



पश्चिम बंगाल WEST BENGAL

82AB 899019

OFFER LETTER

Re: Bally Municipal Premises Holding no. 8/1, Agrasain Street (Daffars Road), Ward No. 23, P.S.- Belur, Howrah 711 204.

This is for your kind information and to be placed on record that you are the owners and occupiers in respect of above referred property.

M/S. B.L. ASSOCIATES, (PAN: AAKFB3213A) a Company duly registered and incorporated under the provisions and meaning of the Companies Act, 1956 having its office at 120, Sri Arabinda Road, Salkia, P.O. Salkia, P.S. Golabari, District Howrah - 711106, represented by its Directors (1). **SRI KUSHAL KUMAR GUPTA**, (2) **SRI ROHIT KUMAR GUPTA**, both 1 & 2 son's of Late Ajay Kumar Gupta, both by faith Hindu, by occupation Business, Nationality Indian, both residing at 120, Sri Arabinda Road, Salkia, P.O. Salkia, P.S. Golabari, District Howrah - 711106, offer you to develop the Schedule below property as per terms hereunder and you do hereby kindly accept our offer of development of the Schedule below property. **DEVELOPER**

For The Sun Rolling Mills (P) Ltd.

Yogesh Khanna

Director.

For B. L. Associates

Partner

Amplified

SL. NO. 1240 DATE 16/3/24

VALUE..... RUPEES..... PAISE

NAME B. P. Associates

ADDRESS Belkha

STAMP VENDOR.
HARIN CHANDRA MUKHERJEE
CIVIL COURT, HOWRAH



THE SUN ROLLING MILLS PRIVATE LIMITED, a company duly registered and incorporated under the provisions and meaning of the Companies Act, 1956 having its registered office at the **Holding no. 8/1, Agrasain Street (Daffars Road) , P.S.- Belur, Howrah 711 204**, duly represented by its Directors namely **SRI YOGESH KHANNA**, son of Rajeev Khanna, by faith Hindu, by occupation Business, residing at Baisakhi Island Saltlake, Sector-1, Bidhan Nagar, Salt Lake, North 24 Parganas, -700 064. **OWNER**

That you are the Owners/ Occupiers in respect of ALL THAT piece and parcel of land measuring about an area a little more or less 2 Bigha, 10 Cottahs, approximately together with sq. ft. super built up tin shed with all easement rights annexed thereto comprised at and under Mouza Malipanchghora, Police Station : Belur , L.R. Dag no. 344, L.R. Khatian nos. 218, J.L no. 17, premises no. 23, Agrasain Street, Howrah 711 204, under Bally Municipality, Sub-Registration and District Registration Office at Howrah together with the factory shed rooms standing and/or lying erected thereupon, hereinafter referred to as the said property which is morefully and particularly described in the schedule hereunder written is the subject matter of Development.

That for the purpose of better enjoyment of the schedule below property you decided to construct multi- storied building on the schedule below property but due to better outcome you were in search of well experienced promoter / Developer who is capable to construct the multi-storied building on the Schedule below property.

That we the undersigned the Developer **M/S. B.L. ASSOCIATES**, offer you for constructing multistoried residential building on the schedule below property on joint venture basis. Joint venture will be on revenue basis and revenue ratio basis of **55:45**; wherein the Developer would get **55%** of the revenue and the Owners would get **45%** of revenue of the multi-storied building and the Developers also like to offer the owners to a refundable

For B. L. Associates

Sanjay Kumar
Partner

For The Sun Rolling Mills (P) Ltd.

Yogesh Khanna

Director.

interest free security deposit of ~~Rs. 1,05,00,000/- (Rupees Four Crore eighty five lakhs)~~ only to the Owners. We expect that the owners may would accept the offer which is being offered from our end.

Now it is hereby agreed by and between the parties as hereunder to avoid future complications :

- That the multi-storied building would be constructed on the basis of 55:45 ratio i.e. the Owners / Occupiers would get 45% of the revenue of the multi storied building of the said building.
- That the Developer would give interest free refundable security deposit of Rs. 4,85,00,000/- (Rupees Four Crore eighty five lakhs) only to the Owners, on the date of execution of registered Development agreement, in respect of Premises, which will be refunded to the Developer in the following manner:
 - (i) Of Security Deposit i.e. Rs. 2,50,00,000/- (Rupees Two Crores fifty lacs) only from the initial revenue received by the Owners herein.
 - (ii) Balance remaining of Security Deposit i.e. Rs. 2,35,00,000/- (Rupees Two Crores Thirty Five Lacs) only shall be refunded to the Developer at the time of completion of project herein.

A projected area calculation is enclosed herewith for your kind consideration. *As Attached* (A)

That the Owners will clear the good and marketable title of the property in all respect.

- It has been agreed by the owners would not enter into any kind of Agreement with Third Party, in respect of the Schedule below property after the acceptance of this offer Letter from our end.

For The Sun Belling Mills (P) Ltd.

