

3200/2025.

I-3044/2025



15/3/2025 पश्चिम बंगाल WEST BENGAL

A.R.A.
IV

36AA 206072

Whereby the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made this 03rd day of March, Two Thousand Twenty Five (2025).

BY

3 MAR 2025

(1) **PASARI DEVELOPERS LLP**, (LLPIN: AAC-4772 and PAN - AAQFP3401L), a Limited Liability Partnership having its registered office at 35, Ballygunge Park, Post Office-Ballygunge, Police Station-Karaya, Kolkata-700019 hereinafter referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **FIRST PART**;

(2) **REGALIA VENTURES LLP** (LLPIN : AAZ - 3237 and PAN - ABEFR1293D), a Limited Liability Partnership having its registered office at 19/2, Deodar Street, Post Office-Ballygunge, Police Station-Ballygunge, Kolkata - 700019 hereinafter referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be

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AL NO.....
Name : A. K. SINGH, Advocate
Address : High Court, Calcutta
Kolkata - 700001

RS.....
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date.....

18 AUG 2024



to be admitted to the document is admitted to
Registration. The Signatures and the
endorsement sheets attached to this document
are the best evidence of the contents of the document.

Additional Registrar of
Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata
12/12/24



Identified by
Ajoy Chakraborty
(AJAY CHAKRABORTY)
Son of Late Atul Chakraborty
Address : Sarada Pally, Maheshatala,
P.O. Batanagar, P.S. Maheshatala,
Kolkata - 700140.

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deemed to mean and include its successor or successors-in-interest and assigns) of the **SECOND PART**;

(3) **DEOKIRAN MERCHANDISE PRIVATE LIMITED**, (CIN - U51909WB1981PTC033389 and PAN - AACCD3770B), a Company incorporated under the Companies Act, 2013 having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019, hereinafter referred to as the **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **THIRD PART**;

(4) **GOLDBRICK VENTURES LLP** (LLPIN: AAY-1079 and PAN - AAXFG0407A), a Limited Liability Partnership having its registered office at 18/2, Deodgar Street, Post Office and Police Station-Ballygunge, Kolkata - 700019 hereinafter referred to as the **FOURTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **FOURTH PART**;

(5) **ANANT NIKETAN PRIVATE LIMITED** (CIN-U70101WB2006PTC110293 and PAN - AAFCA9798K), a Company incorporated under the Companies Act, 2013 having its registered office at 35, Ballygunge Park, Post Office - Ballygunge, Police Station - Karaya, Kolkata - 700019 hereinafter referred to as the **FIFTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **FIFTH PART**;

(6) **SUNLIKE TRADECOM PRIVATE LIMITED** (CIN-U51909WB2013PTC189976 and PAN - AASCS5857N) a Company incorporated under the Companies Act, 2013 having its registered office at 24, Hemant Basu Sarani, Mangalam Building, 1st Floor, P.S. Hare Street, P.O. R.N. Mukherjee Road, Kolkata - 700001 hereinafter referred to as the **SIXTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SIXTH PART**;

(7) **BUILDMORE DEALERS PRIVATE LIMITED** (CIN - U70109WB2022PTC256678 and PAN - AALCB0277E), a Company incorporated under the provisions of Companies Act, 1956 having it registered office at 1/29A, Gariahat Road, P.O. Jodhpur Park, P.S. Lake, Kolkata - 700 068 hereinafter referred to as the **SEVENTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **SEVENTH PART**;

(8) **TISTA PROPERTIES PRIVATE LIMITED** (CIN - U70101WB2006PTC110438 and PAN - AACCT5445P) a Company incorporated under the provisions of



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Companies Act, 1956 having its registered office at 35, Ballygunge Park, Post Office – Ballygunge, Police Station – Karaya, Kolkata – 700019 hereinafter referred to as the **EIGHTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **EIGHTH PART**;

(9) **M/S SWASTIK ENTERPRISES** (PAN-AEZFS9628B), a partnership firm having its office at 379, Prantick Pally, 2nd Floor, Flat No.4, P.O. East Kolkata Township, P.S. Anandapur, Kolkata - 700107 hereinafter referred to as the **NINTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its partners, successor or successors-in-interest and assigns) of the **NINTH PART**;

(10) **BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED** (CIN – U32106WB1972PTC028599 and PAN – AAACD9138M) a Company incorporated under the Companies Act, 2013 having its registered office at 24, Hemant Basu Sarani, Mangalam Building, 1st Floor, P.S. Hare Street, P.O. R.N. Mukherjee Road, Kolkata – 700001 hereinafter referred to as the **TENTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its successor or successors-in-interest and assigns) of the **TENTH PART**;

All the Parties herein are duly represented by their Authorized Signatory/Representative **MR. BIMAL SARDAR** (PAN – BHJPS8365K & Aadhaar No. 8784 7562 2183) son of Late Judhisthir Sardar, aged about - 47 years, by faith - Hindu, by occupation - Services, by Nationality – Indian residing at 16/2, Monohar Pukur Road, Post Office - Kalighat, Police Station - Tollygunge, Kolkata – 700026.

