



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 933613

MNDK VENTURES LLP
PARTNER

Prindia

Prindia

Prindia

Prindia

Prindia

Ashok Kumar Shah,

NEEV NIRMAAN

Dipal
Partner

NEEV NIRMAAN

Prindia
Partner

37
25/08/21

: 1 :

BEFORE THE LD. EXECUTIVE MAGISTRATE AT
AMALGAMATION

Executive Magistrate
Siliguri

NON JUDICIAL STAMP

No. 2126 Date 22.7.21

For MNDK VENTURES LLP

At Siliguri

Value Rs. Mrf. one hundred only

Tammojoy Nay
Govt. Stamp Vendor
Bagouga
Lic. No- 646/RM
07 / Darjeeling

MNDK VENTURES LLP

MRINAL AGARWAL
PARTNER

2
DURGA PRASAD SHAH

3
ANUP SHAH

4
ALOK SHAH

: 2 :

5
ASHOK KUMAR SHAH

NEEV NIRMAAN

6
DIPAN KUMAR

NEEV NIRMAAN

Partner



THIS DEED OF AMALGAMATION IS MADE ON THIS THE 28th DAY OF Aug 2021

BETWEEN

1. MNDK VENTURES LLP, Limited Liability Partnership, represented by one of its Partner, **SRI MRINAL AGARWAL**, Son of Sri Naresh Kumar Agarwal, Indian by Nationality, Hindu by Faith, Business by Occupation, Residing at Cigarette Company Compound, S.F. Road, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling, having its office at Patanjali Chikitsalay, 19 R.K. Compound, Burdwan Road, P.O. Siliguri Bazar, P.S. Siliguri, District: Darjeeling, – hereinafter called the **“FIRST PARTY”** (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors-in-office, representatives, administrators and assigns) of the **FIRST PART**.

AND

2. **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala, Indian by Nationality, Hindu by Faith, Business by Occupation, Residing at Burdwan Road P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called the **“SECOND PARTY”** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

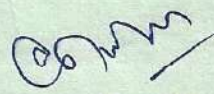
3.(a) **ANUP SHAH**,

(b) **ALOK SHAH**,

(c) **AJAY SHAH**,

(d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah, Indians by Nationality, Hindus by Faith, Business by Occupation, Residing at Burdwan Road P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called **“THIRD PARTY”** (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the **“THIRD PART”**.

AND


Executive Magistrate
Siliguri

Hindalok

PARTNER

Durga Prasad Shah

Ajay Shah

Alok Shah

Ashok Kumar Shah

: 3 :

Ashok Kumar Shah

NEEV NIRMAAN

Dy. Magistrate

PARTNER

NEEV NIRMAAN

Dy. Magistrate

PARTNER



4. **SRI ANUP SHAH**, Son of Late Radhakishan Agarwala alias Radhakishan Shah Indian by Nationality, Hindus by Faith, Business by Occupation, Residing at Burdwan Road P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called the "**FOURTH PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, legal representatives and assigns) of the **FOURTH PART**.

A N D

5.(a) **ANUP SHAH**,(b) **ALOK SHAH**,(c) **AJAY SHAH**,

(d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah Indians by Nationality, Hindus by Faith, Business by Occupation, Residing at Burdwan Road P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called "**FIFTH PARTY**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**FIFTH PART**".

A N D

6. (a) **ANUP SHAH**,(b) **ALOK SHAH**,(c) **AJAY SHAH**,

(d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah,
 (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala, all Indian by Nationality, Hindu by Faith, Business by Occupation, Residing at Burdwan Road, P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called "**SIXTH PARTY**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**SIXTH PART**".

A N D

Executive Magistrate
 Siliguri

7. (a) **ANUP SHAH**,(b) **ALOK SHAH**,(c) **AJAY SHAH**,

(d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah,
 (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala, all Indian by Nationality, Hindu by Faith, Business by Occupation. Residing at Burdwan Road, P.O. and P.S. Siliguri, District: Darjeeling - hereinafter called "**SEVENTH PARTY**" (which expression shall mean and include their heirs, executors, administrators, legal representatives and assigns) of the "**SEVENTH PART**".

