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AGREEMENT FOR LAND GIVEN ON LICENCE FOR DEVELOPMENT

PURPOSE :

For speedy development of the city and to meet the growing demand for the public, it has been decided to give land on licence basis to private builders for development and construction of houses as per norms of master plan.

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ELUSCO INVESTMENTS AND HOLDINGS LTD.
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LOCATION AND ALLOTMENT :

To achieve the above object and purposes, 17.916 Acres of land of sector-14 in Jawaharpuram Scheme of KDA situated in village Barasrohi, Tehsil and Distt. Kanpur has been allotted to M/s Eldeco Townships and Housing Limited, First Floor, Virendra Smriti Complex, 15/54-B, Civil Lines, Kanpur, a registered company


2012/12/12
2012/12/12

ELDECO TOWNSHIPS AND HOUSING LTD


MANAGING DIRECTOR



0400 060694

(a)

under Companies Act, 1956 (Registration No. U45201DL2003 PLC121660) vide allotment letter No. D/185/A.A.2A/ 03-04 dated 18.09.2003 and as per the attached Map, annexure-A.

The possession of balance of 32.984 acres of land shall also be made available to M/s Eldero Townships and Housing Ltd. within a period of one year from the


27/11/03
for
M/s. Eldero

ELDERO TOWNSHIPS AND HOUSING LTD.


MANAGING DIRECTOR



25000 INR

(4)

date of this agreement and after receiving payment on the same terms and conditions as of this agreement and as per the bid document.

NOW THIS AGREEMENT Executed and registered on this day of 28th Dec., 2024 (in the year two thousand and four) between M/s Edeco Townships and Housing Ltd. First Floor, Virendra Smart Complex, 15/34-B, Civil

[Handwritten signature]
M/s Edeco Townships and Housing Ltd.

M/S EDECO TOWNSHIPS AND HOUSING LTD.
[Handwritten signature]
M/S EDECO TOWNSHIPS AND HOUSING LTD.



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Lines, Kanpur, hereinafter called the licensee (which expression shall unless the context otherwise required, include their heirs, executors, administrators and permitted assignees), on one part and Kanpur Development Authority hereinafter called the authority (which expression shall, unless the context otherwise


श्रीमान् कानपुर
कानपुर विकास प्राधिकरण

ELECS TOWNSHIP AND HOUSING LTD.

MANAGING DIRECTOR



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(6)

requires, includes its successors and assignees) on the other part, does hereby provide as follows :-

1.1. The land to be given to Licensee/Developer includes the land Acquired by the State Government for the Kanpur Development Authority, Excess vacant land declared by ceiling and also the land of Gram Samaj.


नाम सिंह
अधीक्षक
कानपुर नगरपालिका

ELDECO TOWNSHIPS AND HOUSING LTD.


MANAGING DIRECTOR



046D 060689

[8]

2.0 MODE OF PAYMENT :

The cost of land as mentioned in para 1.2 shall be payable as follows :-

- 2.1 29.98% Cost of Raw Land has been deposited by M/s Eldeco Townships and Housing Ltd, Kanpur as per terms and conditions of bid document.


MANAGING DIRECTOR

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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(9)

2.2 The Balance Raw Land cost i.e. 70.014% shall be payable in 12 equal quarterly installments, bearing interest @ 15% per annum as per the sheets enclosed (Annexure-B, B1 & B2). First such installment shall be due after 10 months from the date of consent letter or after six months from the date of Agreement whichever is later, provided the

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अध्यक्ष/डिप्टी मॅनेजर

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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possession of entire land of 17.016 acres is handed over by the K.D.A. to the Licensee within one weeks time from the date of this agreement on "as is where and for construction, possession has been delivered is" basis for development purposes, as per Govt. Notification No. 5-2716 / 11-2003-500 (87) / 2001 dated 22nd May, 2003. However if due amount is not paid within a period of 3 months from the expiry of


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कांग्रेस विभागाध्यक्ष

BLOCCO TOWNSHIP AND HOUSING LTD.


MANAGING DIRECTOR



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(11)

due date, Licence will liable to be cancelled as per final decision of Vice Chairman and as per the conditions mentioned in the cancellation clause No. 17 of this Agreement and no compensation shall be payable in this regard.


Mr. Pra
27/11/2024

ELSEDG TOWNSHIP AND HOUSING LTD.


