

6635/23

(12)

10/9/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

30AA 549405

Rm  
05/9/23  
4:50

Q 300 2252171/23

DEED OF DECLARATION

- Date: 05th, Sept, 2023
- Place: Siliguri
- Declarants:



Ambuja Neotia Teesta Development Private Limited

Prasenjit Das  
Signatory Authority, Manager

SUMAN MFG. WORKS LTD.

*[Signature]*

DIRECTOR

3.1 AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED, (CIN No. U70109WB2011PTC157834), (PAN- AAHCM0263D), a company incorporated under the Companies Act, 2013, having its Registered Office at 'Ecospace Business Park', Block- 4B, Ground Floor, Premises No.- IIF/11, Action Area-III-A, P.O. New Town, P.S. New Town, Kolkata-700160, represented by it's authorized signatory, Mr. Prasenjit Das, (PAN AGXPD9608E), (Aadhaar No. 3407 3407 7883), (Mobile No. 9007059545), son of Late Pranab Kumar Das, and authorized vide board resolution dated 01.12.2020, hereinafter referred to as the "Promoter"/"Sub-Lessor" (which expression shall unless repugnant to the context or meaning hereof be deemed to mean and include its successor-in-interest and permitted assignees) of the ONE PART:

Certified that the Document is admitted to Registration and the Signature Sheet and the Endorsement Sheet attached to this Document are part of this Document

Visit Commission Case No. 922/23



Addl. District Sub-Registrar  
Bhakti Nagar, Jalpaiguri

11 SEP 2023

NON Judicial Stamp

Sl. No. 677 Date 05/09/23

Sold to m/s. Suman MFG. WORKS

Of Smt

Rs. 20 (Rupees twenty)

*[Handwritten signature]*

Subhankar Ghosh  
Stamp Vendor  
Siliguri Court  
L. No. 175 / RA

*[Handwritten signature]*



2548

Ambuja Neotia Teesta Development Private Limited

*[Handwritten signature]*

Signatory Authority, Manager



2549



SUMAN MFG. WORKS LTD.

*[Handwritten signature]*

DIRECTOR



2550

Suman Nsp  
S/o. Suman Nsp

Adl. Dist Sub-Registrar  
Bhakti Nagar, Dist-Jalpaiguri

~~09 SEP 2023~~

05 SEP 2023



And

- 3.2 M/s. 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, India, represented by its Director, Mr. Vikash Bansal, (PAN AGRP7679R), (Aadhaar No. 4254 5032 8712), son of Mr. Binod Kumar Bansal, residing at Viswakarma Mandir Road, Near Paramount Hospital, Khalpara, District - Darjeeling, P.O- Siliguri(M.corp), P.S- Siliguri, Siliguri-734005, West Bengal, India, duly authorized vide board resolution 21.04.2023 hereinafter referred to as the "Declarant 2" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successor-in-interest, and permitted assigns) of the OTHER PART:

Declarant 1 and Declarant 2 are hereinafter individually referred to as such or as Declarant and collectively as Declarants.

NOW THIS DEED OF DECLARATION WITNESSES AS FOLLOWS:

4. Background

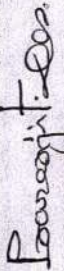
- 4.1 By Deed of Sub-Lease dated 18<sup>th</sup> May, 2023, registered in the Office of the Additional District Sub-Registrar, Bhaktinagar, recorded in Book No. I, Volume No. 0711-2023, at Pages 80801 to 80842, Being No. 071103661 for the year 2023 (Sub-Lease Deed), the Declarant 1 sub-leased the Plot No. UIF-3/4 measuring about 4088.25 Square Meter, equivalent to 61.12 Kattah, more or less, at Mouza-Dabgram, J.L. No. 2, Block-Rajganj, New Jalpaiguri, Police Station- New Jalpaiguri (formerly, Bhaktinagar), Post Office-Satellite Township, District-Jalpaiguri, PIN-734015, West Bengal, in Utsodhaara: Teesta UIF Plots Phase-I together with pro rata undivided, indivisible and variable share in the common areas of the project (defined in Sub-Lease Deed) (Said Plot), described in the Schedule A in the Sub-Lease Deed, to the Declarant 2.
- 4.2 Inadvertently and by oversight, the following typographical errors have been noticed by the Declarants in the Sub-Lease Deed:
- 4.2.1 At Page 1 (i.e. on Rs. 1000/- Non-Judicial Stamp Paper) of the Sub-Lease Deed/Deed, "AGREEMENT FOR SUB-LEASE" has been erroneously mentioned instead of "DEED OF SUB-LEASE" in the heading.

