



ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
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SECTION-5: CRITERIA FOR EVALUATION

5.1 Evaluation Parameters

The bidder's competence and capability is proposed to be established by the following parameters:

- ⊗ Technical Criteria; and
- ⊗ Financial Criteria.

5.2 Technical Criteria for purposes of evaluation

5.2.1 For demonstrating technical capacity and experience (The "Technical Capacity"), the Applicant shall, over the past 10 (Ten) financial years preceding the Application Due Date, have:

5.2.1.1 Paid for development of Eligible Project(s) in Category 1 and/ or Category 2 as specified below; and/or

5.2.1.2 Collected and appropriated revenues from Eligible Project(s) in Category 1 and/ or Category 2 as specified below;

Such that the sum total of the above is more than INR 160 crores (the Threshold Technical Capacity)

Provided that at least one fourth of the Threshold Technical Capacity shall be from the eligible projects in category 1 as specified in 5.2.2. below.

5.2.2 Subject to the provision of point 5.2.1 above, the following categories of experience would qualify as Technical Capacity eligible experience (the "Eligible Experience") in relation to Eligible projects as stipulated in clause 5.2.3 below:

Category 1: Project Development/ Construction Experience on Eligible Projects in Real Estate Sector

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Category 2: Project Development/ Construction Experience in Eligible Projects in Core Sector

For the purpose of qualification:

1. Real Estate Sector would be deemed to include Integrated/Standalone Township, Commercial Complex, Residential Complex, Institutional Building, Industrial Parks and Logistic Park; and
2. Core Sector would be deemed to include Highway, Power, Telecom, Ports, Airports, Railway, Metro Rail, Pipeline, Irrigation, Water Supply and Sewerage.

5.2.3 Eligible Experience in respect of each category shall be measured only for Eligible Projects

5.2.4 **For a project to qualify as an Eligible Project:**

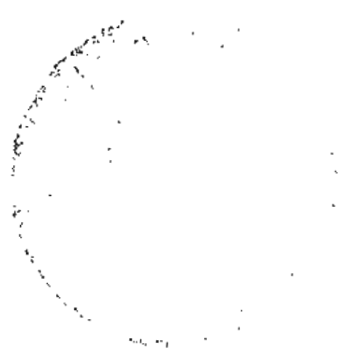
5.2.4.1 the entity claiming experience should have held, in the company owning the Eligible Project, a minimum of 26% (twenty six per cent) equity during the entire year for which Eligible Experience is being claimed;

5.2.4.2 the capital cost of the project should be more than INR 40 crores.

5.2.4.3 the entity claiming experience shall, during the last 10 (ten) financial years preceding the Application Due Date, have (i) paid for development/construction of the project (excluding the cost of land), and/ or (ii) collected and appropriated the revenues from users.

5.2.4.4 The Applicant shall quote experience in respect of a particular Eligible Project under any one category only, even though the Applicant (either individually or along with a member of the Consortium) may have played multiple roles in the cited project. Double counting for a particular Eligible Project shall not be permitted in any form.

5.2.4.5 Experience for any activity relating to an Eligible Project shall not be claimed by two or more Members of the Consortium. In other words, no double counting by a Consortium in respect of the same experience shall be permitted in any manner



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whatsoever.

5.3 Financial Criteria for the purpose of evaluation

- 5.3.1 The bidder should have minimum Net Worth of INR 30,00,00,000/- (Indian Rupees Thirty Crores only) as per the last audited annual accounts (FY 2014-2015 or in case audited reports are not available, FY 2013-2014).
- 5.3.2 The financial year shall mean year starting 1st April to 31st March. In case of a Consortium, the combined technical capability and net worth of all the members (subject to maximum three), should satisfy the above conditions of eligibility and the Lead Member should meet 50% of Technical & Financial Criteria mentioned in clause 5.2.1 and clause 5.3.1 respectively.
- 5.3.3 The bidder shall have to submit audited balance sheets pertaining to the period for which Networth is being claimed..

In computing the Technical and Financial Capacity of the Bidder the Capacity of their Associates would be eligible provided however that the Bidder shall provide Board Resolution (as per format provided in Annexure XII) and Letter of undertaking (Annexure XIII) in respect thereof, from such Associate.

5.4. Evaluation of Bids

5.4.1 Evaluation of Technical Bids

The Technical Bids of bidder shall be evaluated by the Bid Evaluation Committee from the following aspects:

- ❖ Prior to the detailed evaluation of the bid, the Bid Evaluation Committee shall determine whether each bid: a) has complied with the requirement of Bid Security of requisite amount and in appropriate manner, b) is substantially responsive to the requirements of the RFP.
- ❖ Meets/conforms to all terms, conditions and stipulations of the RFP including the Minimum Eligibility Criteria, without any material deviation.



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- ⦿ The bid is accompanied by the required annual reports, documents, audited statements, experience certificates as stipulated in the RFP documents including all forms as annexed.
- ⦿ WBHIDCO//Lessor shall evaluate the Technical Bid to determine whether technical aspects are in accordance with the requirements set forth in the RFP documents. WBHIDCO/ /Lessor shall examine the following:
 - Overall conformity and compliance with the requirement of the Bid
 - Concept Plan, Implementation schedule, Area statement are furnished appropriately as stipulated in Annexure C1 and comply to Applicable Guidelines and Standards in the manner as stipulated.
 - Implementation Plan which should demonstrate that the bidder shall achieve the performance standards, Minimum Development Obligation and milestones within the time frame.

If the bidder fulfils all the requirements of the Technical Bid, the bid shall be deemed as qualified. The bidders who meet all the requirements of the Technical Bid shall be treated equally and all the qualified bidders shall be at par while considering their Financial Bid. Non submission of the specified documents including formats may result in bid being treated as non responsive.

5.4.2. Declaration of the Qualified Bidder

Upon conclusion of the evaluation of the Technical Bids of all the bidders, the name of the bidders, whose technical bids are found to be responsive, shall be declared as Qualified Bidder and the names of the qualified bidders shall be uploaded on www.wbhidcoltd.com.

5.5. Selection of the Selected Bidder

- i. On the day of e-Auction which will be held on date as mentioned under clause 1.2 from 11.30 AM onwards, the bidder has to visit the e-Auction website viz. www.eauction.go and click on the link for WBHIDCO e-Auctions. It has to login



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with User Id and Password. In the next page, the bidder has to click on the link "View Live e-auctions" and click on the link with the e-Auction number for this e- Auction.

- ii. The bidder shall be required to record its acceptance of e-Auction terms & conditions with its DSC and then only the bidder can have access to the bidding area.
- iii. There will be a "Start Price" for e-bidding for the Project, which will be notified on or before the e-auction date & time. Start Price will be mentioned in the e-Auction floor for the entire plot in INR Lakh. Bidder have to bid above the Starting Price.
- iv. The bidding for the plot shall be in INR Lakh and in multiples of Ten Lakhs. Thus to bid an amount of INR 10 lakhs, a bidder needs to type 10 in the space provided for bidding and click on the BID button. It is however made clear that the "Start Price" is not the Reserve Price.
- v. The bid has to be signed by the bidder with its DSC.
- vi. The bidder shall be solely responsible for all consequences arising out of the bid submitted by him/her (including any wrongful bidding by him/her) and no complaint/representation will be entertained by WBHIDCO /NIC/Lessor in this regard. Hence bidders must be careful to check (the Bid Amount/ No. of Zeroes/No. of Digits/Unit of measurement/etc.) rectify their bid (if required) before submitting their bid into the live e- auction floor by clicking the 'BID' button.

The bidder quoting the final bid shall be declared as the Selected Bidder (the "Selected Bidder") and the final price quoted by him shall be declared as the Highest Financial Bid, provided that the Financial Bid is not below the Reserve Price.

5.6 Submission of Performance Security

- a. For securing the due and punctual performance of its obligations relating to the Project as per the terms and conditions of this RFP, the Preferred Bidder/ Lessee shall, within 45 days of the date of issue of the LOI, deliver to WBHIDCO an unconditional

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and irrevocable bank guarantee, issued by a nationalized bank or a scheduled bank in India having a net worth of at least Rs 1000 crores, for a sum equivalent to 10% of the Financial Bid quoted by the Preferred Bidder and accepted in favour of the WBHIDCO from a Scheduled Bank and payable and enforceable at Kolkata, in the format specified in the RFP document (the "Performance Security"). The Performance Security shall be maintained by the Preferred Bidder/ Lessee for such time period as set forth in Draft Lease Agreement.

- b. Failure of the Preferred Bidder to comply with the requirement of clause 5.5 shall entitle the Authority/Lessor to cancel the LOI and forfeit the Bid Security of the Preferred Bidder.

5.7 Validity of Bid:

All bids shall remain valid for 180 days from the date of closing of e-auction, excluding the date of closing. In case the 180th day falls on a holiday or remains closed for NIC, such bids will be deemed to be automatically extended to be valid upto the next working day of NIC.

5.8 Force Majeure:

WBHIDCO/ Lessor shall not be liable for any failure or delay in performance due to any cause beyond their control including fires, floods, strikes, go-slow, lock-out, closure, dispute with staff, dislocation of normal working conditions, War, riots, epidemics, political upheavals, Governments actions, civil commotion, breakdown of machinery, shortage of labour, Acts, demand or otherwise or any other cause or condition beyond the control of aforesaid causes or not and the existence of such cause or consequence may operate at the sole discretion of WBHIDCO Ltd./ Lessor to extend the time of performance on the part of WBHIDCO/ Lessor by such period as may be necessary to enable WBHIDCO/ Lessor to effect performance after the cause of delays will have ceased to exist. The provisions aforesaid shall not be limited or abrogated by any other terms of the contract whether printed or written.

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5.9 Dispute resolution

The entire bidding process shall be governed by, and construed in accordance with, the laws of India and Courts at Kolkata shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the bidding process, the subsequent lease and the entire transaction, to the exclusion of all other courts in the world.

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SECTION-6: CORRUPT OR FRAUDULENT PRACTICES

- 6.1 The bidders and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the Bidding Process and subsequent to the issue of the LOI and during the subsistence of the Lease Deed. Notwithstanding anything to the contrary contained herein, or in the LOI or the Lease Deed. WBHIDCO/ UD shall reject a bid, withdraw the LOI, or terminate the Lease Deed/ Development Agreement, as the case may be, without being liable in any manner whatsoever to the Selected Bidder or SPV, as the case may be, if it determines that the Selected Bidder or SPV, as the case may be, has, directly or indirectly or through an agent, engaged in corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice in the Bidding Process. In such an event, WBHIDCO/ UD shall forfeit and appropriate the Bid Security, as the case may be, as mutually agreed genuine pre-estimated compensation and damages payable to WBHIDCO/ UD towards, inter alia, time, cost and effort of WBHIDCO/ UD, without prejudice to any other right or remedy that may be available to WBHIDCO/ UD hereunder or otherwise.
- 6.2 Without prejudice to the rights of WBHIDCO/ UD under clause 6.1 hereinabove and the rights and remedies which WBHIDCO/ UD may have under the LOI or the Lease Deed, if a bidder or SPV, as the case may be, is found by WBHIDCO/ UD to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice during the Bidding Process, or after the issue of the LOI or the execution of the Lease Deed, such bidder or SPV shall not be eligible to participate in any tender or RFP issued by WBHIDCO/ UD during a period of 2 (two) years from the date such bidder or SPV, as the case may be, is found by WBHIDCO/ UD to have directly or indirectly or through an agent, engaged or indulged in any corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practices, as the case may be.
- 6.3 For the purposes of this Clause 6, the following terms shall have the meaning hereinafter respectively assigned to them:



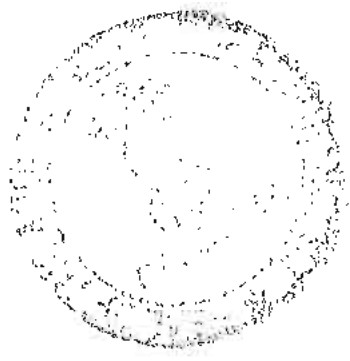
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- (a) **“corrupt practice”** means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the Bidding Process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of WBHIDCO/ UD who is or has been associated in any manner, directly or indirectly with the Bidding Process or the LOI or has dealt with matters concerning the Lease Deed/ Development Agreement or arising there from, before or after the execution thereof, at any time prior to the expiry of one (1) year from the date such official resigns or retires from or otherwise ceases to be in the service of WBHIDCO/ UD, shall be deemed to constitute influencing the actions of a person connected with the Bidding Process); or (ii) engaging in any manner whatsoever, whether during the Bidding Process or after the issue of the LOI or after the execution of the Lease Deed(s), as the case may be, any person in respect of any matter relating to the Project or the LOI or the Lease Deed Agreement, who at any time has been or is a legal, financial or technical adviser of WBHIDCO/ UD in relation to any matter concerning the Project;
- (b) **“fraudulent practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the Bidding Process;
- (c) **“coercive practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the Bidding Process;
- (d) **“undesirable practice”** means (i) establishing contact with any person connected with or employed or engaged by WBHIDCO/ UD with the objective of canvassing, lobbying or in any manner influencing or attempting to influence the Bidding Process; or (ii) having a Conflict of Interest; and
- (e) **“restrictive practice”** means forming a cartel or arriving at any understanding or arrangement among bidders with the objective of restricting or manipulating a full and fair competition in the Bidding Process.

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SECTION-7: PRE-BID MEETING

- 7.1 A pre-bid meeting shall be held at Kolkata at the details given below.
- Date:** Refer Clause 1.2
- Time:** Refer Clause 1.2
- Location:** Refer Clause 1.2
- 7.2 The purpose of the pre-bid meeting will be to clarify queries of the bidders related to the Project and RFP, if any. The bidder is advised, as far as possible, to submit the queries through e-mail to krittibas.nayek@wbhidco.in and the same should reach WBHIDCO as per schedule given in Clause 1.2. Clarifications to the queries shall be posted in the WBHIDCO website and will subsequently form an addendum to this RFP.
- 7.3 During the course of pre-bid meeting, the bidders will be free to seek clarifications and make suggestions for consideration of WBHIDCO. WBHIDCO shall endeavour to provide clarifications and such further information as it may, in its sole discretion, consider appropriate for facilitating a fair, transparent and competitive Bidding Process.



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SECTION-8: MISCELLANEOUS

- 8.1 The Bidding Process shall be governed by, and construed in accordance with, the laws of India and the Courts at Kolkata shall have exclusive jurisdiction over all disputes arising under, pursuant to and/ or in connection with the Bidding Process in exclusion of any other jurisdiction specified under the any other Act(s), Rule(s) and notification(s).
- 8.2 WBHIDCO/Lessor, in its sole discretion and without incurring any obligation or liability, reserves the right, at any time, to;
- (a) suspend and/ or cancel the Bidding Process and/ or amend and/ or supplement the Bidding Process or modify the dates or other terms and conditions relating thereto;
 - (b) consult with any Bidder in order to receive clarification or further information;
 - (c) retain any information and/ or evidence submitted to WBHIDCO by, on behalf of, and/ or in relation to any bidder; and/ or
 - (d) independently verify, disqualify, reject and/ or accept any and all submissions or other information and/ or evidence submitted by or on behalf of any bid.
- 8.3 It shall be deemed that by submitting the bid, the bidder agrees and releases WBHIDCO/Lessor, its employees, agents and advisers, irrevocably, unconditionally, fully and finally from any and all liability for claims, losses, damages, costs, expenses or liabilities in any way related to or arising from the exercise of any rights and/ or performance of any obligations hereunder, pursuant hereto and/ or in connection herewith and waives any and all rights and/ or claims it may have in this respect, whether actual or contingent, whether present or future.
- 8.4 **No right to accrue**
- No right shall accrue in favour of the Selected Bidder, till execution of Lease Deed is made in favour of such bidder after Land Premium, is received and the bidder is otherwise not in breach of any of the terms and conditions herein contained.



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Annexure A1

Format for Covering Letter

Date:

To,
The General Manager Administration
West Bengal Housing and Infrastructure Development Corporation Limited
(WBHIDCO) Kolkata
West Bengal

Re: RFP for International Competitive Bidding for Teesta Theme Township Project at Dabgram, Siliguri , West Bengal

Dear Sir,

We are submitting this bid on our own. (or)

We are submitting this bid as the Lead Member of a Consortium consisting of the following members, for and on behalf of the Consortium

| S. No. | Names of Consortium Members | Address |
|--------|-----------------------------|---------|
| 1. | (Lead Member) | |
| 2. | (Member) | |
| 3. | (Member) | |

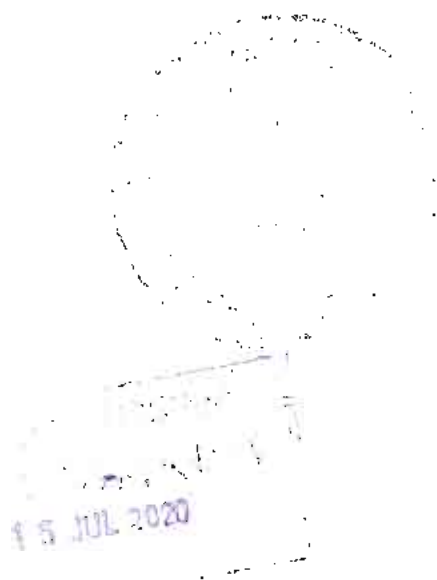
As a Lead Member, we understand the obligations of the Lessee to implement the Project.
We are enclosing Consortium Agreement signed by all the members of the Consortium,
nominating and authorizing us to act as 'Lead Member' for implementing the Project.

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1. Having visited the site and examined the RFP Documents, for the execution of the Agreement for the captioned project, we the undersigned offer to Design, Construct, Develop, Finance, Operate and Maintain the whole of the said Project in conformity with the RFP.
2. This bid and written acceptance of it by WBHIDCO/UD shall form part of the Lease Deed to be signed between the Lessee and Lessor. If selected as Lessee Agreement, we understand that it is on the basis of the technical, financial and organizational capabilities and experience of the bidder taken together. We understand that the basis for our qualification will be the complete bid documents submitted along with this letter, and that any circumstance affecting our continued eligibility as per RFP, or any circumstance which would lead or have lead to our disqualification, shall result in our disqualification under this Bidding Process.
3. We agree that -
 - if we fail to offer/ provide required facilities to WBHIDCO or its' Authorised Representative for carrying out the inspection of works, operations and performance or
 - if we fail to meet the Minimum Development Obligations and/or technical specifications and/or the performance standards according to the conditions/ stipulations of the RFP/Lease Deed Agreement,WBHIDCO and/or Lessor or its' representative shall be at liberty to take action in accordance with the Lease Deed and/or RFP.
4. We undertake, if our bid is accepted, to complete the Project, commence operations and manage as per the RFP.
5. We agree to abide by this bid for a period of 180 days from the Due Date fixed for receiving the same and it shall remain binding upon us and may be accepted at any time before the expiry of that period.
6. We declare that we/ any member of our Consortium (delete as applicable) are/ is not a member of a/ any other consortium submitting a bid for the Project.

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7. We undertake that in case due to any change in facts or circumstances during the bidding process, we are attracted by the provisions of disqualification in terms of the provisions of this RFP, we shall intimate WBHIDCO and Lessor of the same immediately.
8. In the event of our bid being accepted, we agree to enter into a formal Lease Deed with the Lessor incorporating the conditions of the bid including the draft Lease Deed hereto annexed and written acceptance thereof.
9. We acknowledge that I/ We qualified on the basis of Technical Capacity and Financial Capacity required as per the RFP.
10. We hereby irrevocably waive any right which we may have at any stage at law or howsoever otherwise arising to challenge or question any decision taken by WBHIDCO/Lessor in connection with the selection of the bidder, or in connection with the selection/ Bidding Process itself, in respect of the above mentioned Project and the terms and implementation thereof.
11. We offer a Bid Security of INR. ____/- (Indian Rupees ____only) in accordance with the RFP.
12. We agree that if we fail to fulfill any of the conditions mentioned in the RFP Document, WBHIDCO/Lessor has the right to forfeit the Bid Security being furnished by us along with this bid.
13. We understand that WBHIDCO /Lessor is not bound to accept any or all bids it may receive.
14. We agree that, if we are selected, the Lease Deed shall be executed with the SPV to be formed after full payment of Land Premium to WBHIDCO/Lessor.
15. We declare that we have disclosed all material information, facts and circumstances, which would be relevant to and have a bearing on the evaluation of our bid and selection as Lessee.
16. We agree and undertake to abide by all the terms and conditions of the RFP.
17. We declare that in the event that WBHIDCO/Lessor discovers anything contrary to our above declarations, it is empowered to forthwith disqualify us



and our bid from further participation in the bid evaluation process and forfeit our Bid Security.

