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BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND	Rs. 8,55,37,510/-
STAMP DUTY	Exempted as per order dated 22.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND : 3%	Rs. 25,66,100/- deposited vide challan 574 D/28-6-2007

THIS DEED OF TRANSFER is made and executed at Mohali on this 28th day of June,2007

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the `**ONE PART**'.

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Ajay Sharma (hereinafter referred to as the "**TRANSFEREE**"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the `**OTHER PART**'.

Contd....P/2

TRANSFER OF PROPERTY

ਅੱਜ ਮਿਤੀ 28/6/2007 ਦਿਨ Thursday ਵਕਤ 2:58:24 PM

ਨੂੰ ਸ੍ਰੀ ਨਵੀਨ ਜੈਨ

ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਤਬਦੀਲ ਕੁਨਿੰਦਾ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ ਜਿਹਨਾ ਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ, ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ।

ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਸ਼ਨਾਖਤ ਗਵਾਹ ਨੰ: 1 ਜੇ.ਐਸ.ਸੌਹਲ ਵਕੀਲ

ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਸੁਧੀਰ ਸਿੰਘ

ਕਰਦੇ ਹਨ । ਮੈ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ , ਤੇ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ।

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ ।

ਮਿਤੀ 28/6/2007

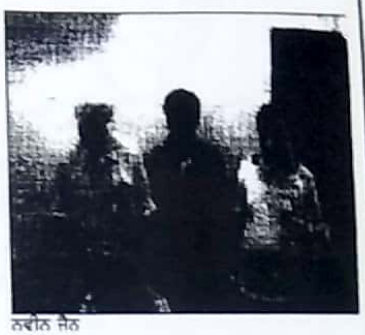
ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਗਵਾਹ
1.....

ਗਵਾਹ
2.....

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ



ਨਵੀਨ ਜੈਨ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 28/6/2007

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਵਸੀਕਾ ਨੰ: 812 ਜਾਇਦਾਦ ਬਹੀ

ਜਿਲਦ ਨੰ: 0 ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਖਰੀ:ਵਲੋ ਅਜੈ ਸ਼ਰਮਾ

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the **"PARTIES"** & individually as the **"PARTY"**.

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 9.247 Acres situated in the Revenue Estate of Village Sambhalki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as **ANNEXURE-A** (hereinafter referred to as the **"SAID LAND"**).

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under :-

(1) That in lieu of payment of aggregate consideration of Rs.8,55,37,510/-(Rupees Eight Crores Fifty Five Lacs Thirty Seven Thousand Five Hundred and Ten only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 9.247 Acres situated in the Revenue Estate of Village Sambhalki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

Contd.....

(2) That the "TRANSFEREE" has remitted the aforesaid consideration of Rs. 8,55,37,510/-(Rupees Eight Crores Fifty Five Lacs Thirty Seven Thousand Five Hundred and Ten only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(8) That the "TRANSFEREE" is promoting a Mega Housing Project as approved by the Empowered Committee constituted by the Government of the State of Punjab.

Contd.....P/4.....

(9) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 – copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEREE" and has been paid.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
QUADRANGLE ESTATES PRIVATE LIMITED

( )
AUTHORISED SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

( )
AUTHORISED SIGNATORY

WITNESSES :-

(1) (SOPHIA SINGH)

(2) J.S. SOHAL
(Jit Singh Pahal)
Advocate
Teh. Mohali

Draft Approved
J.S SOHAL
Advocate

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

S.No.	Village	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	M	in Marlas
1	Sambhalki	8	19/2	3-16	154/656	0	17.5	17.5
2	Sambhalki	8	19/2	3-16	120/656	0	14	14
3	Sambhalki	8	2	2-8	1	2	8	48
4	Sambhalki	8	3/2/1	1-15	1	1	15	35
5	Sambhalki	8	3/2/2	4-17	1	4	17	97
6	Sambhalki	8	4/2	6-13	1	6	13	133
7	Sambhalki	8	5/2	1-17	1	1	17	37
8	Sambhalki	8	6/2	0-16	1	0	16	16
9	Sambhalki	8	7/1	2-18	1	2	18	58
10	Sambhalki	8	8/1	1-6	1	1	6	26
11	Sambhalki	8	9/1	3-18	1	3	18	78
12	Sambhalki	18	3/2	0-9	1	0	9	9
13	Sambhalki	18	4/1	0-2	1	0	2	2
14	Sambhalki	8	5/3.	6-16.	1/3.	2	5.33	45.33
15	Sambhalki	8	3/1.	1-0.	1/3.	0	6.67	6.67
16	Sambhalki	8	4/1.	1-7.	1/3.	0	9.00	9.00
17	Sambhalki	8	5/1.	0-7.	439/2634	0	1.17	1.17
18	Sambhalki	1	17	2-13.	439/2634	0	8.83	8.83
19	Sambhalki	1	24	7-13.	439/2634	1	5.50	[illegible]
20	Sambhalki	1	25/1.	2-4.	439/2634	0	7.33	[illegible]
21	Sambhalki	1	16	6-8.	323/1938	1	1.33	[illegible]
22	Sambhalki	1	25/2.	5-8.	323/1938	0	18.00	[illegible]
23	Sambhalki	2	11	4-11.	323/1938	0	15.[illegible]	[illegible]
24	Sambhalki	2	12/1.	2-10.	323/1938	0	8.33	8.33
25	Sambhalki	2	19/2.	2-16.	323/1938	0	9.33	9.33
26	Sambhalki	2	20	8-0.	323/1938	1	6.67	26.67
27	Sambhalki	2	21	8-0.	323/1938	1	6.67	26.67
28	Sambhalki	2	22/1.	2-16.	323/1938	0	9.33	9.33
29	Sambhalki	2	14/3.	1-14.	5/6.	1	8.33	28.33
30	Sambhalki	2	16	3-18.	5/6.	3	5.00	65.00
31	Sambhalki	2	17/1	4-12.	5/6.	3	16.67	76.67
32	Sambhalki	2	24/2	4-12.	5/6.	3	16.67	76.67
33	Sambhalki	2	25	8-0.	5/6.	6	13.33	133.33
34	Sambhalki	7	4/2.	4-12.	5/6.	3	16.67	76.67
35	Sambhalki	7	5	8-0.	5/6.	6	13.33	133.33
36	Sambhalki	7	6/1.	3-2.	5/6.	2	11.67	51.67
37	Sambhalki	7	7/1.	1-14.	5/6.	1	8.33	28.33
	TOTAL AREA					73	19.50	1479.50

TOTAL AREA IN ACRES 9.247

693

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BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND **Rs. 10,70,82,575/-**

STAMP DUTY Exempted as per order dated 22.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation

SOCIAL SECURITY FUND : 3% Rs. 32,12,600/- deposited vide challan No 512 Dt 28-6-2007

THIS DEED OF TRANSFER is made and executed at Mohali on this 28th day of June,2007.

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the **"TRANSFEROR"**), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the **'ONE PART'.**

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Ajay Sharma (hereinafter referred to as the **"TRANSFEREE"**), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the **'OTHER PART'.**

Contd.....P/2.....

TRANSFER OF PROPERTY

आज दिनांक 28/6/2007 दिन Thursday समय 3:05:11 PM

हुई अदालत में

यह दस्तावेज़ ऐन वक़्त पेश किया गया जो पेश किया।

सब रजिस्ट्रार
नोएडा, गौतम बुद्ध नगर

विक्रेता कर्तारपुर हुई दस्तावेज़ की विषय वस्तु को पढ़कर सुनाकर
निष्पादन से विषय हुई पहचाने ठीक पहचान लिया।

देखा पेश की प्रमाण अवधि तक : ने.नोए. मेट्रो बकोल
भले अवधि तक : 2 तृतीय पक्ष
बाबते रु० : ने वादिते अवधि हुई नगदा या ने कि दूसरे अवधि हुई नगदा है।

विक्रय दस्तावेज़ रजिस्टर्ड किया गया।

दिनांक 28/6/2007

सब रजिस्ट्रार
नोए.डी.नोए. गौतम

अवधि 1 अवधि 2

अवधि नोट

वादिनी पिता पिता

दिनांक निष्पादन अवधि दस्तावेज़ मेरे दुबारा छोड़े गये।
दिनांक 28/6/2007

सब रजिस्ट्रार
नोए.डी.नोए. गौतम

दस्तावेज़ नं. 813 नकल शुल्क 1
निबंधन नं. 0 दे नकल नं. 0

यह दस्तावेज़ रजिस्टर्ड साफ़ किया गया।

सब रजिस्ट्रार
नोए.डी.नोए. गौतम

अवधि नोट अवधि 2

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the **"PARTIES"** or individually as the **"PARTY"**.

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 16.363 Acres situated in the Revenue Estate of Village Manak Majra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as **ANNEXURE-A** (hereinafter referred to as the **"SAID LAND"**).

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under:-

(1) That in lieu of payment of aggregate consideration of Rs. 10,70,82,575/-(Rupees Ten Crores Seventy Lacs Eighty Two Thousand Five Hundred Seventy Five only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 16.363 Acres situated in the Revenue Estate of Village Manak Majra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

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(2) That the "TRANSFEREE" has remitted the aforesaid consideration of Rs.10,70,82,575/-(Rupees Ten Crores Seventy Lacs Eighty Two Thousand Five Hundred Seventy Five only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(8) That the "TRANSFEREE" is promoting a Mega Housing Project as approved by the Empowered Committee constituted by the Government of the State of Punjab.

Contd.....P/4.....

