attorney of Claimant h. Others

3. Postal Address of the Applicant : 12/2, Old Post office St-

District: Kol.

Thana Howrah Pin 70001 State: _____

4. Proposed Transaction Description/Code: Deed.

(Follow the description/code as listed in the office)

4a. Whether supplementary Deed ? (Yes/No) Yes

4b. If "Yes" in 4a then

Is Proper Stamp Duty and Registration Fees in Original Deed? Yes/No Yes

5. Type of the Property (Please tick ✓ the appropriate one)

- a. Land with Structures b. Vacant Land c. Flat/Apartment
- d. Commercial Complex

6. Set forth value of the movable property (Rs.): _____

7. Whether the Land is (Tick ✓ the appropriate ones)

- a. Under Khatian No 1 [produce certificate in case of a]
- b. Tribal to Non-tribal Transfer c. Notified by any Govt, body for use by them
- d. Owned by Ministry of Defence e. Under acquisition of State Govt./Central Govt./KMDA
- f. A forest Land g. None

8. Partition/Lease/Not Applicable

Partition		Lease Lease Period (LP) : Year _____ Month _____		
Sr. No of Partitioner	Defined Share in%	Amount of Advance in Rs. _____		
		LP: Less than 1 year	LP: one year to 100 years	LP: more than 100 years
		Total rent (in Rs)	Average Annual Rent (in Rs)	First 50 years total rent (in Rs)
				Agri Case Non Agri Case

Caution: For any mis-information provided causing under assessment of Market Value, the party Shall be liable for heavy penalty

Full Signature of the Applicant Sh - Date: 1/9/09

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

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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 63.880 acres (Lot D land) as conveyed through the said Deed and reflects only the LR Dag Nos. pertaining to the said Lot D 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 10, there shall be no changes.
2. On page 10 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 :

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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 P	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 P	487/10006	0.790
4476 P	439, 561, 479, 438, 437, 588, 405, 454, 452, 453, 440, 441, 450, 451, 448, 443, 444, 557, 558, 556	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, 207,	0.780
192	208, 210, 169, 148, 231, 226, 225, 218, 243,	16.865
193	260, 217, 73	1.440
301P	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

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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
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

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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

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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	2.240

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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- 509,398,612,641,642,649,650,652, 654,656,606,609,659,430,644,676	55.674
4475P	487/10006	0.790
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,	42.875
4499P	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
301P	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, 1129, 1127, 475, 478, 480, 484, 485,	0.796
1628	1135	0.082
1644	1178, 622 to 624, 1185, 644, 650 TO 653, 649, 1175, 627, 629, 640, 642, 643	2.091
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

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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;

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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 Mouza Makhla;

4. On page 13 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 56.155 and 7.725 acres aggregating 63.880 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. and L.R. Plot Nos. their respective areas and the name of the Municipality and/or Panchayat within which it falls are given separately in Part I and Part II herein below :

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Part - I
(within Uttara para Kotrang Municipality)

Mouza	Khatian No.	JL.No.	LR Dag No.	Area in acres	Sub-Total in acres	Total in acres
Konnagar	11721	7	4499 4476P	4.760 10.064	<u>14.824</u>	
Kotrang	5690	18	148P 150P 151P 152P	0.375 23.118 1.740 16.098	<u>41.331</u>	

Part - II
(within Konnagar Panchayat)

Konnagar	11721	7	4476P	5.165	5.165	
Barabahera	3847	5	3444P 3665P 3666P 3667P	2.025 0.144 0.061 0.330	<u>2.560</u> 7.725	

Total

63.880

And butted and bounded as follows :

- On the North : By Plot No. 3444P, 3665P, 3667P of Mouza Barabahera;
- On the South : By Plot Nos. 152P, 151P of Mouza Kotrang;
- On the East : By Plot Nos 4476P, 4499P of Mouza Konnagara; Plot No. 153, 154 of Mouza Kotrang;
- On the West : By Plot Nos 3,4,17,18,19,52,55,56,77,78,82,84,105 106 of Mouza Kotrang;

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

5. The above clause be replaced by the following :

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"THE SECOND SCHEDULE ABOVE REFERRED TO

(Details of the "Premises" as per ROR)