18. We certify that in terms of the RFP, our Net Worth is INR ____/- (Indian Rupees _____ only) as on _____.

Dated this ____ day of _____ 2015

(Signature)

(Name of the person)

(In the
capacity of)
Company
Seal

(Name of the bidder)

Duly authorized to sign the bid for and on behalf of (Fill in block capitals)

Witness

Signature _____

Name _____

Address _____



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FORMAT FOR POWER OF ATTORNEY FOR THE BID SIGNATORY (SINGLE BIDDER)

[On non-judicial stamp paper of INR 100/- duly attested by notary public]

KNOW ALL MEN by these presents that we, _____ [name of the Entity], having its Registered Office at[Address of the Entity] (hereinafter referred to as Company/ Firm):

WHEREAS in response to the Request for Proposal (RFP) for Development of p, West Bengal ("Project"), the Company is submitting bid for the Design, Construction, Development, Finance, Operation and Maintenance of the Project of the West Bengal Housing Infrastructure Development Corporation Limited (WBHIDCO), and is desirous of appointing an Attorney for the purpose thereof.

WHEREAS the Company/ Firm deems it expedient to appoint Mr. _____ son of resident of _____, holding the post of _____ as the Attorney of the Company/ Firm.

NOW KNOW ALL MEN BY THESE PRESENTS, that we, _____ [name of the company] do hereby nominate, constitute and appoint..... [name & designation of the person].....as our true and lawful Attorney so long as he is in the employment of the Company to do and execute all or any of the following acts, deeds and things for the Company in its name and on its behalf, that is to say:

To act as the Company's official representative for submitting the bid comprising Technical Bid

and Financial Bid for the said Project and other relevant documents in connection therewith;

To sign all the necessary documents, papers, testimonials, applications, representations and correspondence necessary and proper for the purpose aforesaid;

To submit Bid Documents, receive and make inquiries, make the necessary corrections and clarifications to the bid and other documents, as may be necessary;



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To do all such acts, deeds and things in the name and on behalf of the Company as necessary for the purpose aforesaid.

| | |
|---|---|
| To be signed with common seal in conformity with the constitution of the Entity |)))-----) [name & designation of the person])))-----) [name & designation of the person]) |
|---|---|

ADDITIONAL RECORDS
BY ASSOCIATION POLICE
15 JUL 2020

FORMAT FOR CONSORTIUM AGREEMENT

(Applicable in case bid submitted in Consortium)

[On non-judicial stamp paper of INR 100/- duly attested by notary public]

THIS AGREEMENT is executed at _____ on this _____ day of _____ 2015 at _____ between _____ (name of the Entity) and having its registered Office at _____ (hereinafter referred to as "the Party of the First Part") and _____ (name of the Entity) having its registered office at _____ (hereinafter referred to as "the Party of the Second Part") and _____ (name of the Entity) and having its registered Office at _____ (hereinafter referred to as "the Party of the Third Part").

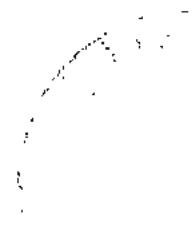
WHEREAS

All the Parties of the First, Second and Third Part are entitled to enter into joint venture/ partnership with any person or persons including a company for carrying on the business authorised by their respective Memorandum of Association.

- I. The Parties hereto propose to participate as a Consortium for the bid based on the Request for Proposal (RFP) from WBHIDCO for the Project of development of Teesta Township Project at Dabgram, West Bengal ("the Bid") by pooling together their resources and expertise.
- II. If the Parties hereto succeed in the Bid, they propose to undertake, Design, Construction, Development, Finance, Operation and Maintenance of the proposed Teesta Township at Dabgram, Siliguri ("the Project").
- III. The Parties hereto are desirous of recording the broad terms of their understanding as set out here below:

IT IS HEREBY AS MUTUAL UNDERSTANDING OF THE PARTIES AGREED AND

DECLARED AS FOLLOWS:



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1. That the Parties will incorporate a company under the Companies Act, 2013 ('SPV') with the shareholding commitments expressly stated to domicile the Project, prior to the start of implementation of the Project. The said SPV shall not undertake any other business during the Lease Period.
2. That the aggregate equity share holding of the Parties shall be as follows:
The Selected Consortium shall legally and beneficially holds 100% equity in the Lessee, with Lead Member equity holding not less than 51% till the signing of the Lease Deed, 51% with minimum equity holding of the Lead Member at 26%, upto completion of the Minimum Development Obligation and 26%, with minimum equity holding of the Lead Member at 10%, upto the completion of the Project
3. That M/s _____ who is the Lead Member of the Consortium, along with its Associates, commits to hold a minimum equity stake equal to 51% of the aggregate shareholding of the Consortium and shall hold minimum equity stake as mentioned under clause 2 upto the completion of the Project.
4. That each of M/s _____, and M/s _____, who are not Lead Members of the Consortium, along with their respective Associates, commit to hold a minimum equity stake equal to 10% of the aggregate shareholding of the SPV and shall hold minimum equity stake as mentioned under clause 2 upto the completion of the Project.
5. That any dilution in the equity holding by the Parties in the Consortium shall be as per the provisions of the Lease Deed/ Development Agreement.
6. That the shareholding commitments shall be recorded in the Lease Deed and no changes shall be allowed thereof, except in accordance with the provisions of the Lease Deed and the Request for Proposal.
7. That the Parties shall carry out all responsibilities as Lessee and / or Selected Bidder as the case may be in terms of the Lease Deed.
8. That the roles and the responsibilities of each Party at each stage of the bidding shall be as follows:

| Sl. No. | Name of the Party | Broad Roles & Responsibilities |
|---------|-------------------|--------------------------------|
| | | |



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| | | |
|---|--|--|
| 1 | | |
| 2 | | |
| 3 | | |

9. That the minimum stake holding of each Party (in percentage term) in the Consortium shall be as follows:

| Sl. No. | Name of the Party | % of stake of the Consortium |
|---------|-------------------|------------------------------|
| 1 | | |
| 2 | | |
| 3 | | |

10. That the Parties shall be jointly and severally liable for the execution of the Project in accordance with the terms of the Lease Deed.
11. That the Parties affirm that they shall implement the Project in good faith and shall take all necessary steps to see the Project through expeditiously. They shall not negotiate with any other party for this Project.
12. That this Agreement shall be governed in accordance with the laws of India and courts in Kolkata shall have exclusive jurisdiction to adjudicate disputes arising from the terms herein.
13. Nothing in this Agreement shall be construed to prevent or disable any Party hereto to carry on any business on their own in terms of their respective Memorandum of Association.



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In witness whereof the Parties affirm that the information provided is accurate and true and have caused this Agreement to be duly executed on the date and year above mentioned.

.....

.....

.....

(Party of the First Part)

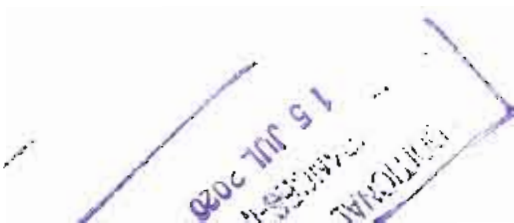
(Party of the Second Part)

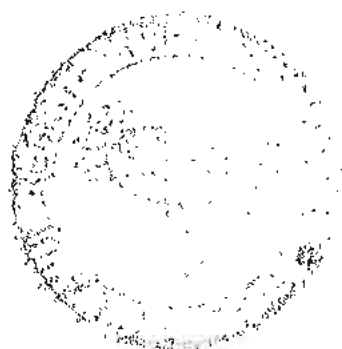
(Party of the Third Part)

Witnesses:

1.

2.





15 JUL 2020

POWER OF ATTORNEY FOR THE LEAD MEMBER OF THE CONSORTIUM

(Applicable in case bid is submitted in Consortium)

{On non-judicial stamp paper of INR 100/- duly attested by Notary Public}

Whereas West Bengal Housing Infrastructure Development Corporation Limited has invited bids for Development of Teesta Township at, West Bengal ("the Project").

Whereas, _____ and _____ (collectively the "Consortium") being members of the Consortium are interested in bidding for the Project in accordance with the terms and conditions of the Request for Proposal and other connected documents in respect of the Project, and

Whereas, it is necessary for the members of the Consortium to designate one of them as the Lead Member with all necessary power and authority to do for and on behalf of the Consortium, all acts, deeds and things as may be necessary in connection with the Consortium's bid for the Project and its execution.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS

We, _____ having our registered office at _____, M/s. _____, having our registered office at _____, and M/s. _____, having our registered office at _____, [the respective names and addresses of the registered office] (hereinafter collectively referred to as the "Principals") do hereby irrevocably designate, nominate, constitute, appoint and authorize M/s _____, having its registered office at _____, (acting through Mr. _____, its _____, jointly or severally), being one of the Members of the Consortium, as the Lead Member and true and lawful attorney of the Consortium (hereinafter referred to as the "Attorney") and hereby irrevocably authorize the Attorney (with power to sub-delegate) to conduct all business for and on behalf of the Consortium and any one of us during the bidding process and, in the event the Consortium is



RECEIVED
15 JUL 2020

granted the Lease, during the execution of the Project, and in this regard, to do on our behalf and on behalf of the Consortium, all or any of such acts, deeds or things as are necessary or required or incidental to the submission of its bid for the Project, including but not limited to signing and submission of all applications, bids and other documents and writings, participate in bidders' and other conferences, respond to queries, submit information/ documents, sign and execute contracts and undertakings consequent to acceptance of the bid of the Consortium and generally to represent the Consortium in all its dealings with the Authority, and/ or any other Government Agency or any person, in all matters in connection with or relating to or arising out of the Consortium's bid for the Project and/ or upon award thereof till the Lease Deed Agreement is entered into with UD.

AND hereby agree to ratify and confirm and do hereby ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us/ Consortium.

IN WITNESS WHEREOF WE THE PRINCIPALS ABOVE NAMED HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____ 2015.

For

(Name & Title)

For _____

(Name & Title)

For _____

(Name & Title)

Witnesses:

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

1.

2.

(Executants)

(To be executed by all the Members of the Consortium)

Notes:

- *The mode of execution of the Power of Attorney should be in accordance with the procedure, if any, laid down by the applicable law and the charter documents of the executant(s) and when it is so required, the same should be under common seal affixed in accordance with the required procedure.*
- *Also, wherever required, the bidder should submit for verification the extract of the charter documents and documents such as a resolution/ power of attorney in favour of the person executing this Power of Attorney for the delegation of power hereunder on behalf of the Applicant.*
- *Power of Attorney should be executed upon payment of stamp duty of appropriate value as applicable in the State, where Power of Attorney has been executed.*

ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

KOLKATA

ANTI-COLLUSION CERTIFICATE

1. We certify that this bid is made in good faith, and that we have not fixed or adjusted the amount of the bid by or under or in accordance with any agreement or arrangement with any other person. We also certify that we have not, and we undertake that we will not, before the award of any contract for the work.
 - a. Communicate to any person (outside this consortium, its professional and financial advisers, proposed financing banks and their professional and financial advisers) other than _____ Authority or person duly authorized by it in that behalf, the amount or approximate amount of the bid or proposed bid, except where the disclosure, in confidence, of the approximate amount of the bid was necessary to obtain insurance premium quotations required for the preparation of the bid.
 - b. Enter into any agreement or arrangement with any person (outside this Consortium) that they shall refrain from bidding, that they shall withdraw any bid once offered or vary the amount of any bid to be submitted;
2. Pay, give or offer to pay or give any sum of money or other valuable consideration directly or indirectly to any person (outside this Consortium) for doing or having done or causing or having caused to be done in relation to any other bid or proposed bid for the work, any act or thing of the sort described at (a) or (b) above.
3. We further certify that the principles described in paragraphs 1(a) and (b) above have been, or will be, brought to the attention of all sub-contractors, suppliers and associated companies providing services or materials connected with the bid and any contract entered into with such sub-contractors, suppliers or associated companies will be on the basis of compliance with the above principals by all parties.

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

In this certificate, the word "person" includes any persons and any body or association, corporate or unincorporated; "any agreement or arrangement" includes any transaction, formal or informal and whether legally binding or not; and "the work" means the work in relation to which the bid is made.



15 JUL 2020

FORMAT FOR LETTER OF UNDERTAKING

[On the Letterhead of the Bidder (in case of Single Bidder) or Lead Member (in case of a Consortium)]

Date:

To,

The Joint Managing Director (Admin)

West Bengal Housing & Infrastructure Development Corporation Limited

West Bengal

Re: Development of Teesta Township at Dabgram, Siliguri,
West Bengal

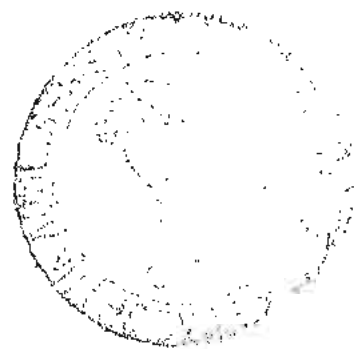
Sir,

We confirm that we are not barred by Government of West Bengal (GoWB), any other State Government in India (SG) or Government of India (GoI), or any of the agencies of GoO/SG/GoWB from participating in any category of infrastructure projects (Construction, PPP or otherwise) as on(Bid Due Date).

Yours faithfully

(Signature of Authorised Signatory)

(Name, Title, Address, Date)



MINISTERI KESEHATAN
OF REPUBLIC OF INDONESIA
15 JUL 2020

FORMAT FOR GENERAL INFORMATION

| S. No | Particulars | Details |
|-------|--|--|
| 1. | Basic Information of bidder | |
| a) | Name of bidder | |
| b) | Status in the Project | Single Bidder/ Lead Consortium Member / Other Consortium Member <i>(Strike out whichever is not applicable)</i> |
| c) | Address of the corporate headquarters and its branch office(s) | |
| d) | Date of incorporation and / or commencement of business | |
| e) | Ownership of the bidder (List of stakeholders / members who own 10% or more stocks & their interest in the bidder | 1. 2. 3. |
| f) | List of current directors | |
| 2. | Brief description of the bidder including details of its main lines of business. | |
| 3. | Details of individual (s) who will serve as the point | |



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

| | |
|--|--|
| of contact/communication of the bidder: (a) Name | |
| (b) Designation | |
| (c) Address | |
| (d) Telephone Number | |
| (e) E-Mail Address | |
| (f) Fax Number | |

Note: In case of a Consortium, the information above (1-4) should be provided for all the members of the consortium in separate sheets.

SIGNATURE _____

NAME _____

DESIGNATION _____

COMPANY SEAL

COMPANY _____

DATE _____

Dated-----day of-----2015

Name of the Bidder

Signature of the Designated Person

Name of the Designated Person



ADDITIONAL REGISTRAR
OF ASSURANCES-1 KOLKATA
15 JUL 2020

FORMAT FOR FINANCIAL SUMMARY DATANet-worth related data*All figures in Currency millions*

| Description | As on 31.03.2015 |
|--|------------------|
| Subscribed and Paid up Capital | |
| (add) Reserves and Surplus | |
| (Less) Revaluation reserves, Good will, Miscellaneous expenses not written off, other Intangible assets and Accrued liabilities if any | |
| <i>Net-worth</i> | |

Note:

- ⊗ *Details of Calculation of net worth along with Auditors Certificate (for each member in case of Consortium) shall be to be enclosed.*
- ⊗ *Audited Balance sheets and Profit & Loss statements of the bidder (of the each member, in case of a Consortium) shall be enclosed*

SIGNATURE _____

NAME _____

DESIGNATION _____

COMPANY SEAL

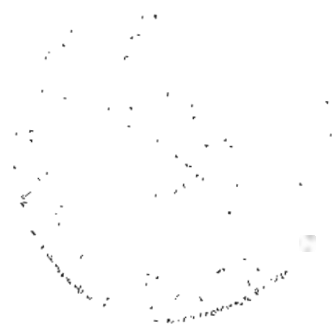
COMPANY _____

DATE __

ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2020

FORMAT FOR DEVELOPMENT /CONSTRUCTION EXPERIENCE

| Sl No | Eligible Projects | Eligible Projects undertaken by (name of the Bidder/ Consortium Member) | Sector | Year of Construction/ Development From ... (year) to(year) | Paid for development/ construction of Eligible Projects (excluding land cost) | Collected and appropriated revenue Eligible Projects (excluding land cost) | Shareholding of the Bidder in the Eligible Project | Capital Cost of the Project |
|-------|-------------------|---|--------|---|---|---|--|--------------------------------------|
| 1 | | | | | | | | |
| 2 | | | | | | | | |
| 3 | | | | | | | | |
| 4 | | | | | | | | |
| 5 | | | | | | | | |
| 6 | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |



ADDITIONAL REGISTRAR
OF ASSURANCE KOLKATA
15 JUL 2020

| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|

Note: Bidders are advised to refer clause 5.2 for Eligible Projects and other details pertaining to Technical Criteria

Signature _____
Name _____
Designation _____
Company _____
Date _____

Notes:

1. The claimed experience shall be supported by documentary evidence i.e. LOI, completion certificates, commissioning certificates with the above details.
2. In case of Consortium the above details are to be given for each Member, as applicable



ADDITIONAL REGISTRAR
OF ASSURANCES KOLKATA
15 JUL 2020

PROFORMA OF BANK GUARANTEE FOR PERFORMANCE SECURITY

(To be executed on a Non-Judicial Stamp Paper of appropriate value)

Date:

To

M/s. WBHIDCO Ltd.

WHEREAS:

A. The Urban Development Department (hereinafter referred to as "Lessor") through its Letter of Intent No. _____ dated _____ (hereinafter referred to as the "LOI") awarded the project for development of "Teesta Township Dabgram, Siliguri" which is to be implemented on a 99 years lease basis (hereinafter referred to as the "The Project") to M/s _____, having its Registered Office at _____ (hereinafter referred to as "Lessee"); and

In terms of the provisions of the LOI, M/s _____ is required to sign the Lease Agreement as SPV with Lessor and is required to furnish to Lessor, Performance Guarantee for a sum of Rs. ___/- (Rupees _____ only) ("Performance Security") which is equivalent to 10% of the Financial Bid for the due and faithful performance of its obligations, under and in accordance with the Lease Agreement, and shall be valid during the period uptill the Completion Date as defined in the RFP annexed with the Lease Agreement and 180 (one hundred eighty) days thereafter. Accordingly M/s _____ having its registered office at _____ (hereinafter referred as the Lessee) shall be signing the Lease Agreement with the Lessor.

B. At the request of the Lessee, we, _____ (name of the Bank with address of its (branch registered office)) through our Branch at _____



ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
15 JUL 2020

_____ (the "Bank") have agreed to furnish this Bank Guarantee for Rs. _____ (Rupees _____ only) towards the Performance Security.

NOW, THEREFORE, the Bank hereby, unconditionally and irrevocably, guarantees and affirms as follows:

1. The Bank hereby unconditionally and irrevocably guarantees the due and faithful performance of the Lessee's obligations under and in accordance with the Lease Agreement, and agrees and undertakes to pay to the Lessor, upon its mere first written demand, and without any demur, reservation, recourse, contest or protest, and without any reference to the Lessee, such sum or sums upto the full amount of the Bank Guarantee as the Lessor shall claim, without the Lessor being required to prove or to show grounds or reasons for its demand and/or for the sum specified therein.
2. This Bank Guarantee, is for an amount of Rs. ____ (Rupees _____ only).