W H E R E A S:

1. That by virtue of several deed of conveyances the parties herein had purchased ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 33.0845 Decimals in L.R. Dag No. 470 and Bastu/Bahutal Abasan land measuring 66.39 Decimals in L.R. Dag No. 472, both under J.L. No.18, Touzi No. 145, P.S. Electronic Complex (Formerly Bidhannagar East), Kolkata – 700101, Dist. North 24 Parganas within the limits of Bidhannagar Municipal Corporation in the following manner :-

L.R. Dag	Previous Owner	Present Owner/Party	Deed Date	Deed No.	Area of Land (Decimals)
	EIGMEF Apparel Park Limited	Pasari Developers LLP	08-02-2022	01163 of 2022	4.1800
	Eastern India	Regalia Ventures LLP	03-08-2022	09095 of 2022	5.4945



ADDITIONAL REGISTRAR
OFFICE OF THE ADDL REGISTRAR OF ASSURANCES
KOLKATA
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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



030320252042839051

GRIPS Payment Detail

GRIPS Payment ID:	030320252042839051	Payment Init. Date:	03/03/2025 12:27:58
Total Amount:	1929246	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	0288024936413	BRN Date:	03/03/2025 12:29:25
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Ms PASARI DEVELOPERS LLP
Mobile: 9830077823

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250428390538	Directorate of Registration & Stamp Revenue	1929246
Total			1929246

IN WORDS: NINETEEN LAKH TWENTY NINE THOUSAND TWO HUNDRED FORTY SIX ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250428390538

GRN Details

GRN:	192024250428390538	Payment Mode:	SBI Epay
GRN Date:	03/03/2025 12:27:58	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0288024936413	BRN Date:	03/03/2025 12:29:25
Gateway Ref ID:	119662001	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	030320252042839051	Payment Init. Date:	03/03/2025 12:27:58
Payment Status:	Successful	Payment Ref. No:	2000594940/2/2025
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Ms PASARI DEVELOPERS LLP
Address:	Kolkata
Mobile:	9830077823
Period From (dd/mm/yyyy):	03/03/2025
Period To (dd/mm/yyyy):	03/03/2025
Payment Ref ID:	2000594940/2/2025
Dept Ref ID/DRN:	2000594940/2/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000594940/2/2025	Property Registration- Stamp duty	0030-02-103-003-02	300020
2	2000594940/2/2025	Property Registration- Registration Fees	0030-03-104-001-16	1629226
Total				1929246

IN WORDS: NINETEEN LAKH TWENTY NINE THOUSAND TWO HUNDRED FORTY SIX ONLY.

470 (P)	Garment Manufacturers And Exporters Federation	Pasari Developers LLP	03-08-2022	09096 of 2022	4.9500
		Pasari Developers LLP	03-08-2022	09097 of 2022	3.0400
	Eastern India Garment Manufacturers And Exporters Federation	Deokiran Merchandise Pvt. Ltd.	18-05-2023	06985 of 2023	3.8800
		Regalia Ventures LLP	18-05-2023	06986 of 2023	5.7700
		Deokiran Merchandise Pvt. Ltd.	18-05-2023	06987 of 2023	5.7700
	TOTAL				
L.R. Dag	Previous Owner	Present Owner/Party	Deed Date	Deed No.	Area of Land (Decimals)
472 (P)	Eastern India Garment Manufacturers And Exporters Federation	Goldbrick Ventures LLP	08-02-2022	01161 of 2022	8.5200
	EIGMEF Apparel Park Limited	Buildmore Dealers Pvt. Ltd.	10-02-2023	02569 of 2023	4.1250
		Tista Properties Pvt. Ltd.	10-02-2023	02575 of 2023	4.1250
	EIGMEF Apparel Park Limited	Buildmore Dealers Pvt. Ltd.	10-02-2023	02573 of 2023	3.8200
		Tista Properties Pvt. Ltd.	10-02-2023	02574 of 2023	3.8200
	Eastern India Garment Manufacturers And Exporters Federation	Buildmore Dealers Pvt. Ltd.	10-02-2023	02567 of 2023	3.9500
		Tista Properties Pvt. Ltd.	10-02-2023	02566 of 2023	3.9500
	Eastern India Garment Manufacturers And Exporters Federation	Sunlike Tradecom Pvt. Ltd.	03-08-2023	10973 of 2023	6.5100
		Bhagya Laxmi Mineral And Logistic Pvt. Ltd.	03-08-2023	10970 of 2023	5.7700
		Bhagya Laxmi Mineral And Logistic Pvt. Ltd.	03-08-2023	10974 of 2023	5.7700
		M/s Swastik Enterprises	03-08-2023	10969 of 2023	6.6000
		M/s Swastik Enterprises	03-08-2023	10972 of 2023	5.7700
		Anant Niketan Pvt. Ltd.	03-08-2023	10971 of 2023	3.6600
TOTAL					66.3900



2. And as such we the parties herein became the absolute owners in respect of their respective parcels of lands free from all encumbrances and got their names mutated with the records of BL & LRO, Rajarhat under various L.R. Khatian numbers and started paying the khazna for our respective land parcels. Therefore, presently the parties herein are the lawful owners of ALL THAT piece and parcel of total Bastu/Bahutal Abasan land measuring an area of 99.4745 Decimals (33.0845 Decimals in L.R. Dag No. 470 and 66.39 Decimals in L.R. Dag No. 470) more or less lying and situated at Mouza - Mahisbathan, Touzi No.145, J.L No.18, under Police Station - Electronic Complex (formerly Bidhannagar East), Ward No.1, within the ambit of Bidhannagar Municipal Corporation, in the District of North 24 Parganas, Kolkata – 700101 comprised in L.R. Dag No. 470(P) & 472(P), L.R. Khatian numbers and area of land as mentioned below :

