

भारतीय गैर न्यायिक



INDIA NON JUDICIAL



पश्चिम बंगाल WEST BENGAL

38AB 794233

Partner

BEFORE THE LD. EXECUTIVE MAGISTRATE AT SILIGURI

AGREEMENT OF AMALGAMATION

THIS AGREEMENT IS MADE ON THIS THE 5TH DAY OF

NOVEMBER 2019.

FOR DELTA REALTORS

Kamal Mukherjee

Partner

FOR DELTA REALTORS

Urmila Mundera

Partner

Executive Magistrate
Siliguri

1. Sushila devi mundera
2. Shanti devi mundera
3. Prem lata Mundera
4. Sureshdevi Mundera
5. Mahendra Kumar mundera
6. Manoj Mundera
7. Rajul Mundera
8. Rajad Kumar Mundera
9. Sangita Periwal
10. For DELTA REALTORS

47
5-11-19

SL NO 30227 Date 22.10.2019
PURCHASER Smt. Sulhida Zeli Mumbra & others
Full Address Station Feeder Road, Siliguri
Total Value ₹
Stamp Purchased from JPG Treasury-1

JBD

STAMP VENDOR
JAYA RANI DAS
Licence No. 1 of 99-2000
Attil, DGR Office, Rajgani, Jalpaiguri

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Premlata Mundhra
4. Sudeshdevi Mundhra.
5. Mohendra Kumar mundhra : 2 :

For DELTA REALTORS
Kamal Mundhra
Partner



6. Manoj Mundhra
7. Rahul Mundhra
8. Ajmer Kumar Mundhra
9. Sangita Periwal
10. For DELTA REALTORS

For DELTA REALTORS
Urnika Mundhra
Partner

BETWEEN

SMT. SUSHILA DEVI MUNDHRA, wife of Late Mahabir Prasad Mundhra, Indian by Nationality, Hindu by faith, House wife by occupation, residing at Station Feeder Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **FIRST PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **FIRST PART** ".

AND

SMT. SHANTI DEVI MUNDHRA, wife of Sri Sitaram Mundhra, Indian by Nationality, Hindu by faith, House wife by occupation, residing at Ananda Mohan Basu Road (bye-lane), Babupara, Siliguri, P.O. - Siliguri Town, P.S. - Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, hereinafter called the " **SECOND PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **SECOND PART** ".

AND

SMT. PREMLATA MUNDHRA, wife of Late Binod Kumar Mundhra, Indian by Nationality, Hindu by faith, House wife by occupation, residing at Station Feeder Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **THIRD PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **THIRD PART** ".

Executive Magistrate
Siliguri

- | | |
|----------------------------------|--|
| 1. <u>Sushila Devi mundhra</u> | 6. <u>Manoj Mundhra.</u> |
| 2. <u>Shanti Devi mundhra</u> | 7. <u>Rahul Mundhra</u> |
| 3. <u>Pooemlata Mundhra</u> | 8. <u>Ajeet Kumar Mundhra</u> |
| 4. <u>Sudesh devi Mundhra</u> | 9. <u>Sangita Perival</u>
For DELTA REALTORS |
| 5. <u>Mahendra kumar mundhra</u> | 10. <u>[Signature]</u>
Partner |
- : 3 :
- For DELTA REALTORS**
Rahul Mundhra
Partner

For DELTA REALTORS
Manila Mundhra
Partner

AND

SMT. SUDESHI DEVI MUNDHRA, wife of Late Basant Kumar Mundhra, Indian by Nationality, Hindu by faith, House wife by occupation, residing at Station Feeder Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **FOURTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **FOURTH PART** ".

AND

SRI MAHENDRA KUMAR MUNDHRA, son of Late Sohan Lal Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **FIFTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " **FIFTH PART** ".

AND

SRI MANOJ MUNDHRA, son of Late Binod Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the " **SIXTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " **SIXTH PART** ".