Mr. Pra



0400 060693

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2.3 The above cost shall be payable through pay order or cheque in favour of Vice Chairman Kanpur Development Authority.

3.0 INTEREST :

In case the installment of the Raw Land Cost is delayed a penal interest @ 2% per month besides the usual interest of 15% per annum shall be


Vice Chairman
Kanpur Development Authority

BLISSO ENGINEERING AND HOLDINGS LTD.

MANAGING DIRECTOR



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(14)

proposals by K.D.A. This will not entitle any custody or right on the land. This provision is only to facilitate the framing of comprehensive scheme. However the Licensee will start construction and development on the land after sanction of the plan and payment of due installment. The Licensee shall be free to advertise at his own cost provided due


[Signature]
[Official Name]
[Designation]

CLREGG TOWNSHIP AND HOLDINGS LTD.

[Signature]
[Official Name]



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acknowledgement and association of K.D.A. in the advertisement format is made. The format prior to publishing is to be got approved from Vice Chairman, K.D.A. Finally before delivering possession to individual prospective purchasers of the plot / flats developed by the Licensee, K.D.A. will execute sale deeds on free hold basis in favour


20/11/2006
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ELIHO TOWNSHIP AND HOUSING LTD.




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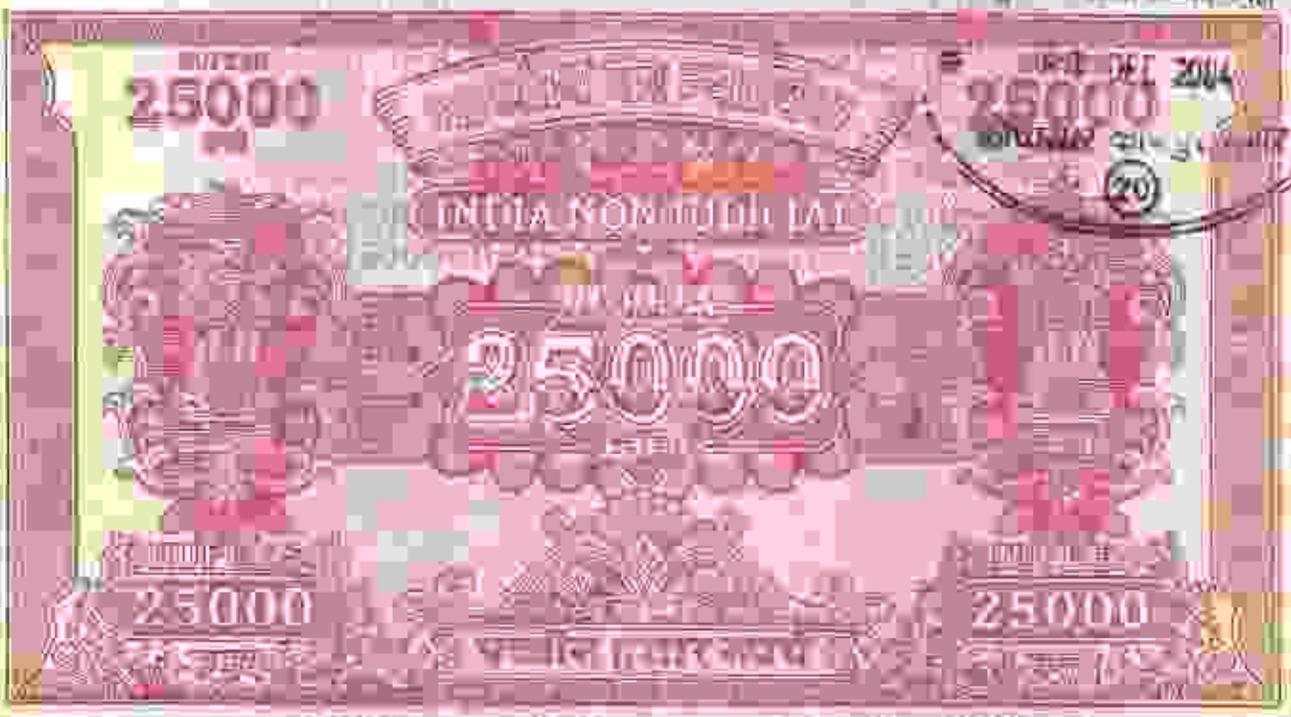
of the allottees of the Licensee. Permission for advertisement to sell shall be given after execution of agreement and furnishing Bank Guarantee.