(9) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 – copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEREE" and has been paid.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
QUADRANGLE ESTATES PRIVATE LIMITED

(_____)
AUTHORISED SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

(_____)
AUTHORISED SIGNATORY

WITNESSES :-

(1) J.S. SOHAL
Advocate
Teh. Mohali

(2) CS Dalip Singh

Draft Approved by
J.S. SOHAL
Advocate

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

S.No.	Village	Rect. No.	Khasra	Area	Share	Area Registered		
						K	M	In Marlas
1	Manak Majra	35	1	8-0	1/2	4	0	80
2	Manak Majra	35	10	8-0	1/2	4	0	80
3	Manak Majra	34	5	8-0	1/2	4	0	80
4	Manak Majra	34	6	8-0	1/2	4	0	80
5	Manak Majra	34	15	6-16	1/2	3	8	68
6	Manak Majra	26	21/2	3-18	1/2	1	19	39
7	Manak Majra	34	14/2	3-18	1/2	1	19	39
8	Manak Majra	34	16	0-9	1/2	0	4.5	4.5
9	Manak Majra	35	2	1-4	1/2	0	12	12
10	Manak Majra	35	9	3-0	1/2	1	10	30
11	Manak Majra	35	11	3-9	1/2	1	14.5	34.5
12	Manak Majra	35	12	0-8	1/2	0	4	4
13	Manak Majra	34	12	8-0	1/4	2	0	40
14	Manak Majra	34	17	6-16	1/4	1	14	34
15	Manak Majra	34	18	4-0	1/4	1	0	20
16	Manak Majra	34	19	8-0	1/4	2	0	40
17	Manak Majra	34	22	8-0	1/4	2	0	40
18	Manak Majra	34	23	6-8	1/4	1	12	32
19	Manak Majra	34	24	0-15	1/4	0	3.75	3.75
20	Manak Majra	34	8/2	2-17	1/4	0	14.25	14.25
21	Manak Majra	34	11/3	2-5	1/4	0	11.25	11.25
22	Manak Majra	34	13	7-18	1/4	1	19.5	39.5
23	Manak Majra	34	14/1	2-17	1/4		14.25	14.25
24	Manak Majra	34	18	4-0	[illegible]		0	20
25	Manak Majra	34	20/1	5-6	[illegible]		7	27
26	Manak Majra	34	21/2	5-6	[illegible]		6.5	26.5
27	Manak Majra	36	1	8-0	[illegible]		0	40
28	Manak Majra	36	2	5-13	[illegible]		8.25	28.25
29	Manak Majra	36	3	0-6	[illegible]		1.5	1.5
30	Manak Majra	36	10	5-9	[illegible]	1	7.25	27.25
31	Manak Majra	37	6	4-8	[illegible]		2	22
32	Manak Majra	35	1	8-0	1/2	4	0	80.00
33	Manak Majra	35	10	8-0	1/2	4	0	80.00
34	Manak Majra	26	21/2	3-18	1/2	1	19	39.00
35	Manak Majra	34	14/2	3-18	1/2	1	19	39.00
36	Manak Majra	34	16	0-9	1/2	0	4.5	4.50
37	Manak Majra	35	2	1-4	1/2	0	12	12.00
38	Manak Majra	35	9	3-0	1/2	1	10	30.00
39	Manak Majra	35	11	3-9	1/2	1	14.5	34.50
40	Manak Majra	35	12	0-8	1/2	0	4	4.00
41	Manak Majra	34	4	7-8	3/8	2	15.5	55.50
42	Manak Majra	34	7	7-8	3/8	2	15.5	55.50
43	Manak Majra	34	4	7-8	6/296	0	3	3.00
44	Manak Majra	34	7	7-8	6/296	0	3	3.00
45	Manak Majra	34	5	8-0	3/8	3	0	60.00
46	Manak Majra	34	6	8-0	3/8	3	0	60.00
47	Manak Majra	34	15	6-16	3/8	2	11	51.00
48	Manak Majra	34	5	8-0	8/456	0	2.81	2.81
49	Manak Majra	34	6	8-0	8/456	0	2.81	2.81
50	Manak Majra	34	15	6-16	8/456	0	2.39	2.39
51	Manak Majra	34	5	8-0	49/456	0	17.19	17.19
52	Manak Majra	34	6	8-0	49/456	0	17.19	17.19
53	Manak Majra	34	15	6-16	49/456	0	14.61	14.61
54	Manak Majra	34	4	7-8	31/296	0	15.50	15.50
55	Manak Majra	34	7	7-8	31/296	0	15.50	15.50
56	Manak Majra	34	4	7-8	1/2	3	14.00	74.00

Navin

[illegible]

DETAIL OF LAND TO BE TRANSFERRED FROM GUARDIANS & DEVELOPERS PRIVATE LIMITED TO UNITECH LIMITED

Sub-Div.	Village	Khasra No.	Kitta(s)	Area	Share	Area Registered		
						K	M	In Marlas
11/1	Mamur Majri	37	1	4-8	1/10	1	0.80	0.80
	TOTAL AREA							
	TOTAL AREA IN ACRES					120	80	2010
								10.063

Nitin Jain

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND	Rs. 12,00,175/-
STAMP DUTY	Exempted as per vide dated 22.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND 2%	Rs. 36,400/- deposited vide challan no. 5714 Dt. 25-9-2007

THIS DEED OF TRANSFER is made and executed at Mohali on this 28th day of June, 2007.

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "C" Block, Gurgaon, through its Authorised Signatory, Mr. Neeraj Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its successors, administrators, assigns and successors, of the 'ONE PART'.

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorised Signatory, Mr. Ajay Sharma (hereinafter referred to as the "TRANSFEREE"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the 'OTHER PART'.

(2) That the "TRANSFEREE" has remitted the aforesaid consideration of Rs.12,09,175/- (Rupees Twelve Lacs Nine Thousand One Hundred Seventy Five only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(8) That the "TRANSFEREE" is promoting a Mega Housing Project as approved by the Empowered Committee constituted by the Government of the State of Punjab.

Contd.....P/4.....

(9) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 – copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEREE" and has been paid.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of **"TRANSFEROR"** **QUADRANGLE ESTATES PRIVATE LIMITED**	For & on behalf of **"TRANSFEREE"** **UNITECH LIMITED**
AUTHORISED SIGNATORY	AUTHORISED SIGNATORY

WITNESSES :-

II

(2) J.S. SOHAL
Advocate
Teh. Mohali

Draft App by
J.S SOHAL
Advocate

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

S.No.	Village	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered		
						K	M	In Marlas
1	Shago Majra	25	26	3-5	114/684	0	11	11
	TOTAL AREA					0	11	11

TOTAL AREA IN ACRES 0.069

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND — Rs. 2,08,71,550/-
STAMP DUTY — Exempted as per order dated 22.11.2008 issued by Govt. of Punjab, Department of Revenue & Rehabilitation

THIS DEED OF TRANSFER is made and executed at Mohali on this 26th day of June, 2009

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "E" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the 'ONE PART'.

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Ajay Sharma (hereinafter referred to as the "TRANSFEREE"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the 'OTHER PART'.

Contd...P/2...

(9) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No.ROC/Misc./498 dated 17/07/2006 – copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of **"TRANSFEROR"** **QUADRANGLE ESTATES PRIVATE LIMITED**	For & on behalf of **"TRANSFEREE"** **UNITECH LIMITED**
AUTHORISED SIGNATORY	AUTHORISED SIGNATORY

WITNESSES :-

II (Sukhvir Singh)

(2) J.S. SOHAL
Advocate
Teh. Mohali

Draft Acp by
J.S SOHAL
Advocate

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

S.No.	Village	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered		
						K	M	in Marlas
1	Raipur Kalan	7	11/1	2-8	1/4	0	12	12
2	Raipur Kalan	7	20/2	1-17	1/4	0	9.25	9.25
3	Raipur Kalan	8	15	5-16	1/4	1	9	29
4	Raipur Kalan	8	16/1	2-11	1/4	0	12.75	12.75
5	Raipur Kalan	7	12	8-0	1/4	2	0	40
6	Raipur Kalan	7	8/2	2-4	1/4	0	11	11
7	Raipur Kalan	7	13/2/2	5-0	1/4	1	5	25
8	Raipur Kalan	7	19/2	4-0	1/4	1	0	20
9	Raipur Kalan	7	21/2/3	0-6	1/4	0	1.5	1.5
10	Raipur Kalan	7	14	3-4	1	3	4	64
11	Raipur Kalan	7	21/1/2	5-1	1	5	1	101
12	Raipur Kalan	7	11/2	5-12	1	5	12	112
13	Raipur Kalan	7	13/1	2-4	1	2	4	44
14	Raipur Kalan	7	13/2/1	0-16	1	0	16	16
15	Raipur Kalan	7	18/1/2	0-16	1	0	16	16
16	Raipur Kalan	7	20/1	6-3	1	6	3	123
17	Raipur Kalan	7	23/3/1	0-14	1	0	14	14
18	Raipur Kalan	8	25	0-9	1	0	9	9
19	Raipur Kalan	8	16/2	0-8	1	0	8	8
	TOTAL AREA					33	7	667

TOTAL AREA IN ACRES 4.169

2940

No of Pages: 9

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND	Rs. 24,14,00,000/-
STAMP DUTY	Exempted as per order dated 23.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND : 3%	Rs. 72,42,000/- deposited vide challan 203 Dated 26-12-06,
TOTAL LAND	431 KANAL 0MARLA

THIS DEED OF TRANSFER is made and executed at Mohali on this 26th day of December, 2006.

BETWEEN

M/s Amarprem Estates Private Limited, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", Sushant City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Kavin Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the 'ONE PART

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Sudhir Sharma (hereinafter referred to as the "TRANSFEREE"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the 'OTHER PART'.

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Nain

722

TRANSFER OF PROPERTY

गोल तिथी 26/12/2006 दिन Thursday समय 3:09:35 PM

ई सी समीक्षा नंबर 00-08/09

ये समीक्षा पेज लड़ाकर बिक्री समीक्षाकर्ता द्वारा सही पेज जोड़ा।

[redacted]

उपरोक्त इन्डेक्स [redacted] पढ़ाई हुआ सही

निबंधन से लिखा है हमारे, मालूमे दोनों हमारा जोड़ा।

लेख लिखा सही हमारा अवधा सं. 1 ने.गो.मेहता कमीशन

भाई अवधा सं. 2 रणजीत सिंह

मालूमे उक्त । ये पत्रिके अवधा है मालूमा का ,जे कि हमारे अवधा है मालूमा है ।

लिखना समीक्षा समीक्षाकर्ता जोड़ा लगे ।

तिथी 26/12/2006

समीक्षा नंबर 00-08/09

नाम निबंधक

गोल.डे.गोल. उदय

अवधा 1

अवधा 2

पत्रिके लिए

[redacted]

हमारे लिए

[redacted]

लिखा लिखान मौजूद भाई समीक्षाकर्ता लेखे हमारा जोड़ा गोले।

तिथी 26/12/2006

नाम निबंधक

गोल.डे.गोल. उदय

समीक्षा सं. 2,940 नकलें बनी 1

लिखा सं. 0 ले जमा सं. 0

यह समीक्षा समीक्षाकर्ता समाप्त जोड़ा लिखा।

नाम निबंधक

गोल.डे.गोल. उदय

बनी नंबर हमारे अवधा

मेरा नाम दीप [illegible] जिसे मैं [illegible] हमारे [illegible] सही [illegible] सही बने।

नाम निबंधक

गोल.डे.गोल. उदय

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the "PARTIES" & individually as the "PARTY".

