

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 8,55,37,510/-

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 514

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

D/22-6-2007

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,
partners, 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'.



Navin J

Ajay S

Contd...P/2

TRANSFER OF PROPERTY

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

ਨੂੰ ਸ੍ਰੀ - ਨਵੀਨ ਜੈਨ

ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

Nain

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਸਬਦੀਲ ਕੁਨਿੰਦਾ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਕੇ ਸੁਣਾਈ ਗਈ
ਜਿਹਨਾਂ ਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ, ਸਮਝਕੇ ਠੀਕ ਪੁਰਾਨ ਕੀਤਾ।

ਦੋਹਾਂ ਧਿਰਾਂ ਦੀ ਸੁਨਾਖਤ ਫਵਾਹ ਨੰ: 1 ਜੇ.ਐਸ.ਸੋਹਲ ਵਕੀਲ

ਅਤੇ ਫਵਾਹ ਨੰ: 2 ਸੁਪੀਰ ਸਿੰਘ

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

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 28/6/2007

Qas

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਫਵਾਹ
2



ਨਵੀਨ ਜੈਨ

ਪਹਿਲੀ ਧਿਰ

Nain

ਦੂਜੀ ਧਿਰ

Qas

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 28/6/2007

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਵਸੀਕਾ ਨੰ: 812

ਜਿਲਦ ਨੰ: 0

ਜਾਇਦਾਦ ਬਹੀ
ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ
ਐਸ.ਏ.ਐਸ. ਨਗਰ



ਖਰੀਦਲੇ ਅਤੇ ਸੁਰਮਾ

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

(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.....

Naini

Signature



- (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.....

Naini

A. K. S.

- (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

Naini

AUTHORISED SIGNATORY

WITNESSES :-

II *Sharma*
(Sd/- *Sharma*)

For & on behalf of
"TRANSFeree"
UNITECH LIMITED

Sharma

AUTHORISED SIGNATORY

J.S. SOHAL
(Sd/- *J.S. SOHAL*)
Advocate
Teh. Mohali

J.S. SOHAL
Draft Approval
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	18/2	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	24.50
20	Sambhalki	✓ 1	25/1	2-4	439/2634	0	7.33	7.33
21	Sambhalki	✓ 1	16	6-8	323/1938	1	1.33	1.33
22	Sambhalki	✓ 1	25/2	5-8	323/1938	0	18.00	18.00
23	Sambhalki	✓ 2	11	4-11	323/1938	0	15	15
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	6.67
27	Sambhalki	✓ 2	21	8-0	323/1938	1	6.67	6.67
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

Nain J *Arora*

813
1

BEFORE THE SUB REGISTRAR, MOHALI

**TRANSFER DEED OF LAND
STAMP DUTY**

Rs. 10,70,82,575/-

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

Dot 28-6-2007

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

BETWEEN

re
28/6/07

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.....



Navin Jain *Ajay Sharma*

TRANSFER OF PROPERTY

કાં નંબર 28/6/2007 રોજ થયેલું સરકારી કાર્ય 20/06/2007

પરિણામ

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

કાં નંબર 28/6/2007

સરકારી સેવા સંબંધિત કાર્યો

પરિણામ

સરકારી સેવા સંબંધિત કાર્યો

કાં નંબર 28/6/2007

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો

સરકારી સેવા સંબંધિત કાર્યો



સરકારી સેવા



સરકારી સેવા સંબંધિત કાર્યો



The "TRANSFEROR" and the "TRANSEFEREE" hereinafter collectively referred to as the "PARTIES" 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 WHEREFORE, in consideration of the mutual covenants and agreement and other good and valuable consideration and based upon the mutual representations and warranties, this Deed of Transfer witnesseth as follows:-

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 "TRANSEFEREE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

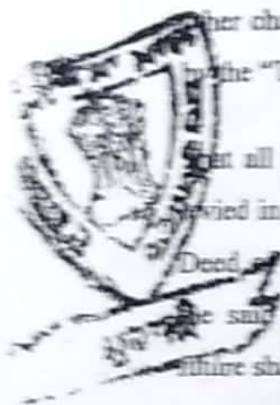
Contd.....P/3.....

Signature

Signature

- 3 -

- (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...

Naini

Jain

- (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)

Handwritten signature
CS. C. D. 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	✓ 25	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	1	14.25	14.25
24	Manak Majra	34	18	4-0	1/4	0	20	20
25	Manak Majra	34	20/1	5-5	1/4	7	6.5	26.5
26	Manak Majra	34	21/2	5-5	1/4	0	40	40
27	Manak Majra	36	1	8-0	1/4	8.25	28.25	28.25
28	Manak Majra	36	2	5-13	1/4	1.5	1.5	1.5
29	Manak Majra	36	3	0-6	1/4	7.25	27.25	27.25
30	Manak Majra	36	10	5-9	1/4	2	22	22
31	Manak Majra	37	6	4-8	1/4	4	0	80.00
32	Manak Majra	35	1	8-0	1/2	0	80.00	80.00
33	Manak Majra	35	10	8-0	1/2	1	19	39.00
34	Manak Majra	26	21/2	3-18	1/2	1	19	39.00
35	Manak Majra	34	14/2	3-18	1/2	0	4.5	4.50
36	Manak Majra	34	16	0-9	1/2	0	12	12.00
37	Manak Majra	35	2	1-4	1/2	1	10	30.00
38	Manak Majra	35	9	3-0	1/2	1	14.5	34.50
39	Manak Majra	35	11	3-9	1/2	0	4	4.00
40	Manak Majra	35	12	0-8	1/2	2	15.5	55.50
41	Manak Majra	34	4	7-8	3/8	2	15.5	55.50
42	Manak Majra	34	7	7-8	3/8	0	3	3.00
43	Manak Majra	34	4	7-8	6/296	0	3	3.00
44	Manak Majra	34	7	7-8	6/296	3	0	60.00
45	Manak Majra	34	5	8-0	3/8	3	0	60.00
46	Manak Majra	34	6	8-0	3/8	2	11	51.00
47	Manak Majra	34	15	6-16	3/8	0	2.81	2.81
48	Manak Majra	34	5	8-0	8/456	0	2.81	2.81
49	Manak Majra	34	6	8-0	8/456	0	2.39	2.39
50	Manak Majra	34	15	6-16	8/456	0	17.19	17.19
51	Manak Majra	34	5	8-0	49/456	0	17.19	17.19
52	Manak Majra	34	6	8-0	49/456	0	14.61	14.61
53	Manak Majra	34	15	6-16	49/456	0	15.50	15.50
54	Manak Majra	34	4	7-8	31/296	0	15.50	15.50
55	Manak Majra	34	7	7-8	31/296	3	14.00	74.00
56	Manak Majra	34	4	7-8	1/2			

Novin I

STATE OF NEW YORK OFFICE OF THE COMPTROLLER STATE FINANCE

Year	Month	Amount Paid	Amount Received	Balance	Amount Due	Amount Paid	Amount Due
1917	January	100	100	100	100	100	100
1917	February	100	100	100	100	100	100
1917	March	100	100	100	100	100	100
1917	April	100	100	100	100	100	100
1917	May	100	100	100	100	100	100
1917	June	100	100	100	100	100	100
1917	July	100	100	100	100	100	100
1917	August	100	100	100	100	100	100
1917	September	100	100	100	100	100	100
1917	October	100	100	100	100	100	100
1917	November	100	100	100	100	100	100
1917	December	100	100	100	100	100	100
1918	January	100	100	100	100	100	100
1918	February	100	100	100	100	100	100
1918	March	100	100	100	100	100	100
1918	April	100	100	100	100	100	100
1918	May	100	100	100	100	100	100
1918	June	100	100	100	100	100	100
1918	July	100	100	100	100	100	100
1918	August	100	100	100	100	100	100
1918	September	100	100	100	100	100	100
1918	October	100	100	100	100	100	100
1918	November	100	100	100	100	100	100
1918	December	100	100	100	100	100	100
1919	January	100	100	100	100	100	100
1919	February	100	100	100	100	100	100
1919	March	100	100	100	100	100	100
1919	April	100	100	100	100	100	100
1919	May	100	100	100	100	100	100
1919	June	100	100	100	100	100	100
1919	July	100	100	100	100	100	100
1919	August	100	100	100	100	100	100
1919	September	100	100	100	100	100	100
1919	October	100	100	100	100	100	100
1919	November	100	100	100	100	100	100
1919	December	100	100	100	100	100	100
1920	January	100	100	100	100	100	100
1920	February	100	100	100	100	100	100
1920	March	100	100	100	100	100	100
1920	April	100	100	100	100	100	100
1920	May	100	100	100	100	100	100
1920	June	100	100	100	100	100	100
1920	July	100	100	100	100	100	100
1920	August	100	100	100	100	100	100
1920	September	100	100	100	100	100	100
1920	October	100	100	100	100	100	100
1920	November	100	100	100	100	100	100
1920	December	100	100	100	100	100	100
1921	January	100	100	100	100	100	100
1921	February	100	100	100	100	100	100
1921	March	100	100	100	100	100	100
1921	April	100	100	100	100	100	100
1921	May	100	100	100	100	100	100
1921	June	100	100	100	100	100	100
1921	July	100	100	100	100	100	100
1921	August	100	100	100	100	100	100
1921	September	100	100	100	100	100	100
1921	October	100	100	100	100	100	100
1921	November	100	100	100	100	100	100
1921	December	100	100	100	100	100	100
1922	January	100	100	100	100	100	100
1922	February	100	100	100	100	100	100
1922	March	100	100	100	100	100	100
1922	April	100	100	100	100	100	100
1922	May	100	100	100	100	100	100
1922	June	100	100	100	100	100	100
1922	July	100	100	100	100	100	100
1922	August	100	100	100	100	100	100
1922	September	100	100	100	100	100	100
1922	October	100	100	100	100	100	100
1922	November	100	100	100	100	100	100
1922	December	100	100	100	100	100	100

DETAILS OF LAND TO BE TRANSFERRED FROM GUANFANGLE DISTRICT PRIVATE LIMITED TO JINTACHA LIMITED

S/N	Village	Plot No.	Kilometers	Area	Shares	Area Registered		
1/1	Musanu Village	27	5	4.4	1710	8	8	in Mutsa
						1	0.20	0.20
	TOTAL AREA					120	00	2010
	TOTAL AREA IN ACRES							10.000

No. 1 *Amber*



[Faint handwritten notes and signatures]

BEFORE THE SUB REGISTRAR, MUMBAI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 12,000/-

Exempted as per order dated 22.11.2008
issued by Dist. of Punjab, Department of
Revenue & Rehabilitation

SOCIAL SECURITY FUND 1%

Rs. 34,400/- deposited vide challan No. 574

28.11.2010

THIS DEED OF TRANSFER is made and executed at Mumbai on the 28th
day of Nov, 2010.