4.2 No malba charges or water charges shall be payable by the Developer till the services are handed over to the Local Bodies.


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आवास विभाग, मुंबई नगर

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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5.0 PROPORTION OF HOUSES IN THE SCHEME :

5.1 10% of the usable land will have to be used for constructing of EWS / Ashray houses and sold at the fixed prices and fixed specifications as given by the Development Authority. Such type of house should not be provided at disadvantaged position.


Managing Director
ELDECO TOWNSHIPS AND HOUSING LTD.

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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5.2 The Developer shall be allowed to sell only 25% of the usable area as plotted development while on rest of the land, the developer will have to construct ready built houses. 10% usable area will have to be utilized for making of group housing.


Sd/-
[Name]
[Address]

DEVELOPER AND HOLDERS


[Name]



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5.3 The Licensee shall provide land at concessional rates to educational institutions, cultural and social organizations, police stations and community centre as provision of G.O. issued by housing department of U.P. Government.


 Director
 Housing Department
 Lucknow

SHREE YOUNG AND HOUSING LTD.

 Director



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5.4 The Licensee shall provide land free of cost to primary health center, Govt., Dispensary, Police out post (Along with cost of building), public toilets, Bus Stand, Auto / Tempo / Rickshaw stand and dumping place as per the provision of master plan.


[Signature]
[Name]
[Title]

ELICO TOWNSHIP AND HOLDINGS LTD


[Signature]
[Name]



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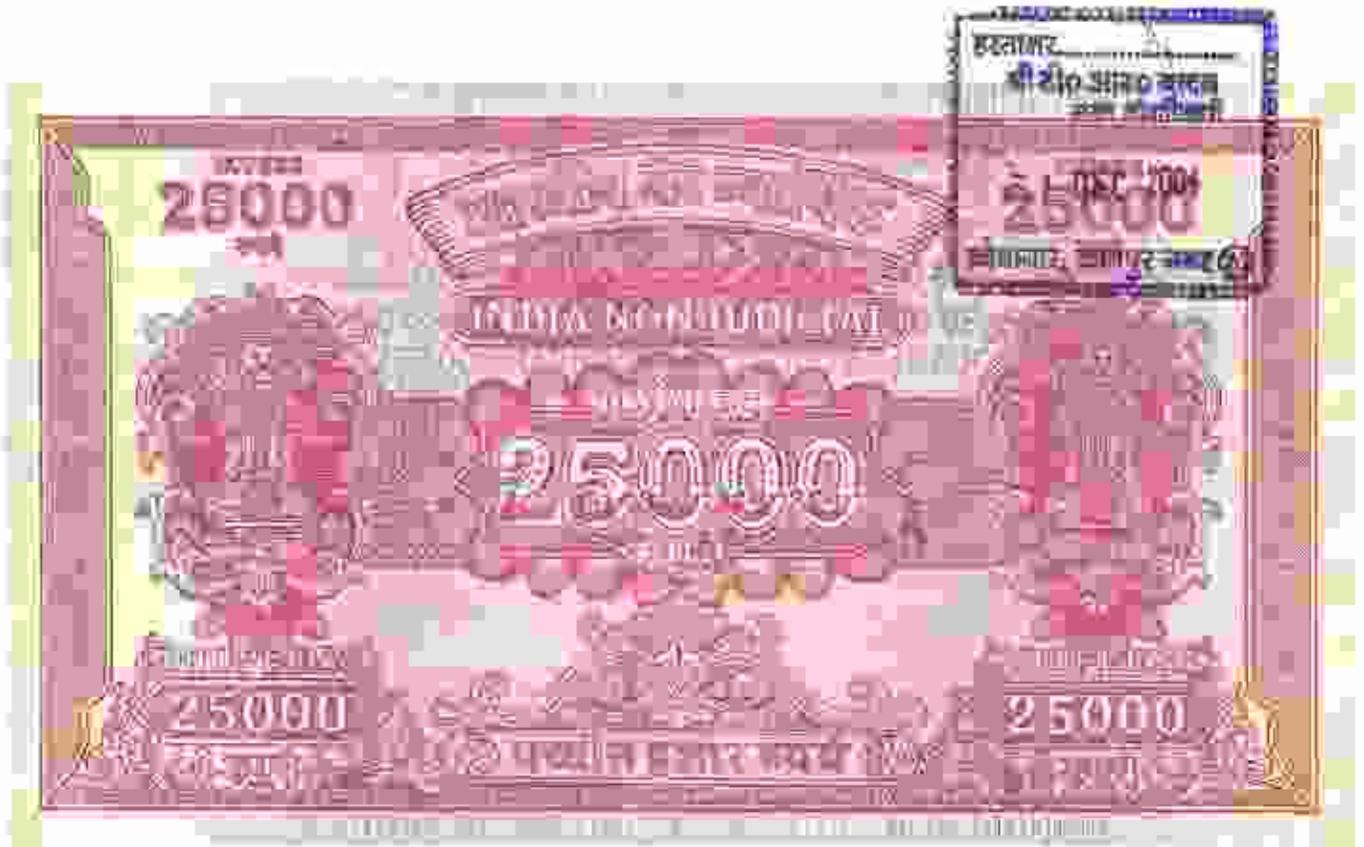
(23)