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 53.873 Acres situated in the Revenue Estate of Village Bhagomajra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as **ANNEXURE-A** (hereinafter referred to as the "SAID LAND").

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under: -

(1) That in lieu of payment of aggregate consideration of Rs. 24,14,00,000/-(Rupees Twenty Four Crores Forteen Lacs Only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 53.873 Acres situated in the Revenue Estate of Village Bhagomajra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

That the "TRANSFEREE" has remitted the aforesaid consideration of Rs. 24,14,00,000/-(Rupees Twenty Four Crores Forteen Lacs Only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

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Nain I

[illegible]

[illegible]

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
AMANDHA ESTATES PRIVATE LIMITED

AUTHORISED SIGNATORY
SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

AUTHORISED

WITNESSES:

(1)

(2)

I [illegible]
[illegible]
[illegible]
[illegible]

DETAIL OF LAND TO BE TRANSFERRED FROM AMARPREM ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGDWALIYA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area for transfer Kanal	Marlas
1	2	19	8-7	6/25	0	1.50
2	2	21	8-0	6/25	1	10.40
3	2	22	3-8	6/25	0	10.54
4	2	23/2	1-2	6/25	0	5.20
5	2	24/2	8-4	6/25	0	0.96
6	2	25/2	4-0	6/25	0	10.20
7	11	11/2/1	0-8	6/25	0	1.92
8	11	11/2/2	0-8	6/25	0	1.20
9	11	4/2	0-8	6/25	0	2.00
10	11	5/2	7-7	6/25	1	10.25
11	11	6/1	1-19	6/25	0	5.24
12	12	1	8-0	6/25	1	10.40
13	12	2/2	4-1	6/25	0	10.40
14	25	25/1	5-18	6/25	1	7.80
15	25	17	8-0	6/25	1	10.40
16	25	21	8-0	6/25	1	10.40
17	25	22	8-0	6/25	1	10.40
18	25	23	8-0	6/25	1	10.40
19	25	24	8-0	6/25	1	10.40
20	25	14/2	4-6	6/25	1	0.54
21	25	18/1	8-8	6/25	0	2.16
22	25	16/2	5-17	6/25	1	5.10
23	25	19/1	6-18	6/25	1	12.70
24	25	20/2	6-18	6/25	1	13.10
25	25	25/1	4-0	6/25	0	10.20
26	27	20/2	8-2	6/25	0	0.50
27	30	1	8-0	6/25	1	10.40
28	30	2	8-0	6/25	1	10.40
29	30	3	8-0	6/25	1	10.40
30	30	4/1	4-0	6/25	0	10.20
31	31	14	8-0	1	0	-
32	31	18	8-0	1	0	-
33	31	22	7-18	1	7	10.00
34	31	17/1	4-4	1	4	4.00
35	31	21/2	8-11	1	0	11.00
36	31	19	8-0	1	0	-
37	2	19	8-7	3/25	0	0.94
38	2	21	8-0	3/25	0	10.20
39	2	22	3-8	3/25	0	7.92
40	2	23/2	1-2	3/25	0	2.64
41	2	24/2	8-4	3/25	0	0.48
42	2	25/2	4-0	3/25	0	5.10
43	11	11/2/1	0-8	21/200	0	0.94
44	11	11/2/2	0-8	3/25	0	0.60
45	11	4/2	0-8	3/25	0	1.00
46	11	5/2	7-7	6*100	0	5.00
47	11	6/1	1-19	3/25	0	4.62
48	12	1	8-0	3/25	0	10.20
49	12	2/2	4-1	3/25	0	5.75
50	25	25/1	5-18	21/200	0	12.20
51	25	17	8-0	21/200	0	16.80
52	25	21	8-0	21/200	0	16.80

DETAILS OF LAND TO BE TRANSFERRED FROM AMARPREET STEEL PRIVATE LIMITED TO [illegible] LIMITED

VILLAGE: [illegible]

Dist.	Tehsil No.	Khasra No.	Area (Kanal)	Owner	Area to be transfer (Kanal)	Remarks
1	3	3	4	[illegible]	0	10.0
4	3	3	4	[illegible]	0	10.0
5	3	3	4	[illegible]	0	10.0
6	3	14	4	[illegible]	0	10.0
7	3	19	4	[illegible]	0	10.0
8	3	10	4-7	[illegible]	0	10.0
9	3	19	4-11	[illegible]	0	10.0
10	3	20	4-11	[illegible]	0	10.0
1	3	39	4	[illegible]	0	10.0
2	3	20	4	[illegible]	0	10.0
3	3	[illegible]	4	[illegible]	0	10.0
4	3	[illegible]	4	[illegible]	0	10.0
5	3	[illegible]	4	[illegible]	0	10.0
6	3	[illegible]	4	[illegible]	0	10.0
7	3	3	4	1	1	10.0
8	3	12	4	1	1	10.0
9	3	[illegible]	4	1	1	10.0
7	3	[illegible]	4-11	1	1	10.0
7	3	[illegible]	4	1	1	—
7	3	19	4	1	1	10.0
7	3	19	4	1	1	—
7	3	10	4	1	0	—
7	1	[illegible]	4-11	1	1	10.0
7	1	39	4	1	1	10.0
7	1	1	4-10	1	1	10.0
7	1	1	4	1	0	—
7	1	1	4	1	0	—
8	1	2	4	1	0	—
9	1	[illegible]	4	100417	0	10.0
2	1	[illegible]	4-11	100417	0	10.0
3	1	17	4	100417	0	10.0
4	1	22	4	100417	0	10.0
5	1	22	4-10	100417	0	10.0
6	1	20	4-10	1	1	10.0
7	1	10	7-7	100417	1	10.0
8	3	1	4	1	0	—
9	3	42	4-10	1	1	10.0
8	3	[illegible]	4-11	100417	0	7.0
9	3	14	7-4	340440	3	10.0
2	3	19	4-11	1	1	10.0
3	3	42	4	340440	3	10.0
4	3	27	4-11	340440	3	10.0
5	3	62	4-11	1	1	10.0
6	3	77	4-7	1	0	10.0
7	3	72	4-11	1	1	10.0
8	3	72	4-11	340440	3	10.0
9	3	62	4	340440	3	10.0
10	1	2	4	[illegible]	4	—
11	1	22	4-12	[illegible]	3	10.0
12	3	1	4	[illegible]	0	7.0
13	3	1	4	[illegible]	1	10.0
14	3	[illegible]	4	[illegible]	0	10.0

DETAIL OF LAND TO BE TRANSFERRED FROM KUMARPREM DEVELOPERS PRIVATE LIMITED TO JINTRICH LIMITED

VILLAGE - BHAGOBALRA

S.No.	Khat. No.	Khasra No.	Area (K-M)	Share	Area for transfer Kanal	Marlas
105	25	10/1/2	1-2	4/288	0	0.30
106	25	10/2/1	2-4	4/288	0	0.60
107	25	10/2/2/2	2-0	4/288	0	0.60
108	25	2/1/1	5-8	1/2	2	0.50
109	25	2/1/2	0-1	2/12	0	12.00
110	25	2/1/3	1-8	465/12	0	0.10
111	25	2/2	1-4	465/12	0	0.20
112	25	9/2/1	0-8	2/12	0	5.00
113	25	9/2/2	2-17	1/2	1	0.50
114	11	18	7-2	3/8	2	0.50
115	11	22	6-7	1	6	7.22
116	11	25	2-18	3/8	0	7.50
117	11	25	2-15	3/8	0	19.22
118	11	30	1-8	3/8	0	19.22
119	11	32	1-4	3/8	0	8.22
120	11	13/1	1-13	3/8	0	8.00
121	11	13/2	0-13	3/8	0	11.00
122	11	24/1	4-18	1	4	4.22
123	11	7/2	0-11	3/8	0	16.00
124	11	8/1	1-11	3/8	0	3.67
125	17	4	5-15	1	5	10.22
126	17	7	8-0	1	8	15.00
127	17	26	2-4	3/8	0	-
128	17	27	4-3	3/8	1	14.66
129	17	32	1-18	1	1	7.66
130	30	11	8-0	1	8	16.00
131	30	19	7-19	1	7	-
132	30	21	7-19	1	7	19.00
133	30	10/1	2-12	1	2	19.00
134	30	10/2	5-8	1	5	12.00
135	30	20/1	3-4	1	3	8.00
136	30	22/1	2-8	1	2	4.00
137	30	22/2	5-12	1	5	8.00
138	31	6/2	5-2	1	5	12.00
139	11	14	5-10	1	5	2.00
140	11	15	8-0	1	8	10.00
141	11	17	8-0	1	8	-
142	11	24/2	3-4	1	3	-
143	11	25/1	3-8	1	3	4.00
144	11	6/4	0-15	1	0	8.00
145	12	11/1	4-0	1	4	15.00
146	30	20/2	4-0	1	4	-
147	30	23	8-0	1	8	-
148	31	15	8-0	1	8	-
149	31	16/1	4-4	1/2	2	-
150	37	1	8-0	64/320	1	2.00
151	37	3	8-0	1	8	12.00
152	37	10	8-0	64/320	1	-
153	37	2/1	2-8	1	2	12.00
154	37	2/2	5-12	70/112	3	8.00
155	37	5/1	2-18	1	2	10.00
156	37	6/1	2-0	1	2	18.00

Nain I-

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S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area for transfer	
					Kanal	Marla
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					[illegible]	[illegible]

TOTAL AREA [illegible] Kanal

TOTAL AREA IN ACRES [illegible] Acre

2 aul

733

No of Pages: 5

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND

STAMP DUTY

Rs. 11,49,05,660/-

Exempted as per order dated 23.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation

TOTAL LAND : 111 KANAL OMARLA

THIS DEED OF TRANSFER is made and executed at Mohali on this 26th day of December, 2006.

BETWEEN

M/s **QUADRANGLE EESTATES PRIVATE LIMITED**, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the `"TRANSFEROR"'), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the `**ONE PART**'.

AND

M/s **UNITECH LIMITED**, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Sudhir Sharma (hereinafter referred to as the ""**TRANSFEREE**""), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the `**OTHER PART**'.