BETWEEN

M/s. QUADRANGLE ESTATES PRIVATE LIMITED, a wholly
owned subsidiary of M/s. United Limited and being a Company set up
under the Companies Act, 1956, and having its Registered Office at
Community Centre, Sakinaka, New Delhi-110017, with its Corporate Office at
"Prestige House", South City-1, "E" Block, Gurgaon, through its
Authorized Signatory, Mr. Mohan Lal (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,
assigns and representatives, of the "ONE PART".

AND

M/s. UNITED LIMITED, a Company set up under the Companies
Act, 1956, with its Registered Office at Community Centre, Sakinaka, New
Delhi-110017 through its Authorized Signatory, Mr. Raju 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".

[Signature]

[Signature]

THEORY OF THE EARTH
CHAPTER I. OF THE ORIGIN OF THE EARTH
AND OF THE FIRST STATE OF THE SOLID
GLOBE.

SECTION I. OF THE ORIGIN OF THE EARTH.
§ 1. THE EARTH, AS WE SEE IT, IS A
GLOBE, OR A SPHERE, OF A
PERFECTLY ROUND FORM. IT IS
SUPPORTED BY A FLUID, OR
GASEOUS, MATTER, WHICH
FILLING THE SPACE AROUND IT,
GIVES IT A STABLE POSITION.
§ 2. THE EARTH IS DIVIDED INTO
SEVERAL PARTS, OR REGIONS,
WHICH ARE DISTINGUISHED BY
THEIR CLIMATE, AND BY THE
NATURE OF THEIR SOILS AND
VEGETATION.

OF THE
EARTH.

OF THE
EARTH.



The "TRANSCEND" and the "TRANSCEND" are...
...the "TRANSCEND" is...
...the "TRANSCEND" is...

...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...

...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...

...the "TRANSCEND" is...
...the "TRANSCEND" is...

...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...



This is a list of...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...
...the "TRANSCEND" is...



- (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.....

Nain I.

[Signature]


- (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

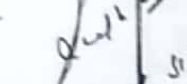
For & on behalf of
"TRANSFeree"
UNITECH LIMITED


AUTHORISED SIGNATORY


AUTHORISED SIGNATORY

WITNESSES :-

II


(Same as above)


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	Recl. No.	Khasra No.	Area (K-M)	Share	Area Registered		
						K	M	In Marlas
1	Shagor Majra	26	26	3-5	114/534	0	11	11
TOTAL AREA						0	11	11

TOTAL AREA IN ACRES

0.068

Min 20 *Am 12*



78

85
1

HUFONG THE SUB-REGISTRAR, MOHALLI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 2,04,71,550/-

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

THIS DEED OF TRANSFER is made and executed at Mohalli on this 26th
day of June, 2007

BETWEEN

M/s QUADRANGLE ESTATES PRIVATE LIMITED, a wholly
owned subsidiary of M/s United 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
"United House", South City-1, "I" 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 UNITEDCH 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 "TRANSPERSEE"), 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.

[Signature]
[Signature]

TRANSMISSION REPORT

Station: DABOT to Tower on 12/10/64
at 10:00



1. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.



2. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.

3. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.

4. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.

5. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.

6. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.



7. The following information was received from the
operator of the vessel on 12/10/64
at 10:00
The vessel was carrying a cargo of
oil and was bound for the port of
Singapore.

Handwritten text, likely bleed-through from the reverse side of the page. The text is arranged in several paragraphs, with some lines appearing as single words or short phrases.

Handwritten text, likely bleed-through from the reverse side of the page. The text is arranged in several paragraphs, with some lines appearing as single words or short phrases.



Handwritten text, first paragraph.

Handwritten text, second paragraph.

Handwritten text, third paragraph.

Handwritten text, fourth paragraph.

Handwritten text, fifth paragraph.

Handwritten text, sixth paragraph.

Handwritten text, seventh paragraph.

Handwritten text, eighth paragraph.

- (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 :-

12 *[Signature]*
(S. S. SINGH)

[Signature]
J.S. SOHAL
Advocate
Teh. Mohali

[Signature]
Draft App by
J.S. SOHAL
Advocate

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

S.No.	Village	Reet. 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



Naini

Ambs

2940



No. of Pages: 9

BEFORE THE SUB-REGISTRAR, MOHALI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 24,14,00,000/-
Exempted as per order dated 23.11.2006
issued by Govt. of Punjab, Department of
Revenue & Rehabilitation
Rs. 72,42,000/- deposited vide challan 203

SOCIAL SECURITY FUND : 3%

TOTAL LAND

Dated 26-12-06,
431 KANAL ONARLA

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", 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 Jain

MR. JAMES M. HARRIS JR. MR. JAMES M. HARRIS JR.

3. हमें यह सत्य भी जानना पड़ेगा कि हमें क्या करना है।

मानते हैं। वे धर्म के अन्तर्गत ही समाज का विकास करते हैं। समाज के अन्तर्गत ही धर्म का विकास होता है।

2012-2013

उत्तर

ਪੰਨਾ ੧੨

Naive

विद्यया विमुक्तः सत्यं ज्ञानं परमं ह्यमृतं ॥

25/12/2006

附註 二

實效

॥ श्री गणेशाय नमः ॥

॥ श्रीगणेशाय नमः ॥

讀書不盡其理則其理不真



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 Fourteen 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 Fourteen 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".

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

Navin I

17. The all expenses incurred in registration of the Transfer Deed shall be borne and paid by the "THAMPURAM".
18. The the "THAMPURAM" is a wholly owned subsidiary of the "THAMPURAM" as per Certificate received from Ministry of Companies Affairs, Republic of Singapore, No. 1 of 1971/1972 (enclosed). Since "THAMPURAM" is a wholly owned subsidiary of the "THAMPURAM", the Transfer Deed is exempt from payment of Stamp Duty & AG. However Social Security Fund & AG shall be payable by the "THAMPURAM" and has been paid.

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

For & on behalf of
"THAMPURAM"
ANANDH REAL ESTATE PRIVATE LIMITED



For & on behalf of
"THAMPURAM"
UNITECH LIMITED


AUTHORISED SIGNATORY
SIGNATORY


AUTHORISED
AUTHORISED

WITNESSES

1. 
2. 

2. 
I certify that
% 
to the above contents




1. 
2. 

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

VILLAGE : BHAGOMBA, RA

S.No.	Fard. No.	Khasra	Area	Share	Area for transfer	
		No.	(H-A)		Kanals	Marlas
1	2	19	1-7	675	0	1.53
2	2	21	1-0	675	1	15.47
3	2	22	1-4	675	0	15.34
4	2	200	1-1	675	0	5.25
5	2	240	1-1	675	0	1.36
6	2	250	1-0	675	0	15.21
7	11	1125	1-0	675	0	1.51
8	11	1125	1-0	675	0	1.25
9	11	40	1-0	675	0	1.30
10	11	80	1-0	675	1	15.25
11	11	85	1-0	675	0	1.24
12	12	1	1-0	675	1	15.47
13	12	22	1-1	675	0	15.47
14	28	255	1-0	675	1	1.30
15	28	17	1-0	675	1	15.47
16	28	21	1-0	675	1	15.47
17	28	22	1-0	675	1	15.47
18	28	23	1-0	675	1	15.47
19	28	24	1-0	675	1	15.47
20	28	140	1-0	675	1	1.34
21	28	185	1-0	675	0	1.16
22	28	180	1-0	675	1	1.10
23	28	185	1-0	675	1	12.71
24	28	200	1-0	675	1	12.10
25	28	255	1-0	675	0	15.25
26	27	200	1-0	675	0	1.50
27	30	1	1-0	675	1	15.47
28	30	2	1-0	675	1	15.47
29	30	3	1-0	675	1	15.47
30	30	45	1-0	675	0	15.21
31	31	14	1-0	1	0	-
32	31	18	1-0	1	0	-
33	31	22	1-0	1	7	10.30
34	31	175	1-0	1	4	4.30
35	31	210	1-0	1	0	11.30
36	31	19	1-0	1	0	-
37	1	19	1-7	325	0	1.34
38	1	21	1-0	325	0	15.25
39	1	22	1-4	325	0	1.32
40	1	200	1-1	325	0	1.32
41	1	240	1-1	325	0	1.40
42	1	250	1-0	325	0	1.50
43	11	1125	1-0	1125	0	1.32
44	11	1125	1-0	325	0	1.50
45	11	40	1-0	325	0	1.30
46	11	80	1-0	325	0	1.30
47	11	85	1-0	325	0	1.30
48	12	1	1-0	325	0	15.21
49	12	22	1-1	325	0	1.75
50	12	23	1-0	1125	0	12.21
51	12	10	1-0	1125	0	15.25
52	12	19	1-0	1125	0	15.25

