

Serial No

24/2/3/25

भारतीय गैर न्यायिक

दस
रुपये
रु.10



TEN
RUPEES
Rs.10

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

02AC 646821



BEFORE THE NOTARY
ALIPORE JUDGES COURT
KOLKATA-700 027



BOUNDARY DECLARATION

Ref: ALL THAT piece and parcel of land admeasuring about 5.68 acres =
568 decimal more or less lying and situate in Mouza - Dakshin

07 MAR 2025

1822

1822

03 JAN 2025

Serial No.
Name.....
Address.....
Value Rs. 100/-
BIDYUT KR. SAHA
Licence Stamp Vendor
Alipore Judges' Court 24 Pgs. (S)
Kolkata-700 027
Stamp Vendor
Signature

DEBASISH ROY CHOWDHURY
Advocate
8, Old Post Office Street
Ground Floor
Kolkata-700 001



Dhupjhora, J.L. No. 28, L.R. Khatian Nos. 1498 and 1203, in different Dag Nos. are as given below:-

L.R. Dag No. 544(P)= 0.61 acres = 61 decimal more or less, L.R. Dag No. 545 (P)= 5.07 acres = 507 decimal more or less, in P.S. Matiali, Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206.

I, SRI KARUN KUMAR DEY, PAN BWQPD7967Q, son of Late Satya Lal Dey, by Faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 82/11, Prince Golam Hussain Shah Road, P.O. and P.S. - Jadavpur, Kolkata - 700 032, director of M/S Bela Infrastructure Private Limited, a registered company duly registered in accordance with the provision of Companies Act, 1956, as amended, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf green, P.S. - Jadavpur, Kolkata - 700 095, do here by solemnly affirm and declare as follows:

WHEREAS All that piece and parcel of land admeasuring 237 decimal in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (23 Decimal more or less) R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (171 Decimal more or less), R.S. Dag No. 199 corresponding to L.R. Dag No. 543 (01 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (11 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (07 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (03 Decimal more or less), and R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (21 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in possession of Minor Sayan Dutta, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri. The said Minor Sayan Dutta was absolutely

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seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner and had mutated his name in the record of rights in accordance with law and was sufficiently entitled to convey his property. For maintenance and management of his other properties, Minor Sayan Dutta was in need of funds and wanted to sell his aforesaid property.

AND WHEREAS one SRI PITRUSH KUMAR AGARWAL had purchased said All that piece and parcel of land admeasuring 237 decimal more or less mentioned hereinabove from the above mentioned Minor SAYAN DUTTA, son of Sri Prodyot Kumar Dutta and also represented by Sri Prodyot Kumar Dutta by a registered Deed of Sale duly executed on or about 13th January, 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 420 to 429, Being No. 00030, for the year 2012 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties therein Being No. I - 702 for the year 2018 in respect of the property;

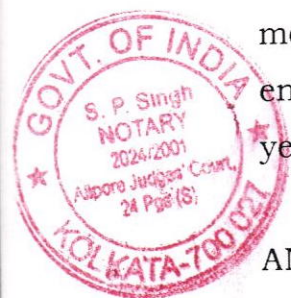
AND WHEREAS All that piece and parcel of land admeasuring 29 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 691, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (29 Decimal more or less) was in possession of then minor Sayan Dutta, now a major approving and confirming, son of Sri Prodyot Kumar Dutta, residing at Telephone Exchange, P.O. and P.S. - Mal, District - Jalpaiguri alongwith All that piece and parcel of land admeasuring 208 decimal more or less in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 690, R.S. Dag No. 151 corresponding to L.R. Dag No. 537 (42 Decimal more or less), R.S. Dag No. 194 corresponding to L.R. Dag No. 539 (2 Decimal more or less), R.S. Dag No. 196 corresponding to L.R. Dag No. 540 (4 Decimal more or less), R.S. Dag No. 197 corresponding to L.R. Dag No. 541 (4 Decimal more or less), R.S. Dag No. 198 corresponding to L.R. Dag No. 542 (6 Decimal more or less), R.S. Dag No. 199 corresponding to

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L.R. Dag No. 543 (2 Decimal more or less), R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (44 Decimal more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (104 Decimal more or less), J.L. No. 28, Touzi No. 84, P.S. – Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in absolute possession of Sri Prodyot Kumar Dutta residing at Telephone Exchange, P.O. and P.S. – Mal, District – Jalpaiguri. The said then minor Sayan Dutta but now a major approving and confirming, and Sri Prodyot Kumar Dutta were absolutely seized and possessed of the property and were enjoying the same without any hindrance and/or encumbrances from any corner and had mutated their name in the record of rights in accordance with law and was sufficiently entitled to convey their property. For maintenance and management of their other properties, Minor Sayan Dutta and Sri Prodyot Kumar Dutta were in need of funds and wanted to sell their aforesaid property;