SUMAN MFG. WORKS LTD.



DIRECTOR

Amidujia Meotia Teesta Development Private Limited



Signatory Authority, Member



✓

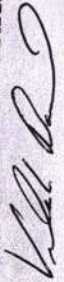
Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023

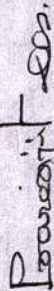
- 4.2.2 At Page 1 (i.e. on Rs. 1000/- Non-Judicial Stamp Paper) of the Sub-Lease Deed/Deed, "**Agreement for Sub-Lease ("AGREEMENT")**" has been erroneously mentioned instead of "**DEED OF SUB-LEASE ("Deed")**" in the first sentence.
- 4.3 The error being inadvertent, the Declarants desire to declare/rectify such errors by this Deed of Declaration. To place on record the corrections of the above inadvertent typographical errors, the Declarants are executing and registering this Deed of Declaration.
- 4.4 The Declarants hereby declare/rectify as:
- 4.5 At Page 1 (i.e. on Rs. 1000/- Non-Judicial Stamp Paper) of the Sub-Lease Deed/Deed, "**DEED OF SUB-LEASE**" shall be inserted and shall always be deemed to have been inserted in the heading, instead and place of "**AGREEMENT FOR SUB-LEASE**" and "**AGREEMENT FOR SUB-LEASE**" shall be deleted and shall always be deemed to have been deleted from the heading.
- 4.6 At Page 1 (i.e. on Rs. 1000/- Non-Judicial Stamp Paper) of the Sub-Lease Deed, "**DEED OF SUB-LEASE ("Deed")**" shall be inserted and shall always be deemed to have been inserted in the first sentence, instead and place of "**Agreement for Sub-Lease (AGREEMENT)**" and "**Agreement for Sub-Lease ("AGREEMENT")**" shall be deleted and shall always be deemed to have been deleted from the first sentence.
- 4.7 Henceforth, the Sub-Lease Deed shall always be read in conjunction with these presents, and it shall always be deemed that this Deed of Declaration is part and parcel of the Sub-Lease Deed.
- 4.8 Save to the extent as modified by this Deed of Declaration, the Sub-Lease Deed shall remain unchanged and unaltered.
5. **Execution and Delivery**
- 5.1 **In Witness Whereof** the Declarants have executed and delivered this Deed of Declaration on the date mentioned above.

SUMAN MFG. WORKS LTD.



DIRECTOR

Ambuja Neotia Terebinth Development Private Limited

  
Signatory Authority, Manager



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

~~09 SEP 2023~~

05 SEP 2023

Ambuja Neotia Teesta Development Private Limited

*Manojit*

Signature Authority Manager  
AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

[Declarant 1]

SUMAN MFG. WORKS LTD.

*[Signature]*

DIRECTOR

M/s. SUMAN MFG WORKS LTD

[Declarant 2]

Drafted By:

*Subrata Sinha*

**SUBRATA SINHA**

Advocate / Siliguri

Enrol. No. F-709/666/04

Witnesses:

Signature

*Sanjay Nag*

Signature

*Manojit Poddar*

Name

SANJAY NAG

Name

MANOJIT PODDAR

Father's Name

SANKAR NAG

Father's Name

BISNU PODDAR

Address

41, PATANJALI street

Address

Phansidewa, Darjeeling

KOL-700009.