Yogesh K Sharma
Director

For B. L. Associates

Devendra Kumar
Partner

- That the owners declare that the schedule below property is free from all encumbrances in all respect
- That save and except the Developer herein and the Owners would not execute any kind of agreement with any third party.
- That after the acceptance of this offer letter the owners would handover photo copies of all papers and documents in respect of the schedule below property to the Developer.
- That Development Agreement between the owners and Developer will be executed within 45 days from the date of acceptance of offer letter along with photo copies of all relevant documents/ papers provided by the owners , provided that there is no dispute with regard to title, in all respect.
- That the project will be completed by the Developer in all respect within more or less 4 (Four) years from the date of Sanction Plan of Development Agreement & Development Power of Attorney provided that there is no subsisting dispute with regard to the title of the owners,
- The shed , value will be given after plan sanction of land as been settled mutually on market price
- Registration exp/fees of JV agreement to be borne by Developer
- Commercial Cum Residential
- In case if dispute arising between both the parties at the Time of Clauses mentioned either of the two have the right to terminate this offer
- A token advance of Rs. 21,00,000/- (Rupees Twenty One lakh) only shall be given at the date of Signature of the MOU

For B. L. Associates

Deepak Kumar
Partner

For The Sun Rolling Mills (P) Ltd.
Yogesh Khanna
Director.

SCHEDULE

ALL THAT piece and parcel of land measuring about an area a little more or less 2 Bigha, 10 Cottahs, approximately together with sq. ft. super built up tin shed with all easement rights annexed thereto comprised at and under Mouza Malipanchghora, Police Station : Belur , L.R. Dag no. 344, L.R. Khatian nos. 218, J.L no. 17, premises no. 23, Agrasain Street,(Daffars road) Howrah 711 204, under Bally Municipality, Sub-Registration and District Registration Office at Howrah

ON THE NORTH

:By the remaining portion of the said premises

No. 23, Duffer Street.

ON THE SOUTH

:By stark Road.

ON THE EAST

:By the remaining portion of the said premises

No. 23 Duffere Street.

ON THE WEST

: By the remaining portion of the said premises

No. 23 Duffere Street.

For B. L. Associates

Devi Anand
Partner

For The Sun B-Block Mills (P) Ltd.
Yogesh Khanna
Director.

In Witnessed Whereof both the Parties :-

Witnessed

1.

For The Sun Belling Mills (P) Ltd.
Yogesh Khanna
Director

Signature of the Land lord

2.

For B. L. Associates

Arvind Kumar
Partner

Signature of the Developer

MEMO OF COSIDERATION

RECEIVED of and from within named a sum of **Rs. 21,00,000/-**
(Rupees Twenty One lakh) only:

SL.NO	DATE	CHEQUE NO	BANK	AMOUNT
	16/03/2024	568810	INDIAN	21,00,000
			TOTAL	21,00,000/-

(Rupees Twenty One lakh) only.

WITNESS :

1.

M/S. B.L. ASSOCIATES

1. *For B. L. Associates*
[Signature]
 Partner

2.

Partners

2.

 Signature of the Developer/

Confirming Party

For The Sun Rolling Mills (P) Ltd.
[Signature]
 Director.



B.L. Associates

Regd. Off: 120, Sri Aurobindo Road,
Bandhaghat, Howrah - 711 106
Corp. Off: 4, Sanyanarayan Temple Road,
Bandhaghat, Howrah - 711 106
Phone : 033 - 2655 4777

Joint Venture Ratio	55:45	
Total Down payment i.e.(Actual cost of Conversion)	4.80 Cr (As Of MD)	
Land Area	50 * 720	36000 Sq.ft
Sanction F.A.R	2.25	
Sanction Area	36000 * 2.25	81000 Sq.ft.
Free area – BASEMENT CAR PARKING AREA 13000 SQ FT + STAIR LIFT & LOBBY 2000 PER FLOOR * 10 = 20000 GROUND FLOOR BACK SIDE CAR PARKING = 5000	APPROX	35000 Sq.ft.
Total Sanction area		115000 Sq.ft.
Block-A 2 nd to 8 th	3605 * 7	25235 Sq.ft.
Block-B 2 nd to 8 th	4919 * 7	34433 Sq.ft.
Block-C 2 nd to 8 th	2537 * 7	17759 Sq.ft.
Total Saleable residential 1 st to 8 th floor		77427 Sq.ft.
1 ST FLOOR COMMERCIAL AREA		12000 Sq ft
Ground Floor (12000 – 3000) SQ FT		9000 Sq.ft
Development ratio 55:45		
a) Residential Land Lord Share	77427 * 45%	34842 Sq.ft.
b) Commercial Area (Ground Floor)	9000 * 45%	4050 Sq.ft.
1 ST FLOOR	12000 * 45 %	5400 sq ft
There fore super built area 27%	34842/ 73 * 100	47728 Sq.ft.
Minimum rate per sq.ft @ 5500 per sq.ft		
There for total output from residential unit	47728 * 5500	26.25 cr
Commercial area output of Ground Floor	4050 / 70 * 100 = 5785 Sq.ft.	
Ground Floor 9000 * 45% = 4050	20000 * 5785 sq ft	11.57 cr
1 st floor 12000sqft * 45%=5400	5400 +30% suba=7714 sq ft	
Therefore total output of land lord	10000 * 70 sq ft	7.71 cr
Basement + Ground Floor car parking 100		
Land lord Share (car parking) 100 * 45	45 * 7 Lakh	3.15 cr
Total		48:68 cr

Proposal For Joint Venture Ratio for B+G+8 Storied Building

Note :

1. If extra floor then cost will be borne equal
2. Extra amenities like Gym, community Hall, Swimming Pool expenses shall be borne equally.
3. The Project will be on Revenue share basis and the Down payment amount should be refund by the landlord first

For B. L. Associates
[Signature]
Partner

For The Sun Polling Mills (P) Ltd.
[Signature]
Director.