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Navin J

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the "PARTIES" & individually as the "PARTY".

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 13.88 Acres situated in the Revenue Estate of Village Raipur Kalan, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as **ANNEXURE-A** (hereinafter referred to as the "**SAID LAND**").

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under: -

(1) That in lieu of payment of aggregate consideration of Rs. 11,49,05,660/-(Rupees Eleven Crores Forty Nine Lacs Five Thousand Six Hundred and Sixty Only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 13.88 Acres situated in the Revenue Estate of Village Raipur Kalan, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

(2) That the "TRANSFEREE" has remitted the aforesaid consideration of Rs. 11,49,05,660/-(Rupees Eleven Crores Forty Nine Lacs Five Thousand Six Hundred and Sixty Only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

(6)

Contd.....P/3.....

Nain I

(7) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(8) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(9) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 - copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
QUADRANGLE ESTATES PRIVATE LIMITED

AUTHORISED SIGNATORY
SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

AUTHORISED

WITNESSES:

(1)

J.S. SOHAL
ADVOCATE
Teh. Mohali

(2) Ranjit Singh
S/o Malkit Singh
V. Po Ziekpur
Teh Dera Bassi

DRAFTED BY
J.S. SOHAL
ADVOCATE
Teh. Mohali

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITE TO UNITECH LIMITED

VILLAGE : RAIPUR KALAN

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered	
					K	M
1	7	12	8-0.	3/4.	6	-
2	7	8/2.	2-4.	3/4.	1	13.00
3	7	13/2/2	5-0.	3/4.	3	15.00
4	7	19/2.	4-0.	3/4.	3	-
5	7	21/2/3.	0-6.	3/4.	0	4.50
6	7	11/1.	2-8.	3/4.	1	16.00
7	7	20/2.	1-17.	3/4.	1	7.75
8	8	15	5-16.	3/4.	4	7.00
9	8	16/1.	2-11.	3/4.	1	18.25
10	7	1/2	7-7	1/2	3	13.50
11	8	4/2	1-2	1/2	0	11.00
12	8	5/2	3-7	1/2	1	13.50
13	8	6/1	2-19	1/2	1	9.50
14	7	1/2	7-7	1/2	3	13.50
15	8	4/2	1-2	1/2	0	11.00
16	8	5/2	3-7	1/2	1	13.50
17	8	6/1	2-19	1/2	1	9.50
18	4	16	4-11	1	4	11.00
19	4	17	6-12	1	6	12.00
20	4	24	6-6	1	6	6.00
21	4	8/1	0-5	1	0	5.00
22	4	13/2	3-18	1	3	18.00
23	4	25/1	1-7	1	1	7.00
24	4	25/2	6-13	1	6	13.00
25	5	20/1	1-7	1	1	7.00
26	5	21/2	4-7	1	4	7.00
27	7	1/1	0-13	1	0	13.00
28	8	4/1	2-1	1	2	1.00
29	8	5/1	4-4	1	4	4.00
30	7	2	6-1	1	6	1.00
31	7	9	8-0	1	8	-
32	7	10	8-0	1	8	-
33	7	8/1	2-5	1	2	5.00
34	8	6/2	5-14	1	5	14.00
					96	300.50
	TOTAL AREA				111	-

TOTAL AREA IN ACRES 13.875 Acres

Nawin I

2942

740

No of Pages → 8

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND	Rs. 61,92,87,843/-
STAMP DUTY	Exempted as per order dated 23.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND : 3%	Rs. 1,85,78,700/- deposited vide challan 204 Dated 26-12-06
TOTAL LAND :	369 KANAL 10 MARLA

THIS DEED OF TRANSFER is made and executed at Mohali on this 26TH day of December,2006.

BETWEEN

M/s **QUADRANGLE ESTATES PRIVATE LIMITED**, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the `**ONE PART**'

AND

M/s **UNITECH LIMITED**, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Sudhir Sharma (hereinafter referred to as the "**TRANSFEREE**"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the `**OTHER PART**'.

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Navin J

TRANSFER OF PROPERTY

ਅੱਜ ਮਿਤੀ 26/12/2006 ਦਿਨ Tuesday ਵਕਤ 5:16:57 PM

ਨੂੰ ਸ੍ਰੀ ਨਵੀਨ ਜੈਨ ਵੱਲੋਂ:ਕੇਆਰਡਜਮੈਂ

ਵਸੀਕਾ ਇਸ ਦਫ਼ਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਨਵੀਨ ਜੈਨ ਵੱਲੋਂ:ਕੇਆਰਡਜਮੈਂ

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਤਬਦੀਲ ਕੁਨਿੰਦਾ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ

ਜਿਹਨਾ ਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ, ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ।

ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਸ਼ਨਾਖਤ ਗਵਾਹ ਨੰ: 1 ਜੇ.ਐਸ.ਸੋਹਲ ਵਕੀਲ

ਅਤੇ ਗਵਾਹ ਨੰ: 2 ਰਣਜੀਤ ਸਿੰਘ

ਕਰਦੇ ਹਨ । ਮੈ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ,ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ।

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ ।

ਮਿਤੀ 26/12/2006

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਗਵਾਹ 1.....

ਗਵਾਹ 2.....

ਪਹਿਲੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 26/12/2006

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਖਰੀ:ਵੱਲੋਂ:ਸੁਧੀਰ ਸ਼ਰਮਾਂ

ਵਸੀਕਾ ਨੰ:	2,942	ਜਾਇਦਾਦ ਬਹੀ	1
ਜਿਲਦ ਨੰ:	0	ਦੇ ਸਫਾ ਨੰ:	0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਇੰਡੇਕਸ ਟੋਕਨ ਮਬਲਗ 50/- (ਇੰਕੇ ਸੈ ਪੰਜਾਹ) ਰੁਪੇ

ਕਮੇਟ ਨੰ. 139 ਮਿਤੀ 26/12 ਵਿਚਾਰੀ ਗਈ

ਸਬ ਰਜਿਸਟਰਾਰ,

ਐਸ.ਏ.ਐਸ. ਨਗਰ।

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the "PARTIES" & individually as the "PARTY".

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 46.191 Acres situated in the Revenue Estate of Village Bhagomajra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A (hereinafter referred to as the "SAID LAND").

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under: -

(1) That in lieu of payment of aggregate consideration of Rs. 61,92,87,843/-(Rupees Sixty One Crores Ninety Two Lacs Eighty Seven Thousand Eight Hundred Forty Three Only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 46.191 Acres situated in the Revenue Estate of Village Bhagomajra, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

(2) That the "TRANSFEREE" has remitted the aforesaid consideration of Rs. 61,92,87,843/-(Rupees Sixty One Crores Ninety Two Lacs Eighty Seven Thousand Eight Hundred Forty Three Only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

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Navin

(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(8) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 - copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEREE" and has been paid.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
QUADRANGLE ESTATES PRIVATE LIMITED

(Navin I.)
AUTHORISED SIGNATORY
SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

AUTHORISED

WITNESSES:

(1)

J.S. SOHAL
ADVOCATE
Teh. Mohali

(2) Ranjit Singh
S/o Mukhtiar Sh
V&P Zirakpur

DRAFTED BY

J.S. SOHAL
ADVOCATE
Teh. Mohali

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITI
TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area for transfer	
					K	M
54	30	12/2.	3-4.	21/22	3	1.00
55	30	13/1.	2-9.	21/22	2	6.80
56	30	13/2.	5-11.	21/22	5	6.00
57	30	4/2.	3-4.	100/440	0	14.50
58	30	5/1.	2-18.	100/440	0	13.20
59	30	7/3.	4-10.	100/440	1	0.50
60	30	8/1.	3-4.	21/22	3	1.00
61	30	8/2.	4-0.	100/440	0	18.20
62	30	9/1.	5-8.	1/4.	1	7.00
63	30	9/2.	2-12.	1/4.	0	13.00
64	31	24	8-0.	117/316	2	19.00
65	31	16/1.	4-4.	1/2.	2	2.00
66	31	17/2.	3-16.	117/316	1	8.00
67	31	25/1.	4-0.	117/316	1	9.60
68	36	8	3-10.	3/4.	2	12.50
69	36	7/3.	0-10.	3/4.	0	7.50
70	37	17	1-19.	1/4.	0	9.75
71	37	14/1.	5-8.	1/4.	1	7.00
72	37	2/2.	5-12.	42/112	2	2.00
73	37	7/2.	3-9.	1/4.	0	17.25
74	10	23/2/1.	0-17.	59/62	0	16.17
75	10	24/2/1.	0-14.	59/62	0	13.32
76	11	38/2/1.	1-1.	154/1050	0	3.10
77	18	26/1.	1-2.	1	1	2.00
78	31	24	8-0.	160/1896	0	13.50
79	31	16/2.	3-16.	1/6.	0	12.60
80	31	17/2.	3-16.	160/1896	0	6.40
81	31	25/1.	4-0.	160/1896	0	6.75
82	31	25/3.	1-19.	1/6.	0	6.50
83	36	4/1.	4-0.	1/6.	0	13.33
84	36	5/2.	2-16.	154/1050	0	8.20
85	37	1	8-0.	256/1920	1	1.33
86	37	10	8-0.	256/1920	1	1.33
87	37	11/1.	4-18.	154/1050	0	14.35
88	36	16	6-4.	1	6	4.00
89	36	25	0-19.	1	0	19.00
90	36	14/3.	0-12.	1	0	12.00
91	36	15/2.	2-4.	1	2	4.00
92	37	20	7-13.	1	7	13.00
93	37	21	6-15.	1	6	15.00
94	37	27	0-7.	1	0	7.00
95	37	11/2.	3-2.	1	3	2.00
96	37	22/1.	0-10.	1	0	10.00
97	39	1	0-0.	1	0	-
98	17	24/2.	3-6.	1/12.	0	5.50
99	17	25/2.	5-7.	1/12.	0	9.00
100	14	23/2.	2-10.	1/3.	0	16.67
101	27	3	8-0.	1/3.	2	13.33
102	27	4/1.	1-14.	1/3.	0	11.33
103	27	8/2.	4-0.	1/3.	1	6.67
104	24	4/1.	3-14.	1/12.	0	6.16
105	24	22/2.	2-2.	1/4.	0	10.50
106	24	25/1/2	1-3.	1/4.	0	5.75
107	32	2	0-11.	1/4.	0	2.75

