

06 DEC 2013

BEFORE THE NOTARY
GOVERNMENT OF INDIA



पश्चिम बंगाल WEST BENGAL

16AA 632201

06 DEC 2013



DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 6th day of December, 2013 BETWEEN SMT. MINATI SAHA, wife of Sri Sankar Kumar Saha, by Religion - Hindu, by Nationality - Indian, Occupation - Business, Residing at 175, Block - B, Bangur Avenue, P.S. - Lake Town, Kolkata - 700055, hereinafter called and referred to as the OWNER NO. 1 (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, representatives, successors, administrators, executors and assigns) of the FIRST PART

06 DEC 2013

2013 entered into by and between the parties to these presents for the purpose of construction of a multi-storeyed building over the entire area of their adjoining plots of land (as more fully and separately described in details in the

06 DEC 2013

৬৮১
ক্রমিক নং ২০১৬ NM
তারিখ ০৬/১২/২০১৬
স্বাক্ষরিত কর্তৃক জন. কে. বিজ্ঞান সার্জনগার
সাক্ষরিত কর্তৃক বারমা ১৯৮
২০. ৪৮৮ ৭ NM
স্বাক্ষরিত কর্তৃক
স্বাক্ষরিত কর্তৃক
হাবড়া, এ, ডি, এস, আর, অফিস
জেলা - উত্তর ২৪ পরগণা
ডি. ডি. নং
ক্রয়ের তারিখ
মোট মূল্য
ট্রেজারী অফিস বারাসাত
উত্তর ২৪ পরগণা
স্বাক্ষরিত কর্তৃক - জরুরি বিজ্ঞান

- 2DEC 2013

150 000

AND

SRI PRODIP GHOSH, son of Gopal Chandra Ghosh, by Religion - Hindu, by Nationality - Indian, Occupation - Business, residing at 1617, Beliaghata Main Road, P.S. - Beliaghata, Kolkata - 700 010, hereinafter called and referred to as the OWNER NO. 2 (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, successors, administrators, executors and assigns) of the SECOND PART

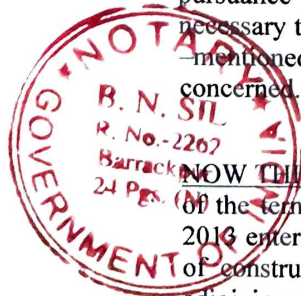
AND

SRI LAXMAN CHANDRA SIL, son of Kalu Charan Sil, by Religion - Hindu, by Nationality - Indian, Occupation - Business, residing at Siddhartha Nagar, Rajarhat Gopalpur (M), P.O. - Krishnapur, P.S. - Baguiati, Kolkata - 700 102, hereinafter called and referred to as the OWNER NO. 3 (which terms and expressions shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, representatives, successors, administrators, executors and assigns) of the THIRD PART

WHEREAS the Parties hereto have been respectively enjoining absolute possession and ownership over their adjacent plots of land, as more fully and separately described in details in the PART-I, PART-II and PART-III of the SCHEDULE written hereunder.

AND WHEREAS being jointly seized and possessed of or otherwise well and sufficiently entitled to the said plots of land, free from all sorts of encumbrances, charges, liens, lis-pendenses, demands, claims, attachments, debts, dues, acquisitions and requisitions whatsoever as well as without any interference, disturbance, obstruction and hindrance from any person in any manner whatsoever, the Parties hereto have mutually decided to develop the whole property by constructing a multi-storeyed building over the same with a common Building Plan thereto to be sanctioned by the Municipal Authority concerned after amalgamation of their separate Holdings into a single Holding, and for that purpose the Parties have already entered into a Development Agreement by and between them on 26th day of February, 2013, and in pursuance of the terms of such Development Agreement it is now become necessary to make these presents in order to get amalgamation of the Schedule mentioned separate Holdings into a single Holding within the Municipality concerned.

NOW THIS DEED OF AMALGAMATION WITNESSETH that in pursuance of the terms of the aforesaid Development Agreement dated 26th February, 2013 entered into by and between the parties to these presents for the purpose of construction of a multi-storeyed building over the entire area of their adjoining plots of land (as more fully and separately described in details in the



06 DEC 2013

PART-I, PART-II and PART-III of the SCHEDULE written hereunder), the parties hereto have mutually decided and agreed for amalgamation of their said plots of lands and/or holdings into a single Holding (as more fully and separately described in details in the PART-IV of the SCHEDULE below), so that, for the benefit of all of them the proposed Multi-Storeyed Building can be developed over the entire property in accordance with a common Building Plan to be sanctioned by the Municipal Authority concerned and the project may be satisfied.