West Bengal - 734434.



✓












Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023



## EXECUTANT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					












Ambuja Neotia Teesta Development Private Limited

*Poojit*

Signatory Authority, Manager

\_\_\_\_\_  
Signature with date.

## CLAIMANT SHEET

Photo		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Left Hand					
	Right Hand					

SUMAN MFG. WORKS LTD.

*V. S. D.*

\_\_\_\_\_  
DIRECTOR  
Signature with date.



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

~~03 SEP 2023~~

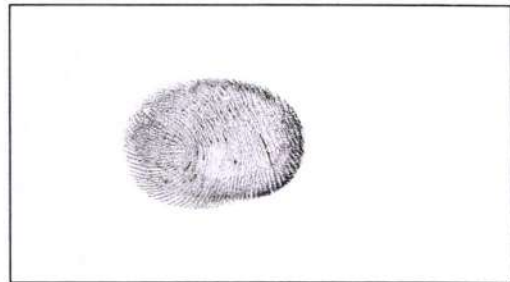
05 SEP 2023

**IDENTIFIER PHOTO SHEET**

**PHOTO**



**LEFT THUMB IMPRESSION**



Sanjay Nay -



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

~~8 9~~ SEP 2023

15 SEP 2023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE **BOARD OF DIRECTORS** OF **SUMAN MFG. WORKS LIMITED** HELD ON **21<sup>st</sup> APRIL, 2023** AT **3<sup>RD</sup> FLOOR, ORCHID SQUARE, S.F. ROAD, SILIGURI-734005**

Meeting of the Board was held to delegate relevant powers and authorities to the Director, Mr. Vikash Bansal to complete relevant administrative, revenue and legal formalities pertaining to the leasehold rights.

**“RESOLVED THAT** pursuant to the provision of section 179 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or reenactment thereof for the time being in force) and pursuant to the Memorandum and Articles of Association of the Company, the Director of the Company, Mr. Vikash Bansal (DIN: 00801745) be and is hereby authorized to act as an Authorized Representative/Signatory of the company to take necessary measures required for execution, presentation, representation, authentication and registration of all affidavits, agreements and documents pursuant to the leasehold rights of a plot in Utsodhaara Township, Siliguri.

**RESOLVED FURTHER THAT** the acts done and documents signed shall be binding on the Company until the same is withdrawn by giving written notice thereof.”

CERTIFIED TO BE TRUE EXTRACT

For **SUMAN MFG. WORKS LIMITED**

*Vineet Bansal*

VINEET BANSAL (Director)  
DIN: 02230337



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist. Jalpaiguri

~~8 3 SEP 2023~~

15 SEP 2023

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN THE MEETING OF THE **BOARD OF DIRECTORS** OF **SUMAN MFG. WORKS LIMITED** HELD ON **21<sup>st</sup> APRIL, 2023** AT **3<sup>RD</sup> FLOOR, ORCHID SQUARE, S.F. ROAD, SILIGURI-734005**

Meeting of the Board was held to delegate relevant powers and authorities to the Director, Mr. Vikash Bansal to complete relevant administrative, revenue and legal formalities pertaining to the leasehold rights.

**“RESOLVED THAT** pursuant to the provision of section 179 and other applicable provisions, if any, of the Companies Act, 2013 (including any statutory modification(s) or reenactment thereof for the time being in force) and pursuant to the Memorandum and Articles of Association of the Company, the Director of the Company, Mr. Vikash Bansal (DIN: 00801745) be and is hereby authorized to act as an Authorized Representative/Signatory of the company to take necessary measures required for execution, presentation, representation, authentication and registration of all affidavits, agreements and documents pursuant to the leasehold rights of a plot in Utsodhaara Township, Siliguri.

**RESOLVED FURTHER THAT** the acts done and documents signed shall be binding on the Company until the same is withdrawn by giving written notice thereof.”

