



SL. NO. 28.....



To All Men These Presents Shall Come, I, Bholanath Sil practising as a Notary in the Barrackpore Sub-Division, District North 24 Parganas of the state of West Bengal within the Union of India, do hereby declare that the "Paper Writings" collectively marked 'A' annexed hereto, hereinafter called the Paper Writing "A", are presented before me by the executant (s)

Rita Gupta
Manthan Gupta
Madan Mohan Gupta
hereinafter referred to as the executant (s) on this 11 JAN 2024 day of

The "executant (s)" having admitted the execution of the paper Writing 'A' in respective hand (s) in presence of the witness (es) who as such, subscribe (s) thereon and being satisfied as to the identify of the executant (s) and the said execution, I have authenticated, verified and attested the execution the "Paper Writings" "A" and testify that the said execution is in the respective hand (s) the executant(s)

An Act Whereof Being required of a Notary; I have granted These Presents as my Notarial Certificate to serve and avail as need and occasion shall or may require.



In faith And Testimony Whereof I, The Said Notary have hereunto set and subscribed my hand and affixed my Notarial Seal of Office at Barrackpore Court Compound in the Dist. North 24 Pgs. On the 11 JAN 2024 day of

BHOLANATH SIL
NOTARY - 2262
GOVT OF INDIA

Notarial Stamp on Original

11 JAN 2024

Bholanath Sil
NOTARY & ADVOCATE
Barrackpore Court
Dist. North 24 Parganas
Regd. No. 2262

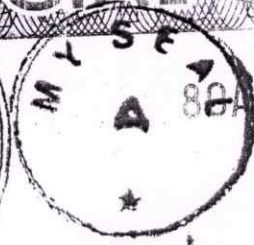
BHOLANATH SIL
NOTARY - 2262
GOVT OF INDIA

11 JAN 2024

Bholanath Sil
NOTARY & ADVOCATE
GOVERNMENT OF INDIA
562, R. B. C. Road, P. O. Hazinagar
P. S. Naihati, Dist. North 24 Parganas
Phone : (033) 2588 - 3296
Mobile : 9903115183



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



82AB 314698

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 11th day of January, 2024 (Two Thousand and Twenty Four) of CHRISTIAN ERA.

BETWEEN

SMT. RITA GUPTA, Wife of Sri Madan Mohan Gupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Club Town Garden, 12, M.M. Feeder Road, P.O. Ariadaha, P.S. Belgharia, Dist. North 24 Parganas, Kolkata-700057, hereinafter called and referred to as **FIRST PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assign) of the FIRST PART.

Contd...2

BHOLANATH SRI,
NOTARY - 2262
GOVT. OF INDIA

11 JAN 2024

which is mentioned in the First Schedule

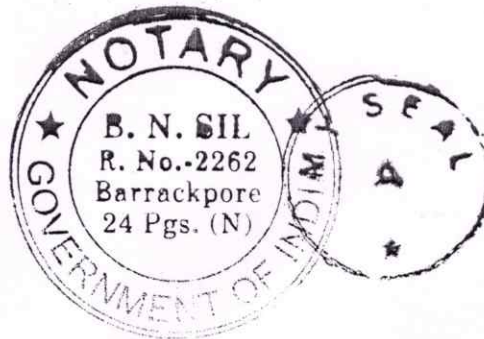
1656, 0805-2023 107

সং: ১৬৫৬, ০৮০৫-২০২৩
জেরার নাম ও মা
দ্বিগুণ ভেড়াব ফকর
বিধান নং ৬, সল্ট লেক সড়ী এ ডি এস আর ও
মোট দ্বিগুণ ক্রয় ও
চালান নং
দেওয়ানী-বারাকপুর, ভেড়ার-মিতা দহ

A. K. SAHA
Advocate
Barrackpore Court

27 APR 2023

998000



(2)

AND

SRI MANTHAN GUPTA, Son of Sri Madan Mohan Gupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Club Town Garden, 12, M.M. Feeder Road, P.O. Ariadaha, P.S. Belgharia, Dist. North 24 Parganas, Kolkata-700057, hereinafter called and referred to as **SECOND PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **SECOND PART.**

