

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES

Rs.10

INDIA NON JUDICIAL



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

38AB 794233

Partner

BEFORE THE LD. EXECUTIVE MAGISTRATE AT SILIGURI

AGREEMENT OF AMALGAMATION

THIS AGREEMENT IS MADE ON THIS THE 5TH DAY OF

NOVEMBER 2019.

FOR DELTA REALTORS

Kamal Mundhra

Partner

FOR DELTA REALTORS

Urmila Mundhra

Partner

Executive Magistrate
Siliguri

1. Sushila devi mundhra
2. Shanti devi mundhra
3. Prem lata Mundhra
4. Sudesh devi Mundhra
5. Mahendra Kumar Mundhra

6. Manoj Mundhra
7. Rajul Mundhra
8. Rajad Kumar Mondhra
9. Sangita Periwah
10. For DELTA REALTORS

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

TB1

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

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Premlata Mundhra

4. Sudeshdevi Mundhra.

5. Mahendra Kumar mundhra : 2 :

For DELTA REALTORS
Kamal Mundhra
Partner



6. Manoj Mundhra

7. Rahul Mundhra

8. Ajesh Kumar Mundhra

9. Sangita Periw al

10. For DELTA REALTORS

For DELTA REALTORS
Urnika Mundhra.
Partner

BETWEEN

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

AND

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

AND

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

Executive Magistrate
Siliguri

1. Sushila devi mundhra
 2. Shanti Devi mundhra
 3. Puremlata Mundhra
 4. Sudesh devi Mundhra
 5. Mahendra Kumar mundhra
 6. Manoj Mundhra.
 7. Rahul mundhra
 8. Ajeet Kumar Mundhra
 9. Sangita Periwal
For DELTA REALTORS
 10. Vanila Mundhra
Partner
- : 3 :
- For DELTA REALTORS
Rahul Mundhra
Partner
- For DELTA REALTORS
Vanila Mundhra
Partner

AND

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

AND

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

AND

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

Executive Magistrate
Siliguri

1. Sushila Devi Mundhra
2. Shanti Devi Mundhra
3. Poornima Mundhra
4. Sudesh devi Mundhra.
5. Mahendra Kumar Mundhra : 4 :

For DELTA REALTORS

Kamal Mundhra

Partner

AND

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

For DELTA REALTORS

Partner



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

AND

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

AND

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

Executive Magistrate
Siliguri

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

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

For DELTA REALTORS
Kamal Mundhra
Partner

: 5 :

AND

Partner



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

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

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

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

Executive Magistrate
Siliguri

For DELTA REALTORS
Urmila Mundhra
Partner

For DELTA REALTORS

Urmila Mundhra.

Partner

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

For DELTA REALTORS

Kamal Mundhra
Partner

: 6 :

6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangeeta Perival

10. For DELTA REALTORS

[Signature]

Partner



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

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

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

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

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

Executive Magistrate
Sulguri

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

6. Manoj Mundhra
7. Ratul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwai
For DELTA REALTORS
Rajesh Kumar
10. _____

Partner



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

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

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

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. SCHEME OF THE INDENTURE

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

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

Rajesh

Executive Magistrate
Siliguri

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Prem lata Mundhra
4. Sudesh devi Mundhra
5. Mahendra kumar mundhra

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

For DELTA REALTORS

Kamal Mundhra

Partner

: 8 :

Partner



2. DISBURSEMENT AND REALISATION

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

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

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

3. POSSESSION AND RIGHT TO TRANSFER

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

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

Executive Magistrate
Shiguri

1. Sushila devi mundhra
2. Sushila Devi mundhra
3. Prem Lata Mundhra
4. Sudeshdevi Mundhra
5. Manendra Kumar mundhra

For DELTA REALTORS

: 9 :

Kamal Mandhary
Partner

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

Partner



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

4. REPRESENTATIONS AND WARRANTIES

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

4.2 That the each of the parties hereto hereby represent and warrant to each other that they undertake to jointly and severely indemnify and keep indemnified themselves from any and all claims, actions, disputes, loss, compensation, penalty etc. raised in view of the any defect in the title to the Schedule-X Land.