Party No.	L.R. Dag	Name of the Purchaser	L.R. Khatian	Area of Land (Decimals)
1	470 (P)	Pasari Developers LLP	2455	12.1700
2	470 (P)	Regalia Ventures LLP	2447	11.2645
3	470 (P)	Deokiran Merchandise Pvt. Ltd.	2495	9.6500
4	472 (P)	Goldbrick Ventures LLP	2448	8.5200
5	472 (P)	Anant Niketan Pvt. Ltd.	2523	3.6600
6	472 (P)	Sunlike Tradecom Pvt. Ltd.	2530	6.5100
7	472 (P)	Buildmore Dealers Pvt. Ltd.	2475	11.8950
8	472 (P)	Tista Properties Pvt. Ltd.	2487	11.8950
9	472 (P)	M/s Swastik Enterprises	2518 & 2520	12.3700
10	472 (P)	Bhagya Laxmi Mineral And Logistic Pvt. Ltd.	2519 & 2522	11.5400
TOTAL LAND AREA				99.4745

morefully and particularly described in the Schedule – ‘A’ written hereunder and delineated with “Different Colours” in the Plan – “A” annexed hereunder.

3. That while seized and possessed of or well and sufficiently entitled to their respective above mentioned ten numbers of plots of land in L.R. Dag Nos. 470 & 472, the parties herein have jointly decided to develop the said ten numbers of plots of land together by erecting and construction one or more multi-storied building thereon for better consolidated use and enjoyment of the said ten land parcels having a total area of 99.4745 decimals (more or less) and accordingly they have jointly entered into one Development Agreement on 29/06/2024 with AKP Promoters Private Limited as Principal Developer and Bengal Reliable Mahanirman Limited as Other Developers (hereinafter referred to as “the Developers”) which



was duly registered with the office of ARA-IV, Kolkata being Deed No.190409362 for the year 2024 (hereinafter referred to as "Development Agreement").

4. The Parties herein have also jointly executed one Power of Attorney on 29/06/2024 which was duly registered with the office of ARA-IV Kolkata recorded as deed no. 190409401 for the year 2024 (hereinafter referred to as "Power of Attorney") in favour of said AKP Promoters Private Limited and Bengal Reliable Mahanirman Limited as their lawful attorneys for developing the said 99.4745 Decimals (more or less) Bastu/Bahutal Abasan land.

5. For the purpose developing the said total land measuring 99.4745 decimals in accordance to a sanctioned plan to be issued by the concerned Municipal Corporation or competent authority it is required to amalgamate the above mentioned ten land parcels into one plot of land for the joint use and exploitation of the said amalgamated plot of land by the parties herein by treating the same as one and mutating their names jointly as one Holding under the Bidhannagar Municipal Corporation and as such the parties herein are amalgamating the said ten plots of land in a single plot by virtue of this Deed of Amalgamation.

6. The parties herein further declare and undertake that the said ten plots of land will be mutated with the Bidhannagar Municipal Corporation in their joint names after amalgamating the same into one plot of land bearing one single Holding number in Bidhannagar Municipal Corporation and these ten plots of land will be treated as one single plot of land and one Holding of the Bidhannagar Municipal Corporation which is morefully and particularly described in the Schedule - 'B' hereunder written and specifically shown in the annexed plan delineated in "RED" border.

7. The parties herein have mutually agreed the terms and conditions :

- (a) All the parties herein shall receive and enjoy their proportionate shares in revenue in terms of the said Development Agreement.
- (b) All the parties herein mutually agreed that they shall abide by the terms and conditions of the Development Agreement and Power of Attorney both dated 29/06/2024 and they are not selling their shares of land by virtue of this deed of amalgamation.
- (c) All the parties herein mutually agreed that the Developers have the right to sanction the building plan from Bidhannagar Municipal Corporation by virtue of this Deed of Amalgamation.

8. **NOW THIS DEED OF AMALGAMATION WITNESSTH** as follows :



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- (i) The First Part hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 12.17 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.470, L.R. Khatian No.2455 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of Second to Tenth Parties herein.
- (ii) The Second Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 11.2645 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.470, L.R. Khatian No.2447 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First Party and Third to Tenth Parties herein.
- (iii) The Third Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 9.65 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.470, L.R. Khatian No.2495 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First & Second Parties and Fourth to Tenth Parties herein.
- (iv) The Fourth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 8.52 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian No.2448 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Third Parties and Fifth to Tenth Parties herein.
- (v) The Fifth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 11.8950 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian No.2475 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Fourth Parties and Sixth to Tenth Parties herein.
- (vi) The Sixth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 11.8950 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian No.2487 under J.L. No.18, Touzi No. 145, P.S.



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Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Fifth Parties and Seventh to Tenth Parties herein.