A letter from a duly authorised officer of the Lessor in this regard, that the Lessee has committed default in the due and faithful performance of all or any of its obligations under and in accordance with the Lease Agreement shall be conclusive, final and binding on the Bank. The Bank further agrees that the Lessor shall be the sole judge as to whether the Lessee is in default in due and faithful performance of its obligations during the Lease Period under the Lease Agreement and its decision that the Lessee is in default shall be final, and binding on the Bank,

15 JUL 2020



15 JUL 2020

| Sl No | Project Components | Particulars |
|-------|--|-------------|
| 1 | Total Residential Units (nos) | |
| 2 | EWS Units (Nos) | |
| 3 | Land Reserved for Basic Urban Infrastructure Amenities (in acres) | |
| 4 | Land Reserved for Basic Urban Infrastructure Facilities (in acres) | |
| 5 | Land Reserved for Non Residential Thematic Development Zone (in acres) | |
| 6 | Built Area for Non Residential Thematic Development Zone (in Sq. ft) | |

Note: The phasing, if any, of project components, other than the Minimum Development Obligations, may also be indicated.

D. Project Layout

E. Details of the Minimum Development Obligation (in line with the Township Policy). This section should cover total number of residential units, number of EWS units, total developed land, land use for Thematic Development.

(Signature of Authorised Signatory) (Name, Title, Address, Date)

ALDIATAMA PONTIANAK
OF ASSOCIATION FOR POLARITA
15 JUL 2020

FORMAT FOR PROJECT IMPLEMENTATION PLAN

Notes:

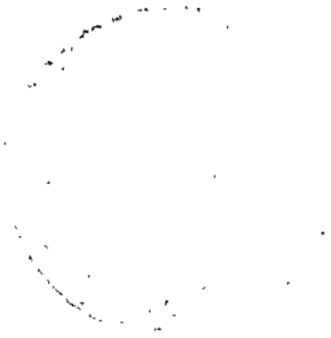
1. The plan interalia should include write-up (approach/methodology) on pre- construction, construction, operation & management of the Project
2. Project financing Plan, Proposed equity contribution plan
3. The plan should include program chart (time schedule) for the implementation
4. Bidders are at liberty to use their own format/structure for this submission
5. Annexure C1 & C2 shall be indicative plan and shall form basis for future development at the implementation stage. Any material change shall require consent from Lessor.

(Signature of Authorised Signatory) (Name, Title, Address, Date)



FORMAT FOR CHECKLIST OF ALL DOCUMENTS (HARD COPY) SUBMISSIONS**Original Documents to be Submitted:**

| Sl No | Documents | Remarks |
|-------|---|---------|
| 1 | Covering letter clearly stating the validity period of the Bid in the prescribed format Annexure A1 | |
| 2 | Power of Attorney for signing the Bid, as per the prescribed format Annexure A2 | |
| 3 | Consortium Agreement, as per the prescribed format in Annexure A3 | |
| 4 | Power of Attorney in favour of Lead Member, as per the prescribed format Annexure A4 | |
| 5 | Anti-Collusion Certificate, as per the prescribed format Annexure A5 | |
| 6 | Letter of Undertaking, as per the prescribed format Annexure A6 | |
| 7 | General Information of the Bidder as per the prescribed format Annexure B1 | |
| 8 | Project Concept Write-up & Area Statement as per Annexure C1 | |
| 9 | Project Implementation Plan as per Annexure C2 | |
| 10 | Checklist for submissions as per the prescribed format Annexure C3 | |



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OF ASSISTANCE KOLKATA
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| | | |
|----|---|--|
| 11 | Receipt of Bid Security payment through e-Gateway | |
| 12 | Copy of RFP duly signed by the Authorised Signatory | |
| 13 | Copy of Certificate of Incorporation | |
| 14 | Copy of PAN Card | |
| 15 | Financial Qualifications as per Annexure B2 | |
| 16 | Audited Balance Sheets for 2014-2015; In case audited balance sheet of 2014-15 is not available, then the bidder may submit additionally the audited balance sheet of 2013-14 | |
| 17 | Construction/ Development Experience as per format Annexure B3 | |

Non uploading/ submission of any of the above documents shall be summarily rejected by the Authority as non- responsive and the Bid of the Bidder stands null & void.



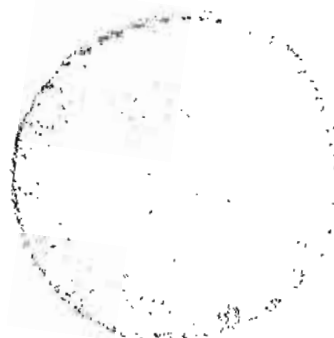
ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2020

Annexure C4 – Project Brief

The Siliguri Jalpaiguri Planning Area (SJPA) is an important urban agglomeration in the north of West Bengal, situated at a strategic location and acting as a gateway to the North-Eastern states of India. It serves as the distribution and collection centre for the entire region, which is rich in natural and human resources. Vision 2025 of the Siliguri Jalpaiguri Planning Area (SJPA) envisages that the region shall act as the major centre in North Bengal enhancing the 'Quality of Life' within the area as well as West Bengal. This is proposed to be achieved through economic development and consequential creation of employment opportunities by way of promotion of entrepreneurship and encouragement of innovations, leading to conscious social equity. Side by side improved infrastructure and services, shelter for all, health and hygiene along with social amenities, encouraging the development of the body and the mind within an ecologically sustainable framework have been envisaged. It is in this background that the Government of West Bengal has decided to develop a new township at Dabgram near Siliguri.

The proposed site is situated in an excellent strategic location. The region caters to the of tourist interest in the Himalayas, travel and trade with neighbouring countries of Nepal, Bangladesh and Bhutan and hosts a large base for Border Security Force, Indians Air Force, Army and Central Reserve Police Force. The Asian Highway-2 is passing through the area connecting Nepal and Bangladesh through Border Points at Panitanki and Fulbari respectively. Asian Development Bank has already taken up the project of development of connecting highway and Land Customs Stations at the above locations. The site is only seven kms from the core city of Siliguri and 4 kms from Jalpaiguri.

The city of Siliguri has certain key physical constraint to accommodate future growth in terms of natural barriers. The city is bounded with tea gardens, forest and natural resources in north-west whereas Baikunthapur reserve forest is located north-east direction which resulted into two future probable growth directions towards



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
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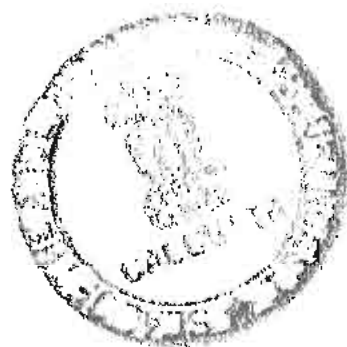
west, south and south-east directions. At present it is expanding towards north and western direction. Major development observed at west side along NH31C which is mainly attributed towards the presence of airport and availability of land parcel. However the region in west and north-west side is dotted with tea gardens and plantation, which will restrict further development near future.

The local development authority has identified south and south-east direction along SH12A as potential development zone near future. The major industrial development has been proposed along SH12A. Thus the proposed township is located on a highly strategic location. The regional settings of the city and surrounding region thus provide immense opportunity for development in the near future. The city has started witnessing large scale infrastructure development projects since last couple of year which include up gradation of Bagdogra Airport, Fulbari Bypass Road, SH12A to National Highway and development integrated industrial park, Tea Park, Food Park, and Dry Port etc. These will lead towards comprehensive development of the region. The proposed trade corridors between Nepal-Bangladesh and Bhutan-Bangladesh, passing through the subject region will act as catalyst for future development.

The site thus has the potential to develop as a modern Township for all sections of the society. In line with the State Government's Township Policy 25 % of the dwelling units shall be reserved for the Economically Weaker Section (EWS). As per the policy a further 25% of the developed land shall be reserved for Thematic Economic Activity. The project is proposed as Knowledge cum Health care Hub and would aim at attracting leading Education and Health Care Centers. This would not only serve the people in the region but would also attract international visitors and tourists from Bangladesh and Nepal.

Site Location

The project site is a vacant land parcel located at Dabgram Mouza in Siliguri. It is irregular in shape and located along both the sides of Naukaghat Road near 3rd Mahananda Bridge which is connected with SH 12A (proposed Asian Highway 2). The site is surrounded by village scattered settlements at the rear side. It is located nearly 7 km away from the New Jalpaiguri Railway Station. The subject site is directly accessible from Naukaghat Road, which is the major arterial road in the region



15 JUL 2020

RFP for Teesta Theme Township Project no 2946/HIDCO/PIN/E/656(A)/2015 dt 17/08/2017
and stretches between NH-31D & SH-12A at Naukaghat Crossing

Table: Site Features

| | |
|---------------------|--|
| Site location: | Dabgram adjacent to Siliguri |
| Total site area | The total area of the site is 84.418 acres which is divided into three parcels of 20.261 acres, 1.468 acres and 62.69 acre |
| Land use pattern | Mixed Land Use |
| Existing Structures | Nil |
| Land Profile | Flat terrain without much undulation |

15 JUL 2020



Figure: Project Site

REGIONAL REGISTRAR
OF PENANG AND MALACCA
15 JUL 2020

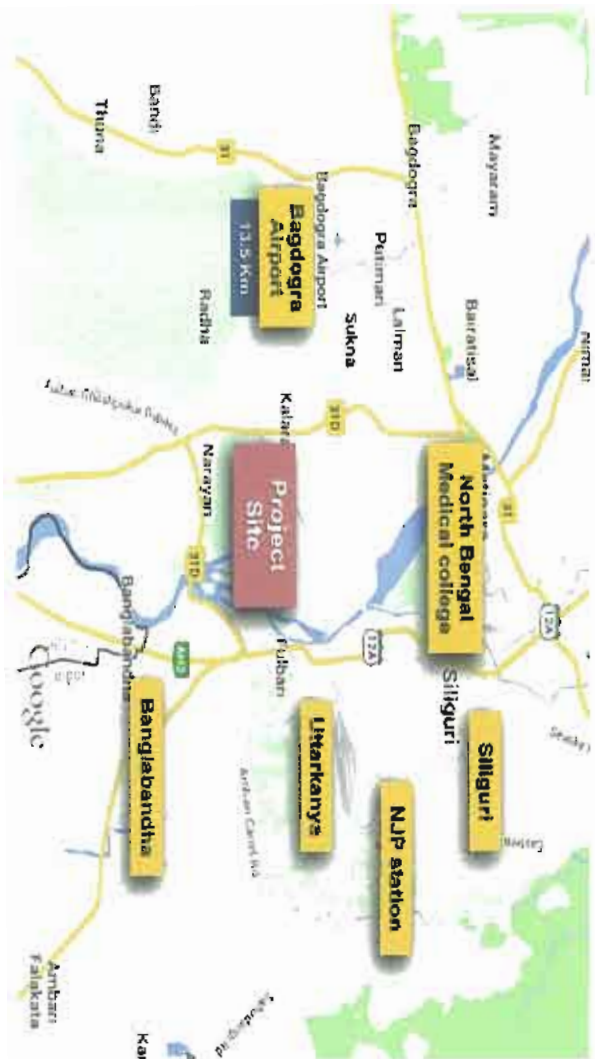
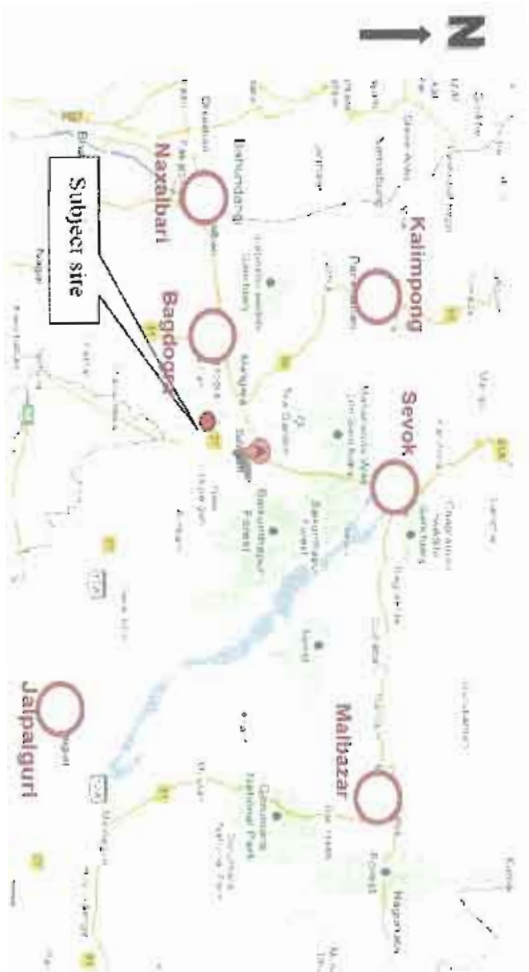
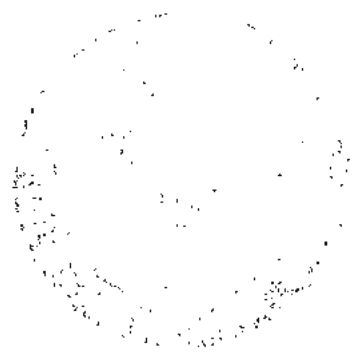


Figure 1. Location of Teesta Township

ADDITIONAL REGISTRAR
OF ASSURANCES-KOLKATA
15 JUL 2020





ADDITIONAL REGISTRAR
OF ASSURANCES-1, KOLKATA
15 JUL 2020

RFP for Teesta Theme Township Project no 2946/HIDCO/Plng/656(A)/2015 dt 17/08/2017

Project Theme & Conceptual Master Plan

The Project has been themed as a Knowledge and Health Hub. Based on the them, a conceptual master plan which is completely indicative has been prepared and presented below:



15 JUL 2020





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

15 JUL 2020

SCHEDULE-C

**(Detailed Project Report as approved
by the Lessor)**

15 JUL 2020

No.816/HIDCO/Plng/656(A)/2015

Date: 17/02/2020

To
The Managing Director
Ambuja Housing & Urban Infrastructure Company Limited
Ecospace Business Park, Block-4B, 6th Floor, Premises No.IIF/11
Action Area-II, New Town, Kolkata - 700 156

Subject : Detailed Project Report for Teesta Theme Township at Dabgram, Siliguri.

Reference : 1. Letter of AHUICL dated 04/02/2020


2. Memo No. 4107/III/Plg/854/14/P-I dated 28/11/2019 of CEO, SJDA

Sir,

With reference to the above subject and references, I am directed to inform you that SJDA has sent a copy of revised DRP, zoning plan and documents submitted from your end with their no objection, the copy of which in original is enclosed for taking further necessary action from your end.

Thanking you,

Yours faithfully,


General Manager (Admn)

No.816/1(6)/ HIDCO/Plng/656(A)/2015

Date: 17/02/2020

Copy forwarded for information to :

- 1) The Joint Secretary to the Government of West Bengal
Urban Development & Municipal Affairs Department
Government of West Bengal, Nagarayan, Sector-I,
Block : DF-8, Salt Lake, Kolkata-700064
- 2) Chief Executive Officer, SJDA
- 3) Chief Planner, WBHIDCO
- 4) PS to Chairman, WBHIDCO
- 5) PA to Joint Managing Director (Admn), WBHIDCO
- 6) Ambuja Neotia Teesta Development Private Limited
Ecospace Business Park, Block-4B, 6th Floor,
Premises no. IIF/11, Action Area-II,
New Town, Kolkata-700160

General Manager (Admn)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhideohd@gmail.com / info@wbhideo.in
Website : www.wbhideo ltd.com CIN : U70101WB1999SGC089276

ADDITIONAL CREDITS
OF ASSURANCE CREDITS
15 JUL 2020

Siliguri Jalpaiguri Development Authority

AN IS/ISO 9001:2008 CERTIFIED ORGANISATION

Tenzing Norgye Road, Pradhan Nagar, Siliguri-734003



Phone : Siliguri : (0353) 2512922, 2515647
: Jalpaiguri : (03561) 230874
Fax : (0353) 2510058
E-mail: sjdawb@gmail.com

Memo No. _____ /SJDA

Date: _____

To,
The Joint Managing Director,
West Bengal Housing Infrastructure Development Corporation Ltd.,
HIDCO BHAWAN', Premises No-1111,
Biswa Bangla Sarani, 3rd Rojary, New Town,
Kolkata-700156.

Sub:- Detailed Project Report for Teesta Township at Dabgram submitted by Ambuja Neotia Teesta Development Pvt. Ltd.

**Ref: Your no. 43/HIDCO/Plng/656(G)//2018 dt. 14.01.2019
Letter dt. 04.09.2019 and 27.09.2019 of Ambuja Neotia Teesta Development Pvt. Ltd.**

Sir,

With reference to the above, I would like to inform that Ambuja Neotia Teesta Development Pvt. Ltd. (ANTDPL), the SPV of selected bidder for Teesta Theme Township project has submitted detailed project report (DPR) and zoning plan for the proposed township project to this authority.

A scrutiny report on the DPR is enclosed herewith for your consideration and taking further necessary action. This authority has no objection to the DPR submitted by ANTDPL.

A copy of the DPR, zoning plan and documents submitted by the company are also enclosed herewith.

Thanking You,

Yours faithfully,

Encl: As stated.

Chief Executive Officer,
Siliguri Jalpaiguri Development Authority

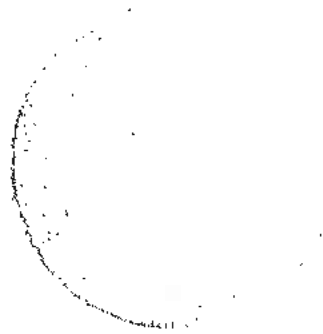
Date 21.10.19

Memo No. 2868/1(2) /SJDA

Copy forwarded to:-

1. Joint Secretary, Urban Development & Municipal Affairs Department, Govt. of West Bengal, T&CP Branch, 'Nagarayan', DF-8, Sector-I, Bidhanagar, Kolkata-700064.
2. Director, Ambuja Neotia Teesta Development Pvt. Ltd., 'Ecoscope Business Park', Block-4B, 6th Floor, Premises No. IIF/11, Action Area-II, New Town, Kolkata-700160.


Chief Executive Officer,
Siliguri Jalpaiguri Development Authority



ADDITIONAL REGISTRAR
OF ASSURANCE GENERAL
15 JUL 2020

DETAILED PROJECT REPORT

OF

THE TEESTA TOWNSHIP

at **DABGRAM** near **SILIGURI**

DISTRICT: JALPAIGURI

SUBMITTED BY: AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

DATE: 18th NOVEMBER, 2019



AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builder Private Limited)

CIN: U70109WB17011PTC152834

Reg. Office: Ecospace Business Park, Block 4B, 6th Floor, Premises No - 11F/21 Action Area-II,

New Town, Kolkata 700160 (P) 033 4040 6060



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15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

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1) Project Background

Ambuja Housing & Urban Infrastructure Company Limited (AHUICL) one of the Group Companies of AmbujaNeotia has been selected as the highest bidder to execute the works for development of Teesta Health & Education City at Dabgram, Siliguri

1. Letter of Intent was awarded on 4th May, 2018 vide letter No. 1609/HIDCO/Plng/656(A)/2015 – A photocopy of the letter is attached as Annexure A
2. A joint survey was conducted by AHUICL, Siliguri Jalpaiguri Development Authority, BL&LRO, Rajganj and it was found that out of RFP area of 84.42 acres, 81.19 acres is presently available at site
3. The revised land area of 81.19 acres was confirmed by HIDCO on 17th July, 2019 vide letter No. 2909/HIDCO/Plng/656(A)/2015 – A photocopy of the letter is attached as Annexure B

As per the terms of the Bid Document, the Bidder needs to incorporate a separate entity (SPV) under Companies Act, 2013 as a Lessee to undertake and perform the obligations of the Bidder and various rights of the Bidder including various obligations referred to in LOI and also exercise the rights to obtain lease in its favour from the Lessor upon payment of the entire Financial bid (Premium). Accordingly, the Ambuja Neotia Teesta Development Pvt Ltd, SPV was made the Lessee. The name of the company was originally Mohak Builders Private Limited, which was changed to Ambuja Neotia Teesta Development Private Limited (ANTDPL). A copy of the "Certificate of Incorporation pursuant to change of name" and copy of the communication letter to WBHIDCO are attached as Annexure C.

2) Site Analysis- Existing

The project site is a vacant land parcel located at Dabgram Mouza in Siliguri. It is irregular in shape and located along both the sides of Asian Highway 02. The site is surrounded by village and scattered settlements at the rear side. It is located nearly 4.6 km away from the New Jalpaiguri Railway Station and 14.3 km for Bagdogra International airport. The site is directly accessible through Asian Highway 02, which is the major arterial road in the region. The site is only 7kms from the core city of Siliguri and 40 kms from Jalpaiguri.



