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Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Rajarhat, New Town, North 24-Pgs

11 DEC 2017

REGISTERED DEED OF AMALGAMATION

6238

নং তাং 31/03/17 100/-

ক্রেতার নাম.....

স্ট্যাম্প ডেজার স্বাক্ষর.....

বিধান নগর (সল্টলেক সিটি) এ.ডি. এস. আর. ও

মোট স্ট্যাম্প ক্রয় তাং.....

চালান নং.....মোট কত টাকা খরিস.....

টেকারী বারাকপুর ভেভার-মিতা দত্ত

Aseon Infrastructure India (TD)
31 Indira Boudhar Rd.
KOL-37

20 MAR 2017

950000



Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

11 DEC 2017

THIS DECLARATION made this the ...^{11th} Day of ~~December~~, 2017 Two Thousand Seventeen by 1) SALIM MAKKAR(PAN:AEOPM4916K), 2) ABUBACKER MAKKAR(PAN:AJYPA7335B) 3) SM. RABIA MAKKAR no. (PAN:AFCPM0424P) 1) and 2) are sons and no. 3) widow of Late Karukunnath Abubacker Makkar, 4) SM. SHAHANAS SALEEM (PAN:ASHPS9508A), wife of SalimMakkar, 5) SM. NAJMAYUSUF(PAN:ABJPY8431F), daughter of Late Karukunnath Abubacker Makkar, (6) FARDAAN MAKKAR(PAN:AUFPM6831J) son of Salim Makkar, no. 1 to 6 all by faith Islam, all by Nationality - India, all by occupation Landholder and all of 25B, Royed Street, Police Station - Park Street, Kolkata - 700016, and (7) M/S SOUND OF ARTS INTERNATIONAL a partnership firm duly registered under the Indian Partnership Act. 1932, with the aforesaid Salim Makkar and Abubacker Makkar as its only two partners and having its place of business at Flat no. 9, 2nd floor, Commerce House, 2, Ganesh Chandra Avenue, Kolkata - 700013, represented by the Director Mr. Laxman Jaiswal(PAN:ACSPJ6338E) son of Late Basdeo Jaiswal, of M/S. ASCON INFRASTRUCTURE(INDIA)LIMITED(PAN:AAHCA7166 K), by faith Hindu, by occupation- business, of 31, Indra Biswas Road, post office - Belgachia, police station- Tala, in the District- North 24 Parganas, West Bengal, Kolkata - 700037, do hereby jointly solemnly affirm and undertake as follows:-

**NOW THIS DEED OF AMALGAMATION
WITNESSETH AS FOLLOWS:-**

- 1) That we the land owners serial no. 1 to 7 are the absolute owners of piece and parcel of presently amalgamated into single property land containing an area of 158 Cottahs 6 Chittacks 42 Sft. (as per Deed) and on actual measurement it is found

to be 156 cottahs 6 Chittacks 24 Sft. (as per physical possession) be the same a little more or less together with the structures and building at present standing thereon being and situated Mouza Hatiara, J. L. NO. 14, Touzi no. 1074 and 169, R. S. no. 188 and 189 previous R. S. Khatian no. 1820, 1614, 1376, 863, 1066, 2114, 1419, 1418, 1273, 1299, 1416 and previous LR Khatian nos. 3048, 1442, 2091, 2092, 2093, 2094, 2096, 2097, 2098, 2099, 2109, 3050, 3051, 3052, 2247, & 2095 and present L.R. Khatian no. 2107, 10805, 10804, 2108, 2114, 2113 and 2110, in R. S. & L. R. Dag no. 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, & 661 under ward no. 13 of Rajarhat Gopalpur Municipality presently Bidhannagar Municipal Corporation, P. S. New Town, A. D. S. R. Bidhan Nagar, Kolkata - 700136, District North 24 Parganas, described in plan annexed hereto and thereon and colored in Red verge line by way of eighteen registered Deed of Sale as follows.

