

ULTIMATE 17 SMARTVISTA LLP

LLPIN: ACE-2979

Devolution of Title

THE KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY (said Lessor) is seized & possessed of and/or otherwise well & sufficiently entitled to all that piece & parcel of land containing an area of 33.80(Thirty three point eight zero) Cottahs be the same a little more or less comprised in R.S Dag no 421(P) of Mouja Laskarhat, JL no. 11 being KMDA Plot No C-7 at sector. C and situated at and being part of the East Kolkata Area Development Project of the authority in the District of 24 Parganas (South) under the PS Kasba, within the jurisdiction of Kolkata Municipal Corporation, (Said Demised Property) as more particularly mentioned & described in the Schedule A hereunder written & hereinafter referred to as the said plot of land by virtue of having acquired right, title & interest therein from Govt. of West Bengal,

That SRI PALLAB GUPTA (PAN – ADXPG9669D) son of Late Pabitra Gupta, by occupation- Business, by faith- Hindu, by Nationality- Indian, residing at Plot No.11, Sector –A, Metropolitan Co- operative Housing Society, P.S. Pragoti Maidan, P.O. Dhapa, Kolkata – 700 105, West Bengal (said Lessee) has applied to the Authority i.e. THE KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY (said Lessor) for a lease of the land mentioned and described in the Schedule A hereunder written to enable the Lessee thereon for the purpose of setting up a Petrol Pump and other Allied, Commercial activities and the Governor has agreed to grant a lease in favour of the Lessee for the period and on the terms and conditions hereinafter appearing.

That KOLKATA METROPOLITAN DEVELOPMENT AUTHORITY upon consideration of the application of the Lessee has agreed to grant to the Lessee a lease of the ALL THAT piece and parcel of land within the East Kolkata Area Development Project area containing an area of 33.80 cottahs of land more or less (said Demised Property) for the purpose of setting up a Petrol Pump and other Allied, Commercial activities thereat.

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That KMDA delivered Permissive possession of the said Demised Property, by a Memo No. 155/ECPD-1/481/AD, dated 10.05.2007, unto the said Lessee and since then the Lessee is in possession of the same.

Subsequently the said Lessee thus being acquiring the said demised property as aforesaid, duly mutated his name with the office of the Kolkata Municipal-Corporation, vide- Memo No. 18/Mut/2128/BLLRO/ATM/Kasba/10, dated 10.05.2010, through Kolkata Metropolitan Development Authority, vide Reference Mutation Case No. 506 of 2010.

Later, a Deed of Lease as executed and registered vide registered Lease Deed No-3272 of 2017 dated 21st March, 2017 which is referred here as "HEAD LEASE". It is to be noted that the above referred HEAD LEASE Deed No-3272 of 2017 was executed and registered after obtaining due approval from Urban Development Department, Govt of West Bengal vide compliance with the clause 13 of the registered deed of indenture No-417 of 2009.

That the said Lessee herein duly applied for & obtain a Certificate of Conversion of the said demised property, from Sali land to PETROL PUMP FOR COMMERCIAL USE, vide Memo No. 6/P/1938(2-5)/SDL & LRO, Sadar Alipore, dated 31.12.2012, through the office of the Advisor(L.A), L.A. Cell, KMDA, to the Deputy Secretary, M.M. Unit, KMDA, Unnayan Bhawan, Salt Lake, Kolkata - 700 064, vide Memo No. KMDA/LAM-694/05(PT - 1), dated 01.01.2013.

That upon due compliance of the aforesaid Mutation and conversion of the said demised property, the Lessee here in with a view to construct/erect and install the Petrol pump, duly applied for and obtained Building Permit, vide No. 2020120147, dated 20.07.2020, issued by the Building Department. Kolkata Municipal Corporation, upon payment of required Fees and charges, against Draft Demand Notice, No. 2018120090, dated 08.09.2020, in respect of East Kolkata Area Development Project at Plot No. C-7, Sector - C, J.L. No- 11, RS Dag No-421(P), Mouza- Laskarhat, presently known as Premises No. 385, Santi Pally and thereafter obtained NOC from the Assessment Collection Department, KMC.