Naun

DETAILS OF LANDS TRANSFERRED FROM AWARDED STATES PRIVATE LIMITED TO INTERCH LIMITED

VILLAGE: CHADDAWADI

S.N.	Sect. No.	From	Area	To	Area in hectares	
					From	To
1	31	12	140	210200	0	10.0
2	31	12	140	210200	0	10.0
3	31	12	140	210200	0	10.0
4	31	140	140	210200	0	10.0
5	31	150	140	210200	0	10.0
6	31	160	140	210200	0	10.0
7	31	180	140	210200	0	10.0
8	31	190	140	210200	0	10.0
9	31	200	140	210200	0	10.0
10	31	210	140	210200	0	10.0
11	27	220	140	220	0	10.0
12	31	1	140	210200	0	10.0
13	31	1	140	210200	0	10.0
14	31	1	140	210200	0	10.0
15	31	40	140	210200	0	10.0
16	31	2	140	1	1	10.0
17	31	120	140	1	1	10.0
18	31	130	140	1	1	10.0
19	31	140	140	1	1	10.0
20	31	150	140	1	1	10.0
21	31	160	140	1	1	10.0
22	31	180	140	1	1	10.0
23	31	190	140	1	1	10.0
24	31	200	140	1	1	10.0
25	31	210	140	1	1	10.0
26	31	220	140	1	1	10.0
27	31	230	140	1	1	10.0
28	31	240	140	1	1	10.0
29	31	250	140	1	1	10.0
30	31	260	140	1	1	10.0
31	31	270	140	1	1	10.0
32	31	280	140	1	1	10.0
33	31	290	140	1	1	10.0
34	31	300	140	1	1	10.0
35	31	310	140	1	1	10.0
36	31	320	140	1	1	10.0
37	31	330	140	1	1	10.0
38	31	340	140	1	1	10.0
39	31	350	140	1	1	10.0
40	31	360	140	1	1	10.0
41	31	370	140	1	1	10.0
42	31	380	140	1	1	10.0
43	31	390	140	1	1	10.0
44	31	400	140	1	1	10.0
45	31	410	140	1	1	10.0
46	31	420	140	1	1	10.0
47	31	430	140	1	1	10.0
48	31	440	140	1	1	10.0
49	31	450	140	1	1	10.0
50	31	460	140	1	1	10.0
51	31	470	140	1	1	10.0
52	31	480	140	1	1	10.0
53	31	490	140	1	1	10.0
54	31	500	140	1	1	10.0
55	31	510	140	1	1	10.0
56	31	520	140	1	1	10.0
57	31	530	140	1	1	10.0
58	31	540	140	1	1	10.0
59	31	550	140	1	1	10.0
60	31	560	140	1	1	10.0
61	31	570	140	1	1	10.0
62	31	580	140	1	1	10.0
63	31	590	140	1	1	10.0
64	31	600	140	1	1	10.0
65	31	610	140	1	1	10.0
66	31	620	140	1	1	10.0
67	31	630	140	1	1	10.0
68	31	640	140	1	1	10.0
69	31	650	140	1	1	10.0
70	31	660	140	1	1	10.0
71	31	670	140	1	1	10.0
72	31	680	140	1	1	10.0
73	31	690	140	1	1	10.0
74	31	700	140	1	1	10.0
75	31	710	140	1	1	10.0
76	31	720	140	1	1	10.0
77	31	730	140	1	1	10.0
78	31	740	140	1	1	10.0
79	31	750	140	1	1	10.0
80	31	760	140	1	1	10.0
81	31	770	140	1	1	10.0
82	31	780	140	1	1	10.0
83	31	790	140	1	1	10.0
84	31	800	140	1	1	10.0
85	31	810	140	1	1	10.0
86	31	820	140	1	1	10.0
87	31	830	140	1	1	10.0
88	31	840	140	1	1	10.0
89	31	850	140	1	1	10.0
90	31	860	140	1	1	10.0
91	31	870	140	1	1	10.0
92	31	880	140	1	1	10.0
93	31	890	140	1	1	10.0
94	31	900	140	1	1	10.0

Handwritten signature

28

**DETAIL OF LAND TO BE TRANSFERRED FROM ANANDPURI PRAGATI PRAGATI LIMITED
TO INTERCULTIVATOR**

VILLAGE - BHADOLARA

S.No.	Plot No.	Canton No.	Area (K-4)	Share	Area for transfer	
					Kanal	Bharat
105	25	10712	1-2	4200		
106	25	1024	2-4	4200	0	1.20
107	25	10222	2-4	4200	0	1.20
108	25	2111	5-4	102	0	1.20
109	25	2112	5-1	2112	2	11.20
110	25	2113	1-4	40212	0	1.10
111	25	22	1-4	40212	0	1.20
112	25	9211	0-4	2112	0	1.20
113	25	922	2-17	102	0	1.20
114	11	11	7-2	391	1	1.20
115	11	22	6-7	1	2	7.20
116	11	25	2-11	391	0	7.20
117	11	25	2-11	391	0	11.20
118	11	30	1-4	391	0	11.20
119	11	32	1-4	391	0	1.20
120	11	1311	1-12	391	0	1.20
121	11	132	0-12	391	0	11.20
122	11	2411	4-11	1	0	4.20
123	11	110	0-11	391	0	11.20
124	11	811	1-11	391	0	3.27
125	17	4	5-11	1	5	11.20
126	17	7	1-1	1	0	11.20
127	17	25	2-4	391	0	-
128	17	27	4-3	391	1	14.64
129	17	30	1-11	1	1	7.64
130	30	11	1-4	1	0	11.00
131	30	11	7-11	1	7	-
132	30	21	7-11	1	7	11.00
133	30	1011	2-12	1	2	11.00
134	30	102	5-4	1	5	1.20
135	30	2011	2-4	1	2	4.00
136	30	2211	2-4	1	2	4.00
137	30	222	5-12	1	5	11.00
138	31	62	5-2	1	5	11.00
139	11	✓ 14	5-11	1	5	1.00
140	11	✓ 15	1-1	1	1	11.00
141	11	✓ 17	1-1	1	1	-
142	11	✓ 242	2-4	1	2	4.20
143	11	✓ 2511	2-4	1	2	1.00
144	11	✓ 64	0-11	1	0	11.00
145	12	✓ 1111	4-1	1	4	-
146	30	✓ 202	4-1	1	4	-
147	30	✓ 23	1-1	1	1	-
148	31	✓ 11	1-1	1	1	-
149	31	✓ 1111	4-1	102	2	1.20
150	37	✓ 1	1-1	64320	1	11.00
151	37	✓ 3	1-1	1	1	-
152	37	✓ 10	1-1	64320	1	11.00
153	37	✓ 211	2-4	1	2	1.00
154	37	✓ 212	5-12	70112	3	10.00
155	37	✓ 311	2-11	1	2	11.00
156	37	✓ 311	2-1	1	2	-

Nain I

STATE OF NEW YORK OFFICE OF THE COMPTROLLER OF THE STATE

STATE DEPARTMENT

No.	Name	Rank	Age	Sex	Amount	
					Pay	Grat.
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200



[Handwritten signature]