Name	Deed No.	Year	Area Of Land
SALIM MAKKAR	3258	1986	22.838Cottahs
ABUBACKE R MAKKAR	24593,6032	1987,1986	0.096Cottahs,13 Cottahs,
SM.RABIA MAKKAR	3295	1986	23.29 Cottahs,
SM.SHAHA NAS SALEEM	01773,04249,01771	2011,2010 ,2011	6.99Cottahs,14 chittacks,13sq.ft., 1.21 Cottahs,1.27katha
SM.NAJMA YUSUF	6027	1986	13 Cottahs,4 cht.
FARDAAN MAKKAR	10354	2013	3Cottahs,5chittacks, 43sq.ft.
M/S. SOUND OF ARTS INTERNATI ONAL	06655,06666,00070,03538,0 0071,03532	2003,2004	15 Cottahs,6 chi.,37 sq.ft.,3Cottahs,13chi, 31sq.ft.,7 Cottahs,13 chi,37sq.ft.,11Cottah s,10chi,3 Cottahs,18 sq.ft.,3 Cottahs,
KARUKUNN ATH ABUBACKE R MAKKAR	3257,8222,3257	1986,	15.73Cottahs,4 Cottahs,9.70 Cottahs
TOTAL			158Cottahs,6chittaks ,42sq.ft.

- 2) That we propose to construct residential building in the aforesaid premises: The actual boundary line of the property which is fully mentioned below and shown in the plan annexed demarcated in Red border.
- 3) According to Deed of Sales referred to above the owner become absolute and sole owner of the lands.
- 4) The owner herein becoming the absolute owners of the lands mutated owners' name in the assessment record of the Bidhannagar Municipal Corporation and B. L. & L. R. O. Department, of Rajarhat, North 24 Parganas.

- 5) For the residential/commercial exploitation of the separate plots into one plot, the owner hereby decided to amalgamate the different plots into one land and at the time of physical measurement of the aforesaid separate plots of land the owner found that the total physical measurement of the said plots of land collectively 156 Cottahs 6 Chittacks 24 Sft. More or less, which is described in the Schedule of the amalgamated lands hereunder written.
- 6) For the purpose of construction the owners have agreed and decided to amalgamated the respective separate plots of land on the basis of one Housing Complex plan, which to be sanctioned by the appropriate authority on the following terms and conditions.
 - I. That the aforesaid owners have given their plots of lands identified as plots 156 Cottahs 6 Chittacks 24 Sft. More or less and also the owner shall provide proportionate share of common pathway right for joint Housing Complex in flats system and accordingly all the owner herein agreed to appoint Developer to prepare Housing Complex on the land specifically mentioned and described in the Schedule of the Amalgamated land.
 - II. It is agreed that the land as aforesaid and specifically mentioned and described in the Schedule of Amalgamated land herein below will be treated as an amalgamated plot of lands of the owners. It is recorded that the owners shall get and enjoy the building and constructions according to share of land.
 - III. That the owners after sanction of building plan shall mutually decide and arrange with regard

to the allotment of the flat/rooms/constructed area within the buildings and undivided proportionate lands according to their respective shares.

- IV. That it is recorded that the owner upon mutual understanding and with the consent of such other are entitled to make the buildings through the Developer.
- V. That the owners herein shall abide by the terms and conditions of this Deed of Amalgamation and shall not blame against each others.
- VI. That there is no legal litigation and/or any dispute with our adjacent other land owners and for such reasons the appropriate authority or any financial institution both Nationalized and/or Private will not be liable for any such litigation over the said property on any event whatsoever.
- VII. That the annexed site plan is a part of this Deed of Amalgamation.

SCHEDULE "A"

Deed of Conveyance dated 15/02/2011, between Hazi Md. Hanif Sardar, vendor and Shahanas Saleem, purchaser and Schedule of property being Deed no. 01773, for the year 2011, as follows:-

ALL THAT piece and parcel of Danga Land measuring an area measuring 11 Satak comprised in R.S.Dag No 627 in 6 (Six)satak Danga Land and C.S. Dag No. 661 in (5) five satak Danga Land out of 1/3 rd of 139 Satak ,comprised inC.S. Dag No. 580,R.S.Dag No. 626 under 36 Satak Danga Land,C.S. Dag No.581,R.S. Dag No. 627 under 75 satak danga land,C.S. Dag No. 621, R.s. Dag No. 661 under 28 satak danga land under Mouza Hatiara, R.S. No.188,Touzi No. 1974, C.S. Khatian No 1274 L.R. Khatian No 1442 within the local limits of Rajarhat Gopalpur Municipality being Municipal Ward No 10,within the Jurisdiction of Rajarhat Police Station, District-North 24 Parganas, Kolkata under A.D.S.R. office Bidhan Nagar (Salt lake city) in the District North 24 parganas in the state of West Bengal.