6.3. The developer shall mention specifically in the terms and conditions of registration to sell that the land has been allotted by K.D.A. on licence basis and conditions as laid down by K.D.A. for execution of sale deed in favour of allottees of developer shall be applicable;


K. D. A.
KARNATAKA DEPARTMENT OF
URBAN INFRASTRUCTURE

SHREEDHAR CONCRETE AND HOLDINGS LTD.


MANAGER



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(22)

6. MAINTENANCE OF ACCOUNTING RECORD :

6.1 The licensee shall maintain accounting record in the requisite form.


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ELOECO TOWNSHIPS AND NEIGHING LTD


MANAGING DIRECTOR



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6.3 The Licensee shall be required to furnish a copy of the audited balance sheet of the project within 6 months from the date of closing of account.

For the
Licensee

BLISSO TOWNSHIP AND HOUSING LTD



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7.0 PERIOD OF COMPLETION OF SCHEME :

The period for completion of the services of this scheme shall be 3 years maximum from the date of work order or possession whichever is later.


20/07/24
2024
आयुक्त निदेशक

REGIONAL TENDERING AND BIDDING LTD.

MANAGING DIRECTOR



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8.0 SUB-LETTING OF WORKS :

- (a) The Licensee shall have no right to sub-let the work licence.
- (b) If it is noticed that the licence has been illegally sublet by the Licensee, the V.C. K.D.A. will have the right to cancel the allotment as per the terms of the cancellation


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ELGEDO TOWNSHIP AND HOUSING LTD.


