



Ref: VECC/CPIESG/2704

Date: 25.09.2008

**Sub: Deed of Conveyance (Free hold) for the DAE Land
at Rajarhat, New Town, Kolkata.**

This has reference to the above subject matter and your request for a copy of the Deed of Conveyance.

Please find enclosed the copy of the same for your reference.

(R. Dey)

Project Manager,
Medical Cyclotron Project

Encl: a.a.

To
The Registrar,
Saha Institute of Nuclear Physics,
1/AF, Bidhan Nagar,
Kolkata - 700 064.

Register File
Copy to SINP. Land Dept.

OTe: No
WJ



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~~10354~~ P-10356

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Deed of Conveyance (Freehold)

THIS INDENTURE OF SALE made on this 22nd day of November, 2006 BETWEEN WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD. a Govt Company incorporated under the Companies Act 1956 (Act I of 1956) and the Planning Authority, as appointed by the State Government vide order No 1490-HI/HGN/NTP/1M-1/98 dated 14th September, 1999, in respect of the Planning Area declared as such under Notification No. 1423/ HI/HGN/NTP/1M-1/98 dated 27th August 1999, hereinafter referred to as the WBHIDCO Ltd. having its registered office at Salt Lake Stadium Complex, Gate No.3, Sector-III" Salt lake, Kolkata-700091, represented by the Managing Director of the said State Govt. Company hereinafter referred to as the VENDOR (which expression shall include its executors, administrators and successor-in-office assigns) of the ONE PART AND Director, Variable Energy Cyclotron Centre (VECC), Department of Atomic Energy, Government of India ^{on behalf of the President of India} having its office at 1/AF, Bidhan Nagar, Kolkata - 700064 in the district of North 24 Parganas hereinafter referred to as the PURCHASER (which expression shall where the context so admits include its successors-in-interest and assigns) of the OTHER PART.

missible under rule 21 and also
 (s 5 (1) of the D. T. R.
 Act 1956) Stamp Exempt
 from duty under Stamp duty
 Act 1956 and the L.P. Act
 No. 23
 Fees Paid in **CPR**

22 NOV 2006
 Stamp and signature area with a signature and a date stamp.

WHEREAS although the VENDOR has a statewide mandate to provide larger supply of developed lands, the immediate focus area has been limited to the development of a planned town (hereinafter called the New Town, Kolkata) and the State Government in the Housing Department on behalf of the VENDOR has acquired lands in the Districts of North 24-Parganas and South 24-Parganas and has transferred the same to the VENDOR conferring on the VENDOR the entire responsibilities of developing the infrastructure services, therein and also with power to transfer lands by way of sale to the individual persons, Cooperative Housing Societies, Corporate Bodies as well as Statutory Authorities as the case may be in order to develop NewTown as a major hub for residential, industrial, institutional and cultural purposes etc.

Handwritten signature at the bottom of the page.

AND WHEREAS the PURCHASER applied to the VENDOR for purchase of a piece and parcel of land in the New Town so as to enable the PURCHASER to erect building thereon for future development work of Variable Energy Cyclotron Centre (VECC) and Saha Institute of Nuclear Physics (SINP) after complying with all formalities for allotment of such land by the VENDOR.

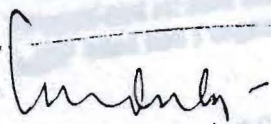
Now this INDENTURE WITNESSETH that in consideration of the purposes for which the land hereinafter referred to and mentioned in the schedule hereunder written is required by the PURCHASER and in consideration of a sum of Rs. 30.25 Crores (Rupees Thirty crores twenty five lacs only) paid by the PURCHASER the receipt whereof the VENDOR doth hereby admit and acknowledge and in consideration of the fact that the PURCHASER have taken inspection of such land and has satisfied themselves as to the conditions and description of such land and also as to the amenities and facilities appertaining to such land and as to the nature, scope and extent of benefit or interest provided by the VENDOR, the VENDOR doth hereby sell, grant convey and transfer unto the PURCHASER such land more fully described and mentioned in the schedule hereunder written (hereinafter referred to as the said demised land). TO HAVE AND TO HOLD the demised land hereby granted, transferred and conveyed, expressed or other wise assured or intended to the use of the said PURCHASER absolutely and for ever.

The PURCHASER hereby covenants with the VENDOR as follows:

1. The purchaser shall preserve the Boundary Pillars provided in the demised land.
2. The purchaser shall use the said demised land exclusively for the purpose of constructing buildings at the cost of the PURCHASER in conformity with ~~the Planning Area (Building Operations) Rules, 2006 and the Building Rules applicable in New Town, Kolkata and the Planning Area (Building Operations) Regulations, 2006 and~~ other Rules and Regulations as prescribed or framed from time to time for New Town, Kolkata and according to plans, specifications, elevations, designs and sections sanctioned by the VENDOR and with the condition as the VENDOR may decide and not to use the said demised land for any purpose other than the future development work of Variable Energy Cyclotron Centre (VECC) and Saha Institute of Nuclear Physics (SINP).