It is clearly stated herein that the vendor herein sold and conveyed total land measuring 11 Satak 06 (Six) Satak out of 25 (Twenty Five) satak in R.S. Dag 627 under Danga land,and 05 (five) Satak out of 25 (Twenty Five) satak in R.S. Dag No. 661 under Danga land out of 1/3 rd of 139 satak more or less.

SCHEDULE "B"

Deed of Conveyance dated 15/02/2011, between MD. AMPE MONDAL, vendor and Shahanas Saleem, purchaser, and Schedule of property, being Deed no. 01771 for the year 2011, as follows:-

ALL THAT piece or parcel of danga Land measuring an area measuring 02 (two) Satak out of 05 (five) Satak in R.S. Dag No 661 under Danga land, under Mouza Hatiara, J.L. No. 14, R.S. No.188,Touzi No. 1074, Hal Khatian No 1820, L.R. Khatian No 3048, within the local limits of Rajarhat Gopalpur Municipality being Municipal Ward No 10,within the Jurisdiction of Rajarhat Police Station, District- North 24

Parganas, Kolkata under A.D.S.R. office Bidhan Nagar (Salt lake city) in the District North 24 parganas in the state of West Bengal.

SCHEDULE "C"

Deed of Conveyance dated 28/04/2010, between Anisuddin Sardar, vendor and Shahanas Saleem, purchaser, and Schedule of property, being Deed no. 04249, for the year 2010, as follows:-

ALL THAT piece and parcel of Bagan Land measuring an area measuring 14 Chittacks 13 sq.ft. more or less, Comprised in R.S. Dag No 626, under R.S. Khatian No. 1820, and samil Khatian No. 1415, with in the Police Station- Rajarhat, now new town, situated at-Mouza-Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, in the District-of North 24 Parganas, Kolkata under A.D.S.R. office Bidhan Nagar (Salt lake city) in the District North 24 parganas under Rajarhat gopalpur Municipality, Ward No. 19

The annual proportionate rent is Rs. 50 paise, out of Rs. 17/- annas 4 and pay 9 only, in respect of the seleable land is payable to the collectorate of North 24 Parganas, on behalf of Govt. of West Bengal.

SCHEDULE "D"

Deed of Conveyance dated 28/07/2004, between Sri. Mrinal Kanti Dasgupta, vendor and Sound of Arts International, purchaser, and Schedule of property, being Deed no. 03532, for the year 2006, as follows:-

ALL THAT piece and parcel of Danga Land containing an area 3 (Three) cottahs more or less, comprised in C.S. Dag Nos. 584, 585, respectively, R.S. Dag. Nos. 629, under khatian no.

1273, 1299, and L.R. Khatian No.2109, situated at Mouza-Hatiara, J. L. No.14, R. S. No-188, Touzi No. 1074, Hal No.10, Addl. District Sub-Registry office Bidhannagar (Salt Lake City), police station Rajarhat, in the district of North 24 pargana-Kolkata, under Rajarhat Gopalpur municipality, Ward No.10

SCHEDULE "E"

Deed of Conveyance dated 20/06/2003, between Johara Bibi and others, vendors and Sound of arts Interntional, purchaser, and Schedule of property being Deed no. 00071 for the year 2005, as follows:-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area measuring 03 (Three) cottahs 18 (Eighteen) sq.ft. more or less, comprised in C.S. Dag No. 582, R.S. Dag No. 627, under R. S. Khatian no. 1820, and samil Khatian no. 1415, L.R. Khatian No 3052, 3050 and 3051 within the police station Rajarhat, situated at Mouza- Hatiara, J. L. No. 14, R.S. No. 188, Touzi No. 1074, in the district of North 24 pgs. Addl. District Sub-Registration office Bidhannagar (Salt Lake City), pargana- Kolkata, under Rajarhat Gopalpur Municipality, Ward No.10

SCHEDULE "F"

Deed of Conveyance dated 13/06/2003, between Mrs. Nurun Nahar, vendor and Sound of Arts International, purchaser, and Schedule of property, being Deed no. 00070, for the year 2005, as follows:-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area of 07 (Seven) cottahs 13 (Thirteen) Chittacks 37 (Thirty Seven) sq.ft. more or less, comprised in C.S. Dag No. 581 & 582, R.S. Dag No. 627 & 628 C.S. Khatian

no. 1273, R.S. Khatian no. 1614, and L.R. Khatian No 2247 within the police station Rajarhat, situated at Mouza-Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, in the district of North 24 pgs. Addl. District Sub-Registry office Bidhannagar (Salt Lake City), pargana- Kolkata, under Rajarhat Gopalpur Municipality, Ward No.10.