AND WHEREAS one SRI RISHIRAJ BANSAL had purchased All that piece and parcel of land admeasuring 237 decimal more or less from the above mentioned MINOR SAYAN DUTTA and SRI PRODYOT KUMAR DUTTA by a registered Deed of Sale duly executed on or about 13th January 2012 and duly registered before the Office of the Additional Sub-Registrar at Mal, District - Jalpaiguri, recorded in Book - I, CD Volume No. 1, pages from 430 to 439, Being No. 00031, for the year 2012 in lieu of the consideration mentioned therein. Again a Deed of Rectification dated 24.09.2018 was entered into by and between the parties herein Being No. I - 704 for the year 2018 in respect of the property;



AND WHEREAS Pitrush Kumar Agarwal and said Rishiraj Bansal after purchasing the abovementioned lands have recorded their names in the Record of Rights and are absolutely seized and possessed of absolute right, title, interest and possession in the said property and are sufficiently entitled to convey the said property free of all encumbrances in favour of M/s. Bela Infrastructure Pvt. Ltd.

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AND WHEREAS said Pritush Kumar Agarwal and Rishiraj Bansal and M/S Bela Infrastructure Private Limited had entered into a registered Deed of Conveyance, dated 7th October 2021, recorded in the Book No. I, Volume No. 0710-2021, Page from 23483 to 23525, Being No.071001029 for the year 2021, before the office of ADSR, Mal Bazar, West Bengal for ALL THAT piece and parcel of land admeasuring about 167 decimal more or less lying and situate in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 908 and 907, in Dag Nos .545 (139 decimal), and 544 (28 decimal).



AND WHEREAS All that piece and parcel of land admeasuring 200 decimals in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 906, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (17 decimals more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in the possession of one Gopa Dutta;



WHEREAS Sri Niranjana Agarwal had purchased All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, P.S. Matiali, District - Jalpaiguri, from Smt. Gopa Dutta, by virtue of a Bengali Sale Deed, dated 25.10.2011, which was duly executed and registered before the Office of the Additional District Sub - Registrar at Mal and recorded in Book No. - I, CD Volume No. 1, Pages from 4304 to 4312, Being No. 00352 of 2011, in lieu of the consideration mentioned therein;

AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Niranjana Agarwal and above mentioned Gopa

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Dutta which was registered before the Office of the Additional District Sub – Registrar at Mal Bazar, recorded in Book No. I, Volume No. 0710 – 2018, Pages from 13130 to 13152, Being No. 071000705 for the year 2018 in respect of the property mentioned hereinabove;

AND WHEREAS Sri Niranjana Agarwal, became the absolute owner of All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, present Khatian No. 906, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, R.S. Matiali, District – Jalpaiguri;

AND WHEREAS Sri Niranjana Agarwal was absolutely seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner;

AND WHEREAS Sri Niranjana Agarwal had mutated his name in the record of rights in accordance with law and is sufficiently entitled to convey his property;

AND WHEREAS said Niranjana Agarwal and M/S Bela Infrastructure Private Limited had entered into a Deed of Conveyance, executed on 13th December, 2021 and registered on 14th December 2021, recorded in the Book No. I, Volume No. 0710-2021, Page from 31725 to 31755, Being No.071001364 for the year 2021, before the office of ADSR, Mal Bazar, West Bengal for ALL THAT piece and parcel of land admeasuring about 23 decimal more or less lying and situate in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 906 , in Dag Nos .544 (17 decimal), and 545 (06 decimal).

AND WHEREAS All that piece and parcel of land admeasuring 200 decimals in total lying and situate in Mouza – Dakshin Dhupjhora, Khatian No. 906, R.S. Dag No. 192 corresponding to L.R. Dag No. 545

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(183 decimals more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (17 decimals more or less), J.L. No. 28, Touzi No. 84, P.S. – Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in the possession of one Gopa Dutta;

WHEREAS Sri Niranjan Agarwal had purchased All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, P.S. Matiali, District – Jalpaiguri, from Smt. Gopa Dutta, by virtue of a Bengali Sale Deed, dated 25.10.2011, which was duly executed and registered before the Office of the Additional District Sub – Registrar at Mal and recorded in Book No. – I, CD Volume No. 1, Pages from 4304 to 4312, Being No. 00352 of 2011, in lieu of the consideration mentioned therein;

AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Niranjan Agarwal & above mentioned Gopa Dutta which was registered before the Office of the Additional District Sub – Registrar at Mal Bazar, recorded in Book No. I, Volume No. 0710 – 2018, Pages from 13130 to 13152, Being No. 071000705 for the year 2018 in respect of the property mentioned hereinabove;