A N D

MNDK VENTURES LLP.

Mundhra

PARTNER

Sri Durga Prasad Agarwal

Aj Shah

Alok Shah

Ajay Shah

: 4 :

Ashok Kumar Shah

NEEV NIRMAAN

Dipak Mundhra
Partner

NEEV NIRMAAN

Sri Narayan Prasad Agarwal
Partner



8. "NEEV NIRMAAN", a Partnership Firm, having its office at China Plaza, Seth Srilal Market, P.O. and P.S.-Siliguri, District - Darjeeling, in the State of West Bengal, represented by two of its Partners 1) **SRI DIPAK MUNDHRA**, son of Sri Bijay Kumar Mundhra, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Thirani Mill Compound, 3rd Lane, Millanpally, P.O. & P.S. Siliguri, District Darjeeling and 2) **SRI NARAYAN PRASAD AGARWAL**, Son of Sri Shree Chand Agarwal, Hindu by Faith, Indian by Nationality, Business by Occupation, Resident of Uttar Rathkhola, Bhimram, P.O. & P.S. Naxalbari, District Darjeeling - hereinafter called the "**EIGHTH PARTY**" (which expression shall unless excluded by or repugnant to the context be deemed to include its Partners, executors, successors, representatives administrators and assigns) of the "**EIGHTH PART**."

WHEREAS the above named First Party **MNDK VENTURES LLP** has purchased land measuring 2.1719 Kathas from Gobind Ram Agarwal alias Gobind Ram Shah by virtue of Sale Deed No. I-1400 of the year 2019 before Additional District Sub-Registrar, Siliguri, District: Darjeeling. That above named First Party **MNDK VENTURES LLP** has also purchased land measuring 6.5156 Kathas by virtue of Sale Deed No. I-1819 of the year 2019 before Additional District Sub-Registrar, Siliguri, District: Darjeeling and the above said total land measuring 8 Kathas 11 Chhataks or 8.6875 Kathas is fully described in the Schedule -A here-in-below.

AND WHEREAS the above named Second Party **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala became the owner of land measuring of 10 Kathas 5 Chhataks 38 sq. ft. having permanent, heritable, and transferable right tile and interest therein by virtue of partition between the legal heirs of Rameshwarlal Agarwal alias Rameshwarlal Agarwala and the said land is fully described in the Schedule -B here-in-below.

AND WHEREAS the above named Third Party (a) **ANUP SHAH**, (b) **ALOK SHAH**, (c) **AJAY SHAH**, (d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah along with Bidya Agarwal and Manju Agarwal, daughters of Late Radhakishan Agarwala alias Radhakishan Shah became the joint owners of land measuring 9 Kathas 13 Chhataks 21 sq. by virtue of inheritance being legal heirs of Radhakishan Agarwala alias Radhakishan Shah having permanent, heritable, and transferable right tile and interest therein. That thereafter Bidya Agarwal and Manju Agarwal gifted their 2/6th undivided share in the above land to the above named Sixth Party (a) **Anup Shah**, (b) **Alok Shah**, (c) **Ajay Shah** and (d) **Ashok Kumar Shah** by virtue of Gift Deed No. 206 of the year 2020 registered before A.D.S.R. Siliguri. That therefore the above named Third Party


Executive Magistrate
Siliguri

Mindakdy
PARTNER

Prakash Sharma
Partner

Ajay Shah

Alok Shah

Anup Shah

Ashok Kumar Shah

: 5 :

NEEV NIRMAAN

Dipal Shukla
Partner

NEEV NIRMAAN

Shankar Singh
Partner

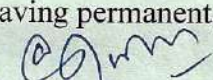


(a) ANUP SHAH, (b) ALOK SHAH, (c) AJAY SHAH, (d) ASHOK KUMAR SHAH, all sons of Late Radhakishan Agarwala alias Radhakishan Shah became joint owners of land measuring of 9 Kathas 13 Chhataks 21 sq. ft. having permanent, heritable, and transferable right tile and interest therein and the said land is fully described in the Schedule-C here-in-below.