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385, Santi Pally, Ward no. 107, E.K.T.P., P.S.- Kasba , Kolkata-700107, West Bengal

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That the Lessee thus duly completed the construction of the said Petrol Pump and its infrastructure, as per the Sanction Plan, issued by the KMC authority and had applied to Indian Oil Corporation Ltd., for the purpose of carrying on the business for MS/HSD Pump trading activities. Indian Oil Corporation Ltd agreed to grant the said land, being ALL THAT the land measuring about 8.8 Cottahs, be the same a little more or less, out of the aforesaid total land measuring about 33.80 Cottahs, be the same a little more or less, comprised in R.S. Dag No. 421(P), being KMDA Plot No. C-7, at Sector-C, in Mouza- Laskarhat, J.L. No. 11, Police Station-Kasba, situated at and being part of Kolkata Area Development Project of the said Authority, in the District of 24 Pgs(North), under Sub-Lease. By virtue of Sub lease the Lessee herein being the Sub lessee therein had executed a sub lease for the said 8.8 Cottahs of land (**Said land for Petrol Pump**) unto and in favour of Indian Oil Corporation Ltd , the Sub Lessee therein, for a period of 84 years, being the residue period of 99 years, commencing from the date of possession of the said Schedule property (as mentioned in Schedule A hereinbelow).

That now the said Lessee being the recorded Lessee / Sub Lessor of the balance 25 cottahs of land (**said Land**) morefully describe in the Schedule B hereinbelow, is paying taxes regularly. Now he desirous to develop a Multi storied commercial project and applied before KMC to obtained a sanction building plan to construct a multi storied commercial building including lift facility vide no. _____ and further approached to a Developer herein namely **ULTIMATE 17 SMARTVISTA LLP**, (LLPIN ACE-2979) having its office at 385, Santi Pally Ward No. 107, E.K.T. Kolkata, Kolkata – 700 107 for construction of Commercial Project and the Developer herein has agreed to develop adjacent plot measuring 25 cottahs of land out of the said the said demised property of 33.80 cottahs which was executed on 24th Day of September, and power of attorney dated 26th September, 2024- by as per sanctioned plan already obtained from the office of the Concern Municipality .

Schedule A

(**said Demised Property**)

ALL THAT piece and parcel of leasehold land measuring 33.80 cottahs cottahs be the same a little more or less alongwith 20 ft wide entrance road from E.M Bypass to the building with all easement rights comprised in R.S. Dag no. 421 (P), L.R. Dag no. 421, L.R. Khatian no. 845, of Mouza- Laskarhat, J.L. No. 11 being KMDA Plot no. C-7 at Sector-C and situated at and being part of the East Kolkata Area Development

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Project of the authority under P.S.- Kasba, within the jurisdiction of KMC Ward no. 107 in the District- South 24 Parganas, which is butted and bounded as follows:

ON THE NORTH: 12 ft (3650cm) wide road and canal

ON THE SOUTH: Plot no. GRH-5 (Boundary wall of Custom Quarter)

ON THE EAST: Petrol Pump then EM Bypass 76.20 M. wide Road

ON THE WEST: RS Dag no. 422

Schedule B

(said Land)

ALL THAT piece and parcel of leasehold land measuring 25 cottahs be the same a little more or less alongwith 20 ft wide entrance road from E.M Bypass to the building with all easement rights comprised in R.S. Dag no. 421 (P), L.R. Dag no. 421, L.R. Khatian no. 845, of Mouza- Laskarhat, J.L. No. 11 being KMDA Plot no. C-7 at Sector-C and situated at and being part of the East Kolkata Area Development Project of the authority under P.S.- Kasba, within the jurisdiction of KMC Ward no. 107 in the District- South 24 Parganas, which is butted and bounded as follows:

ON THE NORTH: 12 ft (3650cm) wide road and canal

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