CERTIFIED TO BE TRUE EXTRACT

*Vineet Bansal*

For **SUMAN MFG. WORKS LIMITED**

**VINEET BANSAL** (Director)  
DIN: 02230337



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023



CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING NO. 3/2020 OF THE BOARD OF DIRECTORS OF AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED HELD AT 'ECOSPACE BUSINESS PARK', BLOCK- 4B, 3<sup>RD</sup> FLOOR, PREMISES NO. IIF/11, ACTION AREA - II, NEW TOWN, KOLKATA - 700156 ON TUESDAY, 01<sup>ST</sup> DAY OF DECEMBER, 2020

Authority for signing agreements, documents in connection with the development of Teesta Township Project:

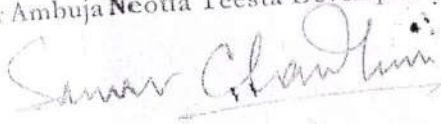
"RESOLVED THAT in supersession of all earlier resolutions any one of the directors of the Company or any one of the following authorised signatories be and are hereby severally authorized to sign, authenticate and submit all the necessary agreements, papers, letters, forms, documents, etc to various relevant authorities in connection with the development of Teesta Township Project of the Company under the name "Utsodhaara" and to represent the Company before all the relevant authorities in regard to the matter stated above and to attend and do all such acts, things and deeds to give effect to the above mentioned matter:

- (i) Mr. Giriraj Damani;
- (ii) Mr. Manoj Kumar Pasari;
- (iii) Mr. Vivek Gupta;
- (iv) Mr. Mukesh Sharma;
- (v) Mr. Surajit Das;
- (vi) Mr. Piyush Singhania;
- (vii) Mr. Prasenjit Das, Authorised Signatories."

"RESOLVED FURTHER THAT a copy of the above resolution, duly certified as true by any of the directors of the Company be send to such authorities and/or persons, as and when required, in connection with the aforesaid matter."

Certified To Be True

For Ambuja Neotia Teesta Development Private Limited

  
Saurav Chaudhuri  
Director  
DIN: 0064956



✓

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023





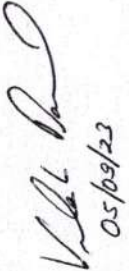


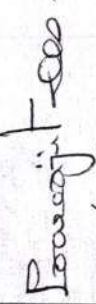
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BHAKTINAGAR, District Name :Jalpaiguri

Signature / LTI Sheet of Query No/Year 07113002252171/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr VIKASH BANSAL VISWAKARMA MANDIR ROAD NEAR PARAMOUNT HOSPITAL KHAL PARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:- Darjeeling, West Bengal, India, PIN:- 734005	Represent ative of Declarant [M S SUMAN MFG WORKS LTD ]			 05/09/23
2	Mr Prasenjit Das Shilpasamiti Para, City:- , P.O:- Jalpaiguri, P.S:- Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101	Represent ative of Declarant [Ambuja Neotia Teesta Developm ent Pvt Ltd ]			 05/09/2023





✓

Addl. Dist Sub-Registrar  
Bhakti Nagar, Dist. Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023

SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SANJAY NAG Son of Mr SANKAR NAG 41 PATAL DANGA STREET RAJA RAMMOHAN SARANI, City:- , P.O:- AMHARST STREET, P.S:- Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Mr VIKASH BANSAL, Mr Prasenjit Das			<i>Sanjay Nag</i> 5 <sup>th</sup> September 2023.

