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पश्चिम बंगाल WEST BENGAL

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22/12/23

SUMAN MFG. WORKS LTD.

DIRECTOR

Hillview Leisure Pvt. Ltd.

Director

BEFORE THE LD EXECUTIVE MAGISTRATE AT SILIGURI

DECLARATION

THIS INDENTURE IS MADE ON THIS THE 25th
DAY OF DECEMBER, 2023 (TWO THOUSAND
TWENTY THREE)

Executive Magistrate
Siliguri

SL. NO. 19976 Date 17.10.2023

PURCHASER Suman Mfg Works Ltd

Full Address Kalkata

Total Value 100 /

Stamp Purchased from JPG Treasury-1

STAMP VENDOR
JAYA RANI DAS
Licence No.1 of 99-2000
Addl. DSR Office, Rajganj, Jalpaiquri

SUMAN MFG. WORKS LTD.



DIRECTOR

Hillview Leisure Pvt. Ltd.



Director



BETWEEN

SUMAN MFG. WORKS LTD, (CIN No. U15209WB2004PLC098174) (PAN AAICS5560J), a company incorporated under the provisions of the Companies Act 1956 and governed by the provisions of the Companies Act 2013, having its registered office at 6 Lyons Range, Unit No. 2, 5th Floor, P.S. Hare Street, P.O. G.P.O, Kolkata-700001, West Bengal, represented by its Director, **MR VIKASH BANSAL** (PAN AGRP87679R),(Aadhaar No. 425450328712) Son of Mr. Binod Kumar Bansal, residing at Viswakarma Mandir Road, Near Paramount Hospital, Khalpara, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling, duly authorized vide board resolution 21.04.2023-- hereinafter called the "**FIRST PARTY**" (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **FIRST PART**.

AND

HILLVIEW LEISURE PRIVATE LIMITED (CIN No. U70103WB2016PTC218164) (PAN: AAECH0032N), a company incorporated under the provisions of the Companies Act, 2013, having its registered office at Siliguri Balaji Stores, Nabin Sen Road, Opposite Hotel Phoenix, Siliguri-734001, P.O.& P.S. Siliguri, in the District of Darjeeling, West Bengal, represented by its authorized signatory **MR. NAWAL KISHORE GOYAL**, (PAN :ADOPG0887C, Aadhaar No. 239482200488) son of Mr. Jagadish Prasad Sarsodia, residing at S.P. Mukherjee Road, Near Maruti Apartment, Siliguri-734005, P.O. & P.S. Siliguri in the District of Darjeeling, duly authorized vide board resolution dated 21.03.2022,- -- hereinafter called the **SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **SECOND PART**.


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WHEREAS First Party hereof **SUMAN MFG WORKS LTD** acquired all that piece and parcel of the Plot No. UIF-3/4 measuring about 4088.25 Sq. Meter or 61.12 Kattas appertaining to part of R.S. Plot No. 63, 70 & 139, corresponding to part of L.R. Plot No. 23, 35, 36, 37, 38, & 39 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192 recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.7 of Mouza-Dabgram, in the district of Jalpaiguri morefully described in Schedule "A" below by virtue of registered Instrument/Deed duly executed by **AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED** and registered at the office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Volume No. 0711-2023, Pages 80801 to 80842, being Document No. 071103661 for the year 2023, supported by a Deed of Declaration registered at the office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. IV, Volume No. 0711-2023, Pages 1896 to 1911, Being Document No. 071100135 for the year 2023.

AND WHEREAS after purchasing of the said plot of land the first party herein mutated its name before the B.L. & L.R.O. Rajganj and First Party hereof got its name recorded in L.R. Khatian No. 12 of Mouza-Dabgram, Sheet No. 192 in the District of Jalpaiguri and have paid the B.L. & L.R.O. Khajana and Panchayat Tax. The said property has mentioned herein the schedule "A" and indicated with 'Red' border on Plan "A" herein.

AND WHEREAS Second Party hereof **HILLVIEW LEISURE PRIVATE LIMITED** acquired all that piece and parcel of the Plot No. UIF-3/5 measuring about 4086.91 Sq. Meter or 61.10 Kattas appertaining to part of R.S. Plot No. 63, 139 & 140, of corresponding to part of L.R. Plot No. 23, 24, 34, 35, 36 & 37 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192, recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.7 of Mouza-Dabgram in the district of Jalpaiguri morefully described in Schedule "B" below by virtue of registered Instrument/Deed duly executed by **AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED** and registered at the office of Additional District Sub-Registrar, Bhaktinagar and recorded in Book No. I, Volume No. 0711-2023, Pages 135056 to 135097, being Document No. 0701106628 for the year 2023.