 Executive Magistrate
 Siliguri

Rajat

For DELTA REALTORS

Urmila Mundhra

Partner

1. Sushila Devi mundhra
2. Shanti Devi mundhra
3. Poornima Mundhra
4. Sudeshdevi Mundhra.
5. Mayendra Kumar Mundhra: 4:

For DELTA REALTORS

Kamal Mundhra

Partner

AND

6. Manoj Mundhra.
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwal
10. [Signature]

For DELTA REALTORS

Partner



SRI RAHUL MUNDHRA, son of Late Basant Kumar Mundhra, Indian by Nationality, Hindu by faith, Business by occupation, residing at Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S.- Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the " **SEVENTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " **SEVENTH PART** ".

AND

SRI RAJESH KUMAR MUNDHRA (MAHESHWARI), son of Sri Sitaram Mundhra (Maheshwari), Indian by Nationality, Hindu by faith, Business by occupation, residing at Ananda Mohan Basu Road (bye-lane), Babupara, Siliguri, P.O.-Siliguri Town, P.S.- Siliguri, District - Darjeeling, PIN - 734004, in the State of West Bengal, hereinafter called the " **EIGHTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, successors, representatives, administrators and assigns) of the " **EIGHTH PART** ".

AND

SMT. SANGITA PERIWAL, wife of Sri Pradip Kumar Periwal and daughter of Sri Sitaram Mundhra (Maheshwari), Indian by Nationality, Hindu by faith, House-wife by occupation, residing at C/o - Shri Balaji Krishi Bhandar, Near Police Station, Station Feeder Road, Siliguri, P.O. - Siliguri Bazar, P.S. - Siliguri, District - Darjeeling, PIN - 734005, in the State of West Bengal, hereinafter called the " **NINTH PARTY** " (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, successors, representatives, administrators and assigns) of the " **NINTH PART** ".

[Signature]

Executive Magistrate
Siliguri

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Premlata Mundhra
4. Sudeshdevi Mundhra.
5. Mahendra Kumar mundhra

6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwal
10. [Signature]

For DELTA REALTORS
Kamal Mundhra
 Partner

: 5 :

For DELTA REALTORS
[Signature]
 Partner



AND

DELTA REALTORS, a Partnership Firm, having its Office at Hilman House, Vidya Sagar Road, Khalpara, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, represented by its Partners- 1. SRI KAMAL KUMAR MUNDHRA, son of Late Bajranglal Mundhra, 2. SMT. URMILA MUNDHRA, wife of Sri Kamal Kumar Mundhra and 3. SRI NIMIT MUNDHRA, son of Sri Kamal Kumar Mundhra, all are Indian by Nationality, Hindu by faith, Business by occupation, residing at Hilman House, Vidya Sagar Road, Khalpara, Siliguri, P.O.-Siliguri Bazar, P.S.-Siliguri, District-Darjeeling, PIN-734005, in the State of West Bengal, hereinafter called the "**TENTH PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the "**TENTH PART**".

WHEREAS **SMT. SUSHILA DEVI MUNDHRA**, wife of Late Mahabir Prasad Mundhra (First Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 16.54 Kathas, more particularly described in the Schedule-A given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SMT. SHANTI DEVI MUNDHRA**, wife of Sri Sitaram Mundhra (Second Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 7.54 Kathas, more particularly described in the Schedule-B given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SMT. PREMLATA MUNDHRA**, wife of Late Binod Kumar Mundhra (Third Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 13.789 Kathas, more particularly described in the Schedule-C given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

For DELTA REALTORS
Urmila Mundhra
 Partner

[Signature]

[Signature]
 Executive Magistrate
 Siliguri

1. Sushila Devi mundhra
2. Shanti Devi mundhra
3. Bren Lata Mundhra
4. Sudeshdevi Mundhra
5. Mehendra Kumar mundhra

For DELTA REALTORS

Kamal Mundhra
Partner

: 6 :