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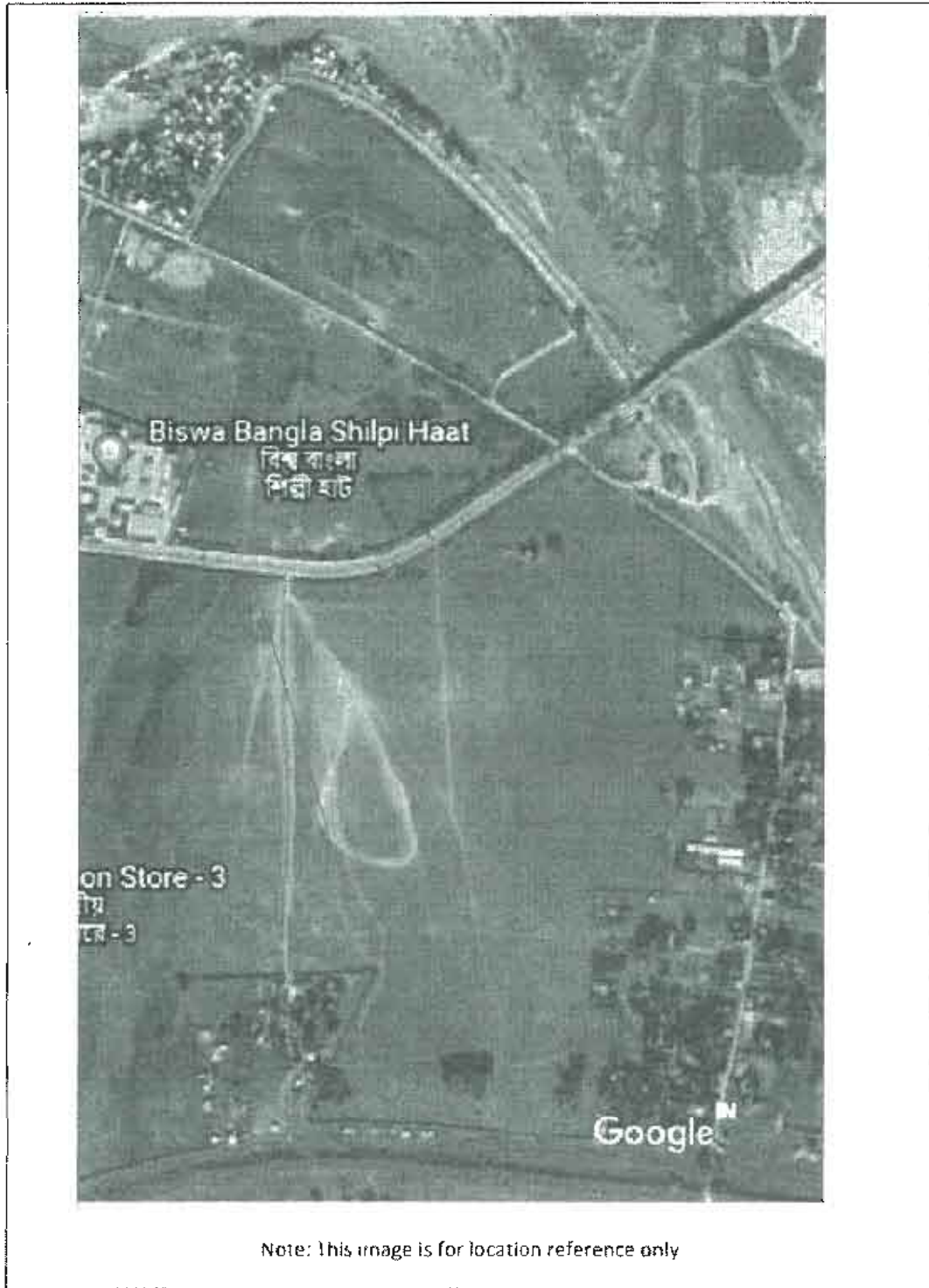
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| | |
|------------------|---|
| Site location | Dabgram adjacent to Siliguri as shown in the Google map |
| Total site area | The total area of the site is 81.19 acres which is divided into three parcels Part A: 20.400 acres, Part B: 01.417 acres and Part C: 59.373 acre |
| Land use pattern | Township |
| Land Profile | Flat terrain without much undulation |
| High Flood Level | 111.87m |

3) Corporate profile

AMBUJA NEOTIA is one of the most prominent and respected corporate houses headquartered in Kolkata. The company - with its strong forte in real estate, hospitality, healthcare, education and start-up incubation under the leadership of Shri Harshavardhan Neotia - has been responsible for landmark projects in and around Kolkata. The unprecedented success of its maiden project Udayan, Kolkata's first condoville built on Public-Private Partnership model, drew great attention and eventually earned Shri Harshavardhan Neotia, the honour of being bestowed with Padma Shri in 1999. Uttorayan, was the group's first township project in Siliguri as a development manager which garnered much praise and attention for the unique model and scale.

The continuous development done by the Group has quite successfully transformed the pastoral hamlet Raichak on Ganges as Eastern India's most versatile leisure destination. Ambuja Neotia came up with the concept of "where work meets life" with its first commercial project Ecospace in Rajarhat, Kolkata, which is a Green Building certified by LEED. The group revolutionized the concept of shopping malls by creating City Centre Salt Lake. The group also pioneered the cause of woman and child healthcare by setting up Bhagirathi Neotia Woman and Child Care Centre in Kolkata and also set up Neotia Getwel Healthcare Centre, a multi-specialty hospital in Siliguri. Besides, with a desire to contribute to the advancement of education in Bengal, AmbujaNeotia established The Neotia University. Aligning with Startup India, an initiative of the Government of India, AmbujaNeotia has set up Neotec Hub, an incubation centre providing guidance to bright and enthusiastic entrepreneurs. AmbujaNeotia is known to pay special emphasis to design and aesthetics in a way that their projects are enduring and appealing as well as sustainable and viable for the future. For The Teesta Township, the Group is continuing to live by its maxim of making a difference to the way people live.

4) Vision of Teesta Township

The Vision of the Township is to create a diverse, mixed-used urban development in coherence with the Theme of "Health & Educational City". The guiding objective of the project is to create a model for responsible development in India which enhances the community while respecting the environment.

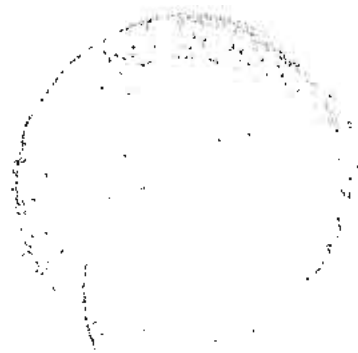
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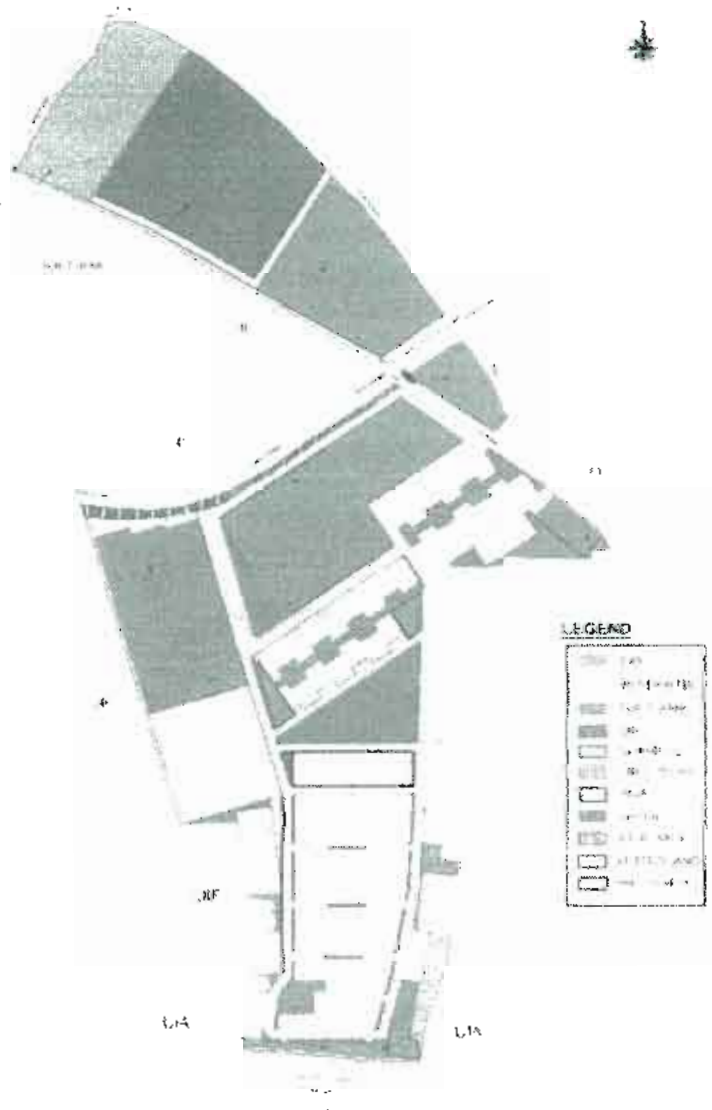
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Due to its location advantage, the Teesta Township will have excellent transport links and will provide its residents an unparalleled urban lifestyle within a community designed for ease of living and ease of connectivity with important landmarks.

i) Zoning

The plan of the Teesta Township has been designed to create various zones with specific objectives to cater to different needs of the community that will be living in the township. The zones are shown in the index map below and colour legends are used to describe each zone. The zoning map is attached with this report as Annexure D.



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- **Urban Infrastructure Amenities (UIA)** – The area of the UIA is approximately 98563.97 sq m (24.356 acres), which is 30% of the Total Project Area, i.e. 3,28,551.37 sq m (81.187 acres) as mandated by the West Bengal Town & Country Planning (Development of Township Projects) Rules, 2008 and to basically include:-
 - Basic Infrastructure Utilities & Services including Roads & Transport infrastructure, street lighting, Power Supply & Distribution System, necessary system and facilities for potable water supply, drainage, sewerage and sanitation system and solid waste management system
 - Organized Open Space including Landscaping, Plantation and Urban Forestry
 - Provision of space for various facilities like Post-Office, Police Station or Outpost and other relevant Urban Services spread across several zones including entrance gateway, vibrant public spaces etc.
- **Non-Residential Theme (NRT)** - As per the RFP mandate, a total area of 36963.88 sq m (9.134 acres) equivalent to 25% of the Net Project Area has been earmarked for the NRT zone. Net Project Area is defined as in 2(g) of West Bengal Town & Country Planning (Development of Township Projects) rules, 2008.
- **Urban Infrastructure Facilities (UIF)** - may include areas exclusively used for non-residential and job-oriented economic activities i.e. Medical, Educational, Commercial, Industrial, Recreational & Special Uses catering to the demands of a growing city. The term Commercial would include all the commercial usages e.g. Assembly, Mercantile (retail/wholesale), Office/Business, Showroom, Non-hazardous Storage etc. The UI facilities are mostly strategically positioned along the Asian highway addressing the potential of the transport linkage and establishing an easy and strengthened connectivity with the city. As per the RFP mandate and the West Bengal Town & Country Planning (Development of Township Projects) Rules 2008, a total area of 82,133.84 sq m (20.296 acres) equivalent to 25% of the Total Project Area has been earmarked for the UIF zone.
- Several residential developments comprising of plots of various sizes, multi-storied and/or low-rise buildings have been planned across multiple clusters as per the current perception of the market demand and Residential Units for EWS as per RFP mandate with an objective of creating a diverse and resilient community. The total area planned for residential zone including EWS is 1,10,889.68 sq m (27.401 acres), out of which the EWS area is 19713.92 sq m (4.87) acres.

ii) Construction area

The allottees of different developed plots in different zones (e.g. UIF Zone, Non-Residential Thematic Zone, and Residential Zone etc.) will construct their buildings in adherence to the Building Rules of the Local Authority. The township is availing Global FAR of 2. There may be inter-zone transfer/shifting of FAR in adherence with the concept of "Global FAR", subject to approval of Lessor and relevant authorities. However, in no case the aggregate FAR consumption in all the plots together (irrespective of any zone) would exceed 6,57,102.74 SQ M i.e. Global FAR of 2 (two) applicable for the entire 81.19 Acres of land. The zone-wise detailed breakup of FAR consumption is mentioned below:

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| LAND-USE DETAILS FOR TEESTA TOWNSHIP, SILIGURI | | | | |
|--|---------------------------------|--------------|--------------|-------------|
| Ser.No. | DESCRIPTION | No. of Plots | Area (Acres) | Area (SQM) |
| Zone 1 | Urban Infrastructure Amenities | | 24.356 | 98,563.97 |
| Zone 2 | Urban Infrastructure Facilities | | 20.296 | 82,133.84 |
| Zone 3 | N.R. Theme | | 9.134 | 36,963.88 |
| Zone 4 | Residential | | 27.401 | 1,10,889.68 |
| TOTAL LAND AREA | | | 81.187 | 3,28,551.37 |
| GLOBAL FAR TO BE ACHIEVED | | | | 2.00 |
| FAR TO BE ACHIEVED IN SQM | | | | 6,57,102.74 |

The zones Urban Infrastructure Facilities, N.R. Theme and Residential have been further subdivided into clusters. The layout plan with cluster information is enclosed with the Form 1, requesting for permission of the Teesta Township. The maximum permissible built up area has been allotted to each cluster in such a way that the total built up area does not exceed 6,57,102.74 SQ M. The TABLE T1 below shows the cluster wise allocation of built up areas TABLE 1 is attached as Annexure E.

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LAND USE AREA STATEMENT

| TOTAL LAND AREA | | | UNDEVELOPED | DEVELOPED | UNDEVELOPED FAR | TOTAL DEVELOPED FAR AREA IN SQ.M | |
|-----------------|---------------------------------|---------|--------------|--------------|-----------------|----------------------------------|------------|
| | | | AREA IN SQ.M | AREA IN SQ.M | %AGE | FAR | |
| 1 | ECONOMICALLY VIABLE SECTION | 2.05 | 10713.92 | 1.17 | 1.05% | 1.21 | 12862.50 |
| 2 | NON RESIDENTIAL THREAT | 10.7500 | 10693.88 | 9.12 | 11.23% | 2.51 | 10000.00 |
| 3 | LANDING MEASURES/USE VARIATIONS | | 1011.06 | 10.08 | 1.22% | | 211.34.18 |
| 4 | GROUP HOUSING | | 1000.00 | 8.82 | 1.03% | | 16.224.22 |
| 5 | PLANNED DEVELOPMENTS | | 1500.00 | 11.60% | 1.48% | | 111.200.00 |
| 6 | USE SERVICES | | 1000.00 | 1.12% | 1.10% | 1.00 | 1.000.00 |
| 7 | USE RECREATIONAL | | 1000.00 | 1.64 | 1.62% | | |
| 8 | USE INDUSTRIAL | | 1000.00 | 2.00 | 1.66% | 1.00 | 1.000.00 |
| 9 | USE OTHER | | 1000.00 | 1.00 | 1.00% | | |

PERUBATAN MIBOX DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mibox (Banking) Private (Malaya)

SIN 1701010062011PT014700

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Kuala Lumpur, Malaysia 50100 (P. 013 4046000)





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c) Minimum development obligations

As per the RFP, Minimum Development Obligation (MDO) has been defined as EWS Dwelling Unit, Non Residential Thematic Economic Activity and Basic urban infrastructure amenities to be developed and allied services to be provided. The RFP also mentions that Completion Date of the MDO means the date on which UDD, GoWB/ Independent Engineer issues the completion certificate confirming completion of the Minimum Development Obligation.

The Township will be launched in phases and the MDO clause is applicable to each such phase. Completion certificate of each such phase will be applied after completion of all development activities of the MDO for the phase.

Economically Weaker Section

As per the RFP, development of EWS units is an Obligatory Service which the Lessee has to fulfil. Certain conditions must be fulfilled to consider this condition as complete. The conditions are as follows

- Size of units: As per the RFP, the EWS dwelling units shall mean all weather single units or a unit in a multi storey super structure having a carpet area of upto 30 sqm but not less than 28 sqm with adequate basic civic infrastructure such as water, toilets, electricity etc.
- Number of units: The proposed residential zone will house 1260 dwelling units approximately as per the current market perception. As per RFP, the total number of EWS DUs is calculated at 422 (33.49% of 1260). As minimum obligation, the lessee will develop 422 dwelling units for with carpet area between 28 to 30 sq m. In terms of carpet area, the minimum obligation is between 11816 sq m to 12660 sq m. The Table T1 mentioned above in sub-section (b) of section 4 indicates a maximum built up area of 24642.40 sq m. The balance area may be utilised to construct proportionate numbers of additional EWS dwelling units, in case the lessee decides to increase the number of dwelling units for whatsoever reason. Permission for any such change in the number of dwelling units along with relevant calculation of built up area consumption will be intimated to the concerned authority beforehand.
- Area of EWS zone: As per the RFP condition, an area of 4.871 acres (6% of total township area = 81.187 acres) has been ear marked at the northern tip of the 20.40 acre plot for EWS units.

Non residential thematic zone

25% (Twenty five per cent) of the net project area, equivalent to 9.134 acres, has been earmarked for Non – Residential Thematic Zone. This zone is proposed to be located on the 20 acre project land situated on the northern side of the Asian Highway. Plots of appropriate sizes will be developed by the lessee which will be utilized solely for setting up Thematic Projects i.e. Healthcare/Educational activities by the lessee or by its sub-lessees who intend to set up such Thematic Projects. For

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creating developed plots, engineering activities would be carried out in, on over and under the raw land so as to bring on material change in the land character coupled with creation of urban infrastructural amenities. Subsequently sub-division of developed land into plots of appropriate sizes will be done depending upon the market perception. The same will be communicated to the concerned authority during the approval of the master plan of the relevant zone. This activity adheres to the definition of "development" as mentioned in WBTCP Act. On allotment of the developed plots the respective sub-lessees will set up their activities (Healthcare / Education) depending upon the Business Plan, market demand etc. The total permissible built-up area of the thematic plots is mentioned in Table T1 and the construction will be guided by the bye-laws of the Local Authority.

Basic urban infrastructure amenities -

Our basic urban infrastructure plan consists of the following services. The services which will be considered as basic and will be considered a part of the MDO are as follows

- PHE: Independent networks for water supply system and sewage management system will be established across the township the details of which are mentioned in subsection (b) and subsection (c) of Section 8 "Infrastructure Plan" below.
- Electrical infrastructure: Necessary infrastructure for supply of power depending on the load requirement of individual plots will be created for the township, the details of which are mentioned in subsection (d) of Section 8 "Infrastructure Plan" below.

8) Infrastructure plan

a) Development strategies infrastructure

As part of development strategy we have primarily focussed on the Public Health Engineering (PHE) infrastructure and the norms of actual construction of buildings. These two strategies will serve as the prime example of how development can work with the local climate instead of against the local climate. The PHE and electrical infrastructure will be developed based on demand generated for built up areas mentioned in Table T1 for each cluster.

For PHE, the main strategy is to respect the natural topography of the site and to use it for an integrated surface drainage system. The surface drainage system shall be planned so that the available resources will get equitably distributed throughout the township to provide for uniform scales of development. The waste water and the storm water management systems, the treatment and disposal systems of all types of waste have been thought through to minimize impact on the surrounding developments. The surface drainage system will serve as a natural ground water recharging network to keep storm water runoff to a minimum.

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For PHE, we desire to create a balance of resource utilization among the various components of the project. We propose to use the water of the Mahananda River as a landscape element within the project by taking some water inside the project and releasing the same amount back into the river. This can have a huge benefit in decreasing the energy consumption of the development. This idea is in a nascent stage and will be done after taking due approvals from the concerned authorities.

The lessee may provide an aesthetic guideline, after necessary approval from concerned authorities to control the construction inside the township. This guideline is still in the nascent stage and may be implemented after consulting with concerned authorities.

b) PHE infrastructure

The lessee has planned to create PHE infrastructure for the maximum built up area (6.57 lakhs sq m) based on complete utilization of Global FAR 2.