AND WHEREAS the above named Fourth Party SRI ANUP SHAH, Son of Late Radhakishan Agarwala alias Radhakishan Shah became owner of land measuring 3.75 Kathas received as gift from Bidhya Agarwal, daughter of Late Radhakishan Agarwala alias Radhakishan Shah by virtue of Gift Deed No. 269 of the year 2020 before A.D.S.R., Siliguri having permanent, heritable, and transferable right tile and interest therein and the said land is fully described in the Schedule -D here-in-below.

AND WHEREAS the above named Fifth Party (a) ANUP SHAH, son of Late Radhakishan Agarwala alias Radhakishan Shah became owner of land measuring 4 Kathas received as gift from Godawaridevi Agarwal, wife of Late Radhakishan Agarwala alias Radhakishan Shah by virtue of Gift Deed No. I-1959 of 2013 in Additional District Sub-Registrar, Siliguri-1, District: Darjeeling having permanent, heritable, and transferable right tile and interest therein. That thereafter the above named Fifth Party (a) ANUP SHAH, son of Late Radhakishan Agarwala alias Radhakishan Shah made gift of undivided land measuring 2.25 Kathas out of the aforesaid 4 Kathas in favour of above named Fifth Party (b) ALOK SHAH, (c) AJAY SHAH, (d) ASHOK KUMAR SHAH, all son of Late Radhakishan Agarwala alias Radhakishan Shah by virtue Registered Gift Deed being Document No. 2460 of 2019 before Additional District Sub-Registrar, Siliguri, District: Darjeeling and the said total land measuring 4 Kathas is fully described in the Schedule -E here-in-below.

AND WHEREAS the above named Sixty Party (a) ANUP SHAH, (b) ALOK SHAH, (c) AJAY SHAH, (d) ASHOK KUMAR SHAH, all sons of Late Radhakishan Agarwala alias Radhakishan Shah along with Bidya Agarwal and Manju Agarwal, daughters of Late Radhakishan Agarwala alias Radhakishan Shah became the joint owners of 1/3rd undivided share measuring 456 sq. ft. in total land measuring 1368 sq. ft. by virtue of inheritance being legal heirs of Radhakishan Agarwala alias Radhakishan Shah having permanent, heritable, and transferable right tile and interest therein. That thereafter Bidya Agarwal and Manju Agarwal gifted their 2/6th undivided share in the above land to the above named Sixth Party (a) Anup Shah, (b) Alok Shah, (c) Ajay Shah and (d) Ashok Kumar Shah by virtue of Registered Gift Deed being Document No. 206 of the year 2020 registered before A.D.S.R. Siliguri, District: Darjeeling. That therefore the above named named Sixth Party (a) ANUP SHAH, (b) ALOK SHAH, (c) AJAY SHAH, (d) ASHOK KUMAR SHAH, all sons of Late Radhakishan Agarwala alias Radhakishan Shah became joint owners of 1/3rd undivided share being land measuring 456 sq. ft. out of total land measuring 1368 sq. ft. having permanent, heritable, and transferable right


Executive Magistrate
Siliguri

Hriday
PARTNER
Durga Prasad Shah

Aj Shah
Alok Shah

Ajay Shah
Ashok Kumar Shah

: 6 :