6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangeeta Perival
10. For DELTA REALTORS
[Signature]

Partner



AND WHEREAS **SMT. SUDESH DEVI MUNDHRA**, wife of Late Basant Kumar Mundhra (Fourth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 4.8587 Kathas, more particularly described in the Schedule-D given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI MAHENDRA KUMAR MUNDHRA**, son of Late Sohan Lal Mundhra (Fifth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 16.5405 Kathas, more particularly described in the Schedule-E given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI MANOJ MUNDHRA**, son of Late Binod Kumar Mundhra (Sixth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 2.752 Kathas, more particularly described in the Schedule-F given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI RAHUL MUNDHRA**, son of Late Basant Kumar Mundhra (Seventh Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 11.6818 Kathas, more particularly described in the Schedule-G given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **SRI RAJESH KUMAR MUNDHRA (MAHESHWARI)**, son of Sri Sitaram Mundhra (Maheshwari) (Eighth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 6 Kathas, more particularly described in the Schedule-H given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

For DELTA REALTORS

Urmila Mundhra,
Partner

- 1. Sushila devi mundhra
- 2. Shanku Devi mundhra
- 3. Prem lata Mundhra
- 4. Sudesh devi Mundhra.
- 5. Mahendra kumar mundhra : 7:
For DELTA REALTORS
Kamal Mundhra

- 6. Manoj Mundhra
- 7. Ratul Mundhra
- 8. Pratek Kumar Mundhra
- 9. Sangita Periwal
For DELTA REALTORS
Pradip Kumar
- 10. _____



AND WHEREAS **SMT. SANGITA PERIWAL**, wife of Sri Pradip Kumar Periwal and daughter of Sri Sitaram Mundhra (Maheshwari) (Ninth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 3 Kathas, more particularly described in the Schedule-I given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS **DELTA REALTORS** (Tenth Party of these presents), is the absolute and exclusive owner of all that piece or parcel of land measuring 10.748 Kathas, more particularly described in the Schedule-J given hereinbelow, having permanent, heritable and transferable right, title and interest therein.

AND WHEREAS the parties of all the parts hereto have thought it advisable, for the efficient execution of the scheme of these presents, to reduce the terms and conditions in writing to avoid future disputes and misunderstanding among themselves.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. SCHEME OF THE INDENTURE

1.1 That the parties are desirous of constructing a multi-storied residential cum commercial building and develop independent flats / parking spaces / commercial units / utility spaces for acquisition by indenting purchasers / allottees.

1.2 That for the better utilization of the land and to give better shape to the multi-storied residential cum commercial building to be constructed thereon, the parties hereto have decided to amalgamate their aforesaid respective plots of land, more particularly described in the Schedule-X given hereinbelow.

Pratek

Executive Magistrate
Siliguri

1. Sushila Devi mundhra
2. Shanti Devi mundhra
3. Prem Lata Mundhra
4. Sudesh devi Mundhra.
5. Makendra Kumar mundhra

6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwaj
10. [Signature]

For DELTA REALTORS

: 8 :

[Signature]
Partner

Partner



2. DISBURSEMENT AND REALISATION

2.1 That the parties hereto shall maintain a separate and common account in a scheduled bank to administer the financial incomings and outgoings with regard to the construction / development of the said multi-storied residential cum commercial building and the consideration amount received from the indenting purchasers / allottees.

2.2 That withdrawals made from the funds in the said bank account, to cover the cost of said construction / development shall be maintained in transparent books extinguishing all probabilities of prejudice to any of the parties hereto.

2.3 That the profits made out of the sale/ transfer of flats / parking spaces / commercial units / utility spaces to indenting purchasers / allottees, after the realization of the costs of said construction / development shall be distributed among the parties in proportion to their respective proportionate shares.

3. POSSESSION AND RIGHT TO TRANSFER

3.1 That the parties hereto shall have impartible right in the land on which the said multi-storied residential cum commercial building will stand on completion.