AND WHEREAS Sri Niranjan Agarwal, became the absolute owner of All that piece and parcel of land admeasuring 200 decimals more or less in R.S. Dag No. 193 corresponding to L.R. Dag No. 544 (17 decimals more or less) and R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (183 decimals more or less), in Khatian No. 689, present Khatian No. 906, Touzi No. 84, J.L. No. 28, lying and situate at Mouza Dakshin Dhupjhora, P.S. Matiali, District – Jalpaiguri;

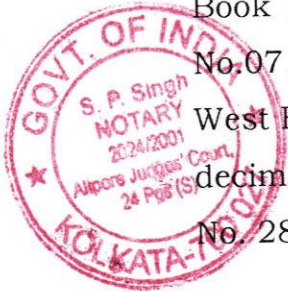


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AND WHEREAS Sri Niranjana Agarwal is absolutely seized and possessed of the property and is enjoying the same without any hindrance and/or encumbrances from any corner;

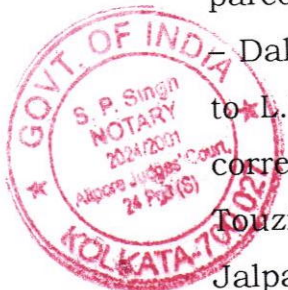
AND WHEREAS Sri Niranjana Agarwal had mutated his name in the record of rights in accordance with law and is sufficiently entitled to convey his property;

AND WHEREAS said Niranjana Agarwal and M/S Bela Infrastructure Private Limited had entered into a Deed of Conveyance, executed on 14th December, 2021 and registered on 15th December 2021, recorded in the Book No. I, Volume No. 0710-2021, Page from 31697 to 31724, Being No. 071001371 for the year 2021, before the office of ADSR, Mal Bazar, West Bengal for ALL THAT piece and parcel of land admeasuring about 177 decimal more or less lying and situate in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 906, in Dag Nos .545 (177 decimal).



WHEREAS All that piece and parcel of land admeasuring 2.01 acres in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, was in the possession of one Gopa Dutta;

AND WHEREAS Sri Dharam Pal Bansal had purchased All that piece and parcel of land admeasuring 2.01 acres in total lying and situate in Mouza - Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres more or less), J.L. No. 28, Touzi No. 84, P.S. - Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri, from said Gopa Dutta, by virtue of a Bengali Sale Deed, dated 31.10.2011 which was duly executed and



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registered on before the Office of the Additional District Sub – Registrar at Mal and recorded in Book No. – I, CD Volume No. 1, Pages from 4383 to 4392, Being No. 00358 of 2011, in lieu of the consideration mentioned therein.;

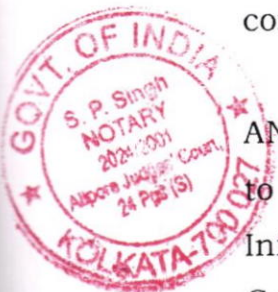
AND WHEREAS again a Supplementary Deed dated 24.09.2018 was duly executed by and between Sri Dharam Pal Bansal & above mentioned Gopa Dutta which was registered before the Office of the Additional District Sub – Registrar at Mal Bazar and recorded in Book No. I, Volume No. 0710 - 2018, Pages from 13107 to 13129, Being No. 071000703 for the year 2018 in respect of the property mentioned hereinabove;



AND WHEREAS Sri Dharam Pal Bansal, became the absolute owner of All that piece and parcel of land admeasuring 2.01 acres in total lying and situate in Mouza – Dakshin Dhupjhora, Khatian No. 909, R.S. Dag No. 192 corresponding to L.R. Dag No. 545 (1.85 acres more or less) and R.S. Dag No. 193 corresponding to L.R. Dag Nos. 544 (0.16 acres more or less), J.L. No. 28, Touzi No. 84, P.S. – Matelli, within the office of the A.D.S.R. Mal, District Jalpaiguri, Pargana - North Maynaguri;

AND WHEREAS Sri Dharam Pal Bansal was absolutely seized and possessed of the property and was enjoying the same without any hindrance and/or encumbrances from any corner;

AND WHEREAS Sri Dharam Pal Bansal had mutated his name in the record of rights in accordance with law and is sufficiently entitled to convey his property;



AND WHEREAS said Dharam Pal Bansal was in need of funds and wanted to sell 201 decimal of their above mentioned land. The company, M/S Bela Infrastructure Private Limited, having its registered office at 90/1, Prince Golam Hussain Shah Road, P.O. - Golf Green, P.S. - Jadavpur, Kolkata - 700 095 being desirous of purchasing the abovementioned property approached Dharam Pal Bansal and said Dharam Pal Bansal decided to

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sell the above mentioned property to M/S Bela Infrastructure Private Limited in lieu of the consideration amount agreed amongst the parties.