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITI TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area for transfer K	Area for transfer M
108	11	38/2/1.	1-1.	154/1050	0	3.10
109	31	24	8-0.	160/1896.	0	13.50
110	31	16/2.	3-16.	1/6.	0	12.60
111	31	17/2.	3-16.	160/1896.	0	6.40
112	31	25/1.	4-0.	160/1896.	0	6.75
113	31	25/3.	1-19.	1/6.	0	6.50
114	36	4/1.	4-0.	1/6.	0	13.33
115	36	5/2.	2-16.	154/1050	0	8.20
116	37	1	8-0.	256/1920	1	1.33
117	37	10	8-0.	256/1920	1	1.33
118	37	11/1.	4-18.	154/1050	0	14.35
119	11	38/2/1.	1-1.	462/1050	0	9.25
120	31	24	8-0.	480/1896	2	-
121	31	16/2.	3-16.	1/2.	1	18.00
122	31	17/2.	3-16.	480/1896	0	19.25
123	31	25/1.	4-0.	480/1896	1	-
124	31	25/3.	1-19.	1/2.	0	19.50
125	36	4/1.	4-0.	1/2.	2	-
126	36	5/2.	2-16.	462/1050	1	4.70
127	37	1	8-0.	768/1920	3	4.00
128	37	10	8-0.	768/1920	3	4.00
129	37	11/1.	4-18.	462/1050	2	3.10
130	11	6/2.	2-11.	1	2	11.00
131	2	19	0-7.	6/150	0	0.28
132	2	21	8-0.	6/150	0	6.40
133	2	22	3-6.	6/150	0	2.64
134	2	20/2.	1-2.	6/150	0	0.88
135	3	24/2.	0-4.	6/150	0	0.16
136	3	25/2.	4-0.	6/150	0	3.20
137	11	11/2/1.	0-8.	6/150	0	0.33
138	11	5/2.	7-7.	6/150	0	6.00
139	11	6/1.	1-19.	6/150	0	1.50
140	12	1	8-0.	6/150	0	6.40
141	12	2/2.	4-1.	6/150	0	3.20
142	25	25/1.	5-16.	6/150	0	4.60
143	26	17	8-0.	6/150	0	6.40
144	26	21	8-0.	6/150	0	6.40
145	26	22	8-0.	6/150	0	6.40
146	26	23	8-0.	6/150	0	6.40
147	26	24	8-0.	6/150	0	6.40
148	26	14/2.	4-6.	6/150	0	3.50
149	26	15/1.	0-9.	6/150	0	0.35
150	26	16/2.	5-17.	6/150	0	4.60
151	26	18/1.	6-16.	6/150	0	5.40
152	26	20/2.	6-18.	6/150	0	5.50
153	26	25/1.	4-0.	6/150	0	3.20
154	27	20/3/1.	0-2.	6/150	0	0.10
155	30	1	8-0.	6/150	0	6.40
156	30	2	8-0.	6/150	0	6.40
157	30	3	8-0.	6/150	0	6.40
158	30	4/1.	4-0.	6/150	0	3.20
159	11	38/2/1.	1-1.	4/1050	0	0.08
160	31	24	8-0.	256/13440	0	3.00
161	31	16/2.	3-16.	1/42.	0	1.80

DETAILS OF LAND TO BE TRANSFERRED FROM QUADRANGLE DEVELOPERS PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHADONA (JR)

D.No.	Hect. No.	Khasra No.	Area (B-K-M)	Share	Area for transfer (B)	(K)	(M)
185	27	17/2	2-15	256/13440	0	1	11.00
186	27	20/1	4-0	256/13440	0	1	11.00
187	27	20/2	1-15	1/42	0	1	11.00
188	36	4/1	4-0	1/42	0	1	11.00
189	36	6/2	3-15	4/1050	0	1	11.00
190	37	1	8-0	256/13440	0	1	11.20
191	37	10	8-0	256/13440	0	1	11.00
192	37	11/1	4-15	4/1050	0	1	11.00
193	25	2/1/2	8-1	2/3	0	1	11.40
194	25	6/2/1	8-2	2/3	0	1	11.60
195	36	12/1	4-0	72/1440	2		-
196	25	22/2/2	8-15	1	0	1	11.00
197	17	20	1-15	1	1	1	11.00
198	36	12/1	4-0	1/12	0	1	11.00
199	16	16	2-7	1	2	1	11.00
200	16	16/1	8-4	1	0	4	11.00
201	12	8	8-10	1	0	1	11.00
202	12	9	8-0	1	0	1	11.00
203	12	10	7-18	1	7	1	11.00
204	12	24	2-8	1	2	1	11.00
205	12	11/2	2-1	1	2	1	11.00
206	12	11/3	8-17	1	0	1	11.00
207	12	12/1	2-8	1	2	1	11.00
208	12	12/2	4-12	1	4	1	11.00
209	15	20	1-14	1	1	1	11.00
210	15	2	8-0	1	0	1	-
211	15	3/1	7-7	1	7	1	11.00
212	15	4/1	1-2	1	1	1	11.00
213	15	5/2	2-4	1	2	1	11.00
214	26	[illegible]	3-15	2/3	3	1	[illegible]
215	26	[illegible]	7-14	2/3	4	1	[illegible]
216	26	[illegible]	3-8	2/3	0	1	[illegible]
194	27	6	3-7	1	3	1	11.00
195	27	7	7-15	1	7	1	11.00
196	27	11	8-0	77/2235	2	1	11.40
197	27	14	8-0	1	0	1	-
198	27	15	7-0	1	7	1	11.00
199	27	16	4-0	1	4	1	11.00
200	27	17	8-0	1	0	1	-
201	27	24	8-0	1	0	1	-
202	27	25	2-0	1	2	1	11.00
203	27	8/1/1	2-15	1	2	1	11.00
204	27	4/2	0-10	1	0	1	11.00
205	27	10/2	4-14	1	4	1	11.00
206	27	18/1	1-14	1	1	1	11.00
207	27	26/2	3-15	77/2235	1	1	[illegible]
208	27	23/2	1-4	1	1	1	4.00
209	28	11	0-4	1	0	1	4.00
					353		1,536.40

TOTAL AREA 353 10.40

TOTAL AREA IN ACRES 46.191 Acres

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No. of Pages: 13

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND	Rs. 93,51,24,121/-
STAMP DUTY	Exempted as per order dated 23.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND : 3%	Rs. 2,80,53,800/- deposited vide challan 205 dated 26-12-06
TOTAL LAND :	1124 KANAL 10 MARLA

THIS DEED OF TRANSFER is made and executed at Mohali on this 26TH day of December,2006.

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the '"TRANSFEROR"'), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the 'ONE PART'.

AND

M/s UNITECH LIMITED, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Sudhir Sharma (hereinafter referred to as the ""TRANSFEREE""), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the 'OTHER PART'.

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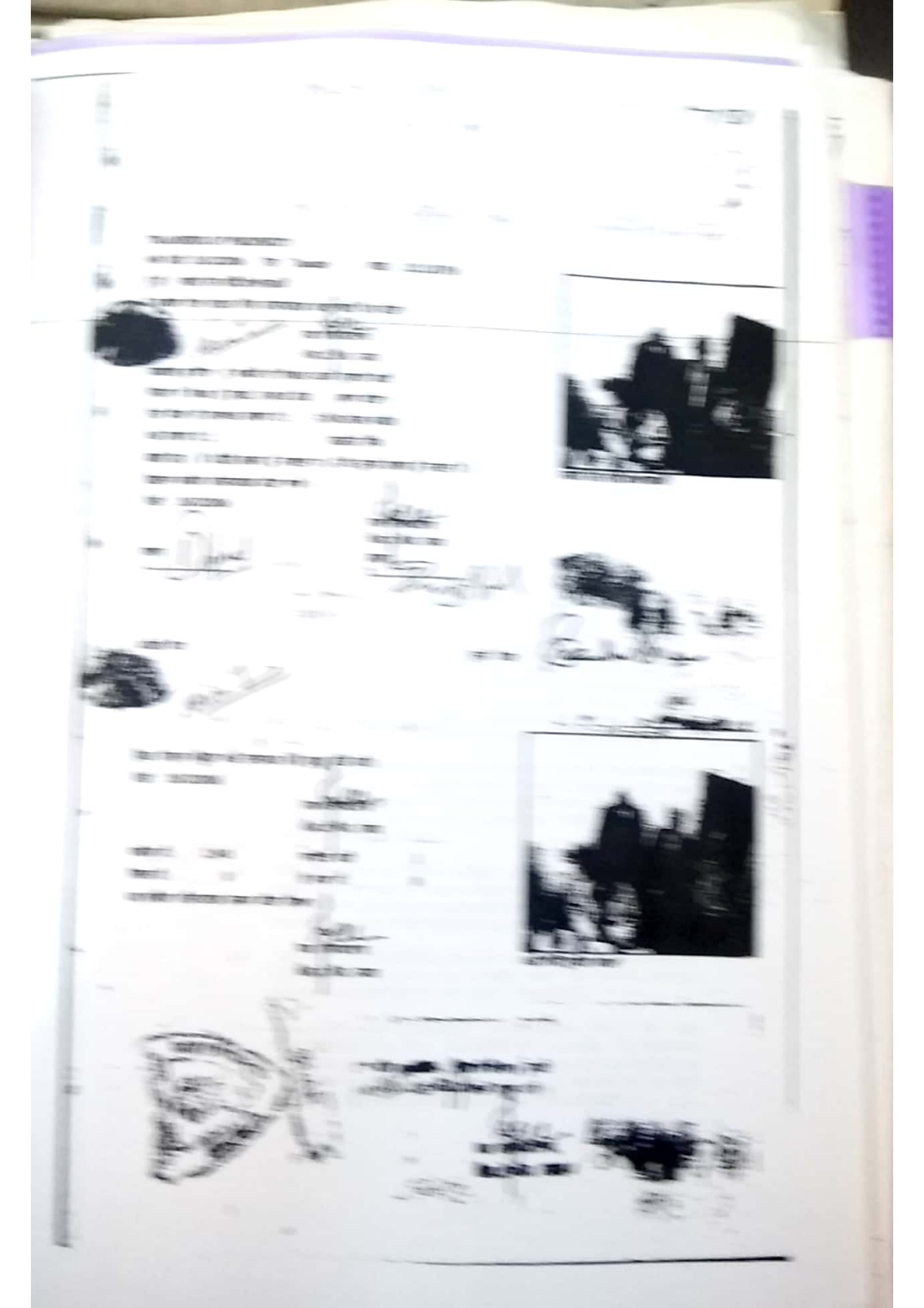
Navin J



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(6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEREE".