MANAGING DIRECTOR



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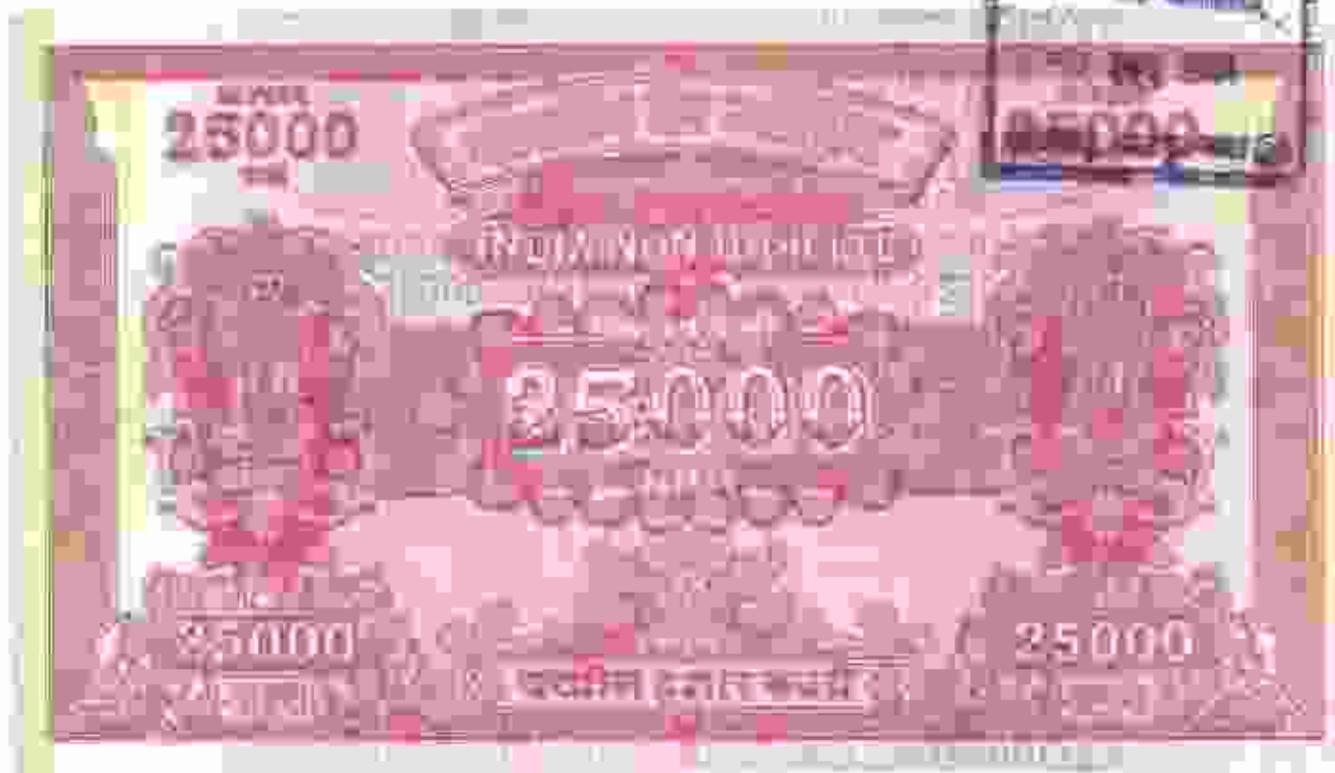
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mentioned in clause No. 17 of this Agreement and revoke the agreement and he / she may also take any other action as he / she deems fit,


पुंजय सिंग
अध्यक्ष
कॉन्सु (निवासी) समिति

ELDECO TOWNSHIP AND HOUSING LTA


MANAGING DIRECTOR



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9. STRUCTURE OF THE BUILDINGS :

All the safety measures shall be taken by the licensee in construction of group housing and allied services. The precautionary measures required for saving the building from earth quake shall also be taken as per the provision of G.O. No. 570 / 9-AA-1-2001-Earth quake resistance / (AA-BA) / 2001


MAYYALATHI DISTRICT

TELECO TOWNSHIP AND HOUSING

MAYYALATHI DISTRICT



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10. EXTENSION OF TIME :

The extension may be granted by V.C. KDA on genuine grounds and on receipt of application from the licensee before 90 days from the date of completion as per project time schedule. But the


DIRECTOR
KARNATAKA
STATE ROAD DEVELOPMENT CORPORATION

SECRETARY TO THE GOVERNMENT


SECRETARY TO THE GOVERNMENT



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total period of extension shall not exceed the original duration of time allotted for the project.

11. ARBITRATION :

11.1 If any dispute arises, regarding any matter between the licensee and K.D.A, the decision of chairman K.D.A. shall be final and binding on both the parties.


CHIEF EXECUTIVE OFFICER

CHIEF EXECUTIVE OFFICER AND LICENSING OFFICER

KARNATAKA DEPARTMENT OF WATER SUPPLY



0400 060714

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12. EXECUTION OF SALE DEED, PAYMENT OF FREEHOLD CHARGES AND OTHER MAIN CONDITIONS OF SALE TO PROSPECTIVE PURCHASERS

12.1 The terms and conditions of the sale are those which are contained in the form of free hold deed. The sale deed shall be executed in the prescribed Proforma after requisition is received by KDA from


for the
Director, KDA

FLORCO TOWNSHIP AND HOMES LTD.

MANAGING DIRECTOR



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the Licensee in favour of its allottees and construction of internal roads upto bituminous level is completed.

12.2 The aforesaid property shall be held by the bidder as the Licensee of the Kanpur Development Authority on the terms and conditions prescribed by the


मुख्य निष्ठा अधिकारी
कानपुर विकास प्राधिकरण

ELDEDD TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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Authority as contained in the licence deed to be executed by the bidder / allottee,

12.3 The allottee of the licensee will have to complete the construction of the building in accordance with plan approved by K.D.A. as per conditions of freehold deed and as per minimum specification prescribed by the K.D.A. within 5 years from the date of



Sd/-
11/10/06
नियंत्रक निदेशक

ELDECO TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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12.5 The allottee of this Licensee shall be liable to pay rates, taxes, charges and assessment of every description in respect of the apportioned plot building whether assessed, charged or imposed on that plot or on the building construction.