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

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

Executive Magistrate
Siliguri

1. Sushila devi mundhra
2. Shanti Devi mundhra
3. Prem lata Mundhra
4. Sudesh devi Mundhra
5. Mahendra kumar mundhra

For DELTA REALTORS
Kamal Mundhra

Partner

: 10 :

6. Manoj Mundhra
7. Rahul mundhra
8. Ajay Kumar Mundhra
9. Sangita Perinjal
10. [Signature]

For DELTA REALTORS

Partner



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

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

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

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

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

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

Executive Magistrate
Singuri

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

For DELTA REALTORS

Kamal Mundhra

Partner

: 11 :

6. Manoj Mundhra
7. Rahul mundhra
8. Rajad. Kumar Mundhra
9. Sangita Periwai
10. For DELTA REALTORS

Partner



For DELTA REALTORS

Monika Mundhra

Partner

5. CONFIDENTIALITY

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

6. DISPUTE RESOLUTION

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

[Handwritten signature]

Executive Magistrate
Siliguri

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

For DELTA REALTORS

Rahul Mundhra

Partner

: 12 :

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

For DELTA REALTORS

Partner

For DELTA REALTORS

Urmila Mundhra

Partner

7. MISCELLANEOUS

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

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

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

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

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

Ritesh

Executive Magistrate
Siliguri

For DELTA REALTORS
Sushila Mundhra
Partner

1. Sushila Devi Mundhra
2. Shankar Dev. Mundhra
3. Prem lata Mundhra
4. Sudeshdevi Mundhra
5. Mahendra Kumar Mundhra

For DELTA REALTORS

Kamal Mundhra
Partner

: 13 :

6. Manoj Mundhra
7. Rahul Mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwai
10. For DELTA REALTORS



SCHEDULE-A

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

SCHEDULE-B

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

SCHEDULE-C

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

SCHEDULE-D

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

Executive Magistrate
Siliguri

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

: 14 :

For DELTA REALTORS

Kamat Mundhra

Partner

SCHEDULE-E

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

SCHEDULE-F

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

SCHEDULE-G

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

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

Partner



Executive Magistrate
Siliguri

For DELTA REALTORS
Ananda Mondhra

Partner

1. Sushila Devi mundhra
2. Shanti Devi mundhra
3. Prem Lata Mundhra
4. Sudeshdevi Mundhra.
5. Mayendra Kumar mundhra

: 15 :

6. Manoj mundhra
7. Rahul mundhra
8. Rajesh Kumar Mundhra
9. Sangita Periwah
10. For DELTA REALTORS

For DELTA REALTORS
Kamal Mondhra
Partner

SCHEDULE-H

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

SCHEDULE-I

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

SCHEDULE-J

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

Executive Magistrate
Siliguri



: 16 :



SCHEDULE-X

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

The said land is bound and butted as follows :-

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

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

By East : Passage and Phanindra Bhawan,

By West : 25 Feet wide Sree Maa Sarani.

SOLEMENLY AFFIRMED
By Sushila Devi Mundhra
Identified R. Agarwal Adv. sig
This 05th Day of Nov 20 19.
Executive Magistrate
Siliguri

1. Sushila Devi Mundhra

2. Shanku Devi Mundhra

3. Breem Lata Mundhra

4. Sudesh devi Mundhra

5. Mahendra Kumar Mundhra

6. Manoj Mundhra

7. Rahul Mundhra

8. Rajesh Kumar Mundhra

9. Sangita Periwah

10. [Signature]

For DELTA REALTORS
Sushila Mundhra
Partner

For DELTA REALTORS
Ramendra Mundhra
Partner

For DELTA REALTORS
[Signature]
Partner

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

WITNESSES :

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

2. 
Bijal Anush
C/o. Binay Anush
Dabgram,
Siliguri.

ATTEST

SOLEMNLY AFFIRMED BY ME
By Sushila Devi Mundhra
Identified R. Agarwal, Adv. Silg.
This 05th Day of Nov. 2019

Executive Magistrate
Siliguri

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

Rajat Agarwal
Advocate, Siliguri

Sushila devi mundhra
FIRST PARTY

Shanta Devi mundhra
SECOND PARTY

Prem lata Mundhra
THIRD PARTY

Sudesh devi Mundhra.
FOURTH PARTY

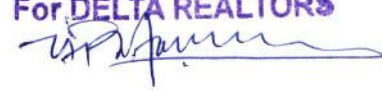
Mahendra Kumar mundhra
FIFTH PARTY

Manoj Mundhra
SIXTH PARTY

Rahul Mundhra
SEVENTH PARTY

Rajesh Kumar Mundhra
EIGHTH PARTY

Sangita Pesiwal
NINTH PARTY

For DELTA REALTORS

Partner
TENTH PARTY

For DELTA REALTORS
Kamal Mundhra
Partner

For DELTA REALTORS
Sushila mundhra
Partner