The scope of services considered under this report includes the following infra-structural Sanitary engineering [Plumbing] System:

- i. Drawing, Storage, Treatment and Distribution system of potable water supply.
- ii. Garden irrigation and recycled water reuse network
- iii. Underground sewerage system including modular sewage treatment plants
- iv. Storm water drainage system including rainwater harvesting/recharge wells as required.

The following reference design codes/technical literature shall be used as reference for evolving the design

- i. National Building Code of India 2016 published by Bureau of Indian Standards, New Delhi
- ii. Manual on Water Supply and Treatment (3rd Edition dated March, 1991) published by Ministry of Urban Development, Govt. of India, New Delhi
- iii. Manual on Sewerage and Sewage Treatment (3rd Edition dated 2013) published by Ministry of Urban Development, Govt. of India, New Delhi
- iv. Nabhi's Commentary on CPWD Specifications Vol.1 -2002 Edition
- v. Nabhi's Commentary on CPWD Specifications Vol.2 -2002 Edition
- vi. Wastewater Engineering, Treatment and Reuse (4th Edition dated 2003) by Metcalf & Eddy (Published by Tata McGraw Hill)
- vii. SP35(S&T)-1987 'Handbook on Water supply and Drainage published by Bureau of Indian Standards, New Delhi
- viii. Any other standards that may be applicable

Topography and land profile:

The north side parcel is sloping towards the Asian highway while the south side is sloping away from the Asian highway. The average formation levels in both the land parcels are

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lower than the Asian highway. Adequate precaution shall be done in site grading to avoid any ingress of surface runoff from the highway in the areas being developed.

Water supply, sewerage and storm water proposed scheme:

In general small residential plots up to 1000 sq. m. area shall be provided with connections for water supply, sewerage and storm-water from township bulk services. The source of potable water supply shall be from the bore-wells. Recycled water shall be supplied through treated STP water for irrigation and gardening after tertiary treatment as mandated by CPCB and NGT. It is also proposed to do community rainwater harvesting and make provision of green swales and rain garden in the public parks which shall help in better storm water management. Also, every plot holder may do the roof water harvesting, the mandates of which will be specified in the master plan before sanction of the relevant phase.

The larger plots including all the plots on 20.40 acre plot on the north would get access to potable water supply from the individual bore-wells dug by the sub-lessee of the respective plot. Every such large plot shall make provision for localized sewage treatment and recycling plant and shall aim for zero liquid discharge after meeting the effluent quality standard for treated sewage fit for discharge into a water body as mandated by National Green Tribunal and Central Pollution Control Board. Excess treated effluent may be discharged into the storm-water drains. Storm-water detention provisions in green swales and depressed parks with rain gardens shall be planned. Provision for retention of rainwater for minimum 15 minute period for peak rainfall of 5 year shall be considered for design as per CGWA and CPHEEO norms. No underground/overhead water tanks and sewage treatment plant are being proposed for North side development.

As the site naturally slopes towards the southern edge, we recommend a natural & open drainage system with a concept of open swales and connected greens. This will help us to recharge maximum of the rain water and ultimately improving the ground water table. In case of excessive rainfall, and accumulation of storm water beyond control, we will require an outflow for the same. Based on natural system of storm water movement, there is an existing drain running parallel to the southern edge of site within the SJDA land. We request a permission to connect our storm water system with the drain in SJDA land to direct the excessive water towards the culvert under the railway track, maintaining the existing regional drainage system.

Similarly for the pocket on the northern side of the Asian highway, there is no drain running along the Asian highway. In case of excessive rainfall, and accumulation of storm water beyond control, we will require an outflow for the same. We propose to pump the excess storm water from the northern plot into a pipeline and take it below the 3rd Mahananda Bridge to the 1.40 Acre plot. From the 1.4 acre plot, we also request a connection beneath the bund road on the southern side and transfer the excess storm

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water from both the 20 acre and the 1.4 acre plots to the storm water system of the 60 acre plot.

As part of the transfer of the storm-water from the northern plot to the southern plot through the 1.40 Acre plot, we propose to develop and beautify the area below the 3rd Mahananda Bridge, subject to the permission from competent authority. In the plan for beautification, we would take inspiration from the way the SJDA has developed the river front at the bridge near Jorapani-Fuleshwari.

The site is located on the bank of Mahananda River. It becomes a very important asset to the site as the underground water level on the edge of the river is better as compared to rest of the township. For addressing the water requirement of the site, we would seek permission from competent authority to collect the water from Mahananda river through underground catchment pit, which will assure continuous water supply all-round the year. Water drawn from the river canal will serve as a landscape feature and will be also used as a heat sink for air conditioning bringing down the overall energy requirement.

Piped water supply for a township development needs to provide for following requirements:

- Domestic needs such as drinking, bathing, washing, flushing, gardening etc.;
- Institutional needs;
- Public purposes such as street washing, flushing of sewers, watering of parks etc.
- Industrial and commercial use including central air-conditioning;
- Firefighting;
- Likely waste amongst the users

The fresh water is required only for potable water usage while recycled or treated sewage treatment plant effluent can be used for non-potable water usage like, garden irrigation, street and car washing. There will be special covenants in the sub-lease agreement which will mandate the use of low flow fixtures for water savings.

Engineering design of the water supply system:

It is proposed that in a street with plots on either side, the distribution water mains shall run on either side of the road to minimize the crossing of pipes below the roads and reduce the distribution pipe sizes as well as easy balancing of the grids. The minimum design residual pressure shall be taken as 17 (Seventeen) metres for residential plots (3 storied).

The water supply pipe networks shall be designed in such a way that the maximum working pressure does not exceed 5.5 Bar.

It is proposed to decentralize the water supply networks to optimize on pressure losses and decrease working pressure into the system so that all material options like plastic can be considered for use

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Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

Separate water tanks for flushing and domestic usage shall be made in a zone with self-priming pumps. For better water distribution and pressure control, modular pumping system is suggested with the unit pump capacity not exceeding 40% of the ultimate water demand.

c) Sewage Collection

The underground sewer shall lead to Centralized Sewage Treatment Plant, which shall be modular type and expandable based on the development profile of the township. The recommended sewage and treated effluent characteristics based on end use shall be as given below:

TREATED SEWAGE CHARACTERISTICS (Source: National Green Tribunal – Treated Sewage Norms)

| | | |
|---------------------|-----------|---------------|
| PH | - | 7 – 8 |
| BOD | mg / l | < 10 |
| COD | mg / l | < 50 |
| TSS | mg / l | < 20 |
| NITROGEN-total | mg/l | <10 |
| Ammoniacal Nitrogen | mg/l | <5 |
| PHOSPHOROUS-total | mg/l | <1 |
| E coli | MPN/100ml | Less than 100 |

The process of STP treatment shall be accordingly planned. The STP shall be decentralized and modular up-gradable type.

Storm-water drainage:

In the master plan, which will be submitted during the sanction of the particular phase, we may recommended that for all plots, the localized Rainwater Harvesting pits for roof water shall be part of owners' scope and balance runoff from driveways shall be taken for discharge on streets and incorporated in the community rainwater harvesting design of the township.

d) Electricity

The lessee has planned to create electrical infrastructure for the maximum built up area (6.57 lakhs sq m) based on complete utilization of Global FAR 2.

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

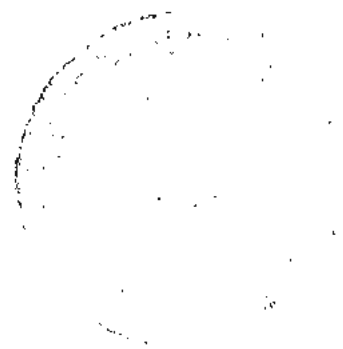
(Formerly known as Mohak Builder Private Limited)

CIN: U70109WB2011PTC157834

Reg. Office 'Ecospace Business Park', Block- 4B, 6th Floor, Premises No.- 11/11, Action Area-II,

New Town, Kolkata 700160 (P) 033 4040 6060





ADDITIONAL DEPUTY
OF ASSISTANT COMMISSIONER
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

In our design of the electrical infrastructure, we have followed the normal practice of distributing power at different voltage levels depending on the demand load. The normal practice for distributing power is shown in the table below:

| Load range | Supply voltage |
|---------------------------|----------------|
| <= 40 KVA | 220/440 V |
| > 40 KVA and <= 125 KVA | 440 V |
| > 125 KVA and <= 1500 KVA | 11 KV |
| > 1500 KVA and <= 20 MVA | 33 KV |

In case of establishments where the electrical load is more than 1500 KVA, the supplying authority shall provide a single point supply of 33KV. The plot owner will distribute the power as per the requirement and within the limitations of the applicable rules. Supplying authority will charge the consumer as per the consumption at single point supply end through HT Meter. It is expected that most of the establishments under the UIF and the NRT categories will require electrical load more than 1500 KVA. Hence electrical power for plots under UIF and NRT categories will be distributed through single point bulk supply, under the scope of plot owner. Hence requirement of lands for the commercial plots are not being considered.

In case of development of residential plot and housing project, consumers will apply for LT meters for individual plot/ apartment to the supplying authority. The entire distribution work inside the plot will be carried out by the developer or the plot owner as per the norms of the WBSEDCL. Finally the electrical distribution network (up to the meter) will be handed over to WBSEDCL. WBSEDCL will maintain the entire distribution network.

Based on the electrical load requirement, the distribution company will require space to install one 33/11 KV sub-station to supply power to the township. Since none of the adjacent power stations have any spare capacity to cater to the electrical requirement of the township, the lessee has left space for one 33/11 KVA substation.

Electrical infrastructure for distribution of power to the individual plot will consist of:

- i) Planning and laying of cable route as per the norms of WBSEDCL/common practice/applicable rules from proposed central sub-station of WBSEDCL to individual use/activity area. The cable layout will be shared with the relevant authority and the approvals will be obtained before the launch of the relevant phase.
- ii) Finalising the position of electrical equipment for the distribution of power to plotted development areas to provide power to individual plot as per the norms/common practice of WBSEDCL. The position of the electrical equipment will be shared with the relevant authority and the approvals will be obtained before the launch of the relevant phase.
- iii) Since the Lessee is planning to build an electrical infrastructure commensurate with the maximum permissible built up area of 6.57 lakh sq m, the distribution of which is mentioned in Table T1 of subsection (b) in Section 4, no shortfall of capacity in any form is possible or anticipated, unless the Lessor permits the Lessee to allow additional built up area. The spaces which will be required for installation of

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohax Builder Private Limited)

CIN U70109WB2011PTC157834

Reg. Office, 'Ecospace Business Park', Block 4B, 6th Floor, Premises No.- 11F/11 Action Area II,

New Town, Kolkata 700160 (P) 033 4040 6060





ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

electrical equipment to distribute power within the individual plots will be managed by the developers of the plots depending on the actual use.

- iv) Design and installation of street light for the internal roads of the Township as well as the common areas/landscape areas of the entire site
- v) To plan and provide electrical power to common utility services like STP/Central PHE System

e) Landscape

Landscape Design:

The aim is to create a landscape design that creates a place for all, catering to all age groups and giving variety of user based activities.

The design is based on the vision with key features:

- Unique and high quality streetscapes.
- Pleasant driveway experience for the township entry zone.
- Landscape spaces catering different activities for all age groups.
- A vibrant landscape for all seasons to provide identity to the different streets.

f) Service Control & Monitoring System:

Proposed control at individual plot level:

- Water Tank Sensors
- Smart Water Meter

Proposed control at master plan level.

- STP Control (General)
- Landscape/common area lighting (other than UIF/HIG/EWS plots)
- CCTV Network (other than UIF/HIG/EWS plots)
- Monitoring of DG
- The provision for the electrical infrastructure like specified route etc shall be made as per norm so that Distribution Company can provide the power to individual plot.

g) Transportation

The township is equipped with proper ROW considering the anticipated traffic with specific sections dedicated to bicycle and pedestrian movement. All the land use plots are strategically positioned to avoid vehicular traffic and encourage pedestrian movement.

The geometry of the intersection on Asian highway would address the through traffic as well as the traffic generated by the township. To address the short term and long-term effects of traffic at the intersection, a mandate should be given to us to implement a solution through correct authority.

h) Boundary wall

The boundary demarcation will be done for the township and the details of the design will be shared at a later stage.

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builder Private Limited)

CIN. U70109WR2011PTC157834

Reg. Office: Ecospace Business Park, Block- 4R, 6th Floor, Premises No. IF/11, Action Area-II,
New Town, Kolkata 700150 (Ph: 033 4040 6060)





ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

i) Garbage Disposal and Solid waste management

The management for solid waste will be strategized in a way that the segregation between the dry and wet waste happens at source, collected by third party and will be directly taken out of the township. Permission for dumping of segregated solid waste will be obtained from the relevant authority before the commencement of the relevant phase.

9) Engineering Planning

To achieve the desired quality standards, it would be stipulated in the lease agreement of the sub-lessee that they would follow the respective Indian standards and national building code (NBC) as applicable for the type of development they are proposing in their plot. The sub lease agreement shall also specify that the sub-lessee would follow the applicable laws for deployment of construction labour and ensure that applicable Employee health and safety norms are followed by them.

a) Quality Assurance plan

The lease agreement with the sub-lessee would stipulate that while making any building construction they have to follow a quality assurance plan and follow a standard operating procedure to ensure that the construction is carried out in accordance with the stipulation of the national building code and relevant IS codes for structure and services.

b) Proposed Phasing

As per the RFP, the proposed phasing shall be planned in a manner such that the development of each phase shall conform to the township policy/ rules, applicable development control regulation, land use, development control plans as may be applicable, rules and regulation of the concerned Municipality & bid documents

The township development is to be carried out in different phases depending upon the lessee's perception of the current market demand and economic scenario. However, MDO will be complied with in each of the phases proportionately with the total land quantity of the respective phases. The lessee will be within its liberty to modify the land quantum within each phase depending upon the market scenario subject to fulfilment of proportionate MDO for each such phase. The timeline of completion of each phase will depend upon the quantum of land area involved in that particular phase. However, the total project will be completed within the stipulated time period of 8 years from the execution of the Lease Deed subject to 2 years grace period. The MDO clause as stated in clause 26, page No.9 of RFP stands applicable proportionately of each of the phases.

The Project Completion Certificate of different phases of the Project to be issued by the Lessor/Development Authority to the Lessee would depend upon completion of MDO in proportion to the land quantity. Such completion will also be guided by Rule 8 of the West Bengal Town & Country Planning (Development of Township Project) Rules 2008.

However, sub-lessees of different plots under different zones will be entitled to carry out and complete construction of built-up area in their respective plots with the strength of

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak builder Private Limited)

CIN: U70109WB2011PTC157834

Reg. Office: 'Cospace Business Park', Block- 4R, 6th Floor, Premises No. 1B/22, Action Area-II
New Town, Kolkata 700160 (P) 033 4040 6060



2

ADDITIONAL REGISTRAR
OF ASSURANCE-I, KOLKATA
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

building plans sanctioned by the Local Sanctioning Authority. Completion Certificate for such constructed area will be issued by Local Sanctioning Authority strictly in adherence with the Building By-Law and with other restrictions that may be imposed by the Lessee on the sub-lessees. Issuance of such Completion Certificate of constructed area to the individual sub-lessees will be dependent upon the fulfilment of the lessee's obligation of providing necessary urban infrastructure amenities to the sub-lessee only.

c) Engineering and construction time schedule

Each Phase as mentioned above would be completed within a time period of 48 to 60 months with overlapping of phases i.e. next Phase or more Phase development would start within 24 months of earlier phase. However, all the phases / the entire development is planned to be completed within 8 years.

An additional 2 (two) years' extension will be sought in case of any unforeseen circumstances.

10) Architectural drawings and sanction-able plans

Enclosed is the following drawing for kind approval

- Land Use plan

11) Indemnity

The indemnity to be given by the Lessee to the Lessor will be guided by the respective clause as would be appearing in the proposed registered Lease Deed to be entered into between the Lessor and the Lessee.

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builders Private Limited)

CIN: 0701001WB2011PTC137234

Reg. Office: 1 Cospace Business Park, Block 4B, 6th Floor, Premises No. 0/11, Sector Area 1,
New Town, Kolkata 700150 (P) 033 4040 6060



15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

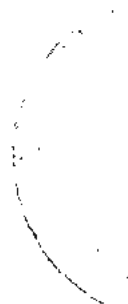
AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Manak Builder Private Limited)

CIN: U70109WB2011PTC157834

Reg. Office: 'Ecospace Business Park' Block- 4B, 6th Floor, Premises No - 11F/11, Action Area-II,
New Town, Kolkata 700160 (P) 033 4040 6060





15 JUL 2020

No. 1609/WBIDCO/Ping/656(A)/2015

Date: 04/05/2018

To
The Managing Director
Ambuja Housing & Urban Infrastructure Company Limited
Ecospace Business Park
Block 4B, 6th Floor, Premier NO III/711
Action Area-II, New Town, Kolkata - 700 156

LETTER of INTENT (LOI)

Subject Letter of Intent (LoI) for development of Teesta Theme Township at Dabgram, Siliguri
Reference RFP for Teesta Township Project having no 3687/WBIDCO/Ping/656(A)/2015 dated 25.10.17

Dear Sir

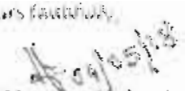
I am directed to inform you that your quoted rate in connection with "Development of Teesta Theme Township" has been found highest and accepted by the Competent Authority. Accordingly, your company being the highest bidder has been selected to execute the works for development of Teesta Health & Education City at Dabgram, Siliguri subject to fulfilment of all terms and conditions mentioned in the RFP document.

Now, I am also directed to inform you to kindly submit the Letter of Acceptance within 15 (fifteen) days from the date of receipt of this letter for taking further course of action, provided the work of the project should not be commenced while Model Code of Conduct is in force vide Memo No 1011 SEC/IM-29/2018 (Pt 1) dated 11th April, 2018.

This has an approval of the Standing Committee of the Cabinet of Industry, Infrastructure and Employment duly communicated vide memo no. 1153/1(3) T&CP/C-2/PT-20/2015 dated 23rd April 2018 by Urban Development and Municipal Affairs Department, Govt. of West Bengal.

Thanking you

Yours faithfully,


General Manager (Admin)

Date: 04/05/2018

No. 1609/17102/WBIDCO/Ping/656(A)/2015

Copy forwarded for information to:-

- 1) The Principal Secretary to the Government of West Bengal
Urban Development & Municipal Affairs Department
Government of West Bengal, Nagazagan Sector I, Block, CA-8 Salt Lake, Kolkata - 700064
- 2) Executive Director (Engg), WBIDCO & Chairman of the Committee
- 3) Joint Managing Director (Admin), WBIDCO & Member of the Committee
- 4) Chief Planner, WBIDCO & Member of the Committee
- 5) Chief Engineer (Civil), WBIDCO & Member of the Committee
- 6) Financial Advisor, WBIDCO & Member of the Committee
- 7) Chief Finance Officer, WBIDCO & Member of the Committee
- 8) General Manager (Admin), WBIDCO & Member/Convener of the Committee
- 9) Smt Chandana Roy Chowdhury, S&ES
- 10) Pkto Chairperson, WBIDCO

General Manager (Admin)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

WBIDCO BHABAN, Premises No. 35-1111, Shree Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone (033) 2324-8037/6038 Fax No. (033) 2324-4833/3015 (6005) e-mail: wbhidco11d@grmail.com, info@wbhidco.com
Website : www.wbidco.ltd.co.in CIN : U70101WB1999SGC089276





ADDITIONAL REGISTRAR
OF COMPANIES, KOLKATA
15 JUL 2020



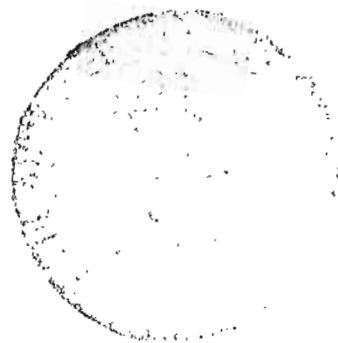
AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builders Private Limited)

CIN U70109WB2011PTC157834

Reg. Office: EcoSpace Business Park, Block-4B, 6th Floor, Premises No. IIF/11, Action Area II,
New Town, Kolkata 700163, (P) 033 4040 6060





ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

No. 2405/WBHDCL/Ping/656(A)/2015

Date: 17/06/2019

To
The Managing Director
Ambuja Housing & Urban Infrastructure Company Limited
Ecospace Business Park, Block 4B, 6th Floor, Premises No. 4B/11
Action Area-II, New Town, Kolkata - 700 156

Subject: Deposit of 2nd installment of land premium and execution of Lease Deed for development of Teesta Theme Township at Daagram, Siliguri.