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AND WHEREAS after purchasing of the said plot of land the Second party herein mutated its name before the B.L. & L.R.O. Rajganj and First Party hereof got its name recorded in L.R. Khatian No. 13 of Mouza-Dabgram, Sheet No. 192 in the District of Jalpaiguri and have paid the B.L. & L.R.O. Khajana and Panchayat Tax. The said property has mentioned herein the Schedule "B" and indicated with 'Red' border on Plan "B" herein.

AND WHEREAS all the plots of lands as described in the Schedule "A" and Schedule "B" below are situated side by side and adjacent to each other.

AND WHEREAS the First Party herein is the absolute owner of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area of 4088.25 Sq. Meter or 61.12 Katha appertaining to part of R.S. Plot No. 63, 70 & 139, corresponding to part of L.R. Plot No. 23, 35, 36, 37, 38, & 39 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192 recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.12 of Mouza-Dabgram, in the district of Jalpaiguri.

AND WHEREAS the Second Party herein is the absolute owner of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land acre of 4086.91. Sq. Meter or 61.10 Katha appertaining to part of R.S. Plot No. 63, 139 & 140, of corresponding to part of L.R. Plot No. 23, 24, 34, 35, 36 & 37 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192, recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.13 of Mouza-Dabgram in the district of Jalpaiguri.

AND WHEREAS the said parties of the First and Second Part have decided and agreed to amalgamate the said plot of land for the purpose of sectioning the building plan in a single holding of the said plots of land between itself and the said plots of land are situated side by side and adjacent to each other.

AND WHEREAS the parties are un-interrupted possession and enjoyment of its respective property and they have agreed to amalgamate of their respective properties.

AND WHEREAS both parties have mutually decided to amalgamated their said two separate plots of land into one plot of land for its joint use and occupation of the said amalgamated plot of land treating the same as one and it is amalgamating

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the said two plots of land in a single plot by virtue of this Deed of Declaration further declare that the said two plots of land will be mutated as one plot bearing only one Holding Number in the Fulbari-I Gram Panchayat in their names and the said Amalgamated two plots at present bearing two separate Holding Numbers of the said Panchayat and this two plots of land will be treated as one plot and one Holding of the Fulbari-I Gram Panchayat and which is more fully and particularly described in the Schedule "C" hereunder written and indicated with 'Red' border on Plan "C" herein.

AND WHEREAS the both parties are mutually agreed as per following conditions:-

- 1) The first and Second Party jointly formed a Limited Liability Partnership named Urban Shapers LLP (ACD-3323) dated 12th October 2023, for the Development of the Schedule - C Land and shall jointly construct and share the Area/Sale Proceed proportionately.
- 2) That the both parties mutually agreed that they shall abide by the all rule and regulations of LLP and they are not selling their shares of land by virtue of this declaration.
- 3) That the both parties shall jointly sign along with Urban Shapers LLP and get the Building plan sanction from the Competent Authority by virtue of this declaration.
- 4) That the both parties hereto hereby declare that they have clear and marketable title to their aforesaid respective plots of land free from all or any encumbrances, charges, liens, lispendens, acquisition, requisitions, claims and demands on the land more particularly described in the Schedule – A & B given herein below and is capable of being developed/constructed upon.
- 5) That the both parties hereto hereby declare to each other that they undertake to jointly and severally indemnify and keep indemnified themselves from any and all claims, actions, disputes, loss, compensation, penalty, etc. raised in view of the any defect in the title to the Schedule – A & B land.



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- 6) That the both parties hereto hereby declare to each other that they have full power, authority and the legal right to enter into and engage in the transactions contemplated by this declaration and have obtained all necessary authorization to execute, deliver and performance of this declaration.