3.2 That the parties hereto agree and undertake to execute and deliver such documents, deeds, no-objection certificates, authorizations and take such other actions that may be required for the said construction / development and to market and sell / transfer the developed flats / parking spaces / commercial units / utility spaces to consummate more effectively the purposes or subject matter of this Indenture.

[Signature]
Executive Magistrate
Siriguri

1. Sushila devi mundhra
2. Sanku Devi mundhra
3. Prem Lata Mundhra
4. Sudeshdevi Mundhra
5. Mahendra Kumar mundhra
For DELTA REALTORS : 9 :
6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periswal
10. [Signature]
For DELTA REALTORS
Partner

Kamal Mandhra
Partner



3.3 That if any flat / parking space / commercial unit / utility space is to be sold / transferred in favour of to indenting purchasers / allottees, the parties hereto shall collectively execute the said instrument of transfer and/ or other relative and imperative documents.

4. REPRESENTATIONS AND WARRANTIES

4.1 That the each of the parties hereto hereby represent and warrant to each other that they have a clear and marketable title to their aforesaid respective plots of land free from all or any encumbrances, charges, liens, lispensens, acquisition, requisitions, claims and demands, and the land more particularly described in the Schedule-X given hereinbelow is capable of being developed / constructed upon.

4.2 That the each of the parties hereto hereby represent and warrant to each other that they undertake to jointly and severely 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-X Land.

4.3 That the each of the parties hereto hereby represent and warrant to each other that they shall take all necessary and effective steps to remove such defects and encumbrance and shall also remove all hurdles in the way of development so as to enable the smooth construction work in the event the title to the Schedule-X Land is found to be defective or encumbered in any way.

4.4 That the each of the parties hereto hereby represent and warrant to each other that they undertake to signify his/ her/ its/ their consent to the plans, elevations, designs, drawings, specifications, etc. as proposed for the said development / construction and to sign it and all other incidental and necessary papers for approval of the building plan.

Executive Magistrate
Siliguri

[Signature]

1. Sushila devi mundhra
 2. Shanti Devi mundhra
 3. Prem lata Mundhra
 4. Sudesh devi Mundhra
 5. Mahender kumar mundhra
 For DELTA REALTORS
 Kamal Mundhra

: 10 :

6. Manoj Mundhra
 7. Rahul mundhra
 8. Rajesh Kumar Mundhra
 9. Sangita Periswal
 For DELTA REALTORS
 10. [Signature]
 Partner



4.5 That the each of the parties hereto hereby represent and warrant to each other that they shall pay all taxes and dues including that of land revenue and/or khazna with respect to their aforesaid respective plots of land.

4.6 That the each of the parties hereto hereby represent and warrant to each other that they shall get the said project/ multi-storied residential cum commercial building registered under the provisions of the proposed West Bengal Real Estate (Regulation and Development) Rules on its effective commencement.

4.7 That the each of the parties hereto hereby represent and warrant to each other that they shall produce this Indenture before the appropriate authority as and when required at any time hereinafter.

4.8 That the each of the parties hereto hereby represent and warrant to each other that they shall make proportionate payments as per their respective proportionate shares for the conversion of the character of the Schedule-X Land.

4.9 That the each of the parties hereto hereby represent and warrant to each other that they have the full power, authority and legal right to enter into and engage in the transactions contemplated by this Indenture and have taken or obtained all necessary corporate and other action to authorize the due execution, delivery and performance of this Indenture and have duly executed and delivered this Indenture.

4.10 That the each of the parties hereto hereby represent and warrant to each other that neither the execution of this Indenture nor the performance by the Parties of any of their respective obligations hereunder will conflict with or result in a breach of any provisions of their respective memorandums and articles of association or other similar constituent documents or law, regulation, judgment, order, authorization, agreement or obligation or document binding on or applicable to the Parties.