Reference: 1 RFP for Teesta Township Project having no 3687/WBHDCL/Ping/656(A)/2015 dated 25.10.17
2 Letter of intent (LOI) for development of Teesta Theme Township at Daagram, Siliguri.
3 Letter of AHUCIL dated 27/05/2019
4 T.O. Letter No. 323/WBHDCL/Ping/656(A)/2015 dated 13/06/2019
5 Letter No. 1921/LO/Pg/854/14/P-I dated 03/07/2019 of C.O. SIDA

Dear Sir,

With reference to the above subject and reference, I am directed to inform you that your letter dated 27/05/2019 requesting to freeze the land quantity for Teesta Theme Township project as 81.19 acres instead of bid quantity 84.41 acres and proportionate reduction in land premium has been considered by the competent authority.

Now, I am further directed to inform you that

the competent Authority of WBHDCL Ltd. has allowed to freeze the land quantity as 81.19 acres instead of 84.41 acres for the Teesta Theme Township project for the present as this quantity of lands presently vacant and available for handing over.

The Competent Authority of WBHDCL Ltd. has been pleased to allow you to deposit the remaining 90% of the quoted land premium reduced by Rs. 2,97,54,768/- (Rupees Two Crores Ninety Seven Lakhs Fifty Four Thousand Seven Hundred and Sixty Eight) only plus applicable taxes with delayed payment charge computed at the rate of 12.5% per annum compounded quarterly for the balance period on the balance payment within the next 360 days from the date of expiry of the stipulated period (360 days from the date of issue of LOI) for payment as per clause 2.1.15 of RFP document, as you have failed to deposit the second installment of 90% plus applicable tax within the stipulated time period.

WEST BENGAL HOUSING, INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

"WBHDCL BHUBAN" Premises No. 35-111, Biswa Bangla Sarani, 3rd Kotari, New Town, Kolkata - 700156
Telephone : (033) 2324-6037-6038, Fax No. : (033) 2324-4833-3016-6009, e-mail : wbhdcl@wbhdcl.com, wbhdcl@wbhdcl.in
Website : www.wbhdcl.com | PIN : 700101





ADDITIONAL REGISTRAR
OF ASSURANCE-1, KOLKATA
15 JUL 2020



Further finally approved draft lease deed is attached for execution in due course- on payment of the entire land premium as applicable and subject to fulfillment of the terms and conditions of the RFP and letter of intent.

Thanking you

Yours faithfully,

General Manager (Admin)

Date: 17/07/2019

No. 2905/1177/ WBHDCCO/Ping. & SUSA/29/19

Copy forwarded for additional work to

- 1) The Principal Secretary to the Government of West Bengal
Urban Development & Municipal Affairs Department
Government of West Bengal, Nagarayan Sector
Block - DF-8, Salt Lake, Kolkata-700064
- 2) Executive Director (Engg.), WBHDCCO
- 3) Joint Managing Director (Admin), WBHDCCO
- 4) Chief Planner, WBHDCCO
- 5) Financial Advisor, WBHDCCO
- 6) Chief Finance Officer, WBHDCCO
- 7) PS for Chairman, WBHDCCO

General Manager (Admin)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

"BIDDU BHABAN" Premises No. 35-111, Biswa Bangla Sarani, Vri Rozary, New Town, Kolkata-700156
Telephone : (033) 2324-6037-6038, Fax No. : (033) 2324-4833-3016-6009, e-mail : wbhdccoltd@gmail.com, info@wbhdccoltd.com
Website : www.wbhdccoltd.com (IN 11 70101W) UIN 89276



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

AMBUJA NEOTIA, TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builder Private Limited)

CIN: U70109WB2011PTC151834

Reg. Office: Techspace Business Park, Block- 4B, 6th Floor, Premises No.: III/31, Action Area-II,
New Town, Kolkata 700160 (Ph: 033 4040 6060)





ADDITIONAL DEPUTY
OF ASSOCIATE A KOLKATA
15 JUL 2020

MINISTRY OF CORPORATE AFFAIRS

RECEIPT

G.A.R.7

SRN : 1135445428

Service Request Date : 24/12/2018

Payment made into : ICICI Bank

Received From :

Name : RAJAT SHARMA
 Address : 41, SARAI CHATTERJEE ROAD
 BORNHOLDEN
 KOLKATA, West Bengal
 India - 700089

Entity on whose behalf money is paid

CIN: U70109WB2011PTC157834
 Name : MOHAK BUILDER PRIVATE LIMITED
 Address : 506, SHYAMA SADAN
 48, DOBSON ROAD
 HOWRAH, West Bengal
 India - 711001

Full Particulars of Remittance

Service Type: e-filing

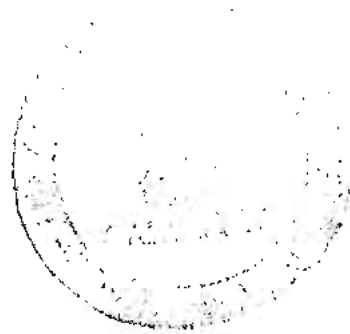
| Service Description | Type of Fee | Amount(Rs.) |
|---------------------|-------------|----------------|
| Fee For Form INC-24 | Normal | 1000.00 |
| Total | | 1000.00 |

Mode of Payment: Credit Card- ICICI Bank

Received Payment Rupees: One Thousand Only

Note: The defects or incompleteness in any respect in this eForm as noticed shall be placed on the Ministry's website (www.mca.gov.in). In case the eForm is marked as RSC/B or PUC, please resubmit the eForm or file Form GNL-4(Addendum), respectively. Please track the status of your transaction at all times till it is finally disposed off. (Please refer Rule 10 of the Companies (Registration offices and Fees) Rules, 2014) It is compulsory to file Form GNL-4 (Addendum) electronically within the due date whenever the document is put under PUC, failing which the system will treat the document as invalid and will not be taken on record in accordance with Rule 10(4) of the Companies (Registration offices and Fees) Rules, 2014





ADDITIONAL DEPUTY
COMMISSIONER, REVENUE
15 JUL 2020

Form NO.INC-24



Application for approval of Central Government
for change of name

(Pursuant to section 13(2) of The Companies
Act 2013 and Rule 29(2) of The Companies
(Incorporation) Rules 2014)

Form Language English Hindi

Refer the instruction kit for filing the form.

1 (a) Corporate Identity Number (CIN) of company

(b) Global Location Number of the company

2 (a) Name of the Company

(b) Address of the registered office of the company

(c) email ID of the company

3 (a) Service Request Number (SRN) of RUN

(b) Proposed name of the company

4 Reason(s) for change of name

5 Particulars of filing Form No. MGT-14 with Registrar of Companies (RoC)

(a) SRN of Form No. MGT-14

(b) Date of passing the special resolution

(c) Date of filing Form No. MGT-14

6 Name of the company at the time of incorporation (to be displayed in the certificate)

(a) Number of members present at the meeting where the special resolution was passed for change of name and number of shares held by them

(i) * Number of members

(ii) Number of shares held by them

(b) Number of members who voted in favour of change of name and number of shares held by them





ADDITIONAL REGISTRAR
OF ASSURANCES - KOLKATA
15 JUL 2020



(b) Number of members

(c) Number of shares held by them

(d) Number of members who voted against the change of name and number of shares held by them

(i) Number of members

(ii) Number of shares held by them

(e) Details of members who abstained from voting and number of shares held by them

(i) Number of members

(ii) Number of shares held by them

Attachments

- 1 Minutes of the members' meeting
- 2 Optional attachment(s) (if any)

List of Attachments

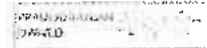
Minutes EGM.pdf
EGM Notice.pdf

Declaration

To the best of my knowledge and belief the information given in this application and its attachments is correct and complete and company has obtained all the mandatory approvals from the concerned authorities and departments in respect of change of name of the company

I have been authorised by the Board of directors resolution number dated (DD/MM/YYYY) to sign and submit this application

To be digitally signed by



* Designation

* Director identification number of the director or DIN or PAN of the manager or CEO or CFO or Membership number of company secretary

Note: Attention is drawn to provisions of Section 448 and 449 of the Companies Act, 2013 which provide for punishment for false statement / certificate and punishment for false evidence respectively.

For office use only:

eForm Service request number(SRN) eForm filing date (DD/MM/YYYY)

Digital signature of the authorising officer

This e-Form is hereby approved

This e-Form is hereby rejected

Date of signing

(DD/MM/YYYY)





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

MOHAK BUILDER PRIVATE LIMITED

CIN: U70909WB2011PTC117834
Reg. Office: 06, Shyam, Sadan, 48, Dobson Road, Howrah - 711011

NOTICE OF THE EXTRA ORDINARY GENERAL MEETING TO THE MEMBERS

Notice is hereby given that an Extra Ordinary General Meeting of the members of MOHAK BUILDER PRIVATE LIMITED (CIN: U70909WB2011PTC117834) will be held at "506, Shyama Sadan, 48, Dobson Road, Howrah - 711011", on Thursday, 13th Day of December, 2018 at 5.00 PM to transact the following business(es)

SPECIAL BUSINESS

1. Change of Name of the Company:

To consider and if thought fit, to pass with or without modification(s) the following Resolution as a Special Resolution:

"RESOLVED THAT pursuant to Section 13(2) of the Companies Act, 2013 (including any statutory modification or re-enactment thereof, for the time being in force) and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Incorporation) Rules, 2014, subject to approval of the Regulatory Authorities as may be necessary, consent of the member be and is hereby accorded to change the name of the Company from "MOHAK BUILDER PRIVATE LIMITED" to "AMBUJA NEOTIA TRUSTIA DEVELOPMENT PRIVATE LIMITED" or any other name as may be approved by the Central Government, Registrar of Companies, NCLT of West Bengal and other Regulatory Authorities, whether under the Companies Act, 2013 or any other Rules, Laws, Acts, Statutes or Regulations as may be applicable to the Company."

"RESOLVED FURTHER THAT the Name Clause being Clause I in the Memorandum of Association of the Company be altered accordingly and substituted by the following clause: I The Name of the Company is "AMBUJA NEOTIA TRUSTIA DEVELOPMENT PRIVATE LIMITED" or any other name as approved by the Registrar of Companies, West Bengal"

"RESOLVED FURTHER THAT the name "MOHAK BUILDER PRIVATE LIMITED" wherever it appears in the Articles of Association of the Company be substituted by the new name "AMBUJA NEOTIA TRUSTIA DEVELOPMENT PRIVATE LIMITED" or any other name as approved by the Registrar of Companies, West Bengal."

"RESOLVED FURTHER THAT the Board of Directors or any Committee thereof be and is hereby authorized to accept any other name approved by the relevant Regulatory Authorities and seek approval for the change in the name of the Company accordingly without making any further reference to the members for their approval."

"RESOLVED FURTHER THAT any one of the Directors be and are hereby authorized to file the necessary forms with the Registrar of Companies, West Bengal and to attend to all matters incidental thereto."

For and on behalf of the Board of
Mohak Builder Private Limited

Place: Kolkata
Date: 12th October, 2018

(Prasad Ranjan Dwivedi)
Director
DIN: 01681246

Address: UJL010109, Ujjwala - The Condoville, Tower I,
Action Area IGD, New Town, Kolkata - 700157.





REGIONAL DIRECTOR
KEMENTERIAN KESEHATAN
15 JUL 2020

NOTICE

1. The Explanatory Statement pursuant to Section 102 of the Companies Act, 2013, with respect to the Special Business as set out in Item No. 1 is annexed hereto.
2. A member entitled to attend and vote is entitled to appoint a proxy to attend and vote instead of himself and the proxy so appointed need not be a Member of the Company. The proxy form duly completed should reach the registered office of the Company before the time fixed for commencement of the meeting. A proxy form is attached herewith.
3. A member holding more than ten percent of the total share capital of the Company carrying voting rights may appoint a single person as proxy and such person shall not act as a proxy for any other person or shareholder.
4. The proxy holder shall prove his/her identity at the time of attending the Meeting.
5. When a member appoints a proxy and both the member and proxy attend the Meeting, the proxy stands automatically revoked.
6. Requestion for inspection of proxies shall have to be made in writing by Members entitled to vote on any resolution before the commencement of the Meeting.
7. Proxies shall be made available for inspection during the period of commencement of the Meeting and ending with the conclusion of the Meeting.
8. Corporate Members are required to send to the Company a certified copy of the Board Resolution, pursuant to Section 113 of the Companies Act, 2013, authorizing their representatives to attend and vote at the Meeting.
9. In case of joint holders attending the Meeting, only such joint holder who is higher in the order of names will be entitled to vote.
10. All Members are requested to bring attendance slip, duly signed as per the specimen attached herewith to the Company for admission into the Meeting Hall.
11. Documents mentioned in this notice are open for inspection by the Members during the commencement of the Meeting.
12. In terms of the requirements of the Secretarial Standards 2 on "General Meetings" issued by the Institute of the Company Secretaries of India and approved & notified by the Central Government, Route Map for the location of the aforesaid meeting is enclosed.





ADDITONAL REPORT
OF ASSURANCE KODOKATA
15 JUL 2020

Explanatory Statement under Section 102 of the Companies Act 2013:

Item no. 1:

The Board of Directors of the Company in its meeting held on 2nd October, 2018 decided to change the name of the Company from "MOHAK BUILDER PRIVATE LIMITED" to "AMBULJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED" or such other name as may be approved by the Registrar of Companies. The Directors believe that the change in the name of the Company which is being undertaken as part of corporate rebranding would make the name of the Company simple, sharp and focused.

The application for the name "AMBULJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED" would be submitted with the Registrar of Companies for the availability of the proposed name or such other name as may be approved by the Registrar of Companies, West Bengal.

The proposed change of name will not affect any of the rights of the Company or of the shareholders/stakeholders of the Company. All existing share certificates bearing the current name of the Company will, after the change of name, continue to be valid for all purposes.

As per the provisions of Sections 13 of the Companies Act, 2014, approval of the shareholders is required to be accorded for changing the name of the Company & consequent alteration in the Memorandum of Association and Articles of Association by way of passing a Special Resolution. Hence, the resolution is put up for shareholders approval.

None of the Director or Key Managerial personnel of the Company or any of their relatives are in any way concerned or interested, financial or otherwise, in the Resolution set out in Item No. 1.

Members are requested to consider the above proposal and pass the Special Resolution.

For and on behalf of the Board of
Mohak Builder Private Limited

Place: Kolkata
Date: 27th October, 2018

(*Pranab Ranjan Dey*)
Director
DIN: 01681246

Address: UJI-010109, Ujjwala - The Condoville, Tower I,
Action Area 11D, New Town, Kolkata - 700157.





ADDITIONAL REGISTRAR
OF ASSAM, SOAN, KOLKATA
15 JUL 2020

MINUTES OF THE EXTRA ORDINARY GENERAL MEETING OF THE MEMBERS OF MOHAK BUILDER PRIVATE LIMITED HELD AT 506, SHYAMA SADAN, 48, DOBSON ROAD, HOWRAH - 71101 ON THURSDAY, 13TH DAY OF DECEMBER, 2018 AT 5.00 PM. AND CONCLUDED AT 8.30 P.M.

Directors Present

- Mr. Manoj Kumar Dasgupta, Director
- Mr. Prakash Kumar Agarwal, Director

Shareholders

Two Shareholders were present in person or per the Attendance Register

APPOINTMENT OF CHAIRMAN

Members present at the meeting appointed Mr. Manoj Kumar Dasgupta as the Chairman of the meeting.

Mr. Manoj Kumar Dasgupta took the chair and presided over the Meeting.

WELCOME TO THE MEMBERS

The Chairman extended a warm welcome to the members present at the meeting.

QUORUM

The Chairman declared that the required quorum was present and called the Meeting to order. The proceedings of the Meeting then commenced. The Quorum was present throughout the meeting.

ATTENDANCE OF DIRECTORS

The Chairman stated that Mr. Prakash Kumar Agarwal, Director of the Company could not attend the meeting due to pre-occupation, leave of absence was granted with the permission of the members.

ATTENDANCE OF AUDITORS

The Chairman informed that the Auditors had expressed their inability to attend the meeting due to their pre-occupation, the members may excuse their presence. The members of the Company unanimously excused the auditors for not attending the meeting.

REGISTER OF DIRECTORS' SHAREHOLDING U/S 179 OF THE COMPANIES ACT, 2013

The Chairman informed that the Register of Directors' Shareholdings maintained pursuant to the provision of section 179 of the Companies Act, 2013, was open for inspection by the shareholders during the continuance of the Meeting.

NOTICE

The notice dated 27th October, 2018 convening the Extra Ordinary General Meeting, circulated to the Members, was taken as read with the permission of the members present.

RESOLUTIONS CARRIED

The Chairman directed the meeting to pass the Resolutions.

AGENDA: CHANGE OF NAME OF THE COMPANY

As a Special Resolution

Proposed by: Mr. Vikash Jais (Authorized Representative of Ambuja Housing & Urban Infrastructure Company Limited)

COMPANY'S
INITIALS





ADDITIONAL REGISTRAR
OF ASSAM
15 JUL 2020



Seconded by: Mr. Pramod Ranjan Dwivedi

"RESOLVED THAT pursuant to Section 13(2) of the Companies Act, 2013 (including any statutory modification or re-enactment thereof, for the time being in force) and all other applicable provisions, if any, of the Companies Act, 2013 and the Companies (Incorporation) Rules, 2014, subject to approval of the Regulatory Authorities as may be necessary, consent of the members be and is hereby accorded to change the name of the Company from "MOHAK BUILDER PRIVATE LIMITED" to "AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED" or any other name as may be approved by the Central Government, Registrar of Companies, SCLT of West Bengal and other Regulatory Authorities whether under the Companies Act, 2013 or any other Rules, Laws, Acts, Statutes or Regulations as may be applicable to the Company."

"RESOLVED FURTHER THAT the Name Clause Sub-section 1 in the Memorandum of Association of the Company be altered accordingly and substituted by the following clause: "The Name of the Company is "AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED" or any other name as approved by the Registrar of Companies, West Bengal."

"RESOLVED FURTHER THAT the name "MOHAK BUILDER PRIVATE LIMITED" wherever it appears in the Articles of Association of the Company be substituted by the new name "AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED" or any other name as approved by the Registrar of Companies, West Bengal."

"RESOLVED FURTHER THAT the Board or Directors of any constituent thereof be and is hereby authorized to accept any other name approved by the relevant Regulatory Authorities and seek approval for the change in the name of the Company accordingly without making any further reference to the members for their approval."

"RESOLVED FURTHER THAT any one of the Directors be and is hereby authorized to file the necessary forms with the Registrar of Companies, West Bengal and to attend to all matters incidental thereto."

On being put to vote by show of hands, the resolution was carried unanimously

VOTE OF THANKS

The Meeting concluded with a vote of thanks to the Chair

CHAIRMAN OF THE MEETING

| | |
|-----------------|------------|
| Date of Entry | 27.12.2019 |
| Date of Signing | 27.12.2019 |

Handwritten signature and stamp at the bottom left of the page.



ADDITIONAL REGISTRAR
OF ASSURANCE, KOLKATA
15 JUL 2020

26.04.2019

To
The General Manager (Admn.),
WBHIDCO,
"HIDCO BHABAN",
Premises No.35-1111,
Biswa Bangla Sarani
3rd Rotary, New Town,
Kolkata - 700156.

26/4/19

Sub: Payment of balance lease premium for Teesta Theme Township at Dabgram, Siliguri.

- Ref: (1) RFP for Teesta Township Project having No.3687/HIDCO/Plng/656(A)/2015 dated 25.10.2017**
(2) Your Letter of Intent (LOI) No.1609/HIDCO/Plng/656(A)/2015 dated 04.05.2018.
(3) Your Memo No.1722 dated 14.05.2018.