- (vii) The Seventh Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 6.51 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian No.2530 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Sixth Parties and Eighth to Tenth Parties herein.
- (viii) The Eighth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 3.66 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian No.2523 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Seventh Parties and Ninth & Tenth Parties herein.
- (ix) The Ninth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 11.54 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian Nos. 2519 & 2522 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Seventh Parties and Ninth & Tenth Parties herein.
- (x) The Tenth Party hereby undertaking to amalgamate its i.e. ALL THAT piece and parcel of Bastu/Bahutal Abasan land measuring about 12.37 Decimals lying and situated in Mouza – Mahishbathan comprised in L.R. Dag No.472, L.R. Khatian Nos. 2518 & 2520 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex, within the limits of Bidhannagar Municipal Corporation as described in Schedule – “A” hereunder with the land parcels of First to Ninth Parties herein.
- (xi) The Parties herein shall mutate their names jointly with Bidhannagar Municipal Corporation and shall jointly the said compact amalgamated plot of land measuring to 99.4745 Decimals (more or less) as mentioned hereinabove without any interruption and encumbrances and shall also get the building sanctioned plan from Bidhannagar Municipal Corporation in respect of the entire amalgamated plot of land which is morefully and particularly described in Schedule – “B” written hereunder.



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OF ASSURANCES-IV, KOLKATA
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SCHEDULE - "A" ABOVE REFERRED TO
(Showing the individual share of the Parties/Owners)

PART -I				
ALL THAT PIECES AND PARCELS OF BASTU/BAHUTAL ABASAN LAND IN MOUZA - MAHISHBATHAN, COMPRISED IN L.R. DAG NO. 470(P) UNDER TOUZI NO.145, J.L. NO. 18, P.S. ELECTRONIC COMPLEX (FORMERLY BIDHANNAGAR EAST), DIST. 24 PARGANAS (NORTH) WITHIN THE LIMITS OF BIDHANNAGAR MUNICIPAL CORPORATION				
Party/Owner No.	L.R. Dag	Name of the Party/Owner	L.R. Khatian	Area of Land (Decimals)
1	470 (P)	Pasari Developers LLP	2455	12.1700
2	470 (P)	Regalia Ventures LLP	2447	11.2645
3	470 (P)	Deokiran Merchandise Pvt. Ltd.	2495	9.6500
TOTAL LAND HOLDONG IN L.R. DAG No. 470(P)				33.0845

PART -II				
ALL THAT PIECES AND PARCELS OF BASTU/BAHUTAL ABASAN LAND IN MOUZA - MAHISHBATHAN, COMPRISED IN L.R. DAG NO. 472(P) UNDER TOUZI NO.145, J.L. NO. 18, P.S. ELECTRONIC COMPLEX (FORMERLY BIDHANNAGAR EAST), DIST. 24 PARGANAS (NORTH) WITHIN THE LIMITS OF BIDHANNAGAR MUNICIPAL CORPORATION				
Party/Owner No.	L.R. Dag	Name of the Party/Owner	L.R. Khatian	Area of Land (Decimals)
4	472 (P)	Goldbrick Ventures LLP	2448	8.5200
5	472 (P)	Anant Niketan Pvt. Ltd.	2523	3.6600
6	472 (P)	Sunlike Tradecom Pvt. Ltd.	2530	6.5100
7	472 (P)	Buildmore Dealers Pvt. Ltd.	2475	11.8950
8	472 (P)	Tista Properties Pvt. Ltd.	2487	11.8950
9	472 (P)	M/s Swastik Enterprises	2518 & 2520	12.3700
10	472 (P)	Bhagya Laxmi Mineral And Logistic Pvt. Ltd.	2519 & 2522	11.5400
TOTAL LAND HOLDONG IN L.R. DAG No. 472(P)				66.3900

SCHEDULE - "B" ABOVE REFERRED TO
(Description of Amalgamated land parcel)

ALL THAT piece and parcel of ^{Vacant} Bastu/Bahutal Abasan land measuring an area of 99.4745 Decimal be the same a little more or less lying and situated in Mouza - Mahishbathan comprised in L.R. Dag Nos. 470 & 472, L.R. Khatian Nos. 2455, 2447, 2495, 2448, 2523, 2530, 2475, 2487, 2518, 2520,

Bimal Saha



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2519 & 2522 under J.L. No.18, Touzi No. 145, P.S. Electronic Complex (formerly Bidhannagar East), within the limits of Bidhannagar Municipal Corporation, Kolkata - 700101, North 24 Parganas which is delineated with "Red" in plan - "B" annexed herewith and butted and bounded by :

- ON THE NORTH** : By L.R. Dag No. 470(P);
- ON THE SOUTH** : By L.R. Dag No. 504;
- ON THE EAST** : By L.R. Dag Nos. 470(P) & 472(P);
- ON THE WEST** : By 65 Meter wide Road.

IN WITNESS WHEREOF the parties hereunto have set and subscribed their respective hands, seal and signatures on the day, month and year first above written.

SIGNED SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES :

1. Navin K. Jha
35, Ballygunge Park,
Kol - 19

2. Sourov Karar
35, Ballygunge Park,
Kol - 19.

Pasari Developers LLP
Regalia Ventures LLP
Deekiran Merchandise Pvt. Ltd.
Goldbrick Ventures LLP
Anant Niketan Pvt. Ltd.
Sunlike Tradecom Pvt. Ltd.
Buildmore Dealers Pvt. Ltd.
Tista Properties Pvt. Ltd.
M/s. Swastik Enterprises
Bhagya Laxmi Mineral And Logistic Pvt. Ltd.