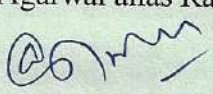
NEEV NIRMAAN
Dyal Dutt
Partner

NEEV NIRMAAN
Dyanand
Partner



tile and interest therein and the said total land measuring 1368 sq. ft. is fully described in the Schedule – F here-in-below. That the above named Sixth Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameswarlal Agarwala became owner of land measuring 456 sq ft. by virtue of inheritance, being legal heir of Binadevi Agarwala, wife of Rameshwarlal Agarwal alias Rameswarlal Agarwala having permanent, heritable, and transferable right tile and interest therein. That one Gobind Ram Agarwal alias Gobind Ram Shah alias Gobindram Agarwal Shah, son of Rameshwarlal Agarwal alias Rameswarlal Agarwala gifted his 1/3rd undivided share of land measuring 456 sq. ft to the above named Sixth Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameswarlal Agarwala by virtue of Gift Deed No. 1292 of the year 2019 before Additional District Sub-Registrar Siliguri, District: Darjeeling. That therefore the above named Sixth Party Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameswarlal Agarwala became the owner of 2/3rd undivided share being land measuring 912 sq. ft. (456 sq ft + 456 sq ft) out of total land measuring 1368 sq. ft. having permanent, heritable, and transferable right tile and interest therein and the said total land measuring 1368 sq. ft. is fully described in the Schedule –F here-in-below.

AND WHEREAS the above named Seventh Party (a) **ANUP SHAH**, (b) **ALOK SHAH**, (c) **AJAY SHAH**, (d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah along with Bidya Agarwal and Manju Agarwal, daughters of Late Radhakishan Agarwala alias Radhakishan Shah became the joint owners of 1/3rd undivided share measuring 1 Kathas 1 Chhataks and 4.33 sq. ft. out of total land measuring 3 Kathas 3 Chhataks 13 sq. ft., by virtue of inheritance being legal heirs of Radhakishan Agarwala alias Radhakishan Shah having permanent, heritable, and transferable right tile and interest therein. That thereafter Bidya Agarwal and Manju Agarwal gifted their 2/6th undivided share in the above land to the abovenamed Sixth Party (a) **Anup Shah**, (b) **Alok Shah**, (c) **Ajay Shah** and (d) **Ashok Kumar Shah** by virtue of Gift Deed No. 206 of the year 2020 registered before A.D.S.R. Siliguri, District: Darjeeling. That therefore the above named named Sixty Party (a) **ANUP SHAH**, (b) **ALOK SHAH**, (c) **AJAY SHAH**, (d) **ASHOK KUMAR SHAH**, all sons of Late Radhakishan Agarwala alias Radhakishan Shah became joint owners of 1/3rd undivided share being land measuring 1 Kathas 1 Chhataks and 4.33 sq. ft. out of total land measuring 3 Kathas 3 Chhataks 13 sq. ft. having permanent, heritable, and transferable right tile and interest therein and the said total land measuring 3 Kathas 3 Chhataks 13 sq. ft. is fully described in the Schedule –F here-in-below. That the above named Sixth Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameswarlal Agarwala became the owner


Executive Magistrate
Siliguri

MINDK

PARTNER

Durga Prasad Agarwal

A.P. Shah

Alok Shah

A.P. Shah

Ashok Kumar Shah

:7:

NEEV NIRMAAN

Rajesh Kumar

Partner

NEEV NIRMAAN



Partner

of 1/3rd undivided land measuring 1 Kathas 1 Chhataks and 4.33 sq. ft. out of total land measuring 3 Kathas 3 Chhataks 13 Square feet being legal heir of Binadevi Agarwala, wife of Rameshwarlal Agarwal alias Rameshwarlal Agarwala having permanent, heritable, and transferable right tile and interest therein. That one Gobind Ram Agarwal alias Gobind Ram Shah alias Gobindram Agarwal Shah, son of Rameshwarlal Agarwal alias Rameshwarlal Agarwala gifted his 1/3rd undivided land measuring 1 Kathas 1 Chhataks and 4.33 sq. ft. out of total land measuring 3 Kathas 3 Chhataks 13 Square feet to the above named Sixth Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala by virtue of Gift Deed No. 1319 of the year 2019 before Additional District Sub-Registrar Siliguri, District: Darjeeling. That therefore the above named Sixth Party (e) **SRI DURGA PRASAD AGARWALA ALIAS DURGA PRASAD SHAH**, Son of Late Rameshwarlal Agarwal alias Rameshwarlal Agarwala became the owner of 2/3rd undivided share being land measuring 2 Kathas 2 Chhataks and 8.66 sq. ft. (1 Kathas 1 Chhataks and 4.33 sq. ft. + 1 Kathas 1 Chhataks and 4.33 sq. ft.) out of total land measuring 3 Kathas 3 Chhataks 13 Square feet having permanent, heritable, and transferable right tile and interest therein and the said total land measuring 3 Kathas 3 Chhataks 13 Square feet is fully described in the Schedule-G here-in-below.