Dear Sir,

In terms of the Clause No.2.1.15(2) read with the abovementioned RFP, LOI and subsequent Memo, payment of 90% of the final bid amount falls due on 26.04.2019. In this connection we would like to bring to your kind notice the following:

- 1) We have communicated with you about certain land shortage related issue in the past. Moreover, we requested your kindness for furnishing us the details of the land. You were kind enough to furnish all the relevant information including the soft copy of the survey map of the proposed township to us.
- 2) Subsequent to this, HIDCO authority arranged for conducting land survey on the basis of the soft copy provided by you and reported about physical shortage of land compared to the quantity mentioned in the RFP.
- 3) The RFP document clearly states that the plot area of Teesta Township is 84.418 Acres (vide page 27 of the RFP). Moreover, in page102 of the RFP the break-up of the 3 plots consisting in the

1/1/19

Ambuja Housing and Urban Infrastructure Company Limited

100, Chitra Corporate Business Park, Block 2B, 7th Floor, Sector 1, V.I.P. Road, New Town, Kolkata - 700156

Phone: 9830441000, 9830441001, 9830441002, www.ambujainfra.com

Fax: 9830441003, 9830441004

HEALTH | HOSPITALITY | WELL-BEING | EDUCATION



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

township project is given as 20.261 Acres, 1.468 Acres and 62.69 Acres.

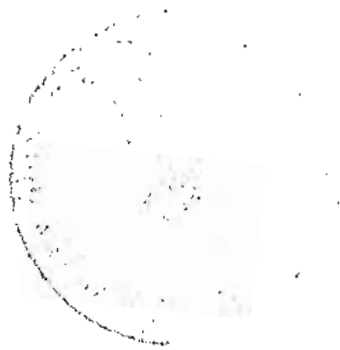
- 4) On the basis of survey conducted through HSDCO authority, permissive possession of 84.418 Acres was handed over to us on 10.01.2019.
- 5) Subsequent to this when we started putting boundary pillars we came across certain anomalies with respect to physical land quantity vis-a-vis survey report. Further we found that the land schedule accompanying possession certificate is not matching with the physical land quantity of the respective dags.
- 6) In the meantime vide Memo No.43 dated 14.01.2019 HSDCO authority delegated the power to SJDA to act as a single window agency. We thus approached SJDA authority for re-surveying the physical land available for the project with help of the local BL&LRO office.
- 7) From a joint survey conducted in the presence of the representatives of SJDA, BL&LRO and Ambuja it appears, prima facie, that the physical land available for the project is less than the quantity mentioned in the RFP. Even there is mismatch in the land quantity in the 3 separate plots mentioned in the RFP. The land shortage is coming anywhere between 3 to 5 Acres.
- 8) The thorough survey also revealed in many cases dag quantity mentioned in the land schedule is not matching with the physical quantity.
- 9) We are in constant touch with the office of the SJDA and BL&LRO, Rajgunge for reaching an authenticated reconciliation of the land quantity physically available vis-a-vis land quantity mentioned in the RFP.
- 10) We understand that a final survey map showing the land quantity as well as the modified land schedule matching with the physical dag quantity is under process. Such new modified survey map as well as the land schedule duly authenticated by SJDA authority will reveal the actual land shortage, if any, compared to the RFP quantity.

Ambuja Housing and Urban Infrastructure Company Limited

Plot No. 1, Greenfield, Ambuja Park, Block 2, Phase 1, Sector 10, New Delhi, India
Corporate Office: Plot No. 1, Greenfield, Ambuja Park, Block 2, Phase 1, Sector 10, New Delhi, India
Tel: +91 11 2610 2000 | Fax: +91 11 2610 2001 | Email: info@ambujaneotia.com

HEALTHY PROSPERITY BETTER CARE





ADDITIONAL REGISTRAR
OF ASSURANCES & KOLKATA
15 JUL 2020

- 11) We do not feel that such authenticated survey map and the land schedule will be available before 26.04.2019 i.e. the last date of payment of balance consideration money.
- 12) As we feel that there will land shortage to the tune of 2 to 3 Acres we would request you to allow us payment of reduced consideration money in proportion to the final land shortage. But as this exercise will take some more time, we are left with no other option but to opt for the other option of delayed payment as contemplated in Clause No.2.1.15(2) of the RFP and the LOI dated 04.05.2018.
- 13) We are forwarding herewith the 15% of the bid value to you vide our Cheque No. 363003 dated 26.04.2019 drawn on Axis Bank Ltd. for Rs. 11,70,00,000/- (Rupees Eleven Crores Seventy Lacs) only issued by M/s. Mohak Builder Pvt. Ltd., the SPV formed by us who will be the proposed Lessee and is eligible to make this payment in terms of Clause 2.1.15 of the RFP. The balance 75% along with delayed payment charge @ 12.5% p.a. will be paid to you as soon as the authenticated map/data about land shortage is available with us. Proportionate price of such land shortage, if any, will be adjusted against such balance 75% while making the payment in future.

This is for your information and doing the needful. Kindly issue money receipt for the abovesaid amount of Rs 11,70,00,000/- (Rupees Eleven Crores Seventy Lacs) only in favour of M/s. Mohak Builder Pvt. Ltd.

Thanking you,

Yours faithfully,

For Ambuja Housing and Urban Infrastructure Company Limited


(Authorized Signatory)

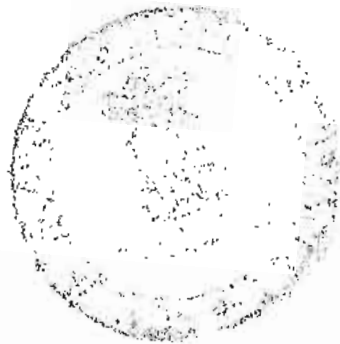
Encl - As above.

Ambuja Housing and Urban Infrastructure Company Limited

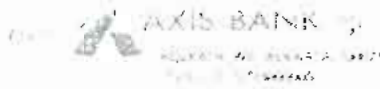
Plot No. 15, Sector-10, Gurgaon, Haryana
Tel: 01294-200000 | Fax: 01294-200001 | www.ambujaneeta.com
CIN: U74900HR2005PLC000000



Page 3



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020



A/C PAYEE ONLY

26 CH 2 0 19
DDMMYY

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD

ELEVEN CRORE SEVENTY LAKH ONLY

₹ 117,000,000/-

91100016583431

CANSA 00546

FOR MOHAK SUDHA R...

Signature

Authorized Signatory

⑈363003⑈ 700241002⑈ 005460⑈ 29





ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Mohak Builder Private Limited)

CIN U 70109WB 2011PTC 157834

Reg. Office: 'Ecospace Business Park', Block- 4B, 8th floor, Premises No. IIF/11, Action Area-II,

New Town, Kolkata 700160 (P) 033 4040 6060





AGENCIJA ZA VEŠTAČENJE I
POSREDOVANJE U PROMETU NEKRETNIM
PRAVNIM PREDMETIMA
15 JUL 2020



LEGEND

- EWS
- RESIDENTIAL
- NR.THEME
- UIF
- SERVICES
- UJA OTHERS
- ROAD
- GREEN
- SADA LAND
- VESTED LAND
- LAND FOR UJA

NOTES

1. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE STATE GOVERNMENT.
2. THE SITE PLAN IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND THE STATE GOVERNMENT.
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ARCHITECT
land

22/3, Andhra Pradesh, Hyderabad, India
T: 080-26666666
E: info@landarchitect.com

OWNER
AMRITA REALTY TRUSTS OR DEVELOPER PRIVATE LIMITED
Plot No. 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROJECT:
TEESTA THEME TOWNSHIP,
Dahganj, Siliguri,
West Bengal



ARCHITECT
land

OWNER
AMRITA REALTY TRUSTS OR DEVELOPER PRIVATE LIMITED

DRAWING TITLE:
ZONING PLAN

REV.
1/0

DRAWING NO.:
TS 2P

DATE:
November 2018



ADDITIONAL REGISTRAR
OF ASSURANCE
15 JUL 2020

Detail Project Report - The Teesta Township, Dabgram Jalpaiguri

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

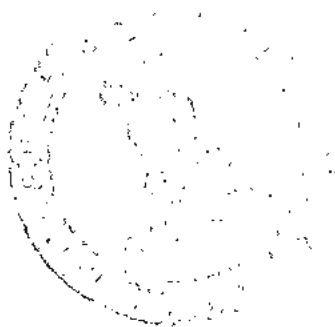
(Formerly known as Montik Builder Private Limited)

CIN: J70109WB2011PFC152824

Reg. Office: 'Cospace Business Park', Block- 4B, 6th floor, Premises No. 11F/11, Action Area-II

New Town, Kolkata 700160 | P: 033 4040 6060





ADDITIONAL REGISTRAR
OF ASSURANCES, KOLKATA
15 JUL 2020

LANDUSE AREA STATEMENT

| TOTAL LAND AREA | | IN SQM | IN ACRE | %-AGE | GLOBAL FAR | TOTAL BUILT UP AREA IN SQ.M |
|-----------------|---------------------------------|-------------|--------------|--------|--------------|------------------------------|
| SL NO. | TYPE OF USE | AREA IN SQM | AREA IN ACRE | %-AGE | FAR ALLOTTED | MAXIMUM BUILT UP AREA IN SQM |
| 1 | ECONOMICALLY WEAKER SECTION | 19713.92 | 4.871 | 5.00% | 1.25 | 24642.40 |
| 2 | NON RESIDENTIAL THEME | 36963.88 | 9.134 | 11.25% | 2.89 | 106789.29 |
| 3 | URBAN INFRASTRUCTURE FACILITIES | 82133.84 | 20.296 | 25.00% | 3.75 | 303387.18 |
| a | U/F-1 | 21940.64 | | | 3.75 | 82777.41 |
| b | U/F-2 | 5733.59 | | | 3.75 | 21500.94 |
| c | U/F-3 | 30212.73 | | | 3.75 | 112297.73 |
| d | U/F-4 | 18251.34 | | | 3.75 | 68482.53 |
| e | U/F-5 | 3000.00 | | | 3.75 | 8750.00 |
| f | U/F-6 | 2488.71 | | | 3.75 | 9370.15 |
| h | U/F-7 | 456.83 | | | 0.5 | 248.42 |
| 4 | GROUP HOUSING | 19931.06 | 4.925 | 6.07% | | 79724.22 |
| a | HIG 01 | 15905.22 | | | 4 | 63630.88 |
| b | HIG 02 | 4025.83 | | | 4 | 16103.34 |
| 5 | PLOTTED DEVELOPMENT | 71244.70 | 17.605 | 21.58% | | 133748.88 |
| a | RESI CLUSTER - 01 | 5712.00 | | | 2.25 | 12852.00 |
| b | RESI CLUSTER - 02 | 3694.66 | | | 2.25 | 8312.98 |
| c | RESI CLUSTER - 03 | 4368.00 | | | 2.25 | 9828.00 |
| d | RESI CLUSTER - 04 | 4360.66 | | | 2.25 | 9824.96 |
| e | RESI CLUSTER - 05 | 1948.25 | | | 1.75 | 3409.93 |
| f | RESI CLUSTER - 06 | 3082.38 | | | 1.75 | 5394.17 |
| g | RESI CLUSTER - 07 | 3062.20 | | | 1.75 | 5358.55 |
| h | RESI CLUSTER - 08 | 3082.83 | | | 1.75 | 5394.95 |
| i | RESI CLUSTER - 09 | 2881.35 | | | 1.75 | 5042.36 |
| j | RESI CLUSTER - 10 | 5351.21 | | | 1.75 | 9364.62 |
| k | RESI CLUSTER - 11 | 3052.20 | | | 1.75 | 5358.85 |
| l | RESI CLUSTER - 12 | 7097.31 | | | 1.75 | 12470.29 |
| m | RESI CLUSTER - 13 | 1598.16 | | | 1.75 | 2786.78 |
| n | RESI CLUSTER - 14 | 6491.86 | | | 1.75 | 11360.76 |
| o | RESI CLUSTER - 15 | 1649.60 | | | 1.75 | 2886.79 |
| p | RESI CLUSTER - 16 | 5259.93 | | | 1.75 | 9204.87 |
| q | RESI CLUSTER - 17 | 1203.56 | | | 1.75 | 2106.24 |
| r | RESI CLUSTER - 18 | 3404.14 | | | 1.75 | 5907.25 |
| s | RESI CLUSTER - 19 | 1003.35 | | | 1.75 | 1755.87 |
| t | RESI CLUSTER - 20 | 3124.05 | | | 1.75 | 5468.85 |





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

| SL NO. | TYPE OF USE | IDENTIFIED IN DRG AS | AREA IN SQM | AREA IN ACRE | % AGE | FAR ALLOTTED | MAXIMUM BUILT UP AREA IN SQM |
|--------|-------------------|----------------------------------|-------------|--------------|--------|--------------|------------------------------|
| 5 | UIA SERVICES | | 6951.38 | 1.718 | 2.12% | 1.00 | 6,951.38 |
| 6 | | SER-01 | 265.99 | | | | |
| 7 | | SER-02 | 2301.68 | | | | |
| 8 | | SER-03 | 1222.71 | | | | |
| 9 | | SER-04 | 1209.20 | | | | |
| 10 | | SER-05 | 1094.99 | | | | |
| 11 | | SER-06 | 1057.80 | | | | |
| 12 | UIA RECREATIONAL | | 30296.76 | 7.657 | 9.43% | | |
| 13 | | GR-01 | 264.18 | | | | |
| 14 | | GR-02 | 3340.53 | | | | |
| 15 | | GR-03 | 608.99 | | | | |
| 16 | | GR-04 | 3436.22 | | | | |
| 17 | | GR-05 | 2631.27 | | | | |
| 18 | | GR-06 | 60.30 | | | | |
| 19 | | GR-07 | 60.30 | | | | |
| 20 | | GR-08 | 264.52 | | | | |
| 21 | | GR-09 | 81.21 | | | | |
| 22 | | GR-10 | 1716.28 | | | | |
| 23 | | GR-11 | 1507.50 | | | | |
| 24 | | GR-12 | 22.71 | | | | |
| 25 | | GR-13 | 156.25 | | | | |
| 26 | | GR-14 | 778.03 | | | | |
| 27 | | GR-15 | 5134.62 | | | | |
| 28 | | GR-16 | 3036.81 | | | | |
| 29 | | GR-17 | 207.94 | | | | |
| 30 | | GR-STRIP-01 | 274.64 | | | | |
| 31 | | GR-STRIP-02 | 346.64 | | | | |
| 32 | | GR-STRIP-03 | 150.24 | | | | |
| 33 | | GR-STRIP-04 | 168.54 | | | | |
| 34 | | GR-STRIP-05 | 186.58 | | | | |
| 35 | | GR-STRIP-06 | 130.42 | | | | |
| 36 | | GR-STRIP-07 | 114.44 | | | | |
| 37 | | GR-STRIP-08 | 75.38 | | | | |
| 38 | | GR-STRIP-09 | 61.95 | | | | |
| 39 | | GR-STRIP-10 | 265.38 | | | | |
| 40 | | GR-STRIP-11 | 124.96 | | | | |
| 41 | | GR-STRIP-12 | 250.46 | | | | |
| 42 | | GR-STRIP-13 | 348.07 | | | | |
| 43 | | GR-STRIP-14 | 165.31 | | | | |
| 44 | | GR-STRIP-15 | 166.40 | | | | |
| 45 | | GR-STRIP-16 | 353.27 | | | | |
| 46 | | GR-STRIP-17 | 19.79 | | | | |
| 47 | | GR-STRIP-18 | 200.17 | | | | |
| 48 | UIA MISCELLANEOUS | | 4710.33 | 1.164 | 1.43% | | |
| 49 | | UIA OTHERS | 1859.37 | | | | 1,859.37 |
| 50 | | LAND FOR VILLAGE (IN SOUTH) | 989.46 | | | | 1,859.37 |
| 51 | | LAND FOR VILLAGE (IN NORTH WEST) | 1861.50 | | | | |
| 52 | UIA ROAD | | 55915.50 | 13.817 | 17.02% | | |





ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED

(Formerly known as Nalinak Builders Private Limited)

CIN. U70109WB2011PTC152834

Reg. Office 'Ecodpace Business Park', Block- 08, 6th Floor, Premises No. III/11, Action Area-I,

New Town, Kolkata 700160 (P) 033 4040 6060



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

No.1703/HIDCO/PIng/656(A)/2015

Date : 24/06/2020

To
The Additional Registrar of Assurances-I
Kolkata

Sub. : Forwarding of prepared Deed of Lease to be registered between WBHIDCO Ltd. and M/s. Ambuja Housing and Urban Infrastructure Co. Ltd. & Ambuja Neotia Teesta Development Project Ltd. in c/w Development of Teesta Theme Township at Mouza - Dabgram, J.L. No.02 under Bhaktinagar P.S. in the district of Jalpaiguri.

Ref. : Notification No. 2851-F.T. Kolkata dated 16/08/2004 of the Finance (Revenue) Department, Govt. of West Bengal regarding exemption (under section 88 of the Registration Act, 1908) to MD, WBHIDCO or any officer authorized by him from personal appearance before the Registering Authority for Registration of Deed of Lease in favour of WBHIDCO Ltd.

Sir,

Pursuant to the matter under the above subject and reference, I am directed to inform you that the General Manager (Admn) has duly been authorized by the Competent authority WBHIDCO Ltd., being designated as State Level Nodal Agency (SLNA) by the UD&MA Department, Govt. of West Bengal, for signing the Deed of Lease which will be registered between WBHIDCO Ltd. (SLNA) and M/s. Ambuja Housing and Urban Infrastructure Co. Ltd. & Ambuja Neotia Teesta Development Project Ltd.


It may kindly be noted that M/s. Ambuja Housing and Urban Infrastructure Co. Ltd. as the messenger of the instant letter, will appear to present the said indenture before you for registration of the same.

You are requested to please accept the presentation of the said Deed and admit it to registration.

The undersigned has been exempted from personal appearance before the Registering Authority under the notification cited above.

Thanking you,

Yours faithfully,


General Manager (Admn)

Date : 24/06/2020

No.1703/1(3)/HIDCO/PIng/656(A)/2015

Copy forwarded for information to :

1. Chief Planner, WBHIDCO Ltd.
2. PS to Chairman, WBHIDCO Ltd.
3. PA to Joint Managing Director (Admn), WBHIDCO Ltd.

General Manager (Admn)

WEST BENGAL HOUSING INFRASTRUCTURE DEVELOPMENT CORPORATION LTD.
(A Govt. of West Bengal Undertaking)

"HIDCO BHABAN", Premises No. : 35 - 1111, Biswa Bangla Sarani, 3rd Rotary, New Town, Kolkata-700156
Telephone : (033) 2324-6037/6038, Fax No. : (033) 2324-4833/3016/6009, e-mail : wbhidcoltd@gmail.com / info@wbhidco.in
Website : www.wbhidcoltd.com CIN : U70101WB1999SGC089276



ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrolment No.: 2017/25083/01482

To
ইন্দ্রনীল ভট্টাচার্য
Indranil Bhattacharyya
S/O: Biswaranjan Bhattacharyya
new green park
ward no -27 sonarpur station road
Rajpur Sonarpur(M)
Narendrapur
Sonarpur South 24 Parganas
West Bengal 700103
9474005299
MA513846861FT

06/04/2016
351384686



আপনার আধার সংখ্যা / Your Aadhaar No. :

7165 6610 4143

আমার আধার, আমার পরিচয়

ভারত সরকার
Government of India



ইন্দ্রনীল ভট্টাচার্য
Indranil Bhattacharyya
জন্মতারিখ / DOB : 23/11/1970
পুরুষ / Male



7165 6610 4143

আমার আধার, আমার পরিচয়

Indranil Bhattacharyya



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



আধার

ঠিকানা:
এস/ও: বিশ্বরঞ্জন ভট্টাচার্য, নিউ
গ্রীন পার্ক, ওয়ার্ড নো -27,
সোনারপুর স্টেশন রোড, রাজপুর
সোনারপুর (এম), নরেন্দ্রপুর,
দক্ষিণ ২৪ পরগনা, সোনারপুর,
পশ্চিম বঙ্গ, 700103

অনন্য সরকারি পরিষেবা

Unique Identification Authority of India

Address:
S/O: Biswaranjan Bhattacharyya,
new green park, ward no -27,
sonarpur station road, Rajpur
Sonarpur(M), Narendrapur, South
24 Parganas, Sonarpur, West
Bengal, 700103

7165 6610 4143



1947




help@uidai.gov.in



www.uidai.gov.in

र्याई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEMPB2385P



नाम /NAME
INDRANIL BHATTACHARYYA

पिता का नाम /FATHER'S NAME
BISWA RANJAN BHATTACHARYYA

जन्म तिथि /DATE OF BIRTH
23-11-1970

हस्ताक्षर /SIGNATURE
Indranil Bhattacharyya























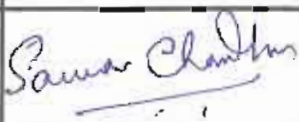

CBTas
आयकर अधिकारी, प.सं.-111
COMMISSIONER OF INCOME-TAX, W.B. - II

Indranil Bhattacharyya

इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700*069.