AND WHEREAS said Dharam Pal Bansal and M/S Bela Infrastructure Private Limited had entered into a Deed of Conveyance, executed on 12th April, 2022 and registered on 13th May 2022, recorded in the Book No. I, Volume No. 0710-2022, Page from 14106 to 14125, Being No.071000698 for the year 2022, before the office of ADSR, Mal Bazar, West Bengal for ALL THAT piece and parcel of land admeasuring about 201 decimal more or less lying and situate in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 909, in Dag Nos. 544 (16 decimal), and 545 (185 decimal).

WHEREAS ALL THAT piece and parcel of all the above properties admeasuring about total 5.68 acres = 568 decimal more or less of land lying and situate in Mouza - Dakshin Dhupjhora, P.O. - Maitali, in Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 in the District of Jalpaiguri were purchased by M/S Bela Infrastructure Private Limited and M/S Bela Infrastructure Private Limited is seized and possessed of absolute right, title, interest and khas possession in the said property free from all encumbrances and paying regular revenues, all taxes, fees, cess, other outgoings to the concerned Authorities.

AND WHEREAS, I, SRI KARUN KUMAR DEY, Director of M/S Bela Infrastructure Private Limited state that M/S Bela Infrastructure Private Limited is the owner of ALL THAT piece and parcel of land measuring an area of about 5.68 Acres = 568 decimal more or less lying and situated in Mouza - Dakshin Dhupjhora, in L.R. Dag Nos. 544 and 545 in Batabari Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 and lawfully seized and possessed of or otherwise well and sufficiently entitled to the said property having unfettered, right, title, interest and possessions thereon and free from all encumbrances and propose to construct a building in the

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aforesaid property after demolishing any existing structure, if any. The total boundary limit of the said land/property is fully mentioned in schedule below and described and delineated "RED" boundary line in the plan annexed thereto and the said company shall be responsible for any dispute if arises, with the neighbors in respect of the said land/property in future. Batabari Gram Panchayet - II will not be liable for any allegation if arises in future in respect of the said land/property due to any false statement and can revoke the plan in accordance with law.

AND WHEREAS M/S Bela Infrastructure Private Limited has taken possession of the said land and became the absolute owner of the said land, has mutated its name in the Record of Rights with the Office of the B.L. & L.R.O. and started paying the required revenues, taxes, cess etc. to the relevant authority and/or authorities in accordance with law.

AND WHEREAS M/S Bela Infrastructure Private Limited after mutation and recording its name in the Records of Rights has also applied for conversion of the land from various categories to Bastu and has obtained the conversion of the land to Bastu.

AND WHEREAS M/S Bela Infrastructure Private Limited has applied for sanctioning of the Plan for the said Property and has received the Sanction Plan on or about 12.12.2023.

AND WHEREAS the said land admeasuring about 5.68 Acres = 568 decimal more or less mentioned herein above was earmarked as Bon Bunglow Dooars Phase I, proposed Phase II and Common Passage.

AND WHEREAS the said common Passage is to be treated as common for Phase I and proposed Phase II and as well as for any other piece and parcel of land to be added to the proposed Phase II Property and/or to be added separately in course of time and said common passage cannot be

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transferred and/or conveyed to anybody and/or bodies, as such is common passage for ingress and egress.

AND WHEREAS M/S Bela Infrastructure Private Limited is in khas possession of the property and is enjoying the said property free from all encumbrances and/or hindrances from any corner and are well and sufficiently entitled to convey the property, any part or portion thereof.

AND WHEREAS that there is no Civil, Criminal suit pending over the aforesaid land/property and the land/property is free from all encumbrances.



AND WHEREAS that the measurement and the boundary of the four side of the land comprised in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1498 and 1203, P.S. Matiali, Batabari GramPanchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin -735206 is within the ownership of M/S Bela Infrastructure Private Limited and sealed and signed on ...07...03..., 2025.

[Handwritten signature in red ink]

SCHEDULE

ALL THAT piece and parcel of land admeasuring about 5.68 Acres = 568 decimal more or less in Mouza - Dakshin Dhupjhora, J.L. No. 28, L.R. Khatian No. 1203, P.S. Matiali, Batabari, Gram Panchayet - II, within the office of the ADSR - Mal, District - Jalpaiguri, Pargana- North Moynaguri, Pin - 735206 lying and situate at Dag Nos. which are as follows :



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Phase No. 1

L.R. Dag No. 544= 48.958 decimal more or less

L.R. Dag No. 545= 160.212 decimal more or less

Total = 209.170 decimal more or less

Butted and Bounded by:

North: Bon Bungalow proposed Phase-II & Part Common Passage

South: Black Top Road

East: Vacant Land

West: Common Passage

Proposed Phase No. 2

L.R. Dag No. 544= 0.166 decimal more or less

L.R. Dag No. 545= 332.967 decimal more or less

Total = 333.134 decimal more or less

Butted and Bounded by:

North: Vacant Land

South: Bon Bungalow Phase-I

East: Vacant Land

West: Common Passage & Panthaniwas Housing Complex

Passage

L.R. Dag No. 544= 11.875 decimal more or less

L.R. Dag No. 545= 13.821 decimal more or less

Total = 25.696 decimal more or less

Butted and Bounded by:



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North: Panthaniwas Housing Complex

South: Bon Bungalow Phase-I & proposed Phase-II, Black Top Road

East: Bon Bungalow Phase-I & proposed Phase-II

West: Panthaniwas Housing Complex

WITNESSESS:

Alok Sen

(1) Mr. Alok Sen

12, R. G. Avenue, DumDum

Kolkata - 700 028



Asit Sharma

(2) Mr. Asit Sharma

G-53, Baghajatin Pally

Kolkata - 700 082

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Roy
Director

SIGNATURE OF THE DECLARANT

Identified by me

Mukti Roy
WB/2036/2017

Advocate



Drafted by:

Tathagata Ray

Mr. Tathagata Ray
LLB, (UK)

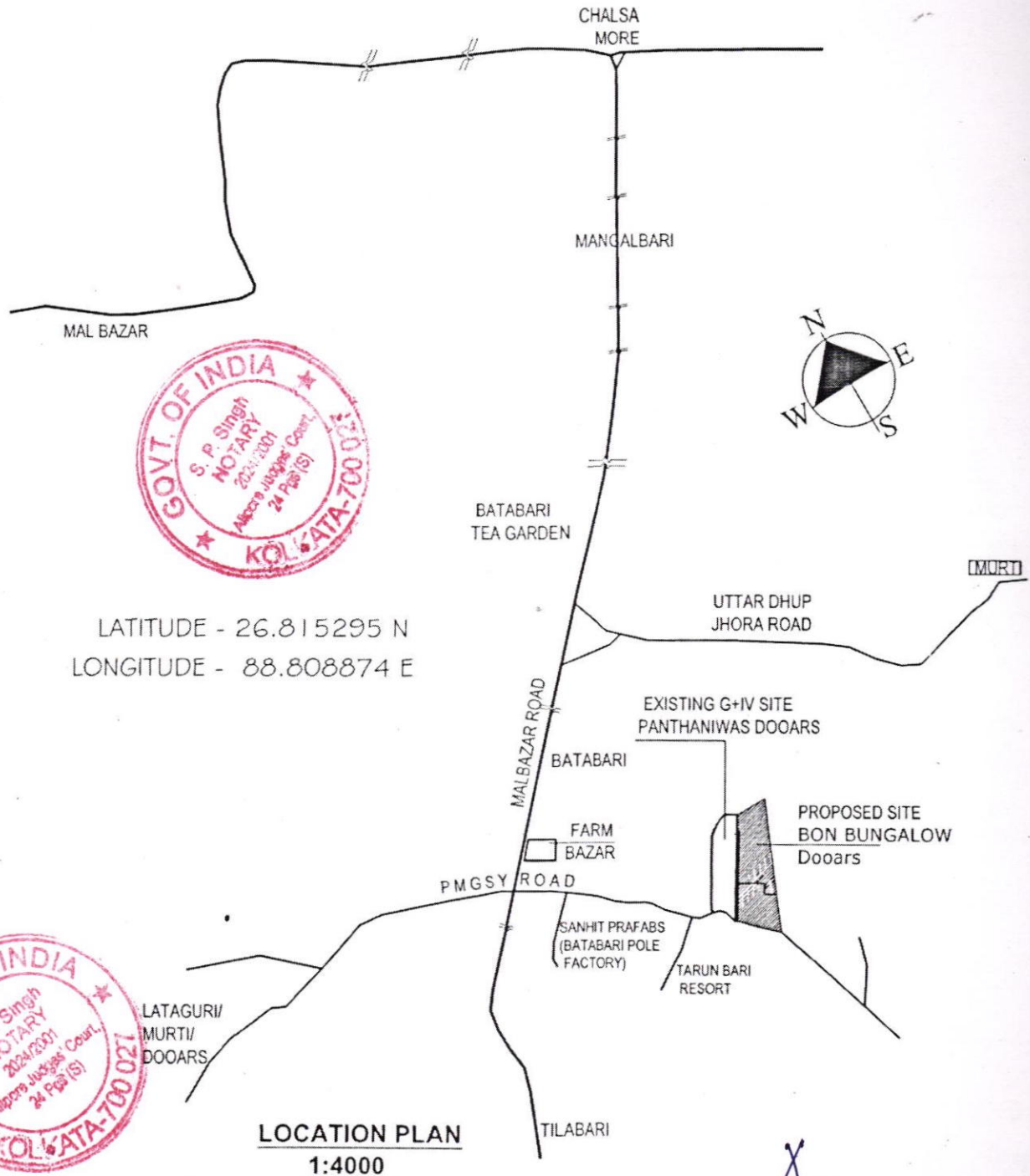
Advocate, High Court, Calcutta
35A, Old Ballygunge First Lane,
Kolkata - 700 019

WB/636/1998

Signature Attested
[Signature]
(S. P. SINGH)
NOTARY
Govt. of India
Reg. No. 2024/2001

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LAND OWNER OF "BELA INFRASTRUCTURE PVT LTD." AT MOUZA - DAKHIN
DHUPJHORA, L.R. PLOT NO. 544 (P) & 545 (P), J.L. NO. 28, L.R. KHATIAN NO. 1498, P.O -
BATABARI, P.S - METIALI, PIN - 735206, DIST - JALPAIGURI.



BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey
Director

SIGNATURE OF OWNER

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey
Director

SIGNATURE OF BUILDER

Anupam Maiti

ANUPAM MAITI

C.O.A. Registered Architect

CA/2010/48538

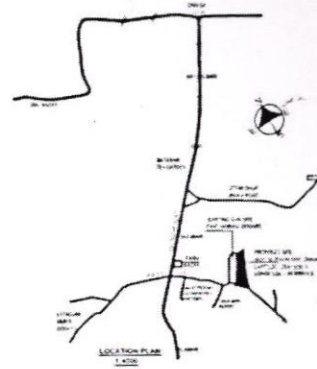
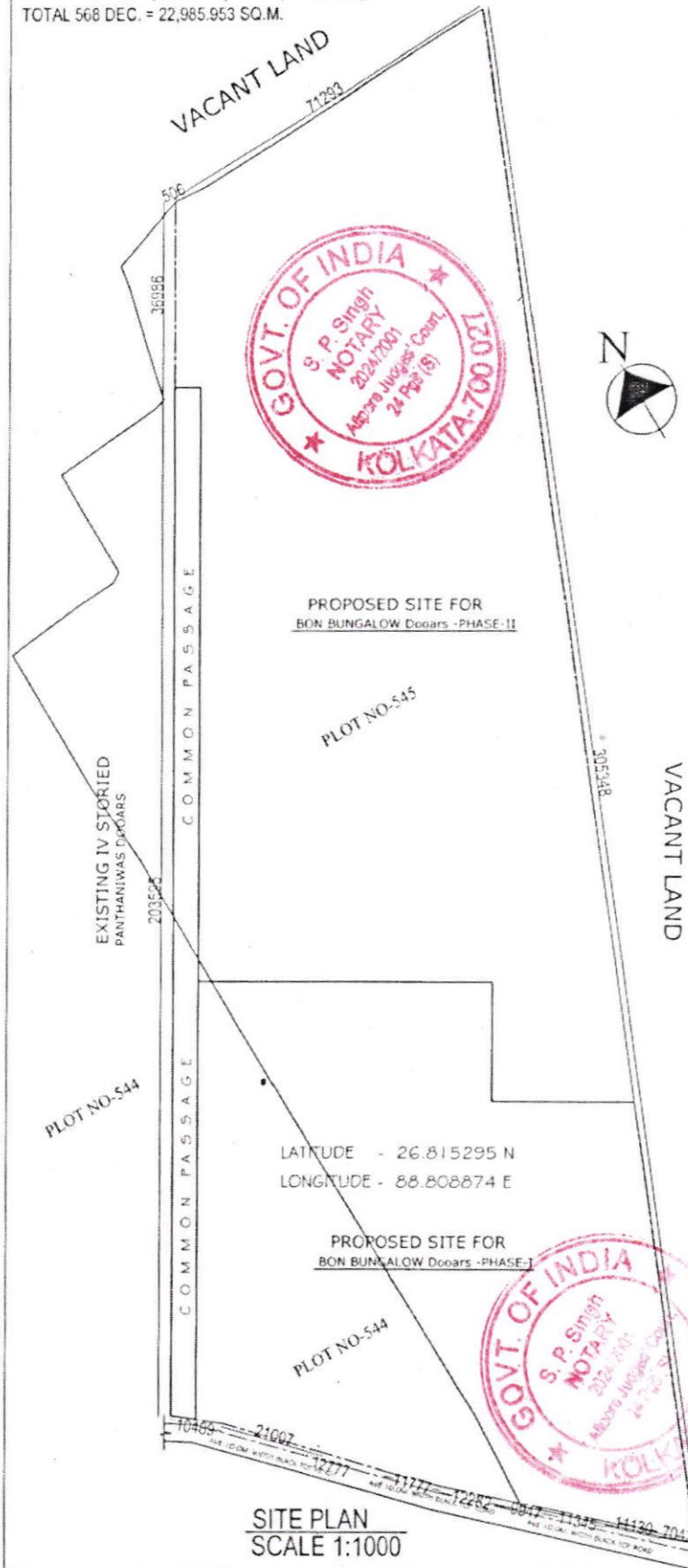
anupam.mozaiak@yahoo.co.in

SIGNATURE OF ARCHITECT

07 MAR 2025

SITE PLAN AT MOUZA - DAKHIN DHUPJHORA , L.R. PLOT NO. 544 (P) & 545 (P) , J.L. NO. 28, L.R. KHATIAN NO. 1498 , P.O - BATABARI , P.S - METIALI , .PIN - 735206, DIST - JALPAIGURI .