DETAILS OF LAND TO BE TRANSFERRED FROM ANUPPES ESTATE FOUNDATION LIMITED TO THE STATE

VILLAGE: BHAGYANAGAR

Sl. No.	Plot No.	Tham.	Area (G.A.)	Tham.	Area to transfer	
					Area	Remarks
10	3	1	1	10000	1	
11	3	2	1	10000	1	1.5
12	3	3	1	10000	1	1.5
13	3	4	1	10000	1	1.5
14	3	5	1	10000	1	1.5
15	3	6	1	10000	1	1.5
16	3	7	1	10000	1	1.5
17	3	8	1	10000	1	1.5
18	3	9	1	10000	1	1.5
19	3	10	1	10000	1	1.5
20	3	11	1	10000	1	1.5
21	3	12	1	10000	1	1.5
22	3	13	1	10000	1	1.5
23	3	14	1	10000	1	1.5
24	3	15	1	10000	1	1.5
25	3	16	1	10000	1	1.5
26	3	17	1	10000	1	1.5
27	3	18	1	10000	1	1.5
28	3	19	1	10000	1	1.5
29	3	20	1	10000	1	1.5
30	3	21	1	10000	1	1.5
31	3	22	1	10000	1	1.5
32	3	23	1	10000	1	1.5
33	3	24	1	10000	1	1.5
34	3	25	1	10000	1	1.5
35	3	26	1	10000	1	1.5
36	3	27	1	10000	1	1.5
37	3	28	1	10000	1	1.5
38	3	29	1	10000	1	1.5
39	3	30	1	10000	1	1.5
40	3	31	1	10000	1	1.5
41	3	32	1	10000	1	1.5
42	3	33	1	10000	1	1.5
43	3	34	1	10000	1	1.5
44	3	35	1	10000	1	1.5
45	3	36	1	10000	1	1.5
46	3	37	1	10000	1	1.5
47	3	38	1	10000	1	1.5
48	3	39	1	10000	1	1.5
49	3	40	1	10000	1	1.5
50	3	41	1	10000	1	1.5
51	3	42	1	10000	1	1.5
52	3	43	1	10000	1	1.5
53	3	44	1	10000	1	1.5
54	3	45	1	10000	1	1.5
55	3	46	1	10000	1	1.5
56	3	47	1	10000	1	1.5
57	3	48	1	10000	1	1.5
58	3	49	1	10000	1	1.5
59	3	50	1	10000	1	1.5
60	3	51	1	10000	1	1.5
61	3	52	1	10000	1	1.5
62	3	53	1	10000	1	1.5
63	3	54	1	10000	1	1.5
64	3	55	1	10000	1	1.5
65	3	56	1	10000	1	1.5
66	3	57	1	10000	1	1.5
67	3	58	1	10000	1	1.5
68	3	59	1	10000	1	1.5
69	3	60	1	10000	1	1.5
70	3	61	1	10000	1	1.5
71	3	62	1	10000	1	1.5
72	3	63	1	10000	1	1.5
73	3	64	1	10000	1	1.5
74	3	65	1	10000	1	1.5
75	3	66	1	10000	1	1.5
76	3	67	1	10000	1	1.5
77	3	68	1	10000	1	1.5
78	3	69	1	10000	1	1.5
79	3	70	1	10000	1	1.5
80	3	71	1	10000	1	1.5
81	3	72	1	10000	1	1.5
82	3	73	1	10000	1	1.5
83	3	74	1	10000	1	1.5
84	3	75	1	10000	1	1.5
85	3	76	1	10000	1	1.5
86	3	77	1	10000	1	1.5
87	3	78	1	10000	1	1.5
88	3	79	1	10000	1	1.5
89	3	80	1	10000	1	1.5
90	3	81	1	10000	1	1.5
91	3	82	1	10000	1	1.5
92	3	83	1	10000	1	1.5
93	3	84	1	10000	1	1.5
94	3	85	1	10000	1	1.5
95	3	86	1	10000	1	1.5
96	3	87	1	10000	1	1.5
97	3	88	1	10000	1	1.5
98	3	89	1	10000	1	1.5
99	3	90	1	10000	1	1.5
100	3	91	1	10000	1	1.5
101	3	92	1	10000	1	1.5
102	3	93	1	10000	1	1.5
103	3	94	1	10000	1	1.5
104	3	95	1	10000	1	1.5
105	3	96	1	10000	1	1.5
106	3	97	1	10000	1	1.5
107	3	98	1	10000	1	1.5
108	3	99	1	10000	1	1.5
109	3	100	1	10000	1	1.5
110	3	101	1	10000	1	1.5
111	3	102	1	10000	1	1.5
112	3	103	1	10000	1	1.5
113	3	104	1	10000	1	1.5
114	3	105	1	10000	1	1.5
115	3	106	1	10000	1	1.5
116	3	107	1	10000	1	1.5
117	3	108	1	10000	1	1.5
118	3	109	1	10000	1	1.5
119	3	110	1	10000	1	1.5
120	3	111	1	10000	1	1.5
121	3	112	1	10000	1	1.5
122	3	113	1	10000	1	1.5
123	3	114	1	10000	1	1.5
124	3	115	1	10000	1	1.5
125	3	116	1	10000	1	1.5
126	3	117	1	10000	1	1.5
127	3	118	1	10000	1	1.5
128	3	119	1	10000	1	1.5
129	3	120	1	10000	1	1.5
130	3	121	1	10000	1	1.5
131	3	122	1	10000	1	1.5
132	3	123	1	10000	1	1.5
133	3	124	1	10000	1	1.5
134	3	125	1	10000	1	1.5
135	3	126	1	10000	1	1.5
136	3	127	1	10000	1	1.5
137	3	128	1	10000	1	1.5
138	3	129	1	10000	1	1.5
139	3	130	1	10000	1	1.5
140	3	131	1	10000	1	1.5
141	3	132	1	10000	1	1.5
142	3	133	1	10000	1	1.5
143	3	134	1	10000	1	1.5
144	3	135	1	10000	1	1.5
145	3	136	1	10000	1	1.5
146	3	137	1	10000	1	1.5
147	3	138	1	10000	1	1.5
148	3	139	1	10000	1	1.5
149	3	140	1	10000	1	1.5
150	3	141	1	10000	1	1.5
151	3	142	1	10000	1	1.5
152	3	143	1	10000	1	1.5
153	3	144	1	10000	1	1.5
154	3	145	1	10000	1	1.5
155	3	146	1	10000	1	1.5
156	3	147	1	10000	1	1.5
157	3	148	1	10000	1	1.5
158	3	149	1	10000	1	1.5
159	3	150	1	10000	1	1.5
160	3	151	1	10000	1	1.5
161	3	152	1	10000	1	1.5
162	3	153	1	10000	1	1.5
163	3	154	1	10000	1	1.5
164	3	155	1	10000	1	1.5
165	3	156	1	10000	1	1.5
166	3	157	1	10000	1	1.5
167	3	158	1	10000	1	1.5
168	3	159	1	10000	1	1.5
169	3	160	1	10000	1	1.5
170	3	161	1	10000	1	1.5
171	3	162	1	10000	1	1.5
172	3	163	1	10000	1	1.5
173	3	164	1	10000	1	1.5
174	3	165	1	10000	1	1.5
175	3	166	1	10000	1	1.5
176	3	167	1	10000	1	1.5
177	3	168	1	10000	1	1.5
178	3	169	1	10000	1	1.5
179	3	170	1	10000	1	1.5
180	3	171	1	10000	1	1.5
181	3	172	1	10000	1	1.5
182	3	173	1	10000	1	1.5
183	3	174	1	10000	1	1.5
184	3	175	1	10000	1	1.5
185	3	176	1	10000	1	1.5
186	3	177	1	10000	1	1.5
187	3	178	1	10000	1	1.5
188	3	179	1	10000	1	1.5
189	3	180	1	10000	1	1.5
190	3	181	1	10000	1	1.5
191	3	182	1	10000	1	1.5
192	3	183	1	10000	1	1.5
193	3	184	1	10000	1	1.5
194	3	185	1	10000	1	1.5
195	3	186	1	10000	1	1.5
196	3	187	1	10000	1	1.5
197	3	188	1	10000	1	1.5
198	3	189	1	10000	1	1.5
199	3	190	1	10000	1	1.5
200	3	191	1	10000	1	1.5
201	3	192	1	10000	1	1.5
202	3	193	1	10000	1	1.5
203	3	194	1	10000	1	1.5
204	3	195	1	10000	1	1.5
205	3	196	1	10000	1	1.5
206	3	197	1	10000	1	1.5
207	3	198	1	10000	1	1.5
208	3	199	1	10000	1	1.5
209	3	200	1	10000	1	1.5
210	3	201	1	10000	1	1.5
211	3	202	1	10000	1	1.5
212	3	203	1	10000	1	1.5
213	3	204	1	10000	1	1.5
214	3	205	1	10000	1	1.5
215	3	206	1	10000	1	1.5
216	3	207	1	10000	1	1.5
217	3	208	1	10000	1	1.5
218	3	209	1	10000	1	1.5
219	3	210	1	10000	1	1.5
220	3	211	1	10000	1	1.5
221	3	212	1	10000	1	1.5
222	3	213	1	10000	1	1.5
223	3	214	1	10000	1	1.5
224	3	215	1	10000	1	1.5
225						

2 aul

733



BEFORE THE SUB REGISTRAR, MOHALI

No of Pages: 5

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 11,49,05,660/-

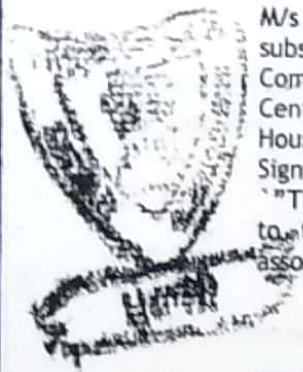
Exempted as per order dated 23.11.2006
issued by Govt. of Punjab, Department of
Revenue & Rehabilitation

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'.

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

Navin Jain

STATEMENT OF FACTS

On the 20th day of June 1964
at Washington, D.C.

I, the undersigned, being duly sworn, depose and say:

That on the 20th day of June 1964, I was present at a meeting of the Board of Directors of the American Medical Association, held at the Washington Hilton Hotel, Washington, D.C., at which time the following resolutions were adopted:

Resolved, That the American Medical Association support the efforts of the Federal Government to bring about a peaceful settlement of the Cuban Missile Crisis.

Witness my hand and seal this 20th day of June 1964.

Subscribed and sworn to before me this 20th day of June 1964.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.

Notary Public for the District of Columbia

My commission expires on the 1st day of June 1965.



AMERICAN MEDICAL ASSOCIATION



AMERICAN MEDICAL ASSOCIATION



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)

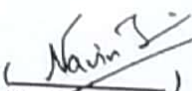
Contd.....P/3.....