(7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEREE".

(8) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE" as per Certificate received from Ministry of Company Affairs, Registrar of Companies, NCT of Delhi & Haryana (Certificate No. ROC/Misc./498 dated 17/07/2006 - copy enclosed). Since "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEREE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEREE" and has been paid.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
QUADRANGLE ESTATES PRIVATE LIMITED

AUTHORISED SIGNATORY
SIGNATORY

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED

AUTHORISED

WITNESSES

(1) J.B. SOHAL
ADVOCATE
Teh. Mehrauli

(2) Ranjit Singh
S/o Mukhtar Sh
V. Mehrauli
Mehr

DRAFTED BY.

J.B. SOHAL
ADVOCATE
Teh. Mehrauli

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
1	11	27	3-15	1	3	15.00
2	11	4/2	0-13	1	0	13.00
3	11	5/1	0-6	1	0	6.00
4	11	7/1	2-19	1	2	19.00
5	27	19	7-18	1	7	18.00
6	27	22	7-18	1	7	18.00
7	27	18/2	6-16	1	6	16.00
8	27	20/1	2-17	1	2	17.00
9	27	21/2	2-5	1	2	5.00
10	27	23/1	6-16	1	6	16.00
11	29	3/1	0-11	1	0	11.00
12	12	22	7-16	1	7	16.00
13	12	23/1.	1-18	1	1	18.00
14	12	21/2	4-0	1	4	0.00
15	16	1	8-0	1	8	0.00
16	17	5/2	4-0	1	4	0.00
17	2	10	1-8	1	1	8.00
18	2	11	4-12	1	4	12.00
19	2	20/1	6-9	1	6	9.00
20	3	15/2	3-0	1	3	0.00
21	3	16/1	3-0	1	3	0.00
22	3	25/1/2	1-15	1	1	15.00
23	26	7/2	0-18	1	0	18.00
24	26	13/1/1	2-18	1	2	18.00
25	26	13/2/1	0-10	1	0	10.00
26	26	14/1/1	1-6	1	1	6.00
27	15	28/2	0-11	1	0	11.00
28	25	9/1/1	0-8	2/3	0	5.34
29	25	9/1/2	4-9	1	4	9.00
30	25	8/1	6-19	1	6	19.00
31	25	8/2	0-6	2/3	0	4.00
32	25	8/3	0-15	2/3	0	10.00
33	25	13/2/2	4-3	1	4	3.00
34	31	20	6-4	1	6	4.00
35	31	11/2	5-11	[illegible]	5	11.00
36	31	12/1	5-11	[illegible]	5	11.00
37	31	13/2	5-11	[illegible]	5	11.00
38	31	21/1	0-10	[illegible]	0	10.00
39	2	19	0-7	[illegible]	0	1.68
40	2	21	8-0	[illegible]	1	18.40
41	2	22	3-8	[illegible]	0	15.84
42	2	20/2	1-2	[illegible]	0	5.28
43	3	24/2	0-4	6/25	0	0.96
44	3	25/2	4-0	[illegible]	0	19.20
45	11	11/2/1	0-8	6/25	0	1.92
46	11	5/2	7-7	6/25	1	15.25
47	11	6/1	1-19	6/25	0	9.36
48	12	1	8-0	6/25	1	18.40
49	12	2/2	4-1	6/25	0	19.40
50	17	8	6-7	1	6	7.00
51	17	3/1.	3-11	1	3	11.00
52	25	12	6-16	1	6	16.00

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
53	25	9/1/1	0-8	1/3	0	2.66
54	25	8/2	0-6	1/3	0	2.00
55	25	8/3	0-15	1/3	0	5.00
56	25	13/2/1	1-8	1	1	8.00
57	25	25/1	5-16	6/25	1	7.80
58	26	17	8-0	6/25	1	18.40
59	26	21	8-0	6/25	1	18.40
60	26	22	8-0	6/25	1	18.40
61	26	23	8-0	6/25	1	18.40
62	26	24	8-0	6/25	1	18.40
63	26	14/2	4-6	6/25	1	0.64
64	26	14/3	0-16	1/3	0	5.33
65	26	15/1	0-9	6/25	0	2.16
66	26	15/2	7-2	1/3	2	7.33
67	26	16/1	1-8	1/3	0	9.33
68	26	16/2	5-17	6/25	1	8.10
69	26	18/1	6-16	6/25	1	12.70
70	26	20/2	6-18	6/25	1	13.10
71	26	25/1	4-0	6/25	0	19.20
72	27	11	8-0	78/235	2	13.10
73	27	20/2	3-15	78/235	1	4.90
74	27	20/3	0-2	6/25	0	0.50
75	30	1	8-0	6/25	1	18.40
76	30	2	8-0	6/25	1	18.40
77	30	3	8-0	6/25	1	18.40
78	30	4/1	4-0	6/25	0	19.20
79	14	18	0-4	1	0	4.00
80	14	19/2	3-2	1	3	2.00
81	14	21/2	2-15	1	2	15.00
82	14	21/3	2-9	1	2	9.00
83	14	22/2	7-2	1	7	2.00
84	14	23/1	1-16	1	1	16.00
85	27	8/1/2	0-9	1	0	9.00
86	27	1/2	4-8	1	4	8.00
87	27	12/2	3-4	1	3	4.00
88	27	13/1	3-5	1	0	5.00
89	25	23/3/2	5-11	1	5	11.00
90	25	24/1	3-16	1	3	16.00
91	25	24/2	3-11	1	3	11.00
92	31	4/1	2-9	1	2	9.00
93	25	17/2.	2-13	1	2	13.00
94	25	18/1.	0-16	1	0	16.00
95	25	13/1/2.	2-1	1	2	1.00
96	25	14/2/1.	0-1	1	0	1.00
97	25	16/2/2.	5-14	1	5	14.00
98	25	23/1/2.	0-2	1	0	2.00
99	25	24/3	0-13	1	0	13.00
100	29	2/1	3-12	1	3	12.00
101	29	9/1	2-6	1	2	6.00
102	25	25/2	2-4	1	2	4.00
103	31	7	8-0	1	8	0.00
104	31	4/2	4-17	1	4	17.00
105	31	5/1	6-18	1	6	18.00
106	31	5/2	1-2	1	1	2.00

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

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VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
107	31	6/1	2-18	1	2	18.00
108	16	23	8-0	1/4	2	0.00
109	16	23	8-0	1/4	2	0.00
110	16	22/2	4-12	1/4	1	3.00
111	25	1	8-0	2/288	0	1.10
112	25	3	8-0	143/212	5	8.00
113	25	3	8-0	23/212	0	17.30
114	25	2/1/1	5-6	1/4	1	6.50
115	25	9/2/1	0-5	1/12	0	0.40
116	25	9/2/1	0-5	1/12	0	0.40
117	25	10/1/1	1-2	2/288	0	0.15
118	25	10/1/1	1-2	2/288	0	0.15
119	25	10/2/1	2-4	2/288	0	0.30
120	25	10/2/1	2-4	2/288	0	0.30
121	25	2/1/2	0-1	1/12	0	0.09
122	25	2/1/2	0-1	1/12	0	0.09
123	25	9/2/2	2-17	1/4	0	14.25
124	25	9/2/2	2-17	1/4	0	14.25
125	25	10/1/2	1-2	2/288	0	0.15
126	25	10/1/2	1-2	2/288	0	0.15
127	25	2/1/3	1-8	143/212	0	19.00
128	25	2/1/3	1-8	3/28	0	3.00
129	25	2/2	1-4	143/212	0	16.20
130	25	2/2	1-4	23/212	0	2.60
131	25	10/2/2/2	2-0	2/288	0	0.25
132	15	1	2-17	1/2	1	8.50
133	15	10/2	5-5	1/2	2	12.50
134	15	11/1	4-0	1/2	2	0.00
135	16	6/2	3-1	1/2	1	10.50
136	16	15/2	1-11	1/2	0	15.50
137	10	26	2-14	1	2	14.00
138	11	16	5-2	80/1093	0	7.50
139	11	39	0-14	1	0	14.00
140	11	20/2/1/3	0-19	1	0	19.00
141	11	20/2/2	2-11	1	2	11.00
142	11	25/2	4-12	80/1093	0	6.75
143	12	20	8-0	80/1093	0	11.70
144	12	[illegible]	[illegible]-15	80/1093	0	4.00
145	12	[illegible]	[illegible]-0	80/1093	0	5.80
146	17	[illegible]	[illegible]-16	80/1093	0	10.00
147	17	5/1	[illegible]-0	80/1093	0	5.80
148	17	[illegible]	[illegible]-0	80/1093	0	8.80
149	37	[illegible]	5-2	80/1093	0	7.50
150	37	[illegible]	[illegible]	80/1093	0	3.00
151	37	12/3	[illegible]	80/1093	0	2.00
152	37	13/1	4-18	80/1093	0	7.20
153	31	8	7-8	48/148	2	8.00
154	31	8	7-8	100/148	5	0.00
155	31	12/2/1	0-11	1	0	11.00
156	31	3/1	1-3	1	1	3.00
157	31	3/2	5-13	1	5	13.00
158	31	9/1	1-16	1	1	16.00
159	31	13/1	2-8	1	2	8.00
160	15	22/2/2.	0-11	1/2	0	5.50

Nain I.