LAND AREA: 544 (61 DCM.) & 545 (507 DCM.)
TOTAL 568 DEC. = 22,985.953 SQ.M.



BON BUNGALOW Doors

LAND AREA FOR

PHASE - I

DAG NO. 544 (P) = 48.958 DEC = 1981.261 SQ.M.
DAG NO. 545 (P) = 160.212 DEC = 6483.483 SQ.M.
209.170 DEC = 8464.744 SQ.M.

PHASE - II

DAG NO. 544 (P) = 0.166 DEC = 6.731 SQ.M.
DAG NO. 545 (P) = 332.967 DEC = 13474.598 SQ.M.
333.134 DEC = 13481.329 SQ.M.

COMMON PASSAGE

DAG NO. 544 (P) = 11.875 DEC = 480.569 SQ.M.
DAG NO. 545 (P) = 13.821 DEC = 559.311 SQ.M.
TOTAL LAND AREA = 25.696 DEC = 1039.88 SQ.M.

BELA INFRASTRUCTURE PRIVATE LIMITED
Karun Kumar Dey
Director
SIGNATURE OF OWNER

Anupam Maiti
ANUPAM MAITI
C.O.A. Registered Architect
CA/2010/48538
anupam.mozaike@yahoo.co.in
SIGNATURE OF ARCHITECT

BELA INFRASTRUCTURE PRIVATE LIMITED
Karun Kumar Dey
Director
SIGNATURE OF BUILDER

NAME OF THE OWNER : BELA INFRASTRUCTURE PVT LTD.

PROJECT :-
II # PARTLY III STORIED RESIDENTIAL BUNGALOW
PLAN AT MOUZA - DAKHIN DHUPJHORA , L.R.
PLOT NO. 544 (P) & 545 (P) , J.L. NO. 28, L.R.
KHATIAN NO. 1498, P.O - BATABARI , P.S -
METIALI , PIN - 735206 , DIST - JALPAIGURI .

SITE PLAN
SCALE 1:1000

07 MAR 2025



LATITUDE - 26.815295 N
LONGITUDE - 88.808874 E



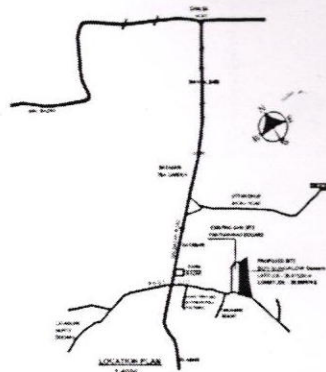
EXISTING IV STORIED
PANTHWAS DOOARS

PLOT NO-544

VACANT LAND



SITE PLAN
SCALE 1:800



BON BUNGALOW DOOARS -PHASE-II

LATITUDE - 26.815295 N
LONGITUDE - 88.808874 E

UNIT DETAILS (FOR SELL)

DAG NO. 544 (P) = 0.166 DEC = 6.731 SQ.M.
DAG NO. 545 (P) = 332.967 DEC = 13474.598 SQ.M.
333.134 DEC = 13481.329 SQ.M.

BUNGALOWS 67 TO 157
TOTAL NO. OF BUNGALOWS 91 NOS.

BUNGLOW TYPE -1 =
62 NOS.X100.798 = 6,249.476 SQ.M.

BUNGLOW TYPE -2 =
15 NOS.X136.339 = 2,045.085 SQ.M.

BUNGLOW TYPE -3 =
6 NOS.X129.598 = 777.588 SQ.M.

BUNGLOW TYPE -4 =
8 NOS.X176.67 = 1,413.36 SQ.M.

TOTAL BUILT-UP AREA = 10,485.509 SQ.M.

Bungalow exclusive land = 7740.029 SQ.M.
Parking Area = 362.5 SQ.M.
Common land for the phase = 5378.8 SQ.M.

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Ray
Director

SIGNATURE OF OWNER

Anupam Maity

ANUPAM MAITI
C.O.A. Registered Architect
CA/2010/48538
anupam.mozai@yaho.co.in

SIGNATURE OF ARCHITECT

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Ray
Director

SIGNATURE OF BUILDER

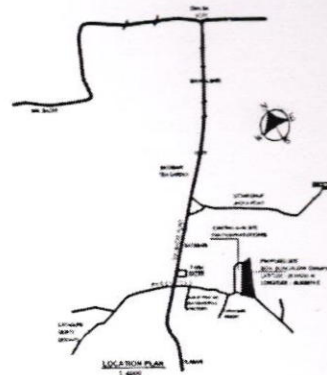
NAME OF THE OWNER : BELA INFRASTRUCTURE PVT LTD.