Bimal Sanyal
Authorized Signatory/Representative

PARTIES NO. 1 To 10

Represented by their common
Authorized Representative/Signatory

Drafted by

Abhishek Datta

Advocate

High Court, Calcutta
Enrolment No. WB/1135/2010.



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- 3 MAR 2025

MOUZA - MAHISBATHAN

L.R. DAG NO. 470 (P) & 472 (P)

LAND OWNERSHIP IN : DAG NO 470 (P) = 33.0845 DEC.

DAG NO 472 (P) = 66.3900 DEC.

TOTAL LAND = 99.4745 DEC.

L.R.KHATAN NOS - 2455, 2447, 2495, 2448, 2523, 2530,

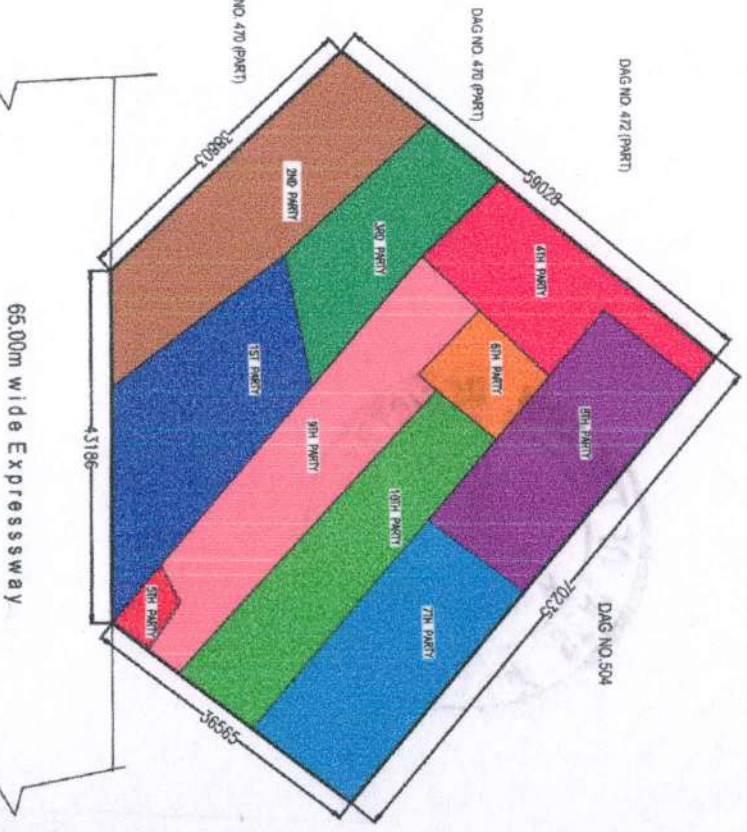
2474, 2487, 2519, 2522, 2518 & 2520.

J.L. NO. - 18, TOUZI NO 145, P.S. ELECTRONIC COMPLEX,

WARD NO. 1 OF BIDHANNAGAR MUNICIPAL CORPORATION,

PIN 700101, NORTH 24 PARAGANA.

PLAN - 'A'



LEGEND

FOR DAG NO-470(PART)

1ST PARTY - PASARI DEVELOPERS LLP - 12.17 DEC

2ND PARTY - REGALIA VENTURES LLP - 11.26 DEC

3RD PARTY - DECKIRAN MERCHANDISE PVT. LTD - 9.65 DEC

FOR DAG NO-472 (PART)

4TH PARTY - GOLDBRICK VENTURES LLP - 8.52 DEC

5TH PARTY - ANANT NIKETAN PVT. LTD. - 3.66 DEC

6TH PARTY - SUNLIKE TRADECOM PVT. LTD. - 6.51 DEC

7TH PARTY - BUILDMORE DEALERS PVT. LTD. - 11.895 DEC

8TH PARTY - TISTA PROPERTIES PVT. LTD. - 11.895 DEC

9TH PARTY - M/S SWASTIK ENTERPRISES - 12.37 DEC

10TH PARTY - BHAGYA LAXMI MINERAL AND LOGISTIC

PVT. LTD. - 11.54 DEC

66.00m wide Expressway

Pasari Developers LLP
Regalia Ventures LLP
Deckiran Merchandise Pvt. Ltd.
Goldbrick Ventures LLP
Anant Niketan Pvt. Ltd.
Sunlike Tradecom Pvt. Ltd.
Buildmore Dealers Pvt. Ltd.
Tista Properties Pvt. Ltd.
M/s. Swastik Enterprises
Bhagya Laxmi Mineral And Logistic Pvt. Ltd.

Bimal Sanjay
Authorised Signatory/Representative

MOUZA - MAHISBATHAN

L.R. DAG NO. 470 (P) & 472 (P)

TOTAL AMALGAMATED LAND : 99.4745 DEC.