NOW THIS DEED OF WITNESSETH that in pursuance of this declaration the First Party herein namely **SUMAN MFG WORKS LTD** hereby declaring to amalgamate its plot of land i.e. ALL THAT piece or parcel of the Plot No. UIF-3/4 measuring about 4088.25 Sq. Meter or 61.12 Katha appertaining to part of R.S. Plot No. 63, 70 & 139, corresponding to part of L.R. Plot No. 23, 35, 36, 37, 38, & 39 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192 recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.12 of Mouza-Dabgram, in the district of Jalpaiguri within the limit of Fulbari-I Gram Panchayat as described in the Schedule "A" and shown in 'Red' border on Plan "A" with the Second Party land herein; the Second Party herein namely **HILLVIEW LEISURE PRIVATE LIMITED** also declaring and amalgamating its plot of land i.e. ALL THAT piece or parcel of the Plot No. UIF-3/5 measuring about 4086.91 Sq. Meter 61.10 Katha appertaining to part R.S. Plot No. 63, 139 & 140, corresponding to part of L.R. Plot No. 23, 24, 34, 35, 36 & 37 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192, recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No.13 of Mouza - Dabgram in the District of Jalpaiguri, under New Jalpaiguri Police Station within the limit of Fulbari-I Gram Panchayat as described in the Schedule "B" and shown in 'Red' border on Plan "B" annexed hereto below in favour of First Part herein; both the Parties shall mutuate its name jointly with Fulbari-I Gram panchayat and shall enjoy the said compact amalgamated Plot of land as mentioned above without any interruption as well as from all encumbrances and they will get the building plan to be sanctioned by the Competent Authority on the entire amalgamated plot of land and the said entire one compact amalgamated plot of land has been more fully described in the Schedule "C" and shown in 'Red' Border on Plan "C" annexed hereto. The Value of the said plot of land is Rs. 26,62,00,677/- (Rupees Twenty Six Crore Sixty Two Lakhs Six Hundred and Seventy Seven) only.


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SCHEDULE-A
(LAND OF FIRST PART)

All that Plot No. UIF-3/4 measuring about 4088.25 Sq. Meter or 61.12 Katha appertaining to part of R.S. Plot No. 63, 70 & 139, corresponding to part of L.R. Plot No. 23, 35, 36, 37, 38, & 39 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192 recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No. 12, of Mouza: Dabgram, J.L. No.2, Block: Rajganj, P.O. Satellite Township, P.S. New Jalpaiguri (formerly Bhaktinagar), Fulbari-I Gram Panchayat Holding No. 13427, District: Jalpaiguri, PIN-734015; West Bengal, in the Utsodhaara: Teesta UIF Plots Phase-I as permissible under the applicable law, together with pro rata undivided, indivisible and variable share in the common areas of the Project.

Plot wise detail of the land is as follows: -

R.S. SHEET NO.	R.S. KHATIAN NO.	R.S. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
16	1831	63 (P)	466.08	6.97
		70 (P)	67.29	1.01
		139 (P)	3554.88	53.14
TOTAL			4088.25	61.12
L.R. SHEET NO.	L.R. KHATIAN NO.	L.R. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
192	12	23 (P)	2439.59	36.47
		35 (P)	200.42	3.00
		36 (P)	40.78	0.61
		37 (P)	326.47	4.88
		38 (P)	1066.62	15.95
39 (P)	14.37	0.21		
TOTAL			4088.25	61.12

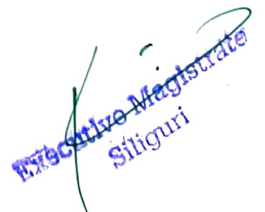
Land of Plot No. UIF-3/4 is bound and butted as follows: -

BY NORTH: 10 METER ROW SERVICE ROAD,

BY SOUTH: 15 METER ROW,

BY EAST : PLOT NO. UIF-3/5,

BY WEST : PLOT NO. UIF-3/3,


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SCHEDULE-B
(LAND OF SECOND PARTY)

All that Plot No. UIF-3/5 measuring about 4086.91 Sq. Meter or 61.10 Katha appertaining to part of R.S. Plot No. 63, 139 & 140, of corresponding to part of L.R. Plot No. 23, 24, 34, 35, 36 & 37 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192 recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No. 13 of Mouza Dabgram, J.L. No.2, Block: Rajganj, P.O. Satellite Township, P.S. New Jalpaiguri (formerly Bhaktinagar), Fulbari-I Gram Panchayat Holding No. 13428, District: Jalpaiguri, PIN-734015, West Bengal, in the Utsodhaara: Teesta UIF Plots Phase-I as permissible under the applicable law, together with pro rata undivided, indivisible and variable share in the common areas of the Project.

