

To,

Date : 22/04/2025

The West Bengal Real Estate Regulatory Authority,
Calcutta Greens Commercial Complex, first floor,
1050/2 Survey Park, Santoshpur,
Kolkata 700075

Dear Sir/Madam,

Re: Project "SARVALOM" , 184, J.N.Mukherejee Road, Howrah-711106

This letter pertains to our Project "SARVALOM", a Real Estate Development located at Premises No. 184 J.N. Mukherjee Road, Howrah-711106, where we, ALOM EXTRUSIONS LIMITED & RAGA PROJECTS LLP, are the promoters and the Project is registered as per the Real Estate (Regulation and Development) Act, 2016 ("the Act") bearing Registration No. - WBRERA/P/HOW/2023/000268.

Originally, we offered leasehold rights to the allottees of residential units within the project. Subsequently, on May 17, 2023, we applied to the Department of Land and Land Reforms and Refugee Relief Rehabilitation, Government of West Bengal, seeking permission to convert the land status from leasehold to freehold in the interest of the allottees (Annexure A).

By Order No: 3331-2P-02/21 (Pt) dated August 17, 2023, the Department approved the conversion, subject to a payment of Rs. 6,54,10,042/- (Rupees Six Crore Fifty-Four Lakh Ten Thousand and Forty-Two only) as conversion charges (Annexure B).

By Memo No: M-127(P)/1080/1373/LR, dated April 04,2025, the final amount payable is Rs. 6,94,42,699/- (Rupees Six Crores Ninety-Four Lakhs Forty Two Thousand Six Hundred Ninety Nine only) as conversion charges (Annexure C).





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Recognizing the significant benefit of freehold status for our allottees, we have decided to subsidize 50% of the conversion charges. The remaining 50% is being apportioned among the allottees based on their respective apartment areas, at a rate of Rs. 120/- (Rupees One Hundred and Twenty only) per square feet. Upon completion of payment, we will convey freehold rights to the units.

While the initial agreements were for leasehold properties, the conversion is a result of government directives. Hence we shall cause to modify the agreements with each of our allottees.

In the said premises we shall also cause to upload the modified agreement in the "www.rera.wb.gov.in" as we are committed to upholding the principles of the Act and protecting the interests of all stakeholders.

Sincerely,

For Raga Projects LLP

For RAGA PROJECTS LLP

Partner

Partner