PROJECT :-
II 4 PARTLY III STORIED BUNGALOW PLAN AT
MOUZA - DAKHIN DHUPJHORA, L.R. PLOT NO.
544 (P) 4 545 (P), J.L. NO. 28, L.R. KHATIAN
NO. 1498, P.O - BATABARI, P.S - METIALI, PIN
735206, DIST - JALPAIGURI.

07 MAR 2025



VACANT LAND



BON BUNGALOW DOOARS - PHASE-I

LATITUDE - 26.815295 N
LONGITUDE - 88.808874 E

UNIT DETAILS (FOR SELL)

DAG NO. 544 (P) = 48,958 DEC = 1981.261 SQ.M.
DAG NO. 545 (P) = 160,212 DEC = 6483.483 SQ.M.
209,170 DEC = 8464.744 SQ.M.

BUNGALOWS 1 TO 66
TOTAL NO. OF BUNGALOWS 66 NOS.

BUNGLOW TYPE -1 =
54 NOS. X 100.798 = 5,443.092 SQ.M.
BUNGLOW TYPE -2 =
12 NOS. X 136.339 = 1,636.068 SQ.M.

TOTAL BUILT-UP AREA = 7,079.16 SQ.M.

Bungalow exclusive land = 5226.289 SQ.M.
Parking Area = 187.5 SQ.M.
Common land for the phase = 3,050.955 SQ.M.

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey
Director

SIGNATURE OF OWNER

Anupam Maiti
ANUPAM MAITI
C.O.A. Registered Architect
CA/2010/48538
anupam.mozaiik@yahoo.co.in

SIGNATURE OF ARCHITECT

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey
Director

SIGNATURE OF BUILDER

NAME OF THE OWNER : BELA INFRASTRUCTURE PVT LTD.

PROJECT :-
II & PARTLY III STORED BUNGALOW PLAN AT
MOUZA - DAKHIN DHUPJHOKA, L.R. PLOT NO.
544 (P) & 545 (P), J.L. NO. 28, L.R. KHATIAN
NO. 1498, P.O - BATABARI, P.S - METIAU, PIN
- 735206, DIST - JALPAIGURI.

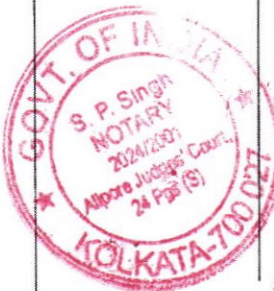
SITE PLAN
SCALE 1:800

07 MAR 2025



EXISTING IV STORED
PANTHAWAS DOORS

PLOT NO-544



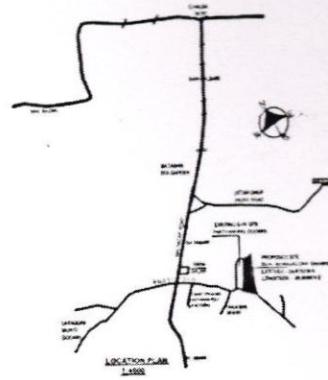
PLOT NO-545



VACANT LAND

PLOT NO-545

PLOT NO-544



BON BUNGALOW Doors - COMMON PASSAGE

LATITUDE - 26.815295 N
LONGITUDE - 88.808874 E

DAG NO. 544 (P) = 11.875 DEC = 480.569 SQ.M.
DAG NO. 545 (P) = 13.821 DEC = 559.311 SQ.M.
TOTAL LAND AREA = 25.696 DEC = 1039.88 SQ.M.

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey

Director

SIGNATURE OF OWNER

Anupam Maity

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C.O.A. Registered Architect
CA/2010/48538
anupam.mozaik@yahoo.co.in

SIGNATURE OF ARCHITECT

BELA INFRASTRUCTURE PRIVATE LIMITED

Karun Kumar Dey

Director

SIGNATURE OF BUILDER

NAME OF THE OWNER : BELA INFRASTRUCTURE PVT LTD.

PROJECT :-

II & PARTLY III STORED BUNGALOW PLAN AT
MOUZA - DAKHIN DHUPJHORA, L.R. PLOT NO.
544 (P) & 545 (P), J.L. NO. 28, L.R. KHATIAN
NO. 1490, P.O - BATABARI, P.S - METIALI, PIN
- 735206, DIST - JALPAIGURI.

07 MAR 2025

\$

DATED THIS THE DAY OF _____

2025

\$

M/S BELA INFRASTRUCTURE PRIVATE
LIMITED,

REPRESENTED BY ITS DIRECTOR

KARUN KUMAR DEY



BOUNDARY DECLARATION

07 MAR 2025



DEBASISH ROY CHOWDHURY

Advocate

8, Old Post Office Street,

Ground Floor,

Kolkata – 700 001

Ph: 033 2242 8649