 Executive Magistrate
 Singuri

1. Sushala devi mundhra
2. Shanti Devi mundhra
3. Preem lata Mundhra
4. Sudesh devi Mundhra.
5. Mahendra kumar mundhra

For DELTA REALTORS
Kamal Mundhra
 Partner

: 11 :

6. Manoj Mundhra
7. Rakul mundhra
8. Rajad. Kumar Mundhra
9. Sangita Periwal
10. *[Signature]*

Partner



For DELTA REALTORS
Monika Mundhra
 Partner

5. CONFIDENTIALITY

That this Indenture, its existence and all information exchanged between the Parties under this Indenture shall not be disclosed to any other person by any of the parties hereto. The parties hereto shall hold in strictest confidence, shall not use or disclose to any other party, and shall take all necessary precautions to secure all confidential information. Disclosure of such information shall be restricted solely to employees, agents, consultants and representatives who have been advised of their obligation with respect to the confidential information.

6. DISPUTE RESOLUTION

That in the event any dispute or difference arises out of or in connection with the interpretation or implementation of this Indenture, or out of or in connection with the breach, or alleged breach of this Indenture, or in the matter not specifically stipulated in this Indenture, such dispute shall be referred to arbitration under the Arbitration and Conciliation Act, 1996. The arbitration tribunal shall consist of arbitrators, to be mutually appointed by the Parties and the arbitration shall be held at Siliguri.

[Handwritten mark]

[Signature]
 Executive Magistrate
 Siliguri

1. Sivhita devi mundhra
2. Shashi Devi mundhra
3. Prem lata Mundhra
4. Sudesh devi Mundhra.
5. Mahendra Kumar mundhra

For DELTA REALTORS
Rajul Mundhra
 Partner

: 12 :

6. Manoj Mundhra
7. Rajul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Pesiwat
10. *[Signature]*

For DELTA REALTORS
Urmila Mundhra
 Partner



7. MISCELLANEOUS

7.1 *Death of Party/ Parties:* In case of death of any of the party or parties, then in that event his/ her/ its/ their successors/heirs will remain bound to execute the Sale Deed / Instrument of Transfer in favour of intending buyers/ allottees.

7.2 *Costs:* The parties hereto shall bear the costs and expenses in relation to the preparation, execution, registration, administration, modification and amendment of this Indenture.

That the professional fee to be paid to the engineers, architects, advocates, solicitors and chartered accountants for the approval of the building plan/s, legal and financial/ taxation consultancies and other professional assistances shall be borne proportionately by the parties hereto.

7.3 *Tax Liabilities:* The parties hereto shall bear their respective proportionate statutory impositions and/or tax liabilities that may arise due to the development/ construction on the Schedule-X Land shall be borne by the parties hereto in proportion to their respective proportionate shares.

7.4 *Specific Performance:* This indenture shall be specifically enforceable in accordance with the terms hereof, at the instance of either of the Parties hereto.

Ris

Executive Magistrate
 Siliguri

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Prem lata Mondhra
4. Sudeshdevi Mundhra
5. Mahendra Kumar mundhra

For DELTA REALTORS

: 13 :

Kamal Mondhra
Partner

SCHEDULE-A

All that piece or parcel of land measuring 16.54 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-B

All that piece or parcel of land measuring 7.54 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-C

All that piece or parcel of land measuring 13.789 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-D

All that piece or parcel of land measuring 4.8587 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

6. Manoj Mondhra
7. Rahul Mondhra
8. Rajed. Kumar Mondhra
9. Sangita Periswal
10. Mohammed

For DELTA REALTORS



For DELTA REALTORS

Urmila Mundhra

Partner

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Prern Lata Mundhra
4. Sudesh devi Mundhra
5. Mahendra kumar mundhra

: 14 :

For DELTA REALTORS

Kamat Mundhra

Partner

SCHEDULE-E

All that piece or parcel of land measuring 16.5405 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-F

All that piece or parcel of land measuring 2.752 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-G

All that piece or parcel of land measuring 11.6818 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

6. Manoj Mundhra
7. Rahul mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwat
For DELTA REALTORS
10. [Signature]



Executive Magistrate
Siliguri

For DELTA REALTORS
Anamita Mondhra.