'SCHEDULE' ABOVE REFERRED TO:

PART- I

(DESCRIPTION OF TOTAL LAND BELONGING TO SMT. MINATI SAHA)

ALL THAT piece and parcel of Land, comprising total area measuring about 7 cottahs 01 Chittaks and 34 Sq. Ft., be the same a little more or less, comprised in C.S. Dag No.5666, 5660, R.S. Dag No. 3664, 3660, 3652, corresponding to C.S. Khatian No. 595, 1050, R.S. Khatian No. 1322, 1063, 1085, 1550, under Mouza – Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, situate and lying at Baroaritala, Krishnapur Main Road (Road Zone: Majherpara – Mission Bazar), Kolkata – 700102, situate and lying at Baroaritala, Krishnapur Main Road (Road Zone: Majherpara – Mission Bazar), Kolkata – 700102, within the local limits of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. – Rajarhat (presently under P.S. - Baguiati), under the Additional District Sub-Registration Office – Bidhannagar (Salt Lake City), in the District of North 24 Parganas, West Bengal.

SCHEDULE - II

(DESCRIPTION OF LAND BELONGING TO SRI PRODIP GHOSH)

ALL THAT piece and parcel of Land, comprising total area measuring about 05 Kottahs 04 Chittaks 00 Sq. Ft., be the same a little more or less, comprised in R.S. Dag No. 3660, corresponding to R.S. Khatian No. 1063, under Mouza – Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, being Municipal Holding No. RGM/35/1639, Krishnapur, Baroaritala (Road Zone: Majherpara – Mission Bazar of Krishnapur Main Road), Kolkata – 700102, within the local limits of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. – Rajarhat (presently under P.S. - Baguiati), under the Additional District Sub-Registration Office – Bidhannagar Salt Lake City, in the District of North 24 Parganas, West Bengal.



06 DEC 2013

SCHEDULE - III

(DESCRIPTION OF LAND BELONGING TO SRI LAXMAN CHANDRA SIL)

ALL THAT piece and parcel of Land, comprising total area measuring about 01 Kottahs 00 Chittak 00 Sq. Ft., be the same a little more or less, comprised in R.S. Dag No. 3665, corresponding to R.S. Khatian No. 1092, under Mouza – Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, lying on Baroaritala of Krishnapur Main Road (Road Zone: Majherpara – Mission Bazar of), Kolkata – 700102, within the local limits of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. – Rajarhat (presently under P.S. – Baguiati), under the Additional District Sub-Registration Office – Bidhannagar Salt Lake City, in the District of North 24 Parganas, West Bengal.

PART - IV(DESCRIPTION OF TOTAL LAND BELONGING TO
THE PARTIES HERETO AS TO BE AMALGAMATED)

ALL THAT part and parcel of Land, comprising total area measuring about 13 Kottahs 05 Chittaks 34 Sq. Ft., be the same a little more or less, comprised in C.S. Dag No. 5666, 5660, corresponding to C.S. Khatian No. 595, 1050, appertaining to R.S. Dag No. 3652, 3660, 3664, 3665, under R.S. Khatian No. 1550, 1063, 1092, 1322, 1085, under Mouza – Krishnapur, J.L. No. 17, R.S. No. 180, Touzi No. 228/229, situate and lying at Baroaritala, Krishnapur Main Road (Road Zone: Majherpara – Mission Bazar), Kolkata – 700102, situate and lying at Baroaritala, Krishnapur Main Road (Road Zone: Majherpara – Mission Bazar), Kolkata – 700102, within the local limits of Ward No. 35 of Rajarhat Gopalpur Municipality, within the jurisdiction of P.S. – Rajarhat (presently under P.S. – Baguiati), under the Additional District Sub-Registration Office – Bidhannagar (Salt Lake City), in the District of North 24 Parganas, West Bengal, upon which the proposed Multi-Storeyed Building to be constructed as per Sanctioned Building Plan thereof to be issued by the competent Municipal Authority.



06 DEC 2013

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

Signed sealed and delivered by the parties hereto
at Kolkata in presence of the WITNESSES:-

1. Saunjan Kumar Saha.
175 - Block - B.
Bangur Avenue
Kolkata - 700055.

Minati Saha.
OWNER NO. 1

2. Grand Banky
278/A Block - B
Bangur Avenue
Kolkata - 55

Pradip Ghosh
OWNER NO. 2

Lakshman Ch. Saha.
OWNER NO. 3

Drafted by:

N.K. Biswas.
NIRMAL KUMAR BISWAS
Advocate, Barasat Court



ATTESTED

BHOLANATH SIL
NOTARY-2262
GOVT. OF INDIA

06 DEC 2013

06 DEC 2013