Nain I

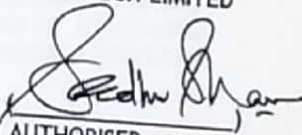
- (7) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by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

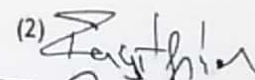

AUTHORISED SIGNATORY
SIGNATORY

For & on behalf of
"TRANSFeree"
UNITECH LIMITED


AUTHORISED

WITNESSES:

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

(2) 
Ranjit Singh
S/o Makhi 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 LIMITED
TO UNITECH LIMITED**

VILLAGE : RAIPUR KALAN

S.No.	Rect. No.	Khasra	Area (K-M)	Share	Area Registered	
		No.			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	18/1.	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

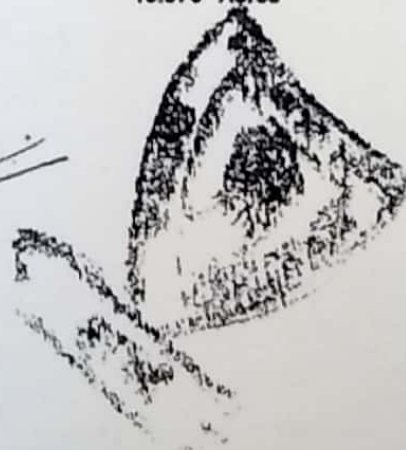
TOTAL AREA

111

TOTAL AREA IN ACRES

13.875 Acres

Nain I



2442

740



No of Pages → 8

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 61,92,87,843/-

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

TOTAL LAND :

204 Dated 26-12-06
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'.

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

Navin I

TRANSFER OF PROPERTY

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

ਨੂੰ ਸ੍ਰੀ ਨਵੀਨ ਜੈਨ ਵੱਲੋਂ ਕੇਆਰਡਾਏ

ਵਸੀਕਾ ਇਸ ਦਫਤਰ ਵਿੱਚ ਰਜਿਸਟਰਡ ਕਰਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।



Nain I.

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਤਬਦੀਲ ਕੁਨਿੰਦਾ ਨੂੰ ਵਸੀਕੇ ਦੀ ਲਿਖਤ ਪਤਕੇ ਸੁਣਾਈ ਗਈ

ਜਿਹਨਾ ਨੇ ਲਿਖਤ ਨੂੰ ਸੁਣਕੇ, ਸਮਝਕੇ ਠੀਕ ਪ੍ਰਵਾਨ ਕੀਤਾ।

ਦੇਰਾ ਧਿਰਾਂ ਦੀ ਸੁਨਾਖਤ ਫਵਾਹ ਨੰ: 1 ਜੇ.ਐਸ.ਸੋਹਲ ਵਕੀਲ

ਅਤੇ ਫਵਾਹ ਨੰ: 2

ਰਣਜੀਤ ਸਿੰਘ

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

ਲਿਖਤਾਂ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ 26/12/2006

Tuesday

ਸਬ ਰਜਿਸਟਰਾਰ PM

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਗਵਾਹ

2

ਗਵਾਹ

1

ਪਹਿਲੀ ਧਿਰ

ਮੁਖ ਤੋਂ ਲੋਕ

ਪ੍ਰਵਾਨ ਕੀਤਾ

Nain I.



ਦੂਜੀ ਧਿਰ

ਦੂਜੀ ਧਿਰ

ਉਕਤ ਨਿਸ਼ਾਨ ਅੰਗੂਠਾ ਅਤੇ ਦਸਤਖਤ ਮੇਰੇ ਰੁਬਰੂ ਕੀਤੇ ਗਏ।

ਮਿਤੀ 26/12/2006

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਵਸੀਕਾ ਨੰ: 2,942

ਜਿਲਦ ਨੰ: 0

ਜਾਇਦ ਬਹੀ 1

ਦੇ ਸਫਾ ਨੰ: 0

ਪਰ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਚਸਪਾ ਕੀਤਾ ਗਿਆ।

ਸਬ ਰਜਿਸਟਰਾਰ

ਐਸ.ਏ.ਐਸ. ਨਗਰ



ਖਰੀ-ਵੱਲੋਂ ਸੁਧੀਰ ਸ਼ਰਮਾ

ਇਤਿਕਾਨ. ਰੋਸ ਮੁਕੰ 504- (ਇੱਕ ਸੌ ਪੰਜਾਹ) ਰੁਪਏ

ਫਵਾਹ ਨੰ: 139 ਮਿਤੀ: 26/12/2006

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".

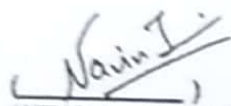
Contd....P/3....

Nain I

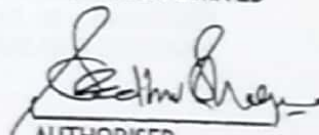
- (6) That all taxes, levies, assessments, demands or charges, which are levied in respect of the Said Land upto the date of execution of this Deed of Transfer are payable by the "TRANSFEROR". However, the said assessment, charges, rates etc., which may be levied in future shall be borne and paid by the "TRANSFEE".
- (7) That all expenses incurred on registration of this Transfer Deed shall be borne and paid by the "TRANSFEE".
- (8) That the "TRANSFEROR" is a wholly owned/100% subsidiary of the "TRANSFEE" 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 "TRANSFEE", the transfer deed is exempt from payment of Stamp Duty @ 6%. However Social Security Fund @ 3% shall be payable by the "TRANSFEE" 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

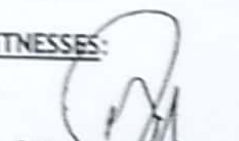

AUTHORISED SIGNATORY
SIGNATORY

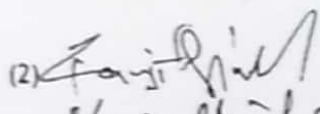
For & on behalf of
"TRANSFEE"
UNITECH LIMITED


AUTHORISED

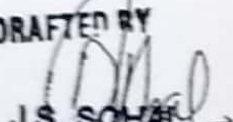
WITNESSES:

(1)


J.S. SOHAIL
ADVOCATE
J.S. Mohail

(2) 
J.S. Mohail
Advocate

DRAFTED BY


J.S. SOHAIL
ADVOCATE
J.S. Mohail



姓名	性别	年龄	职业	住址	联系电话
张三	男	25	教师	北京市海淀区	13911111111
李四	女	28	医生	北京市朝阳区	13911111112
王五	男	30	工程师	上海市浦东新区	13911111113
赵六	女	32	会计	广东省广州市	13911111114
孙七	男	35	公务员	浙江省杭州市	13911111115
周八	女	38	律师	北京市西城区	13911111116
吴九	男	40	商人	江苏省南京市	13911111117
郑十	女	42	作家	四川省成都市	13911111118
冯十一	男	45	科学家	安徽省合肥市	13911111119
陈十二	女	48	艺术家	福建省厦门市	13911111120
林十三	男	50	企业家	山东省济南市	13911111121
黄十四	女	52	教授	河南省郑州市	13911111122
刘十五	男	55	法官	湖北省武汉市	13911111123
张十六	女	58	研究员	湖南省长沙市	13911111124
李十七	男	60	经理	江西省南昌市	13911111125
王十八	女	62	教授	广东省深圳市	13911111126
赵十九	男	65	作家	浙江省宁波市	13911111127
孙二十	女	68	企业家	安徽省芜湖市	13911111128
周三十一	男	70	教授	福建省福州市	13911111129
吴三十二	女	72	艺术家	山东省青岛市	13911111130
郑三十三	男	75	企业家	河南省开封市	13911111131
冯三十四	女	78	教授	湖北省宜昌市	13911111132
陈三十五	男	80	研究员	湖南省岳阳市	13911111133
林三十六	女	82	经理	江西省景德镇市	13911111134
黄三十七	男	85	教授	广东省汕头市	13911111135
刘三十八	女	88	作家	浙江省温州市	13911111136
张三十九	男	90	企业家	安徽省蚌埠市	13911111137
李四十	女	92	教授	福建省漳州市	13911111138
王四十一	男	95	艺术家	山东省淄博市	13911111139
赵四十二	女	98	企业家	河南省洛阳市	13911111140
孙四十三	男	100	教授	湖北省襄阳市	13911111141
周四十四	女	102	研究员	湖南省衡阳市	13911111142
吴四十五	男	105	经理	江西省九江市	13911111143
郑四十六	女	108	教授	广东省佛山市	13911111144
冯四十七	男	110	作家	浙江省绍兴市	13911111145
陈四十八	女	112	企业家	安徽省马鞍山市	13911111146
林四十九	男	115	教授	福建省莆田市	13911111147
黄五十	女	118	艺术家	山东省潍坊市	13911111148
刘五十一	男	120	企业家	河南省新乡市	13911111149
张五十二	女	122	教授	湖北省十堰市	13911111150
李五十三	男	125	研究员	湖南省邵阳市	13911111151
王五十四	女	128	经理	江西省赣州市	13911111152
赵五十五	男	130	教授	广东省惠州市	13911111153
孙五十六	女	132	作家	浙江省嘉兴市	13911111154
周四十七	男	135	企业家	安徽省滁州市	13911111155
吴五十八	女	138	教授	福建省龙岩市	13911111156
郑五十九	男	140	艺术家	山东省烟台市	13911111157
冯六十	女	142	企业家	河南省焦作市	13911111158
陈六十一	男	145	教授	湖北省黄冈市	13911111159
林六十二	女	148	研究员	湖南省常德市	13911111160
黄六十三	男	150	经理	江西省宜春市	13911111161
刘六十四	女	152	教授	广东省东莞市	13911111162
张六十五	男	155	作家	浙江省金华市	13911111163
李六十六	女	158	企业家	安徽省阜阳市	13911111164
王六十七	男	160	教授	福建省宁德市	13911111165
赵六十八	女	162	艺术家	山东省泰安市	13911111166
孙六十九	男	165	企业家	河南省濮阳市	13911111167
周七十	女	168	教授	湖北省随州市	13911111168
吴七十一	男	170	研究员	湖南省益阳市	13911111169
郑七十二	女	172	经理	江西省上饶市	13911111170
冯七十三	男	175	教授	广东省中山市	13911111171
陈七十四	女	178	作家	浙江省衢州市	13911111172
林七十五	男	180	企业家		