Partner

For DELTA REALTORS
Kamal Mondhra
Partner

1. Sushila Devi Mondhra
2. Shanti Devi Mondhra
3. Preem Lata Mondhra
4. Sudeshdevi Mondhra.
5. Matendra Kumar Mondhra

: 15 :

6. Manoj Mondhra
7. Rahul Mondhra
8. Rajesh Kumar Mondhra
9. Sangita Periswal
10. For DELTA REALTORS
[Signature]



SCHEDULE-H

All that piece or parcel of land measuring 6 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-I

All that piece or parcel of land measuring 3 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

SCHEDULE-J

All that piece or parcel of land measuring 10.748 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

Executive Magistrate
Siliguri

: 16 :



SCHEDULE-X

All that piece or parcel of land measuring 93.45 Kathas, forming part of R.S. Plot No.7202, recorded in R.S. Khatian No.1028, situated within Mouza- Siliguri, J.L. No.110(88), Pargana - Baikunthapur, P.O., P.S., Sub-Div. and A.D.S.R.O. - Siliguri, Ward No.27 of Siliguri Municipal Corporation, in the District of Darjeeling.

The said land is bound and butted as follows :-

By North : S.F. Road and Siliguri Thana,

By South : 22 Feet wide S.M.C. Road,

By East : Passage and Phanindra Bhawan,

By West : 25 Feet wide Sree Maa Sarani.

SOLELY BY ME
By Sushila Devi Mundhra
Identified R. Agarwal Adv. Silg.
This 05th Day of NOV 2019.
Executive Magistrate
Siliguri

1. Sushila Devi Mundhra

2. Sushila Devi Mundhra

3. Prerna Lata Mundhra

4. Sudesh devi Mundhra

5. Mahendra Kumar Mundhra

6. Manoj Mundhra

7. Rahul Mundhra

8. Rajesh Kumar Mundhra

9. Sangita Periwah

10. [Signature]

For DELTA REALTORS
Sushila Mundhra
Partner

For DELTA REALTORS

[Signature]

Partner

For DELTA REALTORS

Partner

IN WITNESSES WHEREOF THE PARTIES HERETO HAVE PUT THEIR RESPECTIVE SIGNATURE ON THIS AGREEMENT ON THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

WITNESSES :

1. Saradindu Mandal
S/o Sri S.K. Mandal
Baghajatin Park
Siliguri - 734001

Sushila Devi Mundhra
FIRST PARTY

Shweta Devi Mundhra
SECOND PARTY

Prem lata Mundhra
THIRD PARTY

2. Rajesh Anand
C/o. Binay Anand
Dabgram,
Siliguri.

Sudesh devi Mundhra.
FOURTH PARTY

Mahendra Kumar Mundhra
FIFTH PARTY

Manoj Mundhra
SIXTH PARTY

NOTARY

SOLELY AND OF MY OWN FREE WILL AND WITHOUT COERCION
By Sushila Devi Mundhra.
Identified R. Agarwal. Adv. Silg.
This 05th Day of Nov. 2019

Rahul Mundhra
SEVENTH PARTY

Rajesh Kumar Mundhra
EIGHTH PARTY

Executive Magistrate
Siliguri

Sangita Periwal
NINTH PARTY

Drafted as per the instruction of the parties & explained the contents to them and printed in my Office.

For DELTA REALTORS
[Signature]

Rajat Agarwal
Advocate, Siliguri

Partner
TENTH PARTY

For DELTA REALTORS
Kamal Mundhra
Partner

For DELTA REALTORS
Shweta mundhra
Partner