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOWAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
269	16	8/3	1-4	25/225	0	2.75
270	16	9/1	1-7	25/225	0	3.12
271	17	21	8-0	1/2	4	0.00
272	17	22	8-0	1/2	4	0.00
273	17	20/2	5-8	24/108	0	14.00
274	18	25	1-16	1/2	0	16.00
275	23	5/2	0-11	1/2	0	5.50
276	24	1	7-16	1/2	3	16.00
277	24	2	8-0	1/2	4	0.00
278	24	7/2	5-14	1	5	14.00
279	24	8/1	4-13	1	4	13.00
280	25	1	8-0	280/288	7	15.60
281	25	10/1/1	1-2	280/288	1	1.40
282	25	10/2/1	2-4	280/288	2	2.80
283	25	10/1/2	1-2	280/288	1	1.40
284	25	10/2/2/2	2-0	280/288	1	15.00
285	2	19	0-7	7/50.	0	0.98
286	2	21	8-0	7/50.	1	2.40
287	2	22	3-6	7/50.	0	9.24
288	2	20/2	1-2	7/50.	0	3.08
289	3	24/2	0-4	7/50.	0	0.56
290	3	25/2	4-0	7/50.	0	11.20
291	11	11/2/1	0-8	7/50.	0	1.12
292	11	5/2	7-7	7/50.	1	0.50
293	11	6/1	1-19	7/50.	0	5.50
294	12	1	8-0	7/50.	1	2.40
295	12	2/2	4-1	7/50.	0	11.30
296	25	25/1	5-16	7/50.	0	16.25
297	26	17	8-0	7/50.	1	2.40
298	26	21	8-0	7/50.	1	2.40
299	26	22	8-0	7/50.	1	2.40
300	26	23	8-0	7/50.	1	2.40
301	26	24	8-0	7/50.	1	2.40
302	26	14/2	4-8	7/50.	0	12.00
303	26	15/1	0-9	7/50.	0	1.25
[illegible]	[illegible]	16/2	5-17	7/50.	0	16.40
[illegible]	[illegible]	18/1	6-16	7/50.	0	19.00
[illegible]	[illegible]	20/2	6-18	7/50.	0	19.30
307	[illegible]	25/1	4-0	7/50.	0	11.20
308	27	20/3	0-2	7/50.	0	0.25
[illegible]	[illegible]	1	8-0	7/50.	1	2.40
310	[illegible]	2	8-0	7/50.	1	2.40
311	30	3	8-0	7/50.	1	2.40
312	30	4/1	4-0	7/50.	0	11.20
313	15	20/2	4-13	1	4	13.00
314	15	21/1	2-2	1	2	2.00
315	15	22/1/1	0-4	1	0	4.00
316	16	16	8-0	124/160	6	4.00
317	16	24	8-0	1	8	0.00
318	16	25	8-0	1	8	0.00
319	26	27/1.	0-5	73/308	0	1.20
320	26	3/1/2.	0-17	19/76	0	4.25
321	16	17	8-0	21/320	0	10.50
322	16	19	8-0	4/160	0	4.00

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762

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
377	16	12/2	5-16	1	5	16.00
378	16	13/1	4-16	1	4	16.00
379	16	13/2	3-4	1/12	0	5.33
380	16	22/1	3-8	1/12	0	5.33
381	17	9	7-8	1/12	0	8.66
382	17	16	8-0	1/12	0	12.33
383	17	17	7-8	1	7	8.00
384	17	2/3	1-10	1/12	0	2.50
385	17	6/2	2-0	1	2	0.00
386	17	15/1	2-4	1	2	4.00
387	17	24/1	4-2	1	4	2.00
388	30	24/2	2-10	1	2	10.00
389	30	24/3	3-6	195/790	0	16.30
390	30	25/1	3-11	195/790	0	17.50
391	30	25/2	3-2	1	3	2.00
392	37	4	7-8	1	7	8.00
393	37	15	1-8	1	1	8.00
394	37	5/1	4-10	1	4	10.00
395	37	5/2	3-2	195/790	0	16.30
396	37	6/1	3-5	195/790	0	11.00
397	37	6/2	4-12	1	4	12.00
398	37	7/1	4-7	1	4	7.00
399	37	14/2	2-3	1	2	3.00
400	37	11	8-0	80/235	2	14.50
401	37	20/2	3-15	80/235	1	6.50
402	2	19	0-7	3/50	0	0.42
403	2	21	8-0	3/50	0	9.60
404	2	22	3-6	3/50	0	3.96
405	2	20/2	1-2	3/50	0	1.32
406	3	24/2	0-4	3/50	0	0.24
407	3	25/2	4-0	3/50	0	4.80
408	[illegible]	19/2/1	0-8	3/50	0	0.48
409	[illegible]	19/2/2	0-5	3/50	0	0.30
410	[illegible]	14/3	0-8	3/50	0	0.50
411	[illegible]	5/2	7-7	67/100	0	9.00
412	[illegible]	5/1	1-19	3/50	0	2.35
413	[illegible]	1	8-0	3/50	0	9.60
414	[illegible]	2/2	4-1	3/50	0	5.00
415	[illegible]	25/1	5-16	3/50	0	7.00
416	[illegible]	10	8-0	3/50	0	9.60
417	[illegible]	21	8-0	3/50	0	9.60
418	[illegible]	22	8-0	3/50	0	9.60
419	26	23	8-0	3/50	0	9.60
420	26	24	8-0	3/50	0	9.60
421	26	14/2	4-6	3/50	0	5.16
422	26	15/1	0-8	3/50	0	0.50
423	26	16/2	5-17	3/50	0	7.05
424	26	18/1	6-16	3/50	0	8.20
425	26	20/2	6-18	3/50	0	8.30
426	26	25/1	4-0	3/50	0	4.80
427	27	20/3	0-2	3/50	0	0.10
428	30	1	8-0	3/50	0	9.60
429	30	2	8-0	3/50	0	9.60
430	30	3	8-0	3/50	0	9.60

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

763

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered	
					K	M
431	30	4/1	4-0	3/50	0	4.80
432	15	22/2/2.	0-11	1/4	0	2.75
433	16	14	8-0	2/3	5	6.67
434	16	16	8-0	36/160	1	16.00
435	16	17	8-0	86/160	4	6.00
436	16	18	8-0	2/3	5	6.67
437	16	19	8-0	99/160	4	19.00
438	16	15/1	5-12	89/112	4	9.00
439	17	9	7-8	2/3	4	18.67
440	17	10	8-0	2/3	5	6.67
441	17	2/3.	1-10	2/3	1	0.00
442	25	7	8-0	1	8	0.00
443	25	15/2.	0-8	1	0	8.00
444	25	20/2.	7-18	1	7	18.00
445	25	4/2	5-0	1	5	0.00
446	25	14/1/2.	3-11	1	3	11.00
447	26	26/2.	3-11	6/171	0	2.50
448	26	26/2.	3-11	12/171	0	5.00
449	26	27/1.	0-5	81/308	0	1.30
450	26	11/1/2.	2-2	1	2	2.00
451	11	16	5-2	71/1093	0	6.63
452	11	18	7-2	1/36	0	4.00
453	11	30	1-5	1/36	0	0.50
454	11	26	2-18	1/36	0	1.61
455	11	29	2-15	1/36	0	1.50
456	11	32	1-4	1/36	0	0.66
457	11	7/3	0-11	1/36	0	0.30
458	11	8/1	1-11	1/36	0	1.00
459	11	13/1	1-13	1/36	0	1.00
460	11	13/2	0-13	1/36	0	0.35
461	11	25/2	4-12	71/1093	0	7.25
462	12	20	8-0	71/1093	0	10.40
463	12	19/2	2-15	71/1093	0	3.50
464	12	21/1	4-0	71/1093	0	5.20
465	17	14	6-16	71/1093	0	8.83
466	[illegible]	26	2-4	1/36	0	1.22
467	[illegible]	27	4-3	1/36	0	2.30
468	[illegible]	5/1	4-0	71/1093	0	5.20
[illegible]	[illegible]	6/1	6-0	71/1093	0	7.80
[illegible]	[illegible]	8/2	5-2	71/1093	0	6.50
471	[illegible]	12/2	2-0	71/1093	0	2.50
472	[illegible]	12/3	1-8	71/1093	0	2.00
473	[illegible]	13/1	4-18	71/1093	0	6.30
[illegible]	[illegible]	10/1/1	0-15	1	0	15.00
475	[illegible]	9/1/2	0-19	1	0	19.00
476	27	10/1/2	2-5	1	2	5.00
477	27	2/1	1-18	1	1	18.00
478	27	2/2	3-12	1	3	12.00
479	27	2/3	2-2	1	2	2.00
480	27	9/2	0-12	1	0	12.00
481	27	10/2	5-0	1	5	0.00
482	27	12/1	4-0	1	4	0.00
483	27	9/1/1/1	4-2	1	4	2.00
484	27	9/1/1/2	1-19	1	1	19.00

Nain I.

764

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
485	29	13	7-11	1	7	11.00
486	29	14	1-3	1	1	3.00
487	29	18	2-8	1	2	8.00
488	29	12/3	3-6	1	3	6.00
489	29	12/4	2-2	1	2	2.00
490	29	19/1	5-6	1	5	6.00
491	10	25	3-9	1	3	9.00
492	10	31	0-10	1	0	10.00
493	10	32	2-18	1	2	18.00
494	10	24/2/3	1-7	1	1	7.00
495	10	30/2	2-0	1	2	0.00
496	11	21/1	5-10	1	5	10.00
497	18	28	0-10	1	0	10.00
498	18	4/1	3-2	1	3	2.00
499	18	4/2	1-0	1	1	0.00
500	18	5/2	1-11	1	1	11.00
501	17	21	8-0	1/2	4	0.00
502	17	22	8-0	1/2	4	0.00
503	17	20/2	5-8	1/2	2	14.00
504	18	25	1-16	1/2	0	18.00
505	23	5/2	0-11	1/2	0	5.50
506	24	1	7-16	1/2	3	18.00
507	24	2	8-0	1/2	4	0.00
508	15	10/1/2	0-14	1	0	14.00
509	15	11/2	3-0	1	3	0.00
510	15	8/2	3-12	1035/1338	2	15.70
511	15	9/2	6-0	1035/1338	4	13.00
512	15	10/1/1.	1-11	1035/1338	1	4.00
513	24	11/2	2-16	1/22	0	2.50
514	30	18	8-0	1/22	0	7.25
515	30	8/1	3-4	1/22	0	3.00
516	[illegible]	12/2	3-4	1/22	0	3.00
517	[illegible]	13/1	2-9	1/22	0	2.20
518	[illegible]	13/2	5-11	1/22	0	5.00
519	[illegible]	24	8-0	39/316	0	19.50
520	31	17/2	3-16	39/316	0	9.30
521	31	25/1	4-0	39/316	0	10.00
522	36	8	3-10	1/4	0	17.50
523	36	7/3	0-10	1/4	0	2.50
524	11	28	0-8	1	0	8.00
525	29	7/2	0-18	1	0	18.00
526	29	8/2	5-7	1	5	7.00
527	11	38/2/1	1-1	21/175	0	2.50
528	36	5/2	2-16	21/175	0	6.70
529	37	11/1	4-18	21/175	0	11.80
530	11	11/2/1	0-8	40/2050	0	0.15
531	25	25/1	5-16	40/2050	0	2.25
532	26	17	8-0	40/2050	0	3.10
533	26	21	8-0	40/2050	0	3.10
534	26	22	8-0	40/2050	0	3.10
535	26	23	8-0	40/2050	0	3.10
536	26	24	8-0	40/2050	0	3.10
537	26	14/2	4-6	40/2050	0	1.67
538	26	15/1	0-9	40/2050	0	0.20

Nain I.