All the finger prints & passport size colour photographs of the executants concerned are hereby attested accordingly, individually.

| PHOTOGRAPH |  |  | |
|------------|---|--|--|
| LTI |  |  | |
| LIFI |  |  | |
| LMFI |  |  | |
| LRFI |  |  | |
| LLFI |  |  | |
| RTI |  |  | |
| RIFI |  |  | |
| RMFI |  |  | |
| RRFI |  |  | |
| RLFI |  |  | |
| SIGNATURE |  |  | |



ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
15 JUL 2020

Major information of the Deed

| | | | |
|--|--|---------------------------------|------------|
| Deed No : | I-1901-01800/2020 | Date of Registration | 17/07/2020 |
| Query No / Year | 1901-2000676177/2020 | Office where deed is registered | |
| Query Date | 22/06/2020 8:24:18 PM | 1901-2000676177/2020 | |
| Applicant Name, Address & Other Details | Saptarshi Roy C/o Fox And Mandal 7th Floor, Business Towers, 206, A.J.C. Bose Road,, Thana : Beniapukur, District : South 24-Parganas, WEST BENGAL, PIN - 700017, Mobile No. : 9038906136, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [1210] Transfer of lease, Assignment of Lease by Govt./Govt. Authority/Govt. Undertaking/SPV | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4311] Other than Immovable Property, Receipt [Rs : 7,50,24,524/-] | | |
| Set Forth value | Market Value | | |
| | Rs. 353,84,37,169/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 4,73,63,871/- (Article:63) | Rs. 86,44,234/- (Article:A(1), E.) | | |
| Remarks | Lease Period 99 Years s Advance/Premium Rs 78,93,88,919/- Average annual Rent Rs 96/- | | |

Land Details :

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: FULBARI-I, Mouza: Dabgram Sheet No - 16, JI No: 2, Pin Code : 734004

| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|-------------------|----------------|--------------|-------------------------|-----------------------|---------------------|
| L1 | RS-20 | | Commercial Use | Commercial Use | 0.34 Acre | | 2,09,23,083/- | Property is on Road |
| L2 | RS-21 | | Commercial Use | Commercial Use | 1.56 Acre | | 9,60,00,029/- | Property is on Road |
| L3 | RS-22 | | Commercial Use | Commercial Use | 1.88 Acre | | 11,56,92,342/- | Property is on Road |
| L4 | RS-23 | | Commercial Use | Commercial Use | 1.15 Acre | | 7,07,69,252/- | Property is on Road |
| L5 | RS-24 | | Commercial Use | Commercial Use | 0.62 Acre | | 3,81,53,858/- | Property is on Road |
| L6 | RS-25 | | Commercial Use | Commercial Use | 0.58 Acre | | 3,56,92,318/- | Property is on Road |
| L7 | RS-27 | | Commercial Use | Commercial Use | 0.8 Acre | | 4,92,30,784/- | Property is on Road |
| L8 | RS-28 | | Commercial Use | Commercial Use | 0.49 Acre | | 3,01,53,855/- | Property is on Road |
| L9 | RS-29 | | Commercial Use | Commercial Use | 1.18 Acre | | 7,26,15,406/- | Property is on Road |
| L10 | RS-30 | | Commercial Use | Commercial Use | 0.66 Acre | | 4,06,15,397/- | Property is on Road |
| L11 | RS-31 | | Commercial Use | Commercial Use | 2.55 Acre | | 15,69,23,124/- | Property is on Road |
| L12 | RS-32 | | Commercial Use | Commercial Use | 0.73 Acre | | 4,49,23,090/- | Property is on Road |

| | | | | | | | | |
|-----|--------|--|----------------|----------------|-----------|--|----------------|---------------------|
| L13 | RS-33 | | Commercial Use | Commercial Use | 0.4 Acre | | 2,46,15,392/- | Property is on Road |
| L14 | RS-36 | | Commercial Use | Commercial Use | 0.3 Acre | | 1,84,61,544/- | Property is on Road |
| L15 | RS-37 | | Commercial Use | Commercial Use | 1.9 Acre | | 11,69,23,112/- | Property is on Road |
| L16 | RS-49 | | Commercial Use | Commercial Use | 3.38 Acre | | 20,80,00,062/- | Property is on Road |
| L17 | RS-50 | | Commercial Use | Commercial Use | 1.8 Acre | | 11,07,69,264/- | Property is on Road |
| L18 | RS-61 | | Commercial Use | Commercial Use | 0.25 Acre | | 1,53,84,620/- | Property is on Road |
| L19 | RS-62 | | Commercial Use | Commercial Use | 0.27 Acre | | 1,66,15,390/- | Property is on Road |
| L20 | RS-63 | | Commercial Use | Commercial Use | 1.7 Acre | | 10,46,15,416/- | Property is on Road |
| L21 | RS-64 | | Commercial Use | Commercial Use | 1.66 Acre | | 10,21,53,877/- | Property is on Road |
| L22 | RS-65 | | Commercial Use | Commercial Use | 0.08 Acre | | 49,23,078/- | Property is on Road |
| L23 | RS-66 | | Commercial Use | Commercial Use | 0.52 Acre | | 3,20,00,010/- | Property is on Road |
| L24 | RS-68 | | Commercial Use | Commercial Use | 0.7 Acre | | 4,30,76,936/- | Property is on Road |
| L25 | RS-69 | | Commercial Use | Commercial Use | 0.81 Acre | | 4,98,46,169/- | Property is on Road |
| L26 | RS-70 | | Commercial Use | Commercial Use | 2.1 Acre | | 12,92,30,808/- | Property is on Road |
| L27 | RS-71 | | Commercial Use | Commercial Use | 0.51 Acre | | 3,13,84,625/- | Property is on Road |
| L28 | RS-72 | | Commercial Use | Commercial Use | 0.9 Acre | | 5,53,84,632/- | Property is on Road |
| L29 | RS-73 | | Commercial Use | Commercial Use | 1.14 Acre | | 7,01,53,867/- | Property is on Road |
| L30 | RS-74 | | Commercial Use | Commercial Use | 0.42 Acre | | 2,58,46,162/- | Property is on Road |
| L31 | RS-117 | | Commercial Use | Commercial Use | 1.96 Acre | | 12,06,15,421/- | Property is on Road |
| L32 | RS-118 | | Commercial Use | Commercial Use | 0.39 Acre | | 2,40,00,007/- | Property is on Road |
| L33 | RS-119 | | Commercial Use | Commercial Use | 0.02 Acre | | 12,30,770/- | Property is on Road |
| L34 | RS-121 | | Commercial Use | Commercial Use | 0.44 Acre | | 2,70,76,931/- | Property is on Road |
| L35 | RS-134 | | Commercial Use | Commercial Use | 0.18 Acre | | 1,10,76,926/- | Property is on Road |
| L36 | RS-137 | | Commercial Use | Commercial Use | 1.71 Acre | | 10,52,30,801/- | Property is on Road |
| L37 | RS-138 | | Commercial Use | Commercial Use | 0.35 Acre | | 2,15,38,468/- | Property is on Road |
| L38 | RS-139 | | Commercial Use | Commercial Use | 3.47 Acre | | 21,35,38,526/- | Property is on Road |
| L39 | RS-140 | | Commercial Use | Commercial Use | 0.3 Acre | | 1,84,61,544/- | Property is on Road |

| | | | | | | | | |
|-----|--------|----------------|----------------|----------------|----------------|-------------|------------------------|---------------------|
| L40 | RS-141 | | Commercial Use | Commercial Use | 0.1 Acre | | 61,53,848/- | Property is on Road |
| L41 | RS-142 | | Commercial Use | Commercial Use | 0.82 Acre | | 5,04,61,554/- | Property is on Road |
| L42 | RS-144 | | Commercial Use | Commercial Use | 0.3 Acre | | 1,84,61,544/- | Property is on Road |
| L43 | RS-145 | | Commercial Use | Commercial Use | 0.48 Acre | | 2,95,38,470/- | Property is on Road |
| L44 | RS-146 | | Commercial Use | Commercial Use | 1.83 Acre | | 11,26,15,418/- | Property is on Road |
| L45 | RS-147 | | Commercial Use | Commercial Use | 0.14 Acre | | 86,15,387/- | Property is on Road |
| L46 | RS-197 | | Commercial Use | Commercial Use | 0.02 Acre | | 12,30,770/- | Property is on Road |
| L47 | RS-198 | | Commercial Use | Commercial Use | 1.17 Acre | | 7,20,00,022/- | Property is on Road |
| L48 | RS-199 | | Commercial Use | Commercial Use | 0.07 Acre | | 43,07,694/- | Property is on Road |
| L49 | RS-205 | | Commercial Use | Commercial Use | 0.53 Acre | | 3,26,15,394/- | Property is on Road |
| L50 | RS-206 | | Commercial Use | Commercial Use | 1.62 Acre | | 9,96,92,338/- | Property is on Road |
| | | TOTAL : | | | 4728Dec | 0 /- | 29095,39,335 /- | |

District: Jalpaiguri, P.S:- Bhaktinagar, Gram Panchayat: FULBARI-I, Mouza: Dabgram Sheet No - 17, JI No: 2, Pin Code : 734004

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-------------|----------------|----------------|----------------|--------------|-------------------------|-----------------------|---------------------|
| L51 | RS-40/194 | | Commercial Use | Commercial Use | 0.02 Acre | | 2,64,726/- | Property is on Road |
| L52 | RS-51 | | Commercial Use | Commercial Use | 1.08 Acre | | 1,42,95,226/- | Property is on Road |
| L53 | RS-51/216 | | Commercial Use | Commercial Use | 0.32 Acre | | 42,35,622/- | Property is on Road |
| L54 | RS-51/217 | | Commercial Use | Commercial Use | 0.33 Acre | | 43,67,986/- | Property is on Road |
| L55 | RS-51/218 | | Commercial Use | Commercial Use | 0.85 Acre | | 1,12,50,872/- | Property is on Road |
| L56 | RS-52 | | Commercial Use | Commercial Use | 0.65 Acre | | 86,03,608/- | Property is on Road |
| L57 | RS-53 | | Commercial Use | Commercial Use | 4.27 Acre | | 9,72,24,484/- | Property is on Road |
| L58 | RS-53/219 | | Commercial Use | Commercial Use | 4.62 Acre | | 10,51,93,704/- | Property is on Road |
| L59 | RS-54 | | Commercial Use | Commercial Use | 1.81 Acre | | 3,68,58,261/- | Property is on Road |
| L60 | RS-54/227 | | Commercial Use | Commercial Use | 0.11 Acre | | 22,40,005/- | Property is on Road |
| L61 | RS-54/228 | | Commercial Use | Commercial Use | 1.65 Acre | | 3,36,00,072/- | Property is on Road |
| L62 | RS-54/231 | | Commercial Use | Commercial Use | 1e-005 Acre | | 204/- | Property is on Road |
| L63 | RS-54/232 | | Commercial Use | Commercial Use | 1.31 Acre | | 2,66,76,421/- | Property is on Road |

| | | | | | | | | |
|-----|-----------|----------------------|----------------|----------------|--------------------|-------------|------------------------|---------------------|
| L64 | RS-55 | | Commercial Use | Commercial Use | 0.86 Acre | | 1,13,83,235/- | Property is on Road |
| L65 | RS-55/204 | | Commercial Use | Commercial Use | 1.47 Acre | | 1,94,57,390/- | Property is on Road |
| L66 | RS-55/465 | | Commercial Use | Commercial Use | 0.3 Acre | | 39,70,896/- | Property is on Road |
| L67 | RS-55/466 | | Commercial Use | Commercial Use | 0.16 Acre | | 21,17,811/- | Property is on Road |
| L68 | RS-55/469 | | Commercial Use | Commercial Use | 0.03 Acre | | 3,97,090/- | Property is on Road |
| L69 | RS-56 | | Commercial Use | Commercial Use | 2.7 Acre | | 3,57,38,064/- | Property is on Road |
| L70 | RS-56/234 | | Commercial Use | Commercial Use | 1.66 Acre | | 2,19,72,291/- | Property is on Road |
| L71 | RS-56/240 | | Commercial Use | Commercial Use | 0.27 Acre | | 35,73,806/- | Property is on Road |
| L72 | RS-56/241 | | Commercial Use | Commercial Use | 0.61 Acre | | 80,74,155/- | Property is on Road |
| L73 | RS-56/242 | | Commercial Use | Commercial Use | 0.3 Acre | | 39,70,896/- | Property is on Road |
| L74 | RS-214 | | Commercial Use | Commercial Use | 1.06 Acre | | 1,40,30,499/- | Property is on Road |
| L75 | RS-215 | | Commercial Use | Commercial Use | 0.27 Acre | | 35,73,806/- | Property is on Road |
| L76 | RS-220 | | Commercial Use | Commercial Use | 3.36 Acre | | 7,23,69,293/- | Property is on Road |
| L77 | RS-221 | | Commercial Use | Commercial Use | 0.13 Acre | | 23,20,001/- | Property is on Road |
| L78 | RS-222 | | Commercial Use | Commercial Use | 3.31 Acre | | 7,12,92,369/- | Property is on Road |
| L79 | RS-223 | | Commercial Use | Commercial Use | 0.09 Acre | | 18,32,731/- | Property is on Road |
| L80 | RS-224 | | Commercial Use | Commercial Use | 0.31 Acre | | 80,12,310/- | Property is on Road |
| | | TOTAL : | | | 3391.001Dec | 0 /- | 6288,97,834 /- | |
| | | Grand Total : | | | 8119.001Dec | 0 /- | 35384,37,169 /- | |



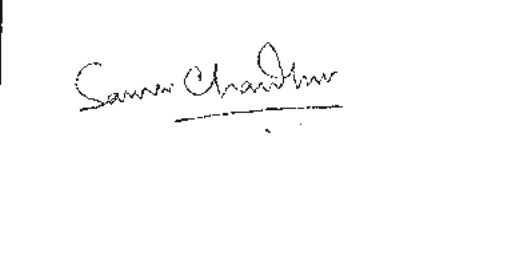



Transferer Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | GOVERNOR OF WEST BENGAL "NAGARAYAN" Land Cell (Non-Residential), 3rd Floor, P.O:- SALT LAKE, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 , State Government Office,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative |
| 2 | AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED "Ecospace Business Park", Block 4B, 6th Floor, Pre, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160 , PAN No.: AAFCA0904P,Aadhaar No Not Provided by UIDAI, Status :Organization as Confirming Party, Executed by: Representative, Executed by: Representative |


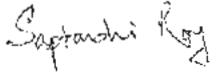
Transferee Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | <p>AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED "Ecospace Business Park", Block 4B, 6th Floor, Pre, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160 , PAN No.:: AAHCM0263D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|---|---|
| 1 | <p>Mr INDRANIL BHATTACHARYYA Son of Mr "NAGARAYAN" Land Cell (Non-Residential), 3rd Floor, DF-8, Sector-I, Salt Lake, P.O:- SALT LAKE, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AEMPB2385P, Aadhaar No: 71xxxxxxxx4143 Status : Representative, Representative of : GOVERNOR OF WEST BENGAL (as General Manager (Admin), West Bengal Housing Infrastructure Development Corporation Ltd.)</p> | | | |
| 2 | <p>Name</p> <p>Mr SAURAV CHAUDHURI (Presentant) Son of Mr PARITOSH KUMAR CHAUDHURI Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Jul 15 2020 3:28PM</p> | <p>Finger Print</p>  <p>LTI 15/07/2020</p> | <p>Signature</p>  <p>15/07/2020</p> |
| | <p>"Ecospace Business Park", Block 4B, 6th Floor, Premises No.IIF/11, Action Area-II, New Town, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: ACSPC8970F, Aadhaar No: 74xxxxxxxx9595 Status : Representative, Representative of : AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED (as DIRECTOR)</p> | | | |
| 3 | <p>Name</p> <p>Mr PRAMOD RANJAN DWIVEDI Son of Mr BAL MUKUND DWIVEDI Date of Execution - 24/06/2020, , Admitted by: Self, Date of Admission: 15/07/2020, Place of Admission of Execution: Office</p> | <p>Photo</p>  <p>Jul 15 2020 3:29PM</p> | <p>Finger Print</p>  <p>LTI 15/07/2020</p> | <p>Signature</p>  <p>15/07/2020</p> |
| | <p>"Ecospace Business Park", Block 4B, 6th Floor, Premises No.IIF/11, Action Area-II, New Town, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: AFQPD3612Q, Aadhaar No: 33xxxxxxxx0531 Status : Representative, Representative of : AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED</p> | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SPTARSHI ROY Son of Mr S K ROY C/O FC&X AND MANDAL, 206, A. J. C. Bose Road, P.O:- BENIAPUKUR, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700017 |  |  |  |
| | 15/07/2020 | 15/07/2020 | 15/07/2020 |
| Identifier Of Mr INDRANIL BHATTACHARYYA, Mr SAURAV CHAUDHURI, Mr PRAMOD RANJAN DWIVEDI | | | |

On 15-07-2020

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

Presented for registration at 14:52 hrs on 15-07-2020, at the Office of the A.R.A. - I KOLKATA by Mr SAURAV CHAUDHURI .

Admission Execution (for exempted person)

Execution by Mr INDRANIL BHATTACHARYYA, , General Manager (Admin), West Bengal Housing Infrastructure Development Corporation Ltd., GOVERNOR OF WEST BENGAL (Others), "NAGARAYAN" Land Cell (Non-Residential), 3rd Floor, P.O:- SALT LAKE, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

who is exempted FROM his personal appearance in this office under section 88 of Registration Act XVI of 1908, is proved by his seal AND signature.

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

Execution is admitted on 15-07-2020 by Mr SAURAV CHAUDHURI, DIRECTOR, AMBUJA NEOTIA TEESTA DEVELOPMENT PRIVATE LIMITED, "Ecospace Business Park", Block 4B, 6th Floor, Pre, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160

Identified by Mr SAPTARSHI ROY, , , Son of Mr S K ROY, C/O FOX AND MANDAL, 206, Road: A. J. C. Bose Road, , P.O: BENIAPUKUR, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Execution is admitted on 15-07-2020 by Mr PRAMOD RANJAN DWIVEDI, WHOLE TIME DIRECTOR, AMBUJA HOUSING AND URBAN INFRASTRUCTURE COMPANY LIMITED, "Ecospace Business Park", Block 4B, 6th Floor, Pre, P.O:- NEW TOWN, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700160

Identified by Mr SAPTARSHI ROY, , , Son of Mr S K ROY, C/O FOX AND MANDAL, 206, Road: A. J. C. Bose Road, , P.O: BENIAPUKUR, Thana: Beniapukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 86,44,234/- (A(1) = Rs 78,93,891/- ,B = Rs 7,50,245/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 86,44,150/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/07/2020 12:00AM with Govt. Ref. No: 192020210034145302 on 10-07-2020, Amount Rs: 86,44,150/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00510072020SST6222586107 on 10-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,73,63,371/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 4,73,63,371/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 420850, Amount: Rs.500/-, Date of Purchase: 26/02/2020, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/07/2020 12:00AM with Govt. Ref. No: 192020210034145302 on 10-07-2020, Amount Rs: 4,73,63,371/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 00510072020SST6222586107 on 10-07-2020, Head of Account 0030-02-103-003-02



Debasis Patra

**ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA**

Kolkata, West Bengal

On 17-07-2020

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 : 63 of Indian Stamp Act 1899.



Debasis Patra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2020, Page from 86932 to 87153
being No 190101800 for the year 2020.



Digitally signed by DEBASIS PATRA
Date: 2020.07.17 13:54:09 +05:30
Reason: Digital Signing of Deed.

(Debasis Patra) 2020/07/17 01:54:09 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)