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 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

Navin I

747
DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED
TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Recl. No.	Khasra No.	Area (K-M)	Share	Area for transfer	
					K	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.	1/8.	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.	1/8.	0	6.50
114	36	4/1.	4-0.	1/8.	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	5/2.	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	3-5.	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	5/1.	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	0.36
150	26	16/2.	5-17.	6/150	0	4.60
151	26	18/1.	6-18.	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.	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

Having

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

VILLAGE: BHAGONAPUR

S.No.	Recd. No.	Khasra No.	Area (H-4)	Status	Area for transfer	
					Ac.	sq.
150	31	172	3-10	289/13440	0	0.00
151	31	289	4-0	289/13440	0	0.00
154	31	280	1-10	140	0	0.00
155	30	40	4-0	140	0	0.00
156	30	80	2-10	470850	0	0.00
157	27	1	3-0	289/13440	0	0.00
158	27	10	3-0	289/13440	0	0.00
159	27	110	4-10	470850	0	0.00
170	25	2712	3-1	27	0	0.00
171	25	8029	3-0	27	0	0.00
172	25	129	4-0	720/1440	1	0.00
173	25	2322	3-10	1	0	0.00
174	17	20	1-10	1	1	0.00
175	30	129	4-0	172	0	0.00
176	10	10	2-1	1	2	0.00
177	10	109	3-4	1	0	0.00
178	12	8	3-10	1	0	0.00
179	12	8	3-0	1	0	0.00
180	12	10	3-10	1	7	0.00
181	12	29	2-8	1	2	0.00
182	12	110	2-1	1	2	0.00
183	12	110	3-10	1	0	0.00
184	12	129	2-4	1	3	0.00
185	12	120	4-10	1	4	0.00
186	15	30	1-10	1	1	0.00
187	15	2	3-0	1	0	0.00
188	15	39	2-1	1	7	0.00
189	15	49	1-2	1	1	0.00
190	15	80	2-4	1	2	0.00
191	25	140	3-10	27	0	0.00
192	25	100	3-0	27	4	0.00
193	25	100	3-0	27	0	0.00
194	27	6	2-1	1	3	0.00
195	27	7	2-10	1	7	0.00
196	27	10	3-0	77285	2	0.00
197	27	14	3-0	1	0	0.00
198	27	15	2-0	1	7	0.00
199	27	15	4-0	1	4	0.00
200	27	17	2-1	1	0	0.00
201	27	24	2-1	1	0	0.00
202	27	25	2-1	1	2	0.00
203	27	849	2-10	1	2	0.00
204	27	40	2-10	1	0	0.00
205	27	130	4-10	1	4	0.00
206	27	109	1-10	1	1	0.00
207	27	200	2-10	77285	4	0.00
208	27	110	1-10	1	1	0.00
209	28	11	2-1	1	0	0.00
					10	0.00

TOTAL AREA

10 0.00

TOTAL AREA IN ACRES

10 0.00

Handwritten signature

293



No. of Pages: 13

BEFORE THE SUB REGISTRAR, MOHALI

TRANSFER DEED OF LAND
STAMP DUTY

Rs. 93,51,24,121/-

Exempted as per order dated 23.11.2006
issued by Govt. of Punjab, Department of
Revenue & Rehabilitation
Rs. 2,80,53,800/- deposited vide challan

SOCIAL SECURITY FUND : 3%



TOTAL LAND :

205 dated 26-12-06
1134 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".

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

Navin Jain

TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission

TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission



TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission



TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission

TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission
 and associated to "base" and "cover"
 of transmission



TRANSMISSION PROPERTIES
 and associated to "base" and "cover"
 of transmission



[The following text is extremely blurry and illegible.]

... ..


- 3 -

- (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

For & on behalf of
"TRANSFEREE"
UNITECH LIMITED


AUTHORISED SIGNATORY
SIGNATORY



AUTHORISED

WITNESSES

(1) J.E. SOHAL
ADVOCATE
-Teh. Mohali

DRAFTED BY.


J.E. SOHAL
ADVOCATE
-Teh. Mohali

(2) 
s/o Mukund son
Vijay Kumar
M.P.



7557
DETAIL OF LAND TO BE TRANSFERRED FROM QUADRANGLE ESTATES PRIVATE LIMITED
TO UNITECH LIMITED

VILLAGE : BHAGOMAJRA

S.No.	Recl No.	Khasra No.	Area (K-M)	Share	Area Registered	
					K	M
1	11	27	3-15	1	3	15.00
2	11	4/2	0-13	1	0	13.00
3	11	5/1	0-8	1	0	8.00
4	11	7/1	2-18	1	2	18.00
5	27	19	7-18	1	7	18.00
6	27	22	7-18	1	7	18.00
7	27	18/2	5-15	1	5	15.00
8	27	20/1	2-17	1	2	17.00
9	27	21/2	2-5	1	2	5.00
10	27	23/1	5-16	1	5	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	5-9	1	5	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	25	7/2	0-18	1	0	18.00
24	25	13/1/1	2-18	1	2	18.00
25	25	13/2/1	0-10	1	0	10.00
26	25	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	4-8	1	4	9.00
30	25	8/1	5-19	1	5	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	5-4	1	5	4.00
35	31	11/2	5-11	1	5	11.00
36	31	12/1	5-11	1	5	11.00
37	31	13/2	5-11	1	5	11.00
38	31	21/1	0-10	1	0	10.00
39	2	19	0-7	1	0	1.68
40	2	21	8-0	1	8	18.40
41	2	22	3-8	1	3	8.28
42	2	20/2	1-2	1	1	2.96
43	3	24/2	0-4	1	0	4.96
44	3	25/2	4-0	1	4	19.20
45	11	11/2/1	0-8	1	0	1.82
46	11	5/2	7-7	1	7	15.25
47	11	6/1	1-19	1	1	9.36
48	12	1	8-0	1	8	18.40
49	12	2/2	4-1	1	4	7.00
50	17	8	5-7	1	5	11.00
51	17	3/1	3-11	1	3	11.00
52	25	12	5-16	1	5	16.00

Nain 2

756

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

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra	Area	Share	Area Registered	
		No.	(K-M)		K	M
53	25	9/1/1	0-8	1/3	0	2.68
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

Navin J

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

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khaara No.	Area (K-M)	Share	Area Registered	
					K	M
107	31	6/1	2-18			
108	16	23	8-0	1	2	18.00
109	16	23	8-0	1/4	2	0.00
110	16	22/2	4-12	1/4	2	0.00
111	25	1	8-0	1/4	1	3.00
112	25	3	8-0	2/288	0	1.10
113	25	3	8-0	143/212	5	8.00
114	25	2/1/1	5-6	23/212	0	17.30
115	25	9/2/1	0-5	1/4	1	6.50
116	25	9/2/1	0-5	1/12	0	0.40
117	25	10/1/1	1-2	1/12	0	0.40
118	25	10/1/1	1-2	2/288	0	0.15
119	25	10/2/1	2-4	2/288	0	0.15
120	25	10/2/1	2-4	2/288	0	0.30
121	25	2/1/2	0-1	2/288	0	0.30
122	25	2/1/2	0-1	1/12	0	0.09
123	25	9/2/2	2-17	1/12	0	0.09
124	25	9/2/2	2-17	1/4	0	14.25
125	25	10/1/2	1-2	1/4	0	14.25
126	25	10/1/2	1-2	2/288	0	0.15
127	25	2/1/3	1-8	2/288	0	0.15
128	25	2/1/3	1-8	143/212	0	19.00
129	25	2/2	1-4	3/28	0	3.00
130	25	2/2	1-4	143/212	0	16.20
131	25	10/2/2/2	2-0	23/212	0	2.60
132	15	1	2-17	2/288	0	0.25
133	15	10/2	5-5	1/2	1	8.50
134	15	11/1	4-0	1/2	2	12.50
135	16	6/2	3-1	1/2	2	0.00
136	16	15/2	1-11	1/2	1	10.50
137	10	26	2-14	1/2	0	15.50
138	11	16	5-2	1	2	14.00
139	11	39	0-14	80/1093	0	7.50
140	11	20/2/1/3	0-19	1	0	14.00
141	11	20/2/2	2-11	1	0	19.00
142	11	25/2	4-12	1	2	11.00
143	12	20	8-0	80/1093	0	6.75
144	12	21	8-0	80/1093	0	11.70
145	12	22	8-0	80/1093	0	4.00
146	17	23	8-0	80/1093	0	5.80
147	17	24	8-0	80/1093	0	10.00
148	17	25	8-0	80/1093	0	5.80
149	17	26	8-0	80/1093	0	5.80
150	37	27	5-2	80/1093	0	8.80
151	37	28	5-2	80/1093	0	7.50
152	37	29	5-2	80/1093	0	3.00
153	37	30	5-2	80/1093	0	2.00
154	37	31	4-18	80/1093	0	7.20
155	31	8	7-8	48/148	2	8.00
156	31	9	7-8	100/148	5	0.00
157	31	12/2/1	0-11	1	0	11.00
158	31	3/1	1-3	1	1	3.00
159	31	3/2	5-13	1	5	13.00
160	31	9/1	1-16	1	1	16.00
161	31	13/1	2-8	1	2	8.00
162	15	22/2/2	0-11	1/2	0	5.50