AND

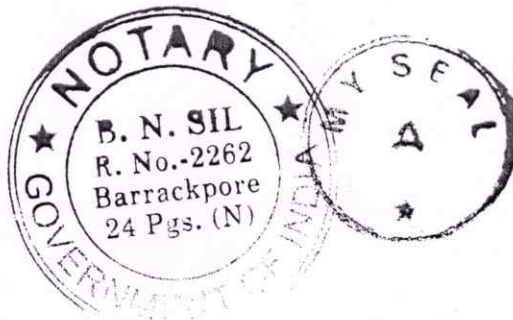
SRI MADAN MOHAN GUPTA, Son of Late Rameshwar Gupta, by Nationality-Indian, by Religion-Hindu, by Occupation-Business, residing at: Club Town Garden, 12, M.M. Feeder Road, P.O. Ariadaha, P.S. Belgharia, Dist. North 24 Parganas, Kolkata-700057, hereinafter called and referred to as **THIRD PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **THIRD PART.**

WHEREAS the First Party hereof absolutely seized and possessed of a piece and parcel of land measuring an area about more or less **5Cottahs 1Chittak** of land, marked as Lot-A, Classified as "BASTU" alongwith a residential building standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16, No. 5, Mahajati Nagar Road, under Ward No. 9, which is mentioned in the First Schedule hereunder written.

Contd...3

BHOLANATH SIL,
NOTARY - 2262
GOVT OF INDIA

11 JAN 2024



(3)

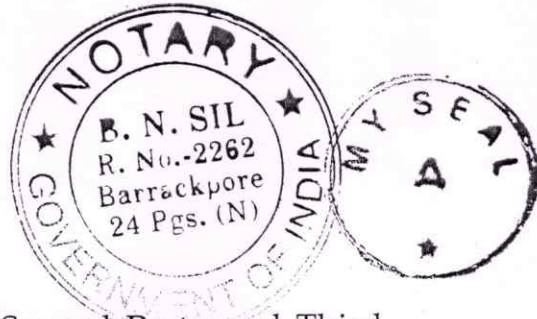
AND WHEREAS the Second Party hereof absolutely seized and possessed of a piece and parcel of land more or less **5Cottahs 6Chittaks 31Sq.ft.** of land, marked as Lot-B, Classified as "BASTU" alongwith a residential structure standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16/A, No. 5, Mahajati Nagar Road, under Ward No. 9, which is mentioned in the Second Schedule hereunder written.

AND WHEREAS the Third Party hereof absolutely seized and possessed of a piece and parcel of land more or less **5Cottahs 9Chittaks 23Sq.ft.** of land, marked as Lot-C, Classified as "BASTU" alongwith a residential structure standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16/B, No. 5, Mahajati Nagar Road, under Ward No. 9, which is mentioned in the Third Schedule hereunder written.

AND WHEREAS after obtaining the said land and building the First Party, Second Party and Third Party hereof separately have been possessing the same peacefully, quietly and without any interruption of others and mutated their names as a recorded owners to the assessment registrar of Panihati Municipality in their respective holdings as mentioned above under Ward No. 9, and paying the relevant rents and taxes regularly.

Contd...4

BHOLANATH SIL
NOTARY - 2262
GOVT. OF INDIA



(4)

AND WHEREAS the First Party, Second Party and Third Party hereof as being the contiguous plot holders have cordial relationship between them and now for their better enjoyment of abovementioned also under mentioned three separate schedule into a single schedule desirous to amalgamate the said three holdings into a single holding.

AND WHEREAS the within named First Party, Second Party and Third Party approached to each other to amalgamate Three separate holdings into a single holding as mentioned in the Fourth Schedule hereinafter and all the parties herein mutually agreed.

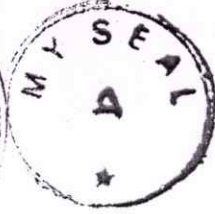
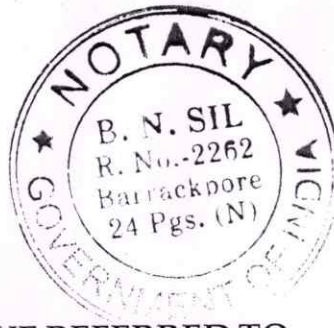
NOW THIS DEED OF AMALGAMATION WITNESSETH AS FOLLOWS :

- 1) That the First Party, Second Party and Third Party mutually agreed upon to enjoy the amalgamated entire property for their better enjoyment.
- 2) That none of the parties herein have no future claim or demand in respect of to separate holding.
- 3) That none of the parties herein disturb each other to enjoy the single holding.
- 4) That all the parties herein mutually and amicably construct any further construction into the single holding and all the parties hereby declare their no objection for new construction upon the said landed property.