All That the land, hereditaments and premises admeasuring 56.155 and 7.725 acres aggregating 63.880 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. and L.R. Plot Nos. and their respective areas are as 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)		
4499	465	4.760
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	15.229
SUB-TOTAL		19.989
MOUZA - BARABAHERA (J.L. No. 5) (Khatian No. 3847)		
3444P	1534, 1533,1511, 1512,677-682,657, 658,689,690,1507-1509,661-668, 670-673,675, 1530,1531,1628,1629,684-687.	2.025
3665P	1691, 1687, 1685,1690	0.144
3666P	1691, 1689, 1693, 1699,1700,1701,1703	0.061
3667P	1691,1689,1692, 1693,1694,1696,1697,1698,1700,1701,1709	0.330
SUB-TOTAL		2.560
MOUZA - KOTRANG (J.L. No. 8) (Khatian No. 5690)		
148P	159/646	0.375
150P, 151P, 152P	139, 158, 163, 164, 165, 170 to 172, 176, 645, 12, 13 to 19, 64, 66 to 81, 143 to 157, 159, 173 to 175, 177,178, 180 to 186,190-196, 201,204- 206,140,94,621,238,240,263	40.956
SUB-TOTAL		41.331
TOTAL		63.880

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On the North : By Plot No. 3444P, 3665P, 3667P of Mouza Barabahera;

On the South : By Plot Nos. 152P, 151P of Mouza Kotrang;

On the East : By Plot Nos 4476P, 4499P of Mouza Konnagara;
Plot No. 153, 154 of Mouza Kotrang;

On the West : By Plot Nos 3,4,17,18,19,52,55,56,77,78,82,84,105
106 of Mouza Kotrang;

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

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12

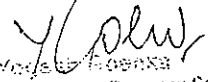
IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first hereinabove written.

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:

1. ~~At Bangalore, Adv.~~
High Court, Calcutta

2. Sowik Mazumdar, Adv.

For Hindustan Motors Limited

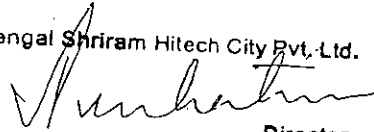

Yogesh Goenka
Chief Financial Officer & Company Secretary

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:

1. Sowik Mazumdar, Adv.
High Court, Calcutta.

2. ~~At Bangalore, Adv.~~
High Court, Calcutta.

For Bengal Shriram Hitech City Pvt., Ltd.


Director

Drafted by

Nelina Chatterjee
Advocate, High Court.

Amarchand & Mangaldas & Suresh A. Shroff & Co.
227, A J C Bose Road, Kolkata 700 020

Government Of West Bengal
Office of the A.R.A.-III KOLKATA
5 Government Place (North)
Endorsement For deed Number :IV-04307 of :2009
(Serial No. 06192, 2009)

On 02/09/2009

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

Presented for registration at 19.32 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,Ch. Finan. Officer & Com. Secy,Bengal Shriram Hitech City Pvt. Ltd,33-34, 8th Main, 4th Cross,R M V Extension (Sadashivnaga,Bangalore - 560080, profession :Business
2. Mr S. Venkataraman,Ch. Finan. Officer & Com. Sec.,Bengal Shriram Hitech City Pvt. Ltd,33-34, 8th Main, 4th Cross,R M V Extension (Sadashivnaga,Bangalore-560066, profession :Others

Identified By Siddhartha Ray, son of Late B. B. Ray A L - 215, Sector - II Salt Lake Kolkata 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

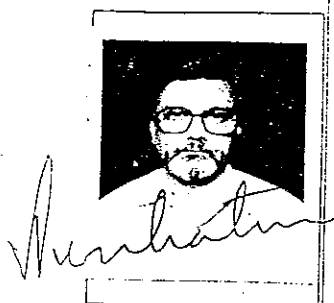
Name of the Registering officer :Prabhat Kr Ghosh
Designation :ADDITIONAL REGISTRAR OF
ASSURANCE-III


[Prabhat Kr Ghosh]

ADDITIONAL REGISTRAR OF ASSURANCE-III
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-III OF
KOLKATA

Govt. of West Bengal 4.7.09

SPECIMEN FORM FOR TEN FINGERPRINTS

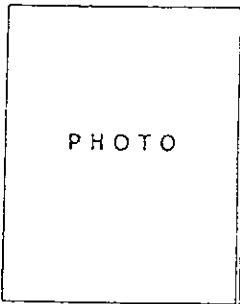


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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 2976 to 2996
being No 04307 for the year 2009.




(Prabhat Kr Ghosh) 04-September-2009
ADDITIONAL REGISTRAR OF ASSURANCE-III
Office of the A.R.A.-III, KATA
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 "1" LAND

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