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3. The PURCHASER shall not carry on or allow to be carried on in the said land any unlawful, illegal or immoral activities which may be considered offensive or a source of any annoyance, inconvenience or nuisance to the area surrounding the demised premises.
4. The PURCHASER shall neither make any excavation in the land nor remove any earth/subsoil therefrom in contravention of provisions of any Act and Rules of the land use and management and if made with the prior permission of the Competent Authority, regard shall be had so that the surrounding plots and common areas possessed by the VENDOR are not disturbed in any way.
5. The PURCHASER shall not alter the location of the sewer/water connection lines except prior approval of VENDOR, which shall not be normally be allowed for the sake of greater interest of the project area.
6. The PURCHASER shall be liable to make all payments towards taxes, fees, rates, any other imposition etc. that may be levied by local authority (in future) with effect from the date of present conveyance.
7. The VENDOR shall remain indemnified against any such claims/dues payable by the PURCHASER to any local authority in future.
8. The PURCHASER shall allow any person authorised by the VENDOR to inspect, maintain and construct/reconstruct the sewer lines, water meter, storm drains and other utility services or to do any other work in connection therewith within the plot without any obstruction or hindrance by the PURCHASER.
9. The PURCHASER shall pay and discharge all existing and future rates, taxes & other impositions, charges and enhancement, if any, of land value on the date of purchase in respect of the said demised land and structure to be erected thereon which as and when determined by a Competent Authority to be payable by the PURCHASER thereof to such authority under the provision of law for the time being in force.
10. The PURCHASER shall pay and continue to pay service charges to the VENDOR for providing the services as covenanted within New Town. VENDOR will assess and decide the periodical service charge to be paid by the purchaser from time to time.



2008 NOV 25

11. The PURCHASER shall keep the VENDOR indemnified against any and all claims for damage which may be caused to any adjoining buildings or other premises in consequence of the execution of its aforesaid construction works and also against all payments whatsoever which during the progress of the work, may become payable or be demanded by any local authority in respect of the same works or of anything done under the authority herein contained.
12. The PURCHASER is liable to compensate for any damage caused by him/her to the infrastructure of any kind provided by the VENDOR.

The VENDOR Covenants with the PURCHASER as follows: -

- I. The PURCHASER observing, performing, fulfilling and discharging respective responsibilities covenanted herein shall peaceably hold and enjoy the demised land without any interruption by and from the VENDOR or its agents and representatives whosoever.
- II. The PURCHASER shall be provided with all facilities in regard to sewer connections, water supply, roads and other amenities as may be available to similar purchasers in respect of similar other plots of lands of Newtown, Kolkata. Facilities of services such as roads, sewer, drain lines and waterline will be made available at the peripheral roads (where such lines have been taken as per planning abounding the demised land) from which connection will be taken by the PURCHASER at its own cost.

Schedule :










ALL THAT piece and parcel of land measuring about 25.00 acres/
101172.3297 Sq. Metre be the same or little more or less being Premises
No. III B/4 (Erstwhile Plot No. III B/4 in Block No. ___) in Street No. M AR
(East-West) 59M R.O.W. situated in New Town P.S. Rajarhat Dist: North
24 Parganas presently in the Panchayat area.

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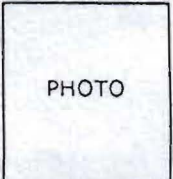
SIGNATURE OF THE
PRESENTANT/
BUYER/SELLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

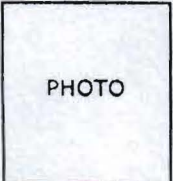
N.B. - LH BOX-SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS

| | | | | | | |
|-----------------------------------------------------------------------------------|-----|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | LH. | |  | |  |  |
| | RH. |  |  |  |  |  |

ATTESTED :-

| | | | | | | |
|------------------------------------------------------------------------------------|-----|--|--|--|--|--|
|  | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

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|-------------------------------------------------------------------------------------|-----|--|--|--|--|--|
|  | LH. | | | | | |
| | RH. | | | | | |

ATTESTED :-

: 5:

Butted and bounded as follows :

ON THE NORTH : M AR (East-West) 59 M R.O.W.

ON THE SOUTH : Peripheral canal with walkway.

ON THE EAST : Plot No. III B/5.

ON THE WEST : Peripheral canal with walkway.

IN WITNESS WHEREOF the parties to this presents have hereunto set and subscribed their respective hands the day, month and year first above written.

SIGNED SEALED AND DELIVERED BY

A. K. Dutta Roy
A. K. DUTTA ROY
ADDL. GENL. MANAGER (MKTC.)
W.B. HOUSING INFRASTRUCTURE
DEV. CORPN. LTD.

^{AND}
FORWARD ON BEHALF OF THE

WEST BENGAL HOUSING INFRASTRUCTURE
DEVELOPMENT CORPORATION LTD. (VENDOR)

SIGNED BY THE ABOVENAMED PURCHASER
IN THE PRESENCE OF

R. Deby
R. DEY
Project Manager
V. E. C Centre
Department of Atomic Energy
Govt of India
Kolkata-700 064

WITNESSES:

1.

[Signature]
V. K. MALLIKARJUNA RAO
Engineer
State Institute of Marketing Studies
Sector-1, Block-22, Salt Lake
Kolkata-700 064

2.

[Signature]
(E. MAHAPATRA)
Senior Engineer (E.C. & M) / Project Engineer (ECM)
State Power / Govt. of India
P.O. E.P. / V.E.C. / Salt Lake-64
D.C.E. & E.M./D.A.E./Kolkata-700 064

Drafted by WBHIDCO Ltd. and approved by Ld. L.R.W.B., dated
09.03.2004.