AND WHEREAS the above named Eighth Party **NEEV NIRMAAN**, a **Partnership Firm**, became owner of land measuring 13 Kathas from Sri Sajjan Kumar Agarwal, son of Late Madan Lal Agarwal by virtue of a registered Deed of Sale, being document No. I- 1583, for the year of 2021 and the same was registered at the office of the Additional District Sub-Registrar, Siliguri, in the District of Darjeeling, having permanent, heritable, and transferable right tile and interest therein and the said land is fully described in the Schedule -H here-in-below.

AND WHEREAS the aforesaid plots of land of the respective parties being First to Eighth party hereof are situated adjacently and all contiguous with each other and all the parties hereto have mutually decided to construct building upon their land but, for the purpose of construction, the space is required to be left open/vacant as per law time being in force under Local Authority and the rules and regulations of SJDA is quite inadequate and insufficient.

AND WHEREAS due to scarcity of land for constructing building on the said plots of land, all the parties have thought it fit wise to amalgamate their respective lands for making the same into a single plot.

AND WHEREAS in order to avoid all disputes and differences in future the parties decided to enter into a written agreement containing the terms and conditions agreed by and between themselves.

Executive Magistrate
Siliguri

MNDK Ventures LLP

[Signature]

Deen Seal

Ajay Singh

Ashok Kumar Shah

: 8 :

NEEV NIRMAAN

[Signature]
Partner

Partner

NEEV NIRMAAN

[Signature]
Partner



NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid mutual agreement, all the parties enter into this agreement and bind themselves to each other with the terms and conditions as hereinafter appearing.

TERMS AND CONDITIONS:

1. That all the parties have mutually given their consent to amalgamate their respective plots of land for making the same in a single plot for the purpose of construction of building and the said land is fully described in the Schedule 'I' here-in-below.
2. That each of the parties has signified their no objection in relation to amalgamation of their plots of land.
3. That all the parties shall make construction on the land in strict compliance of the sanctioned building plan.
4. That the heirs and successors of the respective parties shall be equally bound by the terms and conditions of this agreement.
5. That all the parties hereto shall be entitled to produce this agreement before the appropriate authority (e.g. at the time of approval of the building plan) as and when required at any time hereinafter.
6. That the matter not specifically stipulated in these presents or in case of any dispute arising hereinafter or with respect to the working of these presents shall be referred for Arbitration and Conciliation Act, 1996 and the award of the Arbitrators and/or Umpires shall be final and binding on the parties hereto.

SCHEDULE "A"

LAND BELONGING TO THE FIRST PARTY

All that piece or parcel of vacant land measuring 8 Kathas 11 Chhataks or 8.6875 Kathas situated in Mouza Siliguri, appertaining to R.S Plot No. 3178 (P), recorded in RS Khatian No. 1429, J.L. No., Pargana, within the limits of Ward No. IX of Siliguri Municipal Corporation Area, P.S., District.

The said land is bounded and butted by as follows:-

- North ... Property of Shanker Lal Agarwal
South ... Land of Seventh Party
East ... Land of Second Party
West ... Budrwan Road

[Signature]

Executive Magistrate
Siliguri

MNDK VENTURES LLP

HANU KUMAR
PARTNER

SHRUTI DEBROOD SHARMA

A.P. Singh

Devi Saha

Pradyumn

: 9 :

Ashok Kumar Shah

NEEV NIRMAAN

Dyotendra
Partner

NEEV NIRMAAN

Manoj Kumar
Partner



SCHEDULE "B"

LAND BELONGING TO THE SECOND PARTY

All that piece or parcel of vacant land measuring 10 Kathas 5 Chhataks 38 sq. ft. situated in Mouza Siliguri, appertaining to R.S Plot No. 3178 (P), recorded in RS Khatian No. 1429, J.L. No., Pargana, within the limits of Ward No. IX of Siliguri Municipal Corporation Area, P.S., District.