Words in this Indenture importing singular shall include plural and vice-versa.

Words in this Indenture importing masculine gender shall include feminine or neuter gender and vice-versa.

Contd...5



(5)

THE FIRST SCHEDULE ABOVE REFERRED TO

(FIRST PARTY)

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less 5Cottahs 1Chittak of land, marked as Lot-A, Classified as "BASTU" alongwith a residential building standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16, No. 5, Mahajati Nagar Road, under Ward No. 9.

THE SECOND SCHEDULE ABOVE REFERRED TO

(SECOND PARTY)

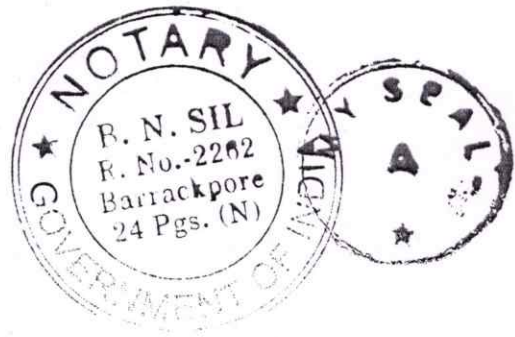
ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less 5Cottahs 6Chittaks 31Sq.ft. of land, marked as Lot-B, Classified as "BASTU" alongwith a residential structure standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16/A, No. 5, Mahajati Nagar Road, under Ward No. 9.

THE THIRD SCHEDULE ABOVE REFERRED TO

(THIRD PARTY)

ALL THAT the piece or parcel of land classified as "BASTU" having rayat possessory right admeasuring more or less 5Cottahs 9Chittaks 23Sq.ft. of land, marked as Lot-C, Classified as "BASTU" alongwith a residential

Contd...6



(6)

structure standing thereon, lying and situated at Mouza-Agarpara, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to L.R. Khatian No. 1610, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, being Holding No. 16/B, No. 5, Mahajati Nagar Road, under Ward No. 9.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Amalgamated Property)

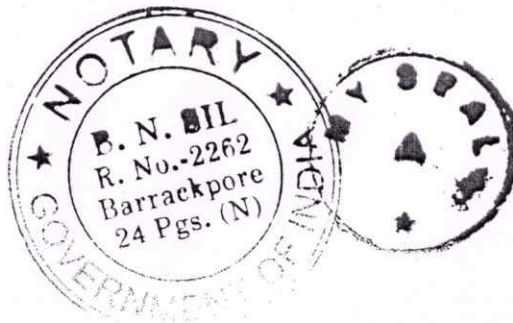
ALL THAT the total land classified as "BASTU" having rayat possessory right admeasuring more or less (5Cottahs 1Chittak + 5Cottahs 6Chittaks 31Sq.ft. + 5Cottahs 9Chittaks 23Sq.ft.) = 16Cottahs 1Chittack 9Sq.ft. of land, togetherwith a residential building standing thereon, situates and lying at **Mouza-Agarpara**, J.L. No. 11, comprised and contained in R.S./L.R. Dag No. 1228, under C.S./R.S. Khatian No. 06, corresponding to **L.R. Khatian No. 1610**, P.S. Khardah, Dist. North 24 Parganas, within the local limits of Panihati Municipality, **being Holding Nos. 16, 16/A, 16/B, No. 5, Mahajati Nagar Road, under Ward No. 9.**

BUTTED AND BOUNDED

On The North : Other's Property & Road.
On the South : Other Flat Building & Road.
On the East : Other Flat Building & Road.
On The West : Partly Vacant Land &
Thereafter partly other's land.

That all the parties hereby agree and undertake that in future all heirs and successors -in-interest of all the parties shall abide by the aforesaid terms and conditions and nobody shall raise any disputes and objection regarding such amalgamation.

Contd...7



(7)

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.
Signed, Sealed and Delivered
in presents of following

WITNESSES:

1.