L.R. KHATAN NOS - 2455, 2447, 2495, 2448, 2523, 2530,

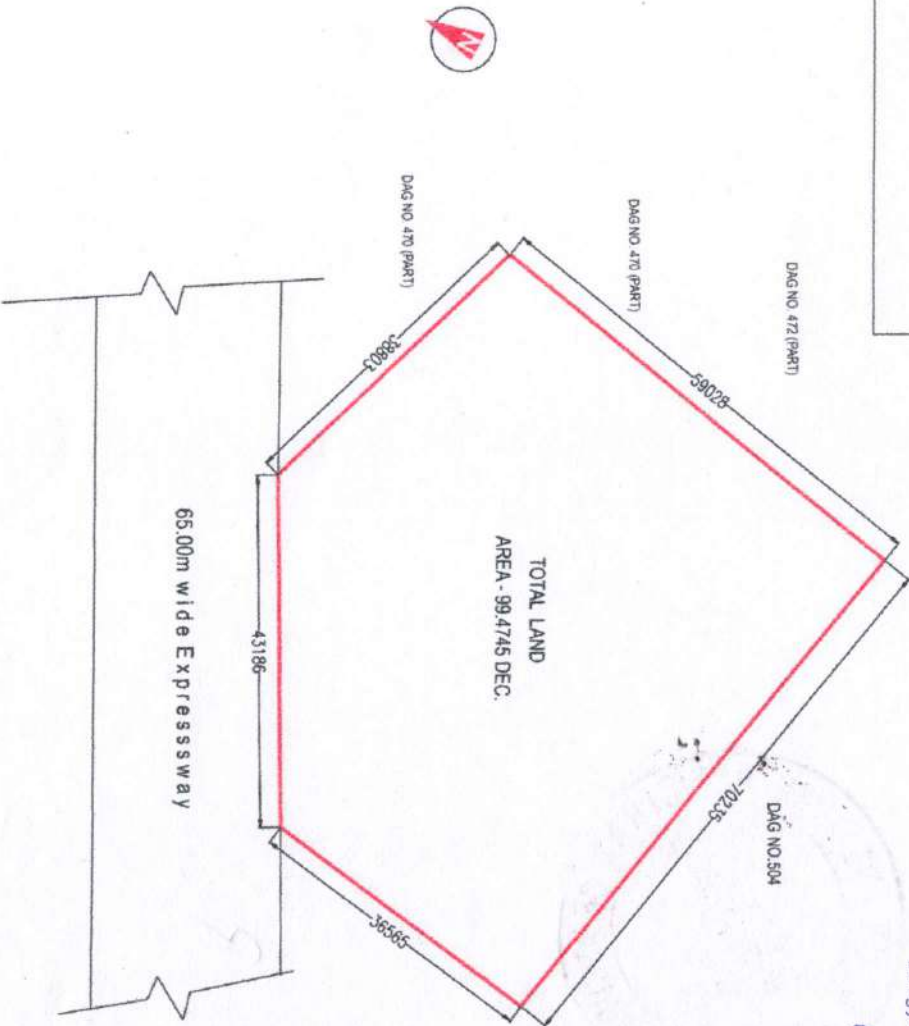
2474, 2487, 2519, 2522, 2518 & 2520.

J.L. NO. - 18, TOLUZI NO 145, P.S. ELECTRONIC COMPLEX,

WARD NO. 1 OF BIDHANNAGAR MUNICIPAL CORPORATION,

PIN 700101, NORTH 24 PARAGANA.

PLAN - 'B'
AMALGAMATED LAND



Pasari Developers LLP
Regalia Ventures LLP
Deokiren Merchandise Pvt. Ltd.
Goldbrick Ventures LLP
Anant Niketan Pvt. Ltd.
Sunlike Tradecom Pvt. Ltd.
Buildmore Dealers Pvt. Ltd.
Tista Properties Pvt. Ltd.
M/s. Swastik Enterprises
Bhagya Laxmi Mineral And Logistic Pvt. Ltd.

Bimal Sarker
Authorised Signatory/Representative

3 MAR 2025

FINGER PRINTS



	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L										
H										
S										

	Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R										
H										
S										

Signature Bimal Sardar

Name BIMAL SARDAR



	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L										
H										
S										

	Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R										
H										
S										

Signature _____

Name _____



	Little	Finger	Ring	Finger	Middle	Finger	Fore	Finger	Thumb	Finger
L										
H										
S										

	Thumb	Finger	Fore	Finger	Middle	Finger	Ring	Finger	Little	Finger
R										
H										
S										

Signature _____

Name _____



✓

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
- 2 MAR 2025

Major Information of the Deed

Deed No :	I-1904-03044/2025	Date of Registration	03/03/2025
Query No / Year	1904-2000594940/2025	Office where deed is registered	
Query Date	27/02/2025 3:41:22 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ABHISHEK DUTTA HIGH COURT, CALCUTTA,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830317345, Status :Advocate		
Transaction		Additional Transaction	
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 16,29,21,161/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 3,00,040/- (Article:23)		Rs. 16,29,310/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 JI No: 18, Touzi No: 145 Pin Code : 700101

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	LR-470 (RS :-)	LR-2455	Bastu	Bastu	33.0845 Dec		5,41,86,401/-	Property is on Road
L2	LR-472 (RS :-472)	LR-2448	Bastu	Bastu	66.39 Dec		10,87,34,760/-	Property is on Road
		TOTAL :			99.4745Dec	0 /-	1629,21,161 /-	
		Grand Total :			99.4745Dec	0 /-	1629,21,161 /-	