12.6 The allottee shall not be entitled to sell, transfer, assign or otherwise part with possession of the plot,


12.5
भारतीय रिज़र्व बँक

ELDEDI TOWNSHIP AND HOLDINGS LTD.

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before or after erection of the buildings without the previous consent in writing of the licensor.

12.7 Any money due to the K.D.A. from the Licensee or his allottee of the aforesaid property shall be recoverable as arrears of land revenue from the Licensee/allottee.



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सहायक निदेशक

USCO TOWNSHIPS AND HOUSING LTD.



MANAGING DIRECTOR



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13. COST OF STAMP DUTIES :

The Calculation of Stamp duty shall be in accordance with govt. notification No. 5/2716/11-2003-500(87) / 2001 dated 22nd May, 2003. The cost and expenses of preparation of documents, stamping and registering the licence, deed/lease deed and its copies and all other incidental


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भारतीय रिज़र्व बँक

भारतीय रिज़र्व बँक




ADD 060722

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expenses shall be paid by the prospective purchaser / licensee. The prospective purchaser / licensee shall pay the other duty on transfer of immovable property levied by the municipal corporation or any other duty or charges as may be levied by any other authority.


REGISTRAR
MUMBAI

RECORDS AND HOUSES ETC.




0400 060723

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14. MISCELLANEOUS :

14.1 Decision of the Vice Chairman KDA will be final in every matter related to the Bid Licensee / Sanction of Building Plan, Construction etc.

14.2 Kanpur courts will have exclusive Jurisdiction for adjudication of disputes on any application often received from outside Kanpur.


कानपुर विभागाध्यक्ष
कानपुर विभागाध्यक्ष

URBAN TOWNSHIPS AND HOUSING LTD.

MANAGING DIRECTOR



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15. ADVERTISEMENT AND SALE :

15.1 The Licensee shall mention specifically in the terms and conditions of registration to sell that the land has been allotted by KDA on licence basis and conditions as laid down by KDA for execution of sale deed in favour of allottees of Licensee shall be applicable.


19/04
REGISTRAR GENERAL

ELDED TOWNERS AND HOUSERS LTD

MANAGING DIRECTOR



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15.2 The Licensee shall be free to advertise at his own cost provided due acknowledgement and association of K.D.A. in the advertisement format made. The format prior to publishing is to be got approved by VC-KDA.


VC
K.D.A.

SECRET FORMER AND INSURED LIFE

MANAGER



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15.3 Finally before delivering possession to individual prospective purchasers of plot / flat developed by the Licensee, KDA will execute sale deed on free hold basis in favour of the allottees of the Licensee.

मानव विज्ञान
एजेंट
श्री/श्रीमती/श्री/श्रीमती

ELDECO TOWNSHIP AND HOUSING LTD.

MANAGING DIRECTOR



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16. SURRENDER :

If the plot / Property is surrendered, there will be following consequences.

16.1 If the bidder is not a defaulter, the deposited amount will be refunded without any interest after deduction of 20% of the deposit.



पुणे जिल्हा
ऑफिस
महाराष्ट्र विधानसभेचे कार्यालय

ELOCOO TOWNSHIPS AND HOUSING LTD


MANAGING DIRECTOR



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16.2 If the bidder is the defaulter in payment, interest @ 21% on the defaulting amount will also be deducted for the defaulted period only.

17. CANCELLATION :

17.1 If it is disclosed that the licence of the plot property has been obtained by suppression of any fact or misstatement or misrepresentation or fraud or it is


श्री श्री जगत बाबा
मानव संसाधन विभाग
भारतीय वास्तुशास्त्र विभाग

ELMEDO TOWNSHIPS AND HOUSING LTD.


MANAGING DIRECTOR



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noticed that the Licensee has violated any condition of the terms and conditions of the agreement, etc. or the work is not being carried out according to plans and specifications as approved by KDA / And / or the work is not progressing as per time schedule mentioned in the work order, the secretary KDA,


Secretary

SECRETARY GENERAL AND HOLDING LTD

Secretary General



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shall issue a notice to the Licensee for rectification of any lapses within 10 days time.