(Biswarup Goswami)

ADDITIONAL DISTRICT  
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.  
BHAKTINAGAR

Jalpaiguri, West Bengal



✓

Addl. Dist Sub-Registrar  
Bhaktinagar, Dist Jalpaiguri

~~03 SEP 2023~~

05 SEP 2023

### Major Information of the Deed

Deed No :	IV-0711-00135/2023	Date of Registration	11/09/2023
Query No / Year	0711-3002252171/2023	Office where deed is registered	
Query Date	04/09/2023 12:45:11 PM	A.D.S.R. BHAKTINAGAR, District: Jalpaiguri	
Applicant Name, Address & Other Details	Subrata Sinha Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, Mobile No. : 9051811105, Status :Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

### Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Ambuja Neotia Teesta Development Pvt Ltd</b> Ecospace Business Park Block 4b Ground Floor Premises No IIF/11 ACTION AREA -III-A, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160 , PAN No.:: aaxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	<b>M S SUMAN MFG WORKS LTD</b> 6 LYONS RANGE UNIT NO 2,5TH FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 , PAN No.:: AAxxxxxx0J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr VIKASH BANSAL</b> Son of Mr BINOD KUMAR BANSAL VISWAKARMA MANDIR ROAD NEAR PARAMOUNT HOSPITAL KHAL PARA, City:- , P.O:- SILIGURI, P.S:-Siliguri, District:-Darjeeling, West Bengal, India, PIN:- 734005, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9R, Aadhaar No: 42xxxxxx8712 Status : Representative, Representative of : M S SUMAN MFG WORKS LTD (as DIRECTOR)
2	<b>Mr Prasenjit Das (Presentant)</b> Son of Late Pratik Kumar Das Shilpasamiti Para, City:- , P.O:- Jalpaiguri, P.S:-Jalpaiguri, District:- Jalpaiguri, West Bengal, India, PIN:- 735101, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AGxxxxxx8E, Aadhaar No: 34xxxxxx7883 Status : Representative, Representative of: Ambuja Neotia Teesta Development Pvt Ltd (as AUTHORIZED SIGNATORY)

**Identifier Details :**

<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
<b>Mr SANJAY NAG</b> Son of Mr SANKAR NAG 41 PATAL DANGA STREET RAJA RAMMOHAN SARANI, City:- , P.O:- AMHARST STREET, P.S:-Amharst Street, District:-Kolkata, West Bengal, India, PIN:- 700009			
Identifier Of Mr VIKASH BANSAL, Mr Prasenjit Das			



**Endorsement For Deed Number : IV - 071100135 / 2023**

**On 05-09-2023**

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 16:50 hrs on 05-09-2023, at the Private residence by Mr Prasenjit Das .

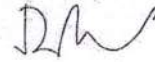
**Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]**

Execution is admitted on 05-09-2023 by Mr VIKASH BANSAL, DIRECTOR, M S SUMAN MFG WORKS LTD, 6 LYONS RANGE UNIT NO 2,5TH FLOOR, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr SANJAY NAG, , , Son of Mr SANKAR NAG, 41 PATAL DANGA STREET RAJA RAMMOHAN SARANI, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others

Execution is admitted on 05-09-2023 by Mr Prasenjit Das, AUTHORIZED SIGNATORY, Ambuja Neotia Teesta Development Pvt Ltd, Ecospace Business Park Block 4b Ground Floor Premises No IIF/11 ACTION AREA -III-A, City:- , P.O:- NEW TOWN, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700160

Indetified by Mr SANJAY NAG, , , Son of Mr SANKAR NAG, 41 PATAL DANGA STREET RAJA RAMMOHAN SARANI, P.O: AMHARST STREET, Thana: Amharst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by profession Others



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

**On 11-09-2023**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 of Indian Stamp Act 1899.

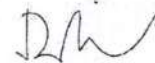
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 679, Amount: Rs.20.00/-, Date of Purchase: 05/09/2023, Vendor name: Subhankar Ghosh



**Biswarup Goswami**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**Jalpaiguri, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 0711-2023, Page from 1896 to 1911  
being No 071100135 for the year 2023.



*Biswarup Goswami*

Digitally signed by BISWARUP GOSWAMI  
Date: 2023.09.18 14:27:38 +05:30  
Reason: Digital Signing of Deed.

**(Biswarup Goswami) 18/09/2023**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BHAKTINAGAR**  
**West Bengal.**