Seller Details :

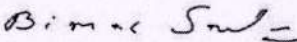
SI No	Name,Address,Photo,Finger print and Signature
1	PASARI DEVELOPERS LLP 35, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX4 , PAN No.:: AAxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	REGALIA VENTURES LLP 19/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx3D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	DEOKIRAN MERCHANDISE PRIVATE LIMITED 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-1XX1 , PAN No.:: AAxxxxxx0B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

4	GOLDBRICK VENTURES LLP 18/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX1 , PAN No.:: AAxxxxxx7A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	ANANT NIKETAN PRIVATE LIMITED 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

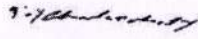
Sl No	Name,Address,Photo,Finger print and Signature
1	SUNLIKE TRADECOM PRIVATE LIMITED 24, Hemanta Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AAxxxxxx7N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	BUILDMORE DEALERS PRIVATE LIMITED 1/29A, Gariahat Road, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	TISTA PROPERTIES PRIVATE LIMITED 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge Park, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 Date of Incorporation:XX-XX-2XX6 , PAN No.:: AAxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
4	SWASTIK ENTERPRISES Flat No: 4, 379, Prantik Pally, City:- Not Specified, P.O:- East Kolkata Township, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Date of Incorporation:XX-XX-2XX3 , PAN No.:: AExxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
5	BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED 24, Hemanta Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001 Date of Incorporation:XX-XX-1XX2 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Bimal Sardar (Presentant) Son of Late Judhisthir Sardar Date of Execution - 03/03/2025, , Admitted by: Self, Date of Admission: 03/03/2025, Place of Admission of Execution: Office			
		Mar 3 2025 4:59PM	LTI 03/03/2025	03/03/2025

16/2, Manohar pukur Road, City:- Not Specified, P.O:- Kalighat, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700026, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: BHxxxxxx5K, Aadhaar No: 87xxxxxxxx2183 Status : Representative, Representative of : PASARI DEVELOPERS LLP (as Authorised Representative), REGALIA VENTURES LLP (as Authorised Representative), DEOKIRAN MERCHANDISE PRIVATE LIMITED (as Authorised Representative), GOLDBRICK VENTURES LLP (as Authorised Representative), ANANT NIKETAN PRIVATE LIMITED (as Authorised Representative), SUNLIKE TRADECOM PRIVATE LIMITED (as Authorised Representative), BUILDMORE DEALERS PRIVATE LIMITED (as Authorised Representative), TISTA PROPERTIES PRIVATE LIMITED (as Authorised Representative), SWASTIK ENTERPRISES (as Authorised Representative), BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED (as Authorised Representative)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ajay Chakraborty Son of Late Atul Chakraborty City:- Maheshtala, P.O:- Batanagar, P.S:- Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700140		 Captured	
	03/03/2025	03/03/2025	03/03/2025
Identifier Of Mr Bimal Sardar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	PASARI DEVELOPERS LLP	SUNLIKE TRADECOM PRIVATE LIMITED-1.32338 Dec,BUILDMORE DEALERS PRIVATE LIMITED-1.32338 Dec,TISTA PROPERTIES PRIVATE LIMITED-1.32338 Dec,SWASTIK ENTERPRISES-1.32338 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-1.32338 Dec
2	REGALIA VENTURES LLP	SUNLIKE TRADECOM PRIVATE LIMITED-1.32338 Dec,BUILDMORE DEALERS PRIVATE LIMITED-1.32338 Dec,TISTA PROPERTIES PRIVATE LIMITED-1.32338 Dec,SWASTIK ENTERPRISES-1.32338 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-1.32338 Dec
3	DEOKIRAN MERCHANDISE PRIVATE LIMITED	SUNLIKE TRADECOM PRIVATE LIMITED-1.32338 Dec,BUILDMORE DEALERS PRIVATE LIMITED-1.32338 Dec,TISTA PROPERTIES PRIVATE LIMITED-1.32338 Dec,SWASTIK ENTERPRISES-1.32338 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-1.32338 Dec
4	GOLDBRICK VENTURES LLP	SUNLIKE TRADECOM PRIVATE LIMITED-1.32338 Dec,BUILDMORE DEALERS PRIVATE LIMITED-1.32338 Dec,TISTA PROPERTIES PRIVATE LIMITED-1.32338 Dec,SWASTIK ENTERPRISES-1.32338 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-1.32338 Dec
5	ANANT NIKETAN PRIVATE LIMITED	SUNLIKE TRADECOM PRIVATE LIMITED-1.32338 Dec,BUILDMORE DEALERS PRIVATE LIMITED-1.32338 Dec,TISTA PROPERTIES PRIVATE LIMITED-1.32338 Dec,SWASTIK ENTERPRISES-1.32338 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-1.32338 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	PASARI DEVELOPERS LLP	SUNLIKE TRADECOM PRIVATE LIMITED-2.6556 Dec,BUILDMORE DEALERS PRIVATE LIMITED-2.6556 Dec,TISTA PROPERTIES PRIVATE LIMITED-2.6556 Dec,SWASTIK ENTERPRISES-2.6556 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-2.6556 Dec
2	REGALIA VENTURES LLP	SUNLIKE TRADECOM PRIVATE LIMITED-2.6556 Dec,BUILDMORE DEALERS PRIVATE LIMITED-2.6556 Dec,TISTA PROPERTIES PRIVATE LIMITED-2.6556 Dec,SWASTIK ENTERPRISES-2.6556 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-2.6556 Dec
3	DEOKIRAN MERCHANDISE PRIVATE LIMITED	SUNLIKE TRADECOM PRIVATE LIMITED-2.6556 Dec,BUILDMORE DEALERS PRIVATE LIMITED-2.6556 Dec,TISTA PROPERTIES PRIVATE LIMITED-2.6556 Dec,SWASTIK ENTERPRISES-2.6556 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-2.6556 Dec
4	GOLDBRICK VENTURES LLP	SUNLIKE TRADECOM PRIVATE LIMITED-2.6556 Dec,BUILDMORE DEALERS PRIVATE LIMITED-2.6556 Dec,TISTA PROPERTIES PRIVATE LIMITED-2.6556 Dec,SWASTIK ENTERPRISES-2.6556 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-2.6556 Dec
5	ANANT NIKETAN PRIVATE LIMITED	SUNLIKE TRADECOM PRIVATE LIMITED-2.6556 Dec,BUILDMORE DEALERS PRIVATE LIMITED-2.6556 Dec,TISTA PROPERTIES PRIVATE LIMITED-2.6556 Dec,SWASTIK ENTERPRISES-2.6556 Dec,BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED-2.6556 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mohisbathan, Mouza: Mahishabathan, , Ward No: 1 JI No: 18, Touzi No: 145 Pin Code : 700101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 470, LR Khatian No:- 2455	Owner:পাসারী ডেভেলপার্স এল এল পি, Gurdian:ডাইরেক্টর , Address:নিজ , Classification:শালি, Area:0.12000000 Acre,	PASARI DEVELOPERS LLP
L2	LR Plot No:- 472, LR Khatian No:- 2448	Owner:গোল্ডব্রিক ভেনচার্স এল এল পি, Gurdian:পার্টনার , Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	GOLDBRICK VENTURES LLP