2.

11 Rita Gupta

SIGNATURE OF THE FIRST PART

21 Manthan Gupta

SIGNATURE OF THE SECOND PART

31 Rudran Mohan Gupta

SIGNATURE OF THE THIRD PART

Drafted By:

Asan Kumar Paul
Admstr

Lesser Setter

Prasanna Kumar Paul

ATTESTED EXECUTION
BEFORE ME ON IDENTIFICATION

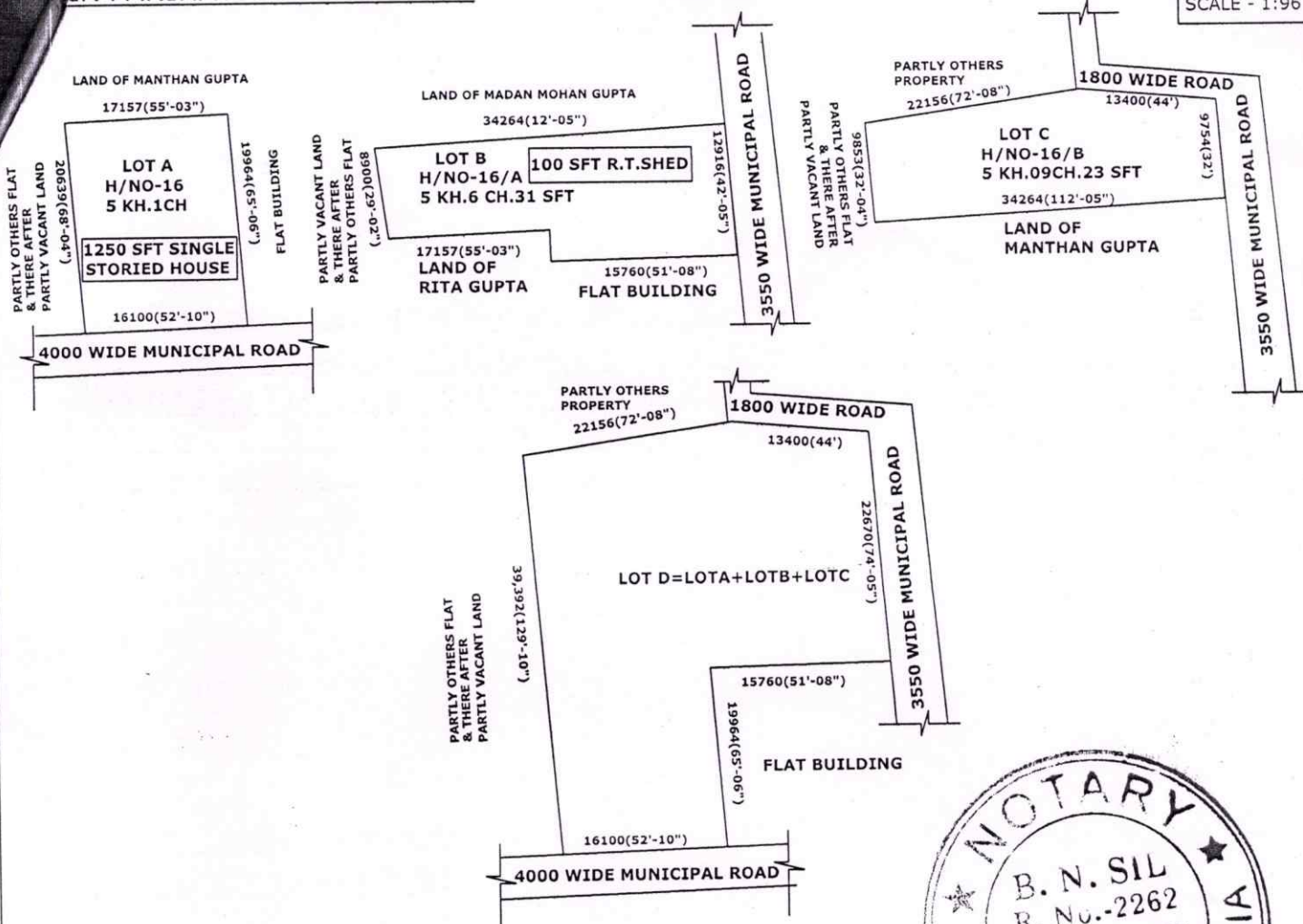
B. N. BIL
NOTARY - 2262
GOVT. OF INDIA

11 JAN 2024

THE AMALGAMATION SITE PLAN AT MOUZA-AGARPARA, J.L. NO-11,
B.DAG - 1228, L.R.DAG NO:- 1228, C.S.KHATIAN NO - 06, L.R.KHATIAN
NO - 10, HOLDING NO - 16, 16 / A & 16 / B NO 5 MAHAJATI NAGAR,
NO - 9, PREMISES NO - 5 MAHJATINAGAR, WARD NO-5, P.S-KHARDAH,
PANIHATI MUNICIPALITY.



SCALE - 1:96



1. Rita Gupta

2. Manthan Gupta

3. Madan Mohan Gupta

SIGNATURE OF OWNER/OWNERS :
(LEGAL HEIRS AND SUCCESSOR)



***ALL DIMENSIONS ARE IN MM OTHERWISE NOTE**

AREASTATEMENTOFLAND

HOLDING NO	LOT - A	HOLDING NO	LOT - B	HOLDING NO	LOT - C	LOT D(L- A+L-B+L-C) TOTAL AREA
16	KH CH SFT 05 01 00	16/A	KH CH SFT 05 06 31	16/B	KH CH SFT 05 09 23	KH CH SFT 16 01 09

TRACED BY :-
BITS FOUNDATION, PHONE : 8420 943 985
OFF - 3/26 PURBOPALI, SODEPUR, KOL - 700110
TRACED BY:- BANANI BHATTACHARYYA, DT-11/01/24
FILE NO :- BITS / SDP / 20240111 / SITEPLAN - 01
Banani Bhattacharyya
Smt BANANI BHATTACHARYYA
DCE, DIDD, CCAD
Consulting Civil Engineer, Surveyor
Project Estimator & Building Planner
L.B.S. Panihati Municipality L.No
Off.: BITS, 3/26, Purbapali, Sodepur, Kol-110 W.B
Ph: 033 6450 7977 (M): 9038644424

SIGNATURE OF L. B. S. / ENGINEER

MUTATION CERTIFICATE

PANIHATI MUNICIPALITY

PANIHATI

No: PNHM/23-24/MU/003659/142555

Applicant Name : MRS. RITA GUPTA