17.2 If the Licensee fails to comply with the conditions given in the notice issued, the Vice Chairman, KDA shall issue further notice to afford an opportunity to the Licensee to show cause within 30 days as to



Vice Chairman
Karnataka Development Authority

ELSCO POWERLINES AND INDUSTRIES LTD



Authorized Signatory



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why the allotment should not be cancelled and agreement revoked.

17.3 After receipt of the reply to the notice and hearing the Licensee, the V. C. KDA may take necessary decision.

17.4 In the event of cancellation of allotment, except in the case of cancellation under Para 2.2 above or


Director
KDA
Karnataka

Director
KDA
Karnataka



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will be recovered from the Licensee as arrears of land revenue.

17.6 In Addition to the above recoveries, as mentioned in clause 17.4 above, a penalty equal to 10% of the value of remaining work to be carried out by the K.D.A. shall be enforced on the Licensee. After adjusting the above amount, the balance if any from


The
K.D.A.
K.D.A. (Karnataka Development Authority)

SYDECO TOWNSHIP LDA HOLDING LTD


MANAGING DIRECTOR



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the amounts recovered / recoverable from the allottees or from the unallotted land shall belong to the Licensee, the Licensee shall not dispose off any unallotted land by them selves. The actual cost of the same i.e. existing in K.D.A. at the time of allotment, shall be paid by K.D.A. to the Licensee and its disposal shall be done by K.D.A.



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TELECO TOWNSHIPS AND HOUSING LTD.


 MANAGING DIRECTOR



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(54)

NOTE :

1. The bidder shall be the Licensee of KDA as per clause 15.1. The prospective purchaser shall formally be treated as the allottee of the KDA in whose favour sale deed will be ultimately executed by the KDA, on the specific recommendation /


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 १५/०५/२०२०

ULDEDO TOWNSHIPS AND HOUSING LTD.


 MANAGING DIRECTOR



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(56)

have to form a society for maintenance and running of common services.

2. The licensee shall be required to incorporate all conditions of free hold deed, stamps, repair maintenance and running of common service and conditions for forming a society / societies etc. in



मुख्य निरीक्षक
राज्य निरीक्षण विभाग

BLDECO TOWNSHIPS AND HOUSING LTD.


MANAGING DIRECTOR



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the sale agreement to any individual / company /
societies to K.D.A.



[Illegible text]

[Illegible text]

FINGER PRINTS OF EXECUTANTS

A. LICENSOR, KANPUR DEVELOPMENT AUTHORITY



Left hand finger prints
of Bhupendra Singh

Right hand finger prints
of Bhupendra Singh

Secretary of Kanpur Development Authority, Kanpur

B. LICENSEE, ELDECO TOWNSHIPS AND HOUSING LTD.



Left hand finger prints
of Shrikant Jajodia

Right hand finger prints
of Shrikant Jajodia

Managing Director of Eldeco Townships and Housing Ltd.



श्रीकान्त जाजोडिया
Managing Director

ELDECO TOWNSHIPS AND HOUSING LTD.


Managing Director

WITNESS:

1. Signature

Name: K.B. SETH
S/o Late Shri R.B. SETH

Age: 59 years

Designation: V.P.O.
M/s Eldeco Housing & Ind.
Ltd. Lucknow
Residence: 402, Asha Apartment
Chhinnilal Chauraha
Mahanager, Lucknow
Date: 28.12.04

2. Signature

Name: Chandan Kr Shukla
S/o. Shri P. N. Shukla

Age: 39 yrs

Designation: Manager (Legal
and Liaison)
Eldeco Housing and Ind. Ltd.
Residence: 11/208 GCTI
Campus, Sector Gazi, KNP
Date: 28.12.2004

For and on behalf of the
Kanpur Development Authority

Shri Satyendra Singh
S/o Shri K.N. Singh

Designation: Secretary
Kanpur Development
Authority, Kanpur

Date: 28.12.04

ELDECO TOWNSHIPS AND HOUSING (LTD)

For and on behalf of the
Licensee, Eldeco Townships
and Housing Ltd.

Shri Shrikant Jaiswal
S/o Late Shri P. B. Jaiswal

Designation: Manager (Legal & Liaison)
Eldeco Townships & Housing Ltd.