Endorsement For Deed Number : I - 190403044 / 2025

On 03-03-2025

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 : 23 of Indian Stamp Act 1899.

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

Presented for registration at 15:32 hrs on 03-03-2025, at the Office of the A.R.A. - IV KOLKATA by Mr Bimal Sardar ,.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 16,29,21,161/-

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

Execution is admitted on 03-03-2025 by Mr Bimal Sardar, Authorised Representative, PASARI DEVELOPERS LLP (LLP), 35, Ballygunge Park, City:- , P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, REGALIA VENTURES LLP (LLP), 19/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, DEOKIRAN MERCHANDISE PRIVATE LIMITED (Private Limited Company), 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, GOLDBRICK VENTURES LLP (LLP), 18/2, Deodar Street, City:- Not Specified, P.O:- Ballygunge, P.S:-Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, ANANT NIKETAN PRIVATE LIMITED (Private Limited Company), 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, SUNLIKE TRADECOM PRIVATE LIMITED (Private Limited Company), 24, Hemanta Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001; Authorised Representative, BUILDMORE DEALERS PRIVATE LIMITED (Private Limited Company), 1/29A, Gariahat Road, City:- Not Specified, P.O:- Jodhpur Park, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068; Authorised Representative, TISTA PROPERTIES PRIVATE LIMITED (Private Limited Company), 35, Ballygunge Park, City:- Not Specified, P.O:- Ballygunge Park, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700019; Authorised Representative, SWASTIK ENTERPRISES (Partnership Firm), Flat No: 4, 379, Prantik Pally, City:- Not Specified, P.O:- East Kolkata Township, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107; Authorised Representative, BHAGYA LAXMI MINERAL AND LOGISTIC PRIVATE LIMITED (Private Limited Company), 24, Hemanta Basu Sarani, City:- Kolkata, P.O:- R N Mukherjee Road, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001

Indetified by Mr Ajay Chakraborty, , Son of Late Atul Chakraborty, P.O: Batanagar, Thana: Maheshtala, , City/Town: MAHESHTALA, South 24-Parganas, WEST BENGAL, India, PIN - 700140, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,29,310.00/- (A(1) = Rs 16,29,212.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 16,29,226/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/03/2025 12:29PM with Govt. Ref. No: 192024250428390538 on 03-03-2025, Amount Rs: 16,29,226/-, Bank: SBI EPay (SBlePay), Ref. No. 0288024936413 on 03-03-2025, Head of Account 0030-03-104-001-16

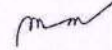
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,00,020/- and Stamp Duty paid by Stamp Rs 20.00/-, by online = Rs 3,00,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 113600, Amount: Rs.20.00/-, Date of Purchase: 08/08/2024, Vendor name: A K SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/03/2025 12:29PM with Govt. Ref. No: 192024250428390538 on 03-03-2025, Amount Rs: 3,00,020/-,
Bank: SBI EPay (SBlePay), Ref. No. 0288024936413 on 03-03-2025, Head of Account 0030-02-103-003-02



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1904-2025, Page from 123304 to 123329
being No 190403044 for the year 2025.**



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2025.03.05 12:01:58 +05:30
Reason: Digital Signing of Deed.

**(Mohul Mukhopadhyay) 05/03/2025
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.**