The said land is situated within the boundary as stated below:

North: Land of Shankarlal Agarwal and others

South: Land of Madanlal Agarwala and others

East: Land of Third Party

West: Burdwan Road

SCHEDULE "C"

LAND BELONGING TO THE THIRD PARTY

All that piece or parcel of vacant land measuring 9 Kathas 13 Chhataks 21 sq. situated in Mouza, appertaining to R.S Plot No. 3178 (P), recorded in RS Khatian No. 1429, J.L. No., Pargana, within the limits of Ward No. IX of Siliguri Municipal Corporation Area, P.S. Siliguri, District Darjeeling.

The land is bounded and butted by as follows:-

North ... Land of Sawal Ram Agarwal

South ... Land of Madan Lal Agarwal and others

East ... Land of Fourth and Fifth Party

West ... Land of Second Party

SCHEDULE "D"

LAND BELONGING TO THE FOURTH PARTY

All that piece or parcel of vacant land measuring 3.75 Kathas situated at Khalpara within Mouza: Siliguri, appertaining to R.S Plot No. 3180, recorded in RS Khatian No. 1254, J.L. No. 110 (88), Pargana: Baikunthapur, within the limits of Ward No. IX of Siliguri Municipal Corporation Area, P.S. Siliguri, District Darjeeling.

Executive Magistrate
Siliguri

MNDK VENTURES LLP,
MINDK
PARTNER

Binod Agarwal

A. S. S.

Deer Seal

Aray Shah

Ashok Kumar Shah

: 10 :

NEEV NIRMAAN

Dipak Kundhe
Partner

NEEV NIRMAAN

Sourav and Gagan
Partner



The land measuring is bounded and butted by as follows:-

- North ... Land of Binod Agarwal
South ... Land of Fifth Party
East ... 15 feet wide Tara Chand Gupta Lane
West ... Land of Third Party

SCHEDULE "E"

LAND BELONGING TO THE FIFTH PARTY

All that piece or parcel of vacant land measuring 4 Kathas situated in Mouza, appertaining to R.S. Plot No. 3180, recorded in RS Khatian No.1254, J.L. No.110 (88), Pargana: Baikunthapur, P.S. Siliguri, District: Darjeeling within the limits of Ward No. IX of Siliguri Municipal Corporation Area.

The land measuring is bounded and butted by as follows:-

- North ... Land of Fourth Party
South ... Land of Nirmala Devi Dhah then Mangal Pandey Road
East ... 15 Feet wide pucca road (By land linking Agrasen Road and Mandal Pandey Road)
West ... Land of Third Party

SCHEDULE "F"

LAND BELONGING TO THE SIXTH PARTY

All that piece or parcel of vacant land measuring 1368 sq. ft. situated in Mouza, appertaining to R.S. Plot No. 3178, recorded in RS Khatian No. 1429, J.L. No. 110(88), Pargana: Baikunthapur, P.S. Siliguri, District: Darjeeling within the limits of Ward No. IX of Siliguri Municipal Corporation Area.

Executive Magistrate
Siliguri

MNDK VENTURES LLP
MINDK VENTURES
PARTNER

Deepak Prasad Sharma

A. P. Singh
Devesh Singh

Maya Singh

Ashok Kumar Singh

: 11 :

NEEV NIRMAAN

Dipak Indheer
Partner

NEEV NIRMAAN

Sandeep Singh
Partner



The land measuring is bounded and butted by as follows:-

- North ... Land of Seventh Party
South ... Property of Madanlal Agarwal and others
East ... Land of Second Party
West ... Property of Madanlal Agarwal and others

SCHEDULE "G"

LAND BELONGING TO THE SEVENTH PARTY

All that piece or parcel of vacant land measuring 3 Kathas 3 Chhataks 13 Square feet situated at Budrwan Road (Road Zone: Jhankar More to Jalpai More) in Mouza: Siliguri, appertaining to R.S Plot No. 3178 (P), recorded in RS Khatian No. 1429, J.L. No. 110 (88), Pargana: Baikunthapur, P.S. Siliguri, District: Darjeeling within the limits of Ward No. IX of Siliguri Municipal Corporation Area.