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
539	26	16/2	5-17	40/2050	0	2.30
540	26	18/1	6-16	40/2050	0	2.65
541	26	20/2	6-18	40/2050	0	2.70
542	26	25/1	4-0	40/2050	0	1.60
543	30	1	8-0	40/2050	0	3.10
544	30	2	8-0	40/2050	0	3.10
545	30	3	8-0	40/2050	0	3.10
546	30	4/1	4-0	40/2050	0	1.60
547	12	13	2-10	2/10	0	10.00
548	12	18	5-14	2/10	1	2.80
549	12	19/1	4-4	2/10	0	16.80
550	13	23	1-10	13/180	0	2.16
551	15	3	7-16	13/180	0	11.25
552	15	2/2	5-8	13/360	0	14.00
553	15	8/3	1-4	13/180	0	1.75
554	15	9/1	1-7	13/180	0	2.67
555	11	4/1	0-16	23/67	0	5.50
556	11	7/2	2-11	23/67	0	17.50
557	17	24/2	3-6	4/12	1	2.00
558	17	25/2	5-7	4/12	1	15.66
559	24	4/1	3-14	4/12	1	4.66
560	11	33	4-0	3/25	0	10.00
561	11	11/2/1	0-8	3/200	0	0.12
562	25	25/1	5-16	3/200	0	1.75
563	26	17	8-0	3/200	0	2.40
564	26	21	8-0	3/200	0	2.40
565	26	22	8-0	3/200	0	2.40
566	26	23	8-0	3/200	0	2.40
567	26	24	8-0	3/200	0	2.40
568	26	14/2	4-6	3/200	0	1.30
569	26	15/1	0-9	3/200	0	0.10
570	[illegible]	16/2	5-17	3/200	0	1.75
571	26	18/1	6-16	3/200	0	2.00
572	26	20/2	6-18	3/200	0	2.10
573	26	25/1	4-0	3/200	0	1.20
574	[illegible]	3	8-0	3/200	0	2.40
575	[illegible]	2	8-0	3/200	0	2.40
576	[illegible]	3	8-0	3/200	0	2.40
577	30	4/1	4-0	3/200	0	1.20
578	34	21/2	0-19	1	0	19.00
579	16	14	8-0	1/4.	2	0.00
580	16	17	8-0	40/160	2	0.00
581	16	18	8-0	1/4.	2	0.00
582	16	19	8-0	1/4	2	0.00
583	16	21	8-0	1/4	2	0.00
584	16	13/2	3-4	1/4	0	16.00
585	16	22/1	3-8	1/4	0	17.00
586	17	1	8-0	1	8	0.00
587	17	9	7-8	1/4.	1	17.00
588	17	10	8-0	1/4.	2	0.00
589	17	160	0-14	3/14	0	3.00
590	17	2/3	1-10	1/4.	0	7.50
591	18	27	1-15	1	1	15.00
592	18	5/1	6-9	1	6	9.00

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DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
593	18	6/1	6-0	1	6	0.00
594	18	7/1	2-4	1	2	4.00
595	11	26	2-18	1/3	0	19.33
596	11	29	2-15	1/3	0	18.33
597	11	30	1-5	1/3	0	8.33
598	11	32	1-4	1/3	0	8.00
599	11	7/3	0-11	1/3	0	3.67
600	11	8/1	1-11	1/3	0	10.33
601	11	13/1	1-13	1/3	0	11.00
602	11	13/2	0-13	1/3	0	4.33
603	11	18(Min)	2-7	1/3	0	15.67
604	11	18(Min)	2-7	1/3	0	15.67
605	11	18(Min)	2-8	1/3	0	15.66
606	17	26	2-4	1/3	0	14.67
607	17	27	4-3	1/3	1	7.66
608	12	23/2/1	4-2	1	4	2.00
609	12	24/1	2-11	1	2	11.00
610	24	15/2	0-12	1/2	0	6.00
611	11	38/2/1	1-1	25/175	0	3.00
612	31	24	8-0	160/2212	0	11.50
613	31	16/2	3-16	1/7	0	11.00
614	31	17/2	3-16	160/2212	0	5.50
615	31	25/1	4-0	160/2212	0	5.80
616	31	25/3	1-19	1/7	0	5.50
617	36	4/1	4-0	1/7	0	11.40
618	36	5/2	2-16	25/175	0	8.00
619	37	1	8-0	256/2240	0	18.34
620	37	10	8-0	256/2240	0	18.34
621	37	11/1	4-18	25/175	0	14.00
622	18	6/2	2-0	1	2	0.00
623	18	14/3	0-2	1	0	2.00
624	18	15/1	0-12	1	0	12.00
625	13	23	1-10	26/900	0	0.86
626	15	3	7-16	26/900	0	4.50
627	15	2/2	5-8	26/900	0	3.10
628	15	8/3	1-4	26/900	0	0.70
629	15	9/1	1-7	26/900	0	0.80
630	11	19	5-10.	1/2.	2	15.00
631	11	[illegible]	2-1.	5/43.	0	5.00
					897	4697.26

TOTAL AREA 1134 8.11

TOTAL AREA IN ACRES 141.800 Acres

Nain I

2944

767

Mutation No. 1164/1
Enclose

No of Pages: 5

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND STAMP DUTY	Rs. 1,00,25,675/- Exempted as per order dated 23.11.2006 issued by Govt. of Punjab, Department of Revenue & Rehabilitation
SOCIAL SECURITY FUND : 3%	Rs. 3,00,800/- deposited vide challan 202 Dated 26-12-06
TOTAL LAND :	12 KANAL 2 MARLA

THIS DEED OF TRANSFER is made and executed at Mohali on this 26th day of December, 2006.

BETWEEN

M/s **QUADRANGLE** Estates Private Limited, a wholly owned subsidiary of M/s Unitech Limited and being a Company set up under the Companies Act, 1956, and having its Registered Office at 6, Community Centre, Saket, New Delhi-110017, with its Corporate Office at "Unitech House", South City-1, "L" Block, Gurgaon, through its Authorized Signatory, Mr. Navin Jain (hereinafter referred to as the "TRANSFEROR"), which expression unless excluded by or repugnant to the context or meaning thereof, shall mean and include its associates, nominees, assigns and successors), of the 'ONE PART'.

AND

M/s **UNITECH LIMITED**, a Company set up under the Companies Act, 1956, with its Registered Office at 6, Community Centre, Saket, New Delhi-110017 through its Authorized Signatory, Mr. Sudhir Sharma (hereinafter referred to as the "**TRANSFEREE**"), which expression shall, unless it be repugnant to the context or the meaning thereof, be deemed to include its successors, administrators, executors and assigns of the 'OTHER PART'.

Contd.....P/2.....

Navin J.

The ""TRANSFEROR"" and the ""TRANSFEREE"" are hereinafter collectively referred to as the "PARTIES" & individually as the "PARTY".

WHEREAS the ""TRANSFEROR"" is the owner in possession of land admeasuring 1.5115 Acres situated in the Revenue Estate of Village Sambhalki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A (hereinafter referred to as the "SAID LAND").

AND WHEREAS the said land is free from encumbrance, charge or lien and the same is not subject to any litigation, attachment or acquisition proceedings.

AND WHEREAS the ""TRANSFEROR"" herein is well and sufficiently entitled to transfer the said land.

NOW, THEREFORE, in consideration of the mutual covenants and agreements and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as under: -

(1) That in lieu of payment of aggregate consideration of Rs. 1,00,25,675/-(Rupees One Crores Twenty Five Thousand Six Hundred and Seventy Five Only), the "TRANSFEROR" doth hereby convey transfer and assign all its rights, title and interest in the land admeasuring 1.5115 Acres situated in the Revenue Estate of Village Sambhalki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-A, unto the "TRANSFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

That the "TRANSFEREE" has remitted the aforesaid consideration of Rs. 1,00,25,675/-(Rupees One Crores Twenty Five Thousand Six Hundred and Seventy Five Only) to the "TRANSFEROR", the receipt whereof the "TRANSFEROR" hereby admits and acknowledges.

(3) That hereafter the "TRANSFEROR" Company is not left with any right, lien, interest or claim of any nature whatsoever in the Said Land and the Said Land shall henceforth be owned, possessed and developed by the "TRANSFEREE" as per its own requirements.

(4) That the "TRANSFEROR" simultaneously with the execution of this Deed of Transfer has handed over the vacant physical possession of the Said Land to the "TRANSFEREE".

(5) That the aforementioned consideration paid by the "TRANSFEREE" to the "TRANSFEROR" includes all expenses incurred to acquire the land. In case there be any further or additional demand of any other charge in respect of the Said Land, the same shall be payable by the "TRANSFEREE".

Contd.....P/3.....

[illegible]

[illegible]

[illegible]

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SIGNED THIS DEED OF TRANSFER ON THE DAY, MONTH AND YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE FOLLOWING WITNESSES.

For & on behalf of
"TRANSFEROR"
[illegible] PRIVATE LIMITED

AUTHORISED SIGNATORY

For & on behalf of
"TRANSFEREE"
[illegible] LIMITED

AUTHORISED

WITNESSES:

1)

2) [illegible]

7725

DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITI TO UNITECH LIMITED

S.No.	Village	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered K	Area Registered M
1	Sambhaliki	8	21	8-0	164/656	1	17.5
2	Sambhaliki	8	21	8-0	120/656	1	9.25
3	Sambhaliki	8	20/2	7-11	164/656	1	15.4
4	Sambhaliki	8	20/2	7-11	120/656	1	7.6
5	Sambhaliki	8	22/1	4-0	164/656	0	18.8
6	Sambhaliki	8	22/1	4-0	120/656	0	14.7
7	Sambhaliki	9	25	5-13	164/656	1	8.5
8	Sambhaliki	9	25	5-13	120/656	1	0.87
9	Sambhaliki	9	16/2	3-16	164/656	0	18
10	Sambhaliki	9	16/2	3-16	120/656	0	14
						6	122.42
	TOTAL AREA					12	2.42

3415

TOTAL AREA IN ACRES 1.515 Acres

Navin J.