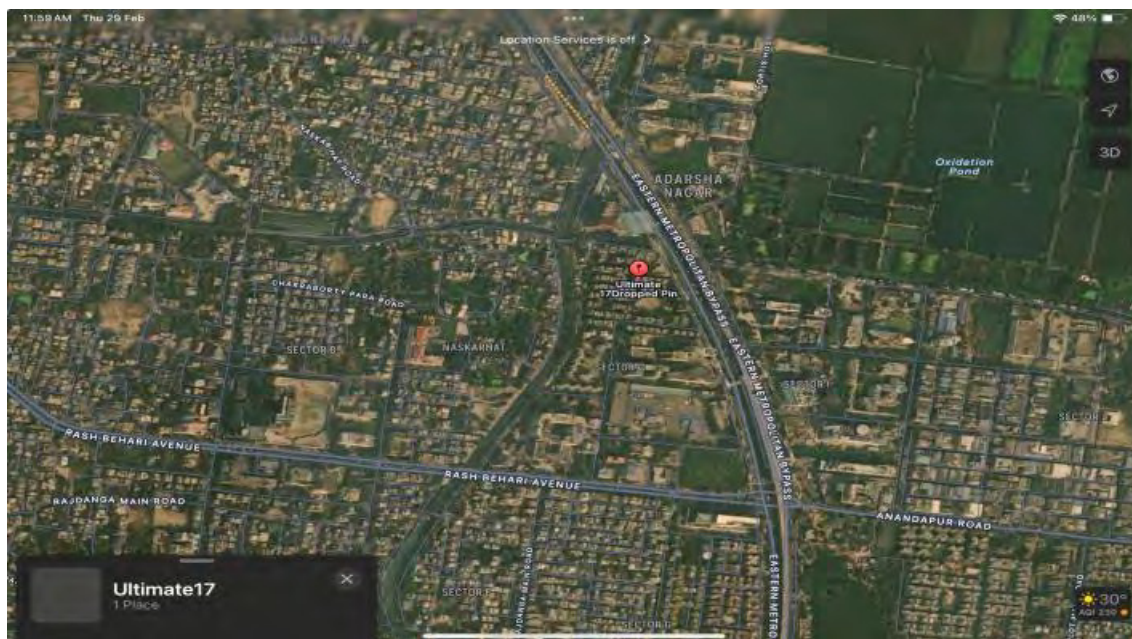
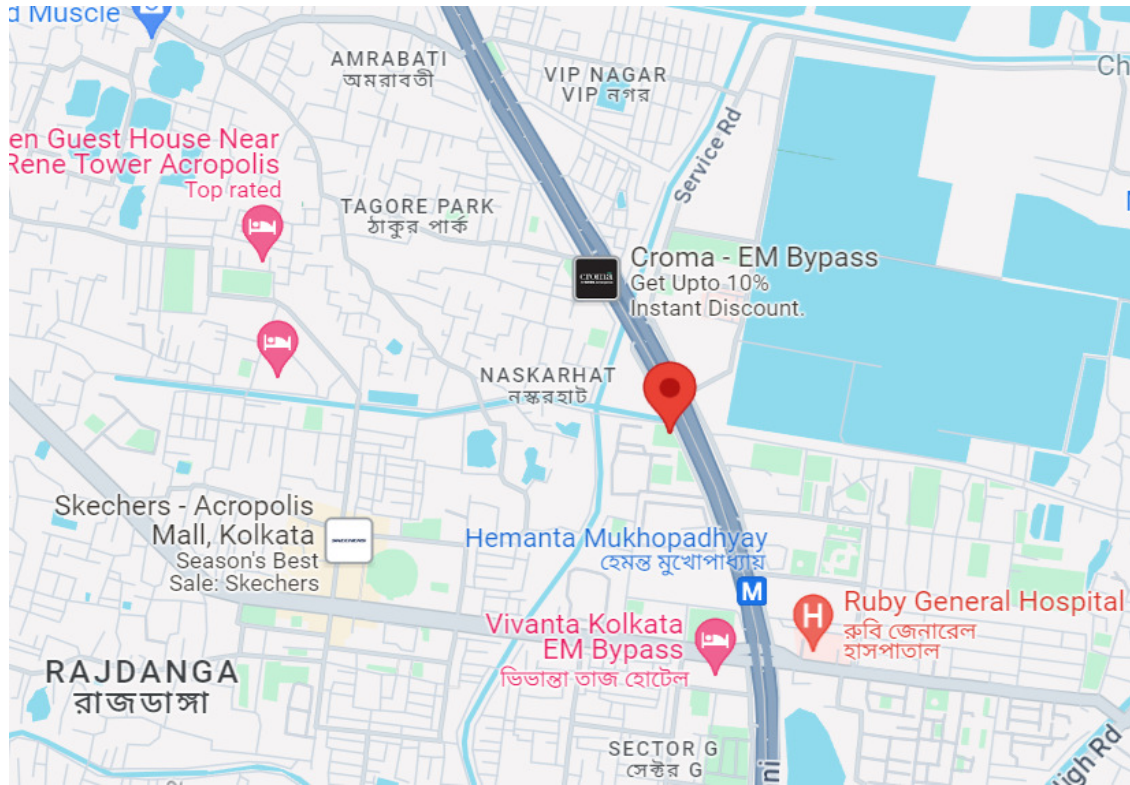


CHAPTER-V LOCATION & THE INFRASTRUCTURE

Project Location:

The Project will come up at Plot No. 385, Shanti Pally, E.M. Bye pass Ruby More, Ward No – 107, East Kolkata Township, Ps- Anandapur, Kolkata – 700107, It is beside the Ruby Garage and within 50 Meters from Ruby Bus Stand. The location map of the project site is given below:





The project is on the main arterial road and is well connected by 24x7 public transports. It makes for an ideal and prestigious business/commercial address with all modern amenities. The proposed Complex shall cater all famous merchandise brands, big showrooms and MNC offices. The location is well connected with the other parts of Kolkata and the upcoming metro rail service would add more value to the site, thus will increase the demand commercial space in the complex. The site being situated on EM Bypass and the surrounding had already become a business and commercial activity zone with multiple offices and showrooms had flooded the area. The project has been conceptualized keeping in mind of the rising demand of the commercial space and showrooms as the project is facing E. M. Bypass.

Land:

The project will come up on an area of 25 Katha of land at Plot No. 385, Shanti Pally, E.M. Bye pass Ruby More, Ward No – 107, East Kolkata Township, Ps- Anandapur, Kolkata – 700107. The land is belonging to one Mr. Pranab Gupta. Mr. Gupta happens to be the Managing Partner of this firm and the land is belonging to him on his personal capacity. M/s Ultimate 17 Smartvista LLP is not the owner of the land. The said firm is the Developer and Mr. Pranab Gupta is the land owner. There is revenue sharing between the land owner and the developer. As per the agreement, the developer's shares of revenue are 70% and that of the land owner is 30%.

On dt.01.06.2017, Mr. Gupta got this land of 33.80 Kotha from KMDA on 99 years lease basis. Out of this 33.80 Katha of land, 8.80 Katha of land has been used as Petrol pump by Mr. Gupta. Balance 25.00 Katha of land will be used for the present project. The details of the land location is R.S. Dag No.421(p), Mouza- Laskarhat, JL No.11 being KMDA Plot No. C at Sector – C, Dist.-24 Praganas (South) under PS – Kasba.