The land measuring is bounded and butted by as follows:-

- North ... Land of First Party and others
South ... Land of Sixth Party and Land of Madanlal Agarwal
East ... Land of Second Party and Third Party
West ... Burdwan Road

SCHEDULE "H"

LAND BELONGING TO THE EIGHTH PARTY

All that piece or parcel of aforesaid Vacant land measuring 13 Kathas, situated within Mouza: Siliguri, appertains to R.S. Plot No. 3178, recorded in R.S Khatian No. 1429, Pargana Baikunthapur, J.L. No.110 (88) within the jurisdiction of P.S. Siliguri, within the limits of Ward No. IX of Siliguri Municipal Corporation Area, in the District: Darjeeling.

[Signature]

Executive Magistrate
Siliguri

MNDK VENTURES LLP

Harindoo
PARTNER

Burda Road Shah

A. P. Shah

: 12 :

Ashok Kumar Shah
PARTNER

Ashok Kumar Shah

NEEV NIRMAAN

Dipak Chandra
Partner

NEEV NIRMAAN

Shankar Das
Partner

The said land is bounded and butted as follows :-

North ... Land of Second Party and others

South ... Land of Niranjallal Agarwala @ Shah

East Land of Second Party

West ... 60 feet wide Burdwan Road



SCHEDULE " I "

TOTAL LAND I.E THE LAND MENTIONED IN AFORESAID SCHEDULE

A TO H

All that piece and parcel of Bastu land measuring 54.75 Kathas situated at RS Mouza Siliguri, LR Mouza ,Siliguri Madhya Paschim , appertaining to R.S. Plot No. 3180 (P) and 3178 (P), LR Plot Nos 6691,6692,6687,6688,6690,6692,6693,6695,6682,6685,6694,6696, 6689, recorded in R.S. Khatian No. 1254 and 1429 , LR Khatian No. 8741, 8742,8743,8745,8746,8906 and 8744, J.L. No. 110(88) P.S. Siliguri, District: Darjeeling. The said land is situated within the limits of Ward No. 9 of the Siliguri Municipal Corporation Area.

The land measuring is bounded and butted by as follows:-

North: Land of Shankarlal Agarwal and others

South: Land of Niranjallal Agarwala @ Shah

East: 15 feet wide Pucca Road (By lane linking Agrasen Road and Mangal Pandey Road)

West: Burdwan Road

(Signature)

Executive Magistrate
Siliguri



: 13 :

IN WITNESS WHEREOF all the parties do hereunto set their hands on the day, month and year first above written.

WITNESSES:-

1.

Harsh Sanodia

S/o *Umeshyan Sanodia*
Siliguri

MNDK VENTURES LLP

Manoj Agarwal

PARTNER

FIRST PARTY

Durga Prasad Ray

2.

Bhuresh Karmari

S/o *Prakash Karmari*
Siliguri

SECOND PARTY

Ajay Shah

Ashok Shah

Ajay Shah

THIRD PARTY

Ashok Kumar Shah

Ajay Shah

FOURTH PARTY

Ajay Shah
Ashok Kumar Shah

Ajay Shah
Ashok Shah

FIFTH PARTY

Ajay Shah
Ashok Kumar Shah

Ajay Shah
Ashok Shah

SIXTH PARTY

Ajay Shah
Ashok Kumar Shah

Ajay Shah
Ashok Shah

SEVENTH PARTY

NEEV NIRMAAN

NEEV NIRMAAN

SOLELY IDENTIFIED BY ME

By *Manoj Agarwal* kolkhis

Identified by *M. Agarwal* Adv. S/S

This 25th Day of Aug 2021

Partner

EIGHTH PARTY

Executive Magistrate
Siliguri

Drafted, read over and explained by:

Manoj Agarwal

MANOJ AGARWAL
ADVOCATE, SILIGURI
Enrl. No. F-505/434 of 1997