Naini

STATE OF ILLINOIS TRANSFERRED FROM QUADRANGLE STATE PRIVATE LANDS TO INTERESTED PARTIES

752

STATE OF ILLINOIS

Dist.	Sec. No.	Range	Area	State	Area / Elevation	
		No.	(1-4)			
11	21	101	40	1	4	11.00
12	21	102	40	1	4	11.00
13	21	103	40	1	4	11.00
14	21	104	40	1	4	11.00
15	21	105	40	1	4	11.00
16	21	106	40	1	4	11.00
17	21	107	40	1	4	11.00
18	21	108	40	1	4	11.00
19	21	109	40	1	4	11.00
20	21	110	40	1	4	11.00
21	21	111	40	1	4	11.00
22	21	112	40	1	4	11.00
23	21	113	40	1	4	11.00
24	21	114	40	1	4	11.00
25	21	115	40	1	4	11.00
26	21	116	40	1	4	11.00
27	21	117	40	1	4	11.00
28	21	118	40	1	4	11.00
29	21	119	40	1	4	11.00
30	21	120	40	1	4	11.00
31	21	121	40	1	4	11.00
32	21	122	40	1	4	11.00
33	21	123	40	1	4	11.00
34	21	124	40	1	4	11.00
35	21	125	40	1	4	11.00
36	21	126	40	1	4	11.00
37	21	127	40	1	4	11.00
38	21	128	40	1	4	11.00
39	21	129	40	1	4	11.00
40	21	130	40	1	4	11.00
41	21	131	40	1	4	11.00
42	21	132	40	1	4	11.00
43	21	133	40	1	4	11.00
44	21	134	40	1	4	11.00
45	21	135	40	1	4	11.00
46	21	136	40	1	4	11.00
47	21	137	40	1	4	11.00
48	21	138	40	1	4	11.00
49	21	139	40	1	4	11.00
50	21	140	40	1	4	11.00
51	21	141	40	1	4	11.00
52	21	142	40	1	4	11.00
53	21	143	40	1	4	11.00
54	21	144	40	1	4	11.00
55	21	145	40	1	4	11.00
56	21	146	40	1	4	11.00
57	21	147	40	1	4	11.00
58	21	148	40	1	4	11.00
59	21	149	40	1	4	11.00
60	21	150	40	1	4	11.00
61	21	151	40	1	4	11.00
62	21	152	40	1	4	11.00
63	21	153	40	1	4	11.00
64	21	154	40	1	4	11.00
65	21	155	40	1	4	11.00
66	21	156	40	1	4	11.00
67	21	157	40	1	4	11.00
68	21	158	40	1	4	11.00
69	21	159	40	1	4	11.00
70	21	160	40	1	4	11.00
71	21	161	40	1	4	11.00
72	21	162	40	1	4	11.00
73	21	163	40	1	4	11.00
74	21	164	40	1	4	11.00
75	21	165	40	1	4	11.00
76	21	166	40	1	4	11.00
77	21	167	40	1	4	11.00
78	21	168	40	1	4	11.00
79	21	169	40	1	4	11.00
80	21	170	40	1	4	11.00
81	21	171	40	1	4	11.00
82	21	172	40	1	4	11.00
83	21	173	40	1	4	11.00
84	21	174	40	1	4	11.00
85	21	175	40	1	4	11.00
86	21	176	40	1	4	11.00
87	21	177	40	1	4	11.00
88	21	178	40	1	4	11.00
89	21	179	40	1	4	11.00
90	21	180	40	1	4	11.00
91	21	181	40	1	4	11.00
92	21	182	40	1	4	11.00
93	21	183	40	1	4	11.00
94	21	184	40	1	4	11.00
95	21	185	40	1	4	11.00
96	21	186	40	1	4	11.00
97	21	187	40	1	4	11.00
98	21	188	40	1	4	11.00
99	21	189	40	1	4	11.00
100	21	190	40	1	4	11.00
101	21	191	40	1	4	11.00
102	21	192	40	1	4	11.00
103	21	193	40	1	4	11.00
104	21	194	40	1	4	11.00
105	21	195	40	1	4	11.00
106	21	196	40	1	4	11.00
107	21	197	40	1	4	11.00
108	21	198	40	1	4	11.00
109	21	199	40	1	4	11.00
110	21	200	40	1	4	11.00
111	21	201	40	1	4	11.00
112	21	202	40	1	4	11.00
113	21	203	40	1	4	11.00
114	21	204	40	1	4	11.00
115	21	205	40	1	4	11.00
116	21	206	40	1	4	11.00
117	21	207	40	1	4	11.00
118	21	208	40	1	4	11.00
119	21	209	40	1	4	11.00
120	21	210	40	1	4	11.00
121	21	211	40	1	4	11.00
122	21	212	40	1	4	11.00
123	21	213	40	1	4	11.00
124	21	214	40	1	4	11.00

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

VILLAGE : BHAGONAJRA

S.No.	Plot No.	Khasra No.	Area (H-R)	Share	Area Registered	
					H	W
269	16	80	1-4	25/225	0	2.75
270	16	81	1-7	25/225	0	3.12
271	17	21	6-0	1/2	4	0.00
272	17	22	6-0	1/2	4	0.00
273	17	200	5-8	24/188	0	14.00
274	18	25	1-16	1/2	0	16.00
275	20	50	0-11	1/2	0	5.50
276	24	1	7-16	1/2	3	16.00
277	24	2	6-0	1/2	4	0.00
278	24	70	6-14	1	5	14.00
279	24	81	4-13	1	4	13.00
280	25	1	6-0	280/288	7	15.60
281	25	10/11	1-2	280/288	1	1.40
282	25	10/21	2-4	280/288	2	2.80
283	25	10/12	1-2	280/288	1	1.40
284	25	10/2/2	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	3.24
288	2	200	1-2	7/50	0	3.08
289	3	240	0-4	7/50	0	0.56
290	3	250	4-0	7/50	0	11.20
291	11	11/21	0-8	7/50	0	1.12
292	11	5/2	7-7	7/50	1	0.50
293	11	61	1-16	7/50	0	5.50
294	12	1	8-0	7/50	1	2.40
295	12	20	4-1	7/50	0	11.30
296	25	251	5-16	7/50	0	16.25
297	26	17	6-0	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	21	140	4-6	7/50	0	12.00
303	21	151	0-8	7/50	0	1.25
304	21	160	5-17	7/50	0	16.40
305	21	181	6-16	7/50	0	16.00
306	21	200	6-16	7/50	0	16.30
307	21	251	4-0	7/50	0	11.20
308	27	200	0-2	7/50	0	0.25
309	30	1	8-0	7/50	1	2.40
310	30	2	8-0	7/50	1	2.40
311	30	3	8-0	7/50	1	2.40
312	30	41	4-0	7/50	0	11.20
313	15	200	4-13	1	4	13.00
314	15	211	2-2	1	2	2.00
315	15	2211	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	2711	0-5	73/308	0	1.20
320	26	31/2	0-17	19/76	0	4.25
321	16	17	8-0	21/320	0	10.50
322	16	19	8-0	41/160	0	4.00

Navin J.

STATE OF TEXAS COMMISSION ON THE JUDICIAL BRANCH JUDICIAL BRANCH

STATE JUDICIAL BRANCH

Case	Division	Number	Year	Issue	Amount Paid	Amount Received
101	10	10	1940			
102	10	10	1940			
103	10	10	1940			
104	10	10	1940			
105	10	10	1940			
106	10	10	1940			
107	10	10	1940			
108	10	10	1940			
109	10	10	1940			
110	10	10	1940			
111	10	10	1940			
112	10	10	1940			
113	10	10	1940			
114	10	10	1940			
115	10	10	1940			
116	10	10	1940			
117	10	10	1940			
118	10	10	1940			
119	10	10	1940			
120	10	10	1940			
121	10	10	1940			
122	10	10	1940			
123	10	10	1940			
124	10	10	1940			
125	10	10	1940			
126	10	10	1940			
127	10	10	1940			
128	10	10	1940			
129	10	10	1940			
130	10	10	1940			
131	10	10	1940			
132	10	10	1940			
133	10	10	1940			
134	10	10	1940			
135	10	10	1940			
136	10	10	1940			
137	10	10	1940			
138	10	10	1940			
139	10	10	1940			
140	10	10	1940			
141	10	10	1940			
142	10	10	1940			
143	10	10	1940			
144	10	10	1940			
145	10	10	1940			
146	10	10	1940			
147	10	10	1940			
148	10	10	1940			
149	10	10	1940			
150	10	10	1940			
151	10	10	1940			
152	10	10	1940			
153	10	10	1940			
154	10	10	1940			
155	10	10	1940			
156	10	10	1940			
157	10	10	1940			
158	10	10	1940			
159	10	10	1940			
160	10	10	1940			
161	10	10	1940			
162	10	10	1940			
163	10	10	1940			
164	10	10	1940			
165	10	10	1940			
166	10	10	1940			
167	10	10	1940			
168	10	10	1940			
169	10	10	1940			
170	10	10	1940			
171	10	10	1940			
172	10	10	1940			
173	10	10	1940			
174	10	10	1940			
175	10	10	1940			
176	10	10	1940			
177	10	10	1940			
178	10	10	1940			
179	10	10	1940			
180	10	10	1940			
181	10	10	1940			
182	10	10	1940			
183	10	10	1940			
184	10	10	1940			
185	10	10	1940			
186	10	10	1940			
187	10	10	1940			
188	10	10	1940			
189	10	10	1940			
190	10	10	1940			
191	10	10	1940			
192	10	10	1940			
193	10	10	1940			
194	10	10	1940			
195	10	10	1940			
196	10	10	1940			
197	10	10	1940			
198	10	10	1940			
199	10	10	1940			
200	10	10	1940			