S/o D/o : W/O SRI MADAN MOHAN GUPTA

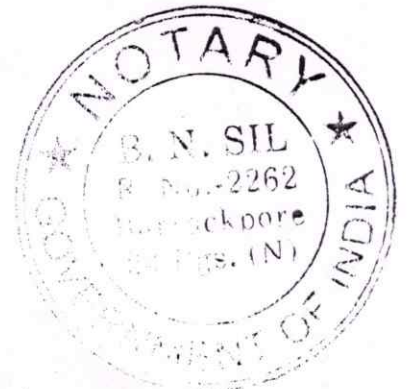
Ref: - Application no. PNHM/23-24/MU/003659 Dt. 06/12/2023

Sir/Madam,

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 16 , Street - NO5 MAHAJATI NAGAR of Ward No. - 9 , Borough N/A (for Municipal Corporations) with House/Flat/Premises No. - N/A & Property Address - N/A of the **PANIHATI MUNICIPALITY** and Identified as - **OTHER** with quarterly Property Tax ₹. 121.00 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 2200.00 with effect from 3 Qtr of 2023-2024.

Area of Land	Total Covered Area (Sq. Ft.)	Holding Type	Land Character (Deed / ROR / Porcha)	Deed Details	Registering Office
DC: 0.00, KT: 5.00, CH: 1.00, Sft.: 0.00	1250.00	OTHER	Mixed Land	08406, Dt.: 25/11/2023	A.D.S.R. SODEPUR
Mouza Name	J.L. No	Khatian (LR,RS or CS)		Plot (LR,RS or CS)	
AGARPARA	11	LR: 1610 RS:6		LR: 1228 RS:1228	

CERTIFICATE GENERATED WITH BANK TRANSACTION ID: ZHD51600930725 DATED: Dec 12 2023 5:04PM



MUTATION CERTIFICATE

PANIHATI MUNICIPALITY

PANIHATI

No: PNHM/23-24/MU/003658/142530

Applicant Name : MR. MANTHAN GUPTA

S/o D/o : S/O SRI. MADAN MOHAN GUPTA

Ref: - Application no. PNHM/23-24/MU/003658 Dt. 06/12/2023

Sir/Madam,

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 16/A , Street - NOS MAHAJATI NAGAR, of Ward No. - 9 , Borough N/A (for Municipal Corporations) with House/Flat/Premises No. - N/A & Property Address - N/A of the **PANIHATI MUNICIPALITY** and Identified as - **OTHER** with quarterly Property Tax ₹. 121.00 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 2200.00 with effect from 3 Qtr of 2023-2024.