Date: 28.12.04

ANNEXURE - B

DETAILS OF LAND ALLOTTED TO M/S. ELDECO TOWNSHIPS AND HOUSING LTD. IN JAWAHARPURAM SCHEME OF KANPUR DEVELOPMENT AUTHORITY IN SECTOR-14, REVENUE VILLAGE BARASIROHI, TEHSIL & DISTRICT - KANPUR NAGAR.

S. No	Khasra No.	Total Area (In Hectare)	Area of Proposed excess vacant land under ceiling (In Hectare)	Proposed Land for Allotment (In Hectare) (3-4)	Unacquired land (In Hectare)
1	2	3	4	5	6
1.	481	1.576	0.356	1.220	-
2	493	0.543	0.178	0.365	-
3	492	0.369	-	0.369	-
4.	491	0.728	-	0.728	-
5.	490	1.854	0.010	1.844	-
6	499	1.782	0.512	1.270	-
7	514+515	0.123	-	0.123	-
8.	516	0.626	0.100	0.526	0.100
9	498	0.041	-	0.041	0.011
10.	487	0.051	-	0.051	0.014
11.	496	0.646	0.100	0.546	0.257
12	495	0.379	0.181	0.188	-
	TOTAL	8.718	1.447	7.271	0.382

OR

17.959 Acres 0.943 Acres

Net Allotted Land : 17.959 - 0.943 = 17.016 Acres


 A. J. Singh
 Director

ELDECO TOWNSHIPS AND HOUSING LTD.

 MANAGING DIRECTOR

ANNEXURE - B1
CALCULATION OF 12 QUARTERLY INSTALMENTS WITH
INTEREST @ 15%

Area Allotted	:		17.959 Acres
Area Unacquired	:		0.943 Acres
Net Area Allotted	:		17.016 Acres
Cost of net Allotted Area @ 628/Sqm x 68862,800 Sqm.	:	Rs.	43245843.74
		Say	Rs. 43245844.00
Less Amount Paid	:	Rs.	(-) 12968000.00
Net Balance to be paid	:	Rs.	30277844.00
Amount of 12 Equal Quarterly	:	Rs.	2522989.33
Instalments without interest		Say	Rs. 2523000.00


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 १५/०५/२०१६

ELDECO TOWNSHIPS AND HOUSING LTD.

 MANAGING DIRECTOR

ANNEXURE - B2

S. No	Capital Amt. (Rs.)	Instalment without interest (Rs.)	Amount of Interest @ 15% (Rs.)	Total Due Instalments (Rs.)	Due Date
1	30277844.00	2523000.00	2270838.00	4793838.00	28.06.05
2	27754844.00	2523000.00	1040807.00	3563807.00	28.09.05
3	25231844.00	2523000.00	946194.00	3469194.00	28.12.05
4	22708844.00	2523000.00	851582.00	3374582.00	28.03.06
5	20185844.00	2523000.00	756969.00	3279969.00	28.06.06
6	17662844.00	2523000.00	662357.00	3185357.00	28.09.06
7	15139844.00	2523000.00	567744.00	3090744.00	28.12.06
8	12616844.00	2523000.00	473132.00	2996132.00	28.03.07
9	10093844.00	2523000.00	378519.00	2901519.00	28.06.07
10	7570844.00	2523000.00	283907.00	2806907.00	28.09.07
11	5047844.00	2523000.00	189294.00	2712294.00	28.12.07
12	2524844.00	2524844.00	94682.00	2619526.00	28.03.08
		30277844.00	8516025.00	38793869.00	


 Managing Director
 EDEDU TOWNSHIPS AND HOUSING LTD.

EDEDU TOWNSHIPS AND HOUSING LTD.

 MANAGING DIRECTOR

Site Plan of Jawaharpuram Sea
 Water Development Authority in South
 at revenue village BARASIRHI, Tehsil and Distt
 Kanchi Nagar

Net Area allotted
 = 17.016 Acres.

CEILING LAND
 CLAM SAND
 RESERVE LAND
 UNRESERVE LAND



मौजदारी को जो
 जमा बांध में
 जाते हैं

(S. S. 20th)
 No. 10000
 10000

LICENSOR

ELBICO TOWNSHIPS AND HOLDINGS LTD.

 LICENSEE

LICENSOR

LICENSEE