Plot wise detail of the land is as follows:-

R.S.SHEET NO.	R.S. KHATIAN NO.	R.S. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
16	1831	63 (P)	716.86	10.72
		139 (P)	2844.19	42.52
		140 (P)	525.87	7.86
TOTAL			4086.91	61.10
L.R. SHEET NO.	L.R. KHATIAN NO.	L.R. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
192	13	23 (P)	2991.23	44.72
		24 (P)	0.12	0.00
		34 (P)	225.53	3.37
		35 (P)	765.95	11.45
		36 (P)	103.12	1.54
		37 (P)	0.96	0.02
TOTAL			4086.91	61.10

Land of Plot No. UIF-3/5 is bound and butted as follows: -

BY NORTH: 10 METER ROW SERVICE ROAD,

BY SOUTH: 15 METER ROW,

BY EAST : PLOT NO. UIF-3/6 & 15 METER ROW,

BY WEST : PLOT NO. UIF-3/4,

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**SCHEDULE C**
(AMALGAMATED LAND)

All that Plot No. UIF-3/4 & 3/5 measuring about 8175.17 Sq. Meter or 122.22 Katha appertaining to part of R.S. Plot No. 63, 70, 139 & 140 corresponding to part of L.R. Plot No. 23, 24, 34, 35, 36, 37, 38, & 39 of R.S. Sheet No. 16 corresponding to L.R. Sheet No. 192, recorded in R.S. Khatian No. 1831 corresponding to L.R. Khatian No. 12 & 13, Mouza: Dabgram, J.L. No.2, Block: Rajganj, P.O. Satellite Township, P.S. New Jalpaiguri (formerly Bhaktinagar), District: Jalpaiguri, PIN-734015, West Bengal, in the Utsodhaara: Teesta UIF Plots Phase-I as permissible under the applicable law, together with pro rata undivided, indivisible and variable share in the common areas of the Project.

Plot wise detail of the land is as follows:-

R.S. SHEET NO.	R.S. KHATIAN NO.	R.S. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
16	1831	63 (P)	1182.94	17.69
		70 (P)	67.29	1.01
		139 (P)	6399.07	95.66
		140 (P)	525.87	7.86
TOTAL			8175.16	122.22
L.R. SHEET NO.	L.R. KHATIAN NO.	L.R. PLOT NO.	AREA (SQ. METER)	AREA (KATHAS)
192	12 & 13	23 (P)	5430.82	81.19
		24 (P)	0.12	0.00
		34 (P)	225.53	3.37
		35 (P)	966.37	14.45
		36 (P)	143.90	2.15
		37 (P)	327.43	4.90
		38 (P)	1066.62	15.95
		39 (P)	14.37	0.21
TOTAL			8175.16	122.22

THE SAID LAND IS BOUND AND BUTTED AS FOLLOWS:-

BY NORTH: 10 METER ROW SERVICE ROAD,

BY SOUTH: 15 METER ROW,

BY EAST : PLOT NO. UIF-3/6 & 15 METER ROW,

BY WEST : PLOT NO. UIF-3/3,


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IN WITNESS WHEREOF both the Parties do hereunto set their hands on the Day, Month and Year first above written.

WITNESSES: -

1. Prashant Kumar Jha
S/O Abhay Chandra Jha
Shantikpur, Shivmandir,
Siliguri - 734013 (W.B.)

SUMAN MFG. WORKS LTD.

DIRECTOR

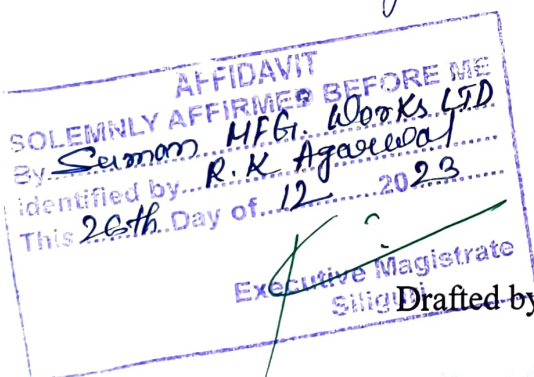
FIRST PARTY

2. Ashish Singh
s/o Hemant Agarwal
Vardhman Market, M.G. Road
Uttapara, Siliguri - 734005

Hillview Leisure Pvt. Ltd.

Director

SECOND PARTY



Drafted by me and printed at my office.

RAJESH KUMAR AGARWAL
ADVOCATE/ SILIGURI
REG. NO. WB/73/97