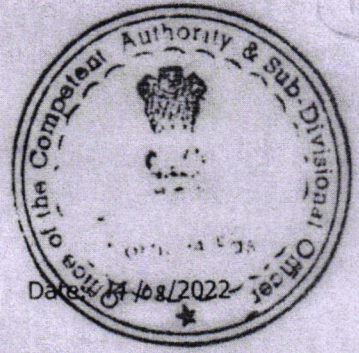


Government of WestBengal
Office of the Competent Authority (ULC)
&
Sub-Divisional Officer , Barasat
North 24 Parganas



Memo No: 867 /ULC/BST

To.

BENGAL ROPE WORKS PVT LTD.

Address : 4, Synagogue Street
Kolkata -- 700001

" NO OBJECTION CERTIFICATE "

Whereas the above mentioned applicant have made an application in compliance with the West Bengal Municipal(Building) Rules,2007, before the undersigned for a certificate to the effect that there is no objection from the point of view of the Urban Land (ceiling & Regulation)Act -1976 , against the sanction of Building Plan by the concerned authorities for construction of Building over R.S Plot No- 456,455/505& 457 Corresponding to L.R Plot No-770,773&775 comprising of L.R Khatian No-2980 of Mouza-Sahara (J.L No-46)&R.S /L.R. Plot Nos- 1155,1160,1161,1165 & 1166 comprising of , L.R.khatian No- 6592 of Mouza-Doharia (J.L No-45) under B.L&L.R.O-Barasat-II at Madhyamgram, under P.S-Barasat(Madhyamgram) & Municipality---Madhyamgram , District-North24 Parganas , measuring an area of 03 Bighas 08 Kottahs 05 Chittaks 38 square feet or 113 Decimal/Satak which is , equivalent to 4572.95 square meters more or less & 12 Bighas 02Kottahs 09Chittaks 31 square feet or 401 Decimal/Satak which is equivalent to 16227.89 square meters mor or less respectively.Total Land measuring area of15Bighas10Kottahs15chittaks24square feet or 514 Decimal/Satak which is equivalent to 20800.84square metres more or less. The above said Plots , are not vested to the state ,as per U.L(C&R)Act-1976 under this jurisdiction as per available record .

And whereas the undersigned is satisfied that , the applicant do not appear to hold any land , in excess of the ceiling limit , under the provisions of the Urban Land (C&R) Act—1976 ,against the land as indicated in the para-1 above .

It is therefore ,certified that there is no objection from this end if ,sanction being accorded to the Plan by the concerned authorities for construction of a building over the said land.

However , it may please be noted that this certificate , will not deter the undersigned to proceed against the present land holders , or their predecessors in interest , if it subsequently reveals that they hold /held land in excess of the Ceiling Limit under the provisions of the U.L(C&R)Act-1976.

Handwritten signature
Competent Authority (ULC)

&

Sub-Divisional officer

Barasat ,North 24 Parganas

DREAM GATEWAY HOTELS LIMITED

Handwritten signature
Authorised Signatory



Draft Calculation for N.O.C under the purview of U.L(C&R)Act-1976 in favour of Bengal Rope Works Pvt Ltd .

As per sec-4(1)(a) of the U.L(C&R)Act-1976 , no person shall hold vacant land in excess of the Ceiling Limit i.e 500 Sq.mtr =0.1234 Acre =12.34 decimai/satak , with in Calcutta urban Agglomeration Area -----This is the benefit u/s-4(1)(a) for a single owner (Raiyat)

In this case the Benefit u/s-4(1)(a) is == 500 sq.metre

(1) Total Area of Building Structure is == Covered area of 25 Dwelling House + Covered area of(Factory Sheed + Godown + Machine Room+ Office Premises == (810.6958 + 2175+2336+20+285) Sq.metr === (810.6958 +4816.0000) Squ,metre === 5626.6958 Squ.metre

(2) Land Appurtenant Area is == Properties appurtenant to the main Building

== (1000+1000+10+142.5000+405.3479) Squire. metres

== 2557.8479 Squire metre

(3) Additional Land Appurtenant Area for 25 Dwelling Units == (25 x 500) = 12,500 Sqr metre

@ 500 Squ. Metre each.

So , the Total Retainable Land held/hold by the applicant is == [Addition of above (1),(2)&(3)points + Area of (pond /Doba/Tank + passage& pathways + boundary walls) + Benefit u/s-4(1)(a) of the applicant] === (5626.6958 + 2557.8479 +12500 +500+ 364.2170+573.5844+610.3500) Sqr.metre == 22,732 . 6951 Squire.metre

Whereas , the total area of entire land is == 514 Decimal/Satak == 20,800 . 84 Squ. Metre , which indicates that total Retainable Land Area is greater than actual land area.

As such there is no excess vacant land owned by the applicant --- Bengal Rope Works Pvt Ltd

Hence , N.O.C may be approved to the Bengal Rope Works Pvt Ltd .

DREAM GATEWAY HOTELS LIMITED

Ujjwal Prakash
Authorised Signatory