10/1/3

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

VILLAGE - BHADONAJRA

762

S.No.	Parent No.	Khata No.	Area (K-A)	Share	Area Registered	
					K	A
377	16	120	5-18	1	5	18.00
378	16	130	4-18	1	4	18.00
379	16	130	3-4	1/12	0	5.00
380	16	220	3-4	1/12	0	5.00
381	17	8	1-4	1/12	0	1.00
382	17	18	8-0	1/12	0	12.00
383	17	17	7-4	1/12	0	12.00
384	17	20	5-10	1/12	0	8.00
385	17	80	3-0	1	2	2.00
386	17	150	3-4	1	2	4.00
387	17	240	4-2	1	4	2.00
388	30	240	3-18	1	2	18.00
389	30	240	3-4	195/790	0	16.30
390	30	250	3-01	195/790	0	17.50
391	30	250	3-2	1	3	2.00
392	37	4	7-4	1	7	8.00
393	37	15	1-8	1	1	8.00
394	37	50	4-18	1	4	18.00
395	37	50	3-2	195/790	0	15.30
396	37	60	3-6	195/790	0	11.00
397	37	60	4-12	1	4	12.00
398	37	70	4-7	1	4	7.00
399	37	140	3-3	1	2	3.00
400	27	11	8-0	80/235	2	14.50
401	27	202	3-15	80/235	1	5.50
402	2	18	0-7	3/50	0	0.42
403	2	21	8-0	3/50	0	5.60
404	2	22	3-6	3/50	0	1.96
405	2	202	1-2	3/50	0	1.32
406	2	240	0-4	3/50	0	0.24
407	2	250	4-0	3/50	0	4.80
408	2	10/20	0-8	3/50	0	0.48
409	2	10/22	0-5	3/50	0	0.30
410	2	10/20	0-8	3/50	0	0.50
411	2	10/22	7-7	6/100	0	9.00
412	2	60	1-19	3/50	0	2.35
413	2	1	8-0	3/50	0	5.60
414	2	20	4-1	3/50	0	6.00
415	2	250	5-18	3/50	0	7.00
416	2	10	8-0	3/50	0	5.60
417	2	21	8-0	3/50	0	5.60
418	2	22	8-0	3/50	0	5.60
419	26	23	8-0	3/50	0	5.60
420	26	24	8-0	3/50	0	5.60
421	26	140	4-6	3/50	0	5.16
422	26	150	0-8	3/50	0	0.50
423	26	160	5-17	3/50	0	7.05
424	26	180	6-16	3/50	0	8.20
425	26	200	6-18	3/50	0	8.30
426	26	250	4-0	3/50	0	4.80
427	27	200	0-2	3/50	0	0.10
428	30	1	8-0	3/50	0	5.60
429	30	2	8-0	3/50	0	5.60
430	30	3	8-0	3/50	0	5.60

Naim J.

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			
432	15	22/2/2.	0-11	3/50	0	4.80
433	16	14	8-0	1/4	0	2.75
434	16	16	8-0	2/3	5	6.87
435	16	17	8-0	36/160	1	16.00
436	16	18	8-0	86/160	4	6.00
437	16	19	8-0	2/3	5	6.67
438	16	15/1	5-12	99/160	4	19.00
439	17	9	7-8	89/112	4	9.00
440	17	10	8-0	2/3	4	18.67
441	17	2/3.	1-10	2/3	5	6.67
442	25	7	8-0	2/3	1	0.00
443	25	15/2.	0-8	1	8	0.00
444	25	20/2.	7-18	1	0	8.00
445	25	4/2	5-0	1	7	18.00
446	25	14/1/2.	3-11	1	5	0.00
447	26	26/2.	3-11	1	3	11.00
448	26	26/2.	3-11	6/171	0	2.50
449	26	27/1.	0-5	12/171	0	5.00
450	26	11/1/2.	2-2	81/308	0	1.30
451	11	16	5-2	1	2	2.00
452	11	18	7-2	71/1093	0	6.63
453	11	30	1-5	1/36	0	4.00
454	11	26	2-18	1/36	0	0.50
455	11	29	2-15	1/36	0	1.61
456	11	32	1-4	1/36	0	1.50
457	11	7/3	0-11	1/36	0	0.66
458	11	8/1	1-11	1/36	0	0.30
459	11	13/1	1-13	1/36	0	1.00
460	11	13/2	0-13	1/36	0	1.00
461	11	25/2	4-12	1/36	0	0.35
462	12	20	8-0	71/1093	0	7.25
463	12	19/2	2-15	71/1093	0	10.40
464	12	21/1	4-0	71/1093	0	3.50
465	17	14	6-16	71/1093	0	5.20
466	17	26	2-4	71/1093	0	8.83
467	17	27	4-3	1/36	0	1.22
468	17	5/1	4-0	1/36	0	2.30
469	17	6/1	6-0	71/1093	0	5.20
470	17	8/2	5-2	71/1093	0	7.80
471	12/2		2-0	71/1093	0	6.50
472	12/3		1-8	71/1093	0	2.50
473	13/1		4-18	71/1093	0	2.00
474	10/1/1		0-15	71/1093	0	6.30
475	9/1/2		0-19	1	0	15.00
476	10/1/2		2-5	1	0	19.00
477	27	2/1	1-18	1	2	5.00
478	27	2/2	3-12	1	1	18.00
479	27	2/3	2-2	1	3	12.00
480	27	9/2	0-12	1	2	2.00
481	27	10/2	5-0	1	0	12.00
482	27	12/1	4-0	1	5	0.00
483	27	9/1/1/1	4-2	1	4	0.00
484	27	9/1/1/2	1-19	1	4	2.00
					1	19.00

Navin I.

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

764

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra No.	Area (K-M)	Share	Area Registered	
					K	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	5-8	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	18	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	31	12/2	3-4	1/22	0	3.00
517	31	13/1	2-9	1/22	0	2.20
518	31	13/2	5-11	1/22	0	5.00
519	31	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	20	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

Naini

765

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

VILLAGE : BHAGOMAIRA

S.No.	Recl. No.	Khasra No.	Area (K-M)	Share	Area Registered	
					K	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	0-18	23/67	0	5.50
556	11	7/2	2-11	23/67	0	17.50
557	17	24/2	3-8	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	26	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	30	1	8-0	3/200	0	2.40
575	30	2	8-0	3/200	0	2.40
576	30	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

Nain I.

766

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

VILLAGE : BHAGOMAJRA

S.No.	Rect. No.	Khasra	Area	Share	Area Registered	
		No.	(K-M)		K	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	15	5-10	1/2	2	15.00
631	11	2-3	2-3	5/43	0	5.00
					897	4697.26

TOTAL AREA

1134

8.11

TOTAL AREA IN ACRES

141.800 Acres



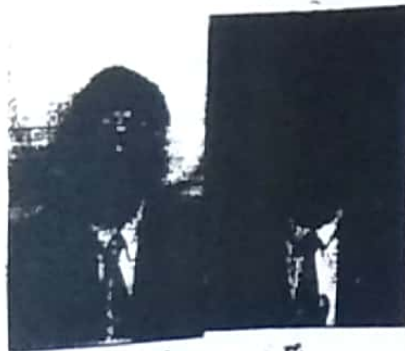
Nain I.

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 Jain

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

WHEREAS the "TRANSFEROR" is the owner in possession of land admeasuring 1.515 Acres situated in the Revenue Estate of Village Sambhaliki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-4 (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 1.515 Acres situated in the Revenue Estate of Village Sambhaliki, Tehsil and District S.A.S. Nagar, Mohali, Punjab, more particularly described in the Schedule of Land annexed herewith as ANNEXURE-4, unto the "TRANSFEE" with all its rights, titles, liberties, attachments, privileges, liens, easements, advantages, passages, pathways whatsoever attached or annexed to the Said Land.

That the "TRANSFEE" 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.

- (2) 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 "TRANSFEE" as per its own requirements.
- (3) 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 "TRANSFEE".
- (4) That the aforementioned consideration paid by the "TRANSFEE" 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 "TRANSFEE".

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



Handwritten signature or mark at the bottom center of the page.

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
1	Sambhalik	8	21	8-0	184/858	1	17.8
2	Sambhalik	8	21	8-0	120/858	1	8.25
3	Sambhalik	8	20/2 ✓	7-11	184/858	1	16.4
4	Sambhalik	8	20/2 ✓	7-11	120/858	1	7.8
5	Sambhalik	8	22/1 ✓	4-0	184/858	0	18.8
6	Sambhalik	8	22/1 ✓	4-0	120/858	0	14.7
7	Sambhalik	9	25	5-13	184/858	1	6.5
8	Sambhalik	9	25	5-13	120/858	1	0.67
9	Sambhalik	9	16/2	3-16	184/858	0	18
10	Sambhalik	9	16/2	3-16	120/858	0	14
						6	122.42
TOTAL AREA						12	2.42

3415

TOTAL AREA IN ACRES

1.515 Acres

Navin I.