Area of Land	Total Covered Area (Sq. Ft.)	Holding Type	Land Character (Deed / ROR / Porcha)	Deed Details	Registering Office
DC: 0.00, KT: 5.00, CH: 6.00, Sft.: 31.00	0.00	OTHER	Mixed Land	08404, Dt.: 24/11/2023	A.D.S.R. SODEPUR

Mouza Name	J.L. No	Khatian (LR,RS or CS)	Plot (LR,RS or CS)
AGARPARA	11	LR: 1610 RS:6	LR: 1228 RS:1228

CERTIFICATE GENERATED WITH BANK TRANSACTION ID: ZHD51600879767 DATED: Dec 12 2023 4:41PM



MUTATION CERTIFICATE

PANIHATI MUNICIPALITY

PANIHATI

o: PNHM/23-24/MU/003657/142547

ant Name : MR. MADAN MOHAN GUPTA

S/o D/o: S/O LT RAMESHWAR GUPTA

Ref: - Application no. PNHM/23-24/MU/003657 Dt. 06/12/2023

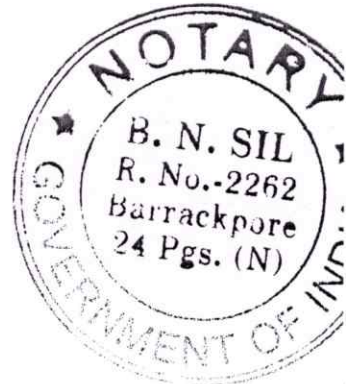
Sir/Madam,

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 16/B , Street - NOS MAHAJATI NAGAR, of Ward No. - 9 , Borough N/A (for Municipal Corporations) with House/Flat/Premises No. - N/A & Property Address - N/A of the **PANIHATI MUNICIPALITY** and Identified as - **OTHER** with quarterly Property Tax ₹. 121.00 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 2200.00 with effect from 3 Qtr of 2023-2024.

Area of Land	Total Covered Area (Sq. Ft.)	Holding Type	Land Character (Deed / ROR / Porcha)	Deed Details	Registering Office
DC: 0.00, KT: 5.00, CH: 9.00, Sft.: 23.00	0.00	OTHER	Mixed Land	08405, Dt.: 24/11/2023	A.D.S.R. SODEPUR

Mouza Name	J.L. No	Khatian (LR,RS or CS)	Plot (LR,RS or CS)
AGARPARA	11	LR: 1610 RS:6	LR: 1228 RS:1228

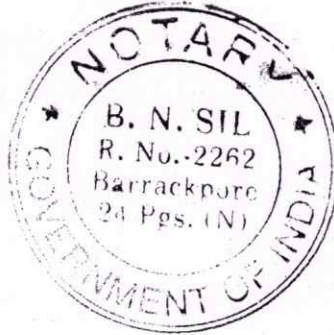
CERTIFICATE GENERATED WITH BANK TRANSACTION ID: ZHD51600909798 DATED: Dec 12 2023 4:54PM



THE

11 JAN 2024

OF



PAPER WRITINGS " A "
&
THE RELATIVE NOTARIALS
CERTIFICATE

BHOLANATH SIL
NOTARY - 2262
GOVT OF INDIA

11 JAN 2024

BHOLANATH SIL
B. Sc., LL.M.

NOTARY & ADVOCATE
GOVERNMENT OF INDIA
BARRACKPORE COURT
Dist. North 24 Parganas

Professional Address

562, R. B. C. Road, P. O. Hazinagar
P. S. Naihati, Dist. North 24 Parganas
Phone : (033) 2588 - 3296
Regd. No. 2262

Mobile : 9903115183