

Date: -04-September-2018

To,

Padma Real Estate

Plot Type: Mixed Use
Total Area: 8 Katha.

Sub: Intimation for Registration of your plot 8 Katha within **Mixed Use** zone at Sujalaam-The Sky City.

Dear Sirs,

In reference to your request, we are pleased to inform you that we are initiating the process for **registration** of your plot, provisionally allotted to you vide Memorandum of Understanding dated 15th October 2017 ("MOU") within **Mixed Use** zone at Sujalaam-The Sky City, in accordance with the terms and conditions specified under the MOU.

Pursuant to the relevant provisions of the Joint Venture Development Agreement executed between WBIDC and BAPL, BAPL wish to assign a portion of the Project Land to PADMA REAL ESTATE, a company incorporated under laws of India, having its registered office at Karanga Para PS- Cock Oven, Durgapur-713201, West Bengal.

Sl. No.	Area	Market Value
1	8 KATHA	42,00,000/-

The Market value of the land as assessed by the Directorate of Registration and Stamp Revenue, Government of West Bengal is Rs. 42,00,000/- (Rupees Forty Two Lakhs) only.

In this case, since the market value Rs. 42,00,000/- (Rupees Forty Two Lakhs) only is higher than the Set Forth Value of Rs.42,00,000/- (Rupees Forty Two Lakhs) only, the Administrative fee payable shall be Rs.42,000/- (Rupees Forty Two Thousand) only calculated on the market value.

Depending upon the above calculation you are requested to kindly clear WBIDC Assignment fee of INR 42,000/- (Rupees Forty Two Thousand) only & GST @18% i.e. Rs.7,560/- (Rupees Seven Thousand Five Hundred Sixty) only, total of **Rs.49,560/- (Rupees Forty Nine Thousand Five Hundred Sixty)** only as early as possible which will enable us to generate the e-assessment slip to execute the registration process.

In the event if you require any clarification in relation to the Registration of the Plot, please contact Sankar Dey at sankar.dey@bengalaero.com or 0341 6670323 during office hours.

Yours sincerely,
For Bengal Aerotropolis Projects Limited,


Customer Service Department
Email: sankar.dey@bengalaero.com

Bengal Aerotropolis Projects Limited
CIN - U35303WB2007PLC117120

Airport Office : Kazi Nazrul Islam Airport, SCB Building, Vill & P.O. : Khandra, Block : Andal
Dist : Bardhaman, Pin : 713363
Phone : 0341- 6670313, +91 8145055334, Tele Fax : 0341 -266 -3397
Registered Office : 5, Gorky Terrace, 1st Floor, Kolkata- 700 017, Phone : 033 - 4020-1753, Fax : 033 - 4020 - 1750
Website : www.bengalaero.com www.sujalaamskycity.com Email : corporate@bengalaero.com

Date: 10-September-2018

To,
Padma Real Estate

Sub: Registration of Plot no:- B93 at ELA, SUJALAAM THE SKYCITY

Dear Sir,

With reference to the above mentioned subject we would like to inform you (both) that the date for registration of your Plot has been fixed on 13-September-2018 at Raniganj ADSR office at 11:30 AM. We request you (all) to be kindly present at the venue at the scheduled time.

You(all) are requested to kindly be present there with three copies of coloured passport size photographs, Original as well as xerox of PAN Card and Voter ID Card INR **16500/-** cash(For Stamp Paper & Documentation Charges).

Further, please note that you have to pay stamp duty and also the Registration Charges through online payment via website address <https://www.wbregistration.gov.in> as per the query "e-assessment slip" attached herewith. You are requested to follow the steps mentioned in the attached "Step by Step Guide Lines" to make the payment.

Please note only after making the payment the registry must be completed within the expiry date mentioned in the "e-assessment slip" Page no-3. So soon after making the payment please appear before the Registrar on the above mentioned date for the Registry.

Thanking you,
yours faithfully,



Sankar Dey

For Bengal Aerotropolis Projects Limited

Bengal Aerotropolis Projects Limited

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MEMORANDUM OF UNDERSTANDING

Bengal Aerotropolis Projects Limited ("BAPL"), a company registered under the Companies Act, 1956 and having its registered office at 5 Gorky Terrace, 2nd Floor, Kolkata - 700017 and Padma Real Estate, a partnership firm having its registered office at Karanga Para, PS- Cock Oven, Durgapur-713201, whereas Padma Real Estate wishes to develop 8 Cottah of land, for the purpose of establishing a Residential Complex, within the Aerotropolis being developed by BAPL, pursuant to which are set forth herein certain understandings that will form the basis for an agreement between the parties:

1.	Land	Land admeasuring 8 Cottah being plot no B.93 at Andal, District Burdwan situated in the Residential zone of the Aerotropolis. A Master plan of the Aerotropolis is enclosed herewith as Annexure (identifying the area wherein the plot is located)
2.	Permitted Land Usage	The Land is for the purpose of constructing and selling Residential Building Complex.
3.	Responsibilities of BAPL	<ul style="list-style-type: none"> i. BAPL will handover vacant and peaceful possession of the land to the Developer to utilize the land for the purpose of construction. ii. BAPL shall after completion of all payments will execute the Deed of Assignment in favour of Padma Real Estate.
4.	Responsibilities of the Developer	<ul style="list-style-type: none"> i. The Developer shall expeditiously prepare the Final Draft of the building plan within 90 days from the execution of Deed of Assignment. ii. The Developer shall obtain all approvals, consents, permissions, sanctions and no-objections which may be required to be obtained from any authority, body or functionary under the applicable laws for completion of construction of the Building(s), permission for utility connections like water, electricity, sewerage etc. and including for any modifications, additions, alterations, variations, changes etc. iii. The Developer shall look after, supervise and manage the progress and the day to day work of construction of the Building(s) of the Housing Complex. iv. For the purpose of construction of the Building(s), the Developer shall be entitled to take all necessary steps including appointing, engaging and employing Architect, contractors, sub-contractors, engineers, labourers, mistries, caretakers, guards and other workers, labours, staff and employees and at such wages, salary and/or remuneration and on such terms and conditions as be decided by the Developer in consultation with the Architect.

Bengal Aerotropolis Projects Limited

CIN - U35303WB2007PLC117120

Durgapur Office : MNAV-29, Bengal Ambuja Housing Complex
City Centre, Durgapur-713216

Ph : (0343) 254 4649 / 50, Fax : (0341) 266 3397

Registered Office : 5 Gorky Terrace, 1st Floor, Kolkata 700 017

Website : www.bengalaero.com

PADMA REAL ESTATE

Chandan Pabi

Partner



		v. The Developer shall be solely responsible for the marketing and sales of the residential Building Complex.
5.	Consideration Value	<p>The land price to be fixed at INR. 5, 25,000/- (INR. Five Lakh Twenty Five Thousand per Cottah). The total land price for 8 Cottah land will be fixed at INR. 42, 00,000/- (Rupees Forty Two Lakhs Only).</p> <p>The Developer has already been paid an amount INR. 36,00,000/- (Rupees Thirty Six Lakhs Only) towards the above-mentioned land price at the time of signing MOU as non-refundable initial down payment to BAPL against which BAPL will provisionally allow the Developer to initiate the construction process and sale the units.</p> <p>Thereafter the Developer will pay to BAPL the remaining amount, as follows:</p> <ol style="list-style-type: none"> 1) INR. 1,50,000/- on 26th December 2017, 2) INR. 4,50,000/- on 15th January 2018, <p>This MOU is valid subject to clearance of the above-mentioned amount within due dates. In case Allottees fails to make the payments within the stipulated time as stated herein above the Allottee shall pay interest @ 18% per annum on the outstanding amount from the due date till the date of payment. In the event the Allottee defaults in making payment for a continuous period of 1 (one) month BAPL shall have the right to terminate the MOU after giving a notice period of 15 (Fifteen) days to rectify such default. In case of any withdrawal or cancellation by the Allottee within the terms of this MOU the entire amount paid till then shall stand forfeited.</p>
6.	Penalty Clause for Default in Payment	In the event of default in payment of any of the installments as mentioned hereinabove BAPL shall be at liberty to terminate the MOU by giving a notice period of 15 days to rectify such default.
7.	FAR & Ground Coverage	The Developer will make the building plan as per West Bengal Municipal Building Rule 2007 for the project.
8.	Validity of this understanding	The understanding made vide this MOU and subsequent Agreement to Assignments, to be executed later, is non-revocable under any circumstances and therefore cancellation of the understanding and repayment of the paid amount, if any, will be strictly prohibited.
9.	Infrastructure	<ol style="list-style-type: none"> (i) Water supply upto ferrules would be provided by BAPL up to battery limit of Land; (ii) Drainage and sewerage lines would be provided by BAPL from main ring network up to battery limit of Land; and (iii) Access road connecting Land to the National Highway would be provided by BAPL.



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		(iv) Power supply would be drawn by the Developer from the nearest township sub-station, by applying to the licensed/authorised power service provider, charges as applicable.
10.	Governing Law and Dispute Resolution	This MoU shall be governed by the laws of India. The courts in Kolkata shall have exclusive jurisdiction.
11.	Statutory Fees/Levies/Charges	All statutory fees/levies/charges including 1% WBIDC Assignment Fee, as and when applicable, is to be borne by the Developer, over and above the consideration amount.
12.	Expiration of MoU	This MoU shall expire with the execution of the Agreement to Assignment or 2 months from the date of this MoU, whichever is earlier.

This MoU constitutes the entire agreement between the parties relating to the proposed development of the Land by the interesting parties, and shall supersede all previous verbal and written communication.

ACCEPTED AND AGREED TO ON THIS 15th DAY OF October, 2017 :




PADMA REAL ESTATE

Chandan Pobi

Partner

Suman Ray

GM- Business Development
 Bengal Aerotropolis Projects Limited

Customer

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