SCHEDULE "G"

Deed of Conveyance dated 29/09/2003, between Hazi Md. Enamul Haque and others vendors and Sound of Arts International, purchaser, and Schedule of property being Deed no. 03538 for the year 2006, as follows:-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area of 19.2(Nineteen Point Two) Satak or 11(Eleven) cottahs 10 (Ten) Chittacks more or less, comprised in C.S. Dag No. 581 & 582, R.S. Dag No. 627 & 628 C.S. Khatian no. 1279, R.S.Khatian no. 1614, and L.R. Khatian No 2092, 2093, 2094 within the police station Rajarhat, situated at Mouza- Hatiara, J.L. No. 14, R. S. No. 188, Touzi No. 1074, in the district of North 24 pgs. Addl. District Sub-Registry office Bidhannagar (Salt Lake City), parganas- Kolkata, under Rajarhat Gopalpur Municipality, Ward No.10

SCHEDULE "H"

Deed of Conveyance dated 06/05/2003, between Md Fazlul Haque, vendor and Sound of Arts International, purchaser, and Schedule of property being Deed no. 06666 for the year 2004 as follows:-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area of 03(Three)Cottahs 13(Thirteen) cottahs 31 (Thirty one) sq. ft. more or less, comprised in C.S. CHATTAK

Dag No. 581 & 582, R.S. Dag No. 627 & 628 C.S. Khatian no. 1273, R.S. Khatian no. 1614, and L.R. Khatian No 2091, within the police station Rajarhat, situated at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, in the district of North 24 pgs. Addl. District Sub-Registration office Bidhannagar (Salt Lake City), pargana- Kolkata, under Rajarhat Gopalpur Municipality, Ward No.10.

SCHEDULE "I"

Deed of Conveyance dated 06/05/2003, between Naimul Haque and others vendor and Sound of Arts International, purchaser, and Schedule of property being Deed no. 06655 for the year 2004, as follows:-

ALL THAT piece or parcel of Danga Land undivided share of land measuring an area of 15 (Fifteen) Cottahs 6 (Six) chittacks 37 (Thirty seven) sq. ft. more or less, comprised in C.S. Dag, No. 581 & 582, R.S. Dag No. 627 & 628 C.S. Khatian no. 1273, R.S. Khatian no. 1614, and L.R. Khatian No 2096,2097,2098,2095,2099, within the police station Rajarhat, situated at Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 1074, in the district of North 24 pgs. Addl. District Sub-Registration office Bidhannagar (Salt Lake City), pargana- Kolkata, under Rajarhat Gopalpur Municipality, Ward No.10.

SCHEDULE "J"

Deed of Conveyance dated 30/04/1986, between Sri Pronab Kumar Nawn, vendor and Md. Salim Makkar, purchaser, and Schedule of property being Deed no. 3258 for the year 1986, as follows:-

1. **ALL THAT** piece or parcel of Danga Land measuring $31\frac{1}{4}$ dec. situate and lying in Mouza-Hatiara, police station

Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 188, C.S. Khatian no. 1273, R.S. Khatian no. 1614, C.S. Dag No. 589 R.S. ^{Dag} No. 634, under the collector of 24-parganas, for the state of West Bengal.

2. **ALL THAT** piece or parcel of Danga Land measuring $6\frac{1}{2}$ dec. situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 189, C.S. Khatian no. 1273, R.S. Khatian no. 1614, appertaining to C.S. Dag No. 590 R.S. Dag No. 635.

SCHEDULE "K"

Deed of Conveyance dated 28/07/1986, between Sukumar Nath and others vendor and Mrs. Najma Yousuf, purchaser, and Schedule of property being Deed no. 6027 for the year 1986, as follows:-

1. **ALL THAT** piece or parcel or demarcated portion of measuring 5 cottahs Bastu Land with Tile shed building thereon lying and situate in R.S. Dag No. 630, C.S. Dag No. 585, R.S. Khatian No. 1376 C.S. Khatian No. 1299 under Mouza Hatiara P.S. Rajarhat District North 24 Parganas, annual rent of Rs. 0.33 Paise only.
2. **ALL THAT** piece or parcel of demarcated portion measuring Danga land 8 cottahs 4 chittaks more or less lying and situate in R.S. Dag No. 631, C.S. Dag No. 586, R.S. Khatian No. 1614, C.S. Khatian No. 1273, under Mouza Hatiara, P.S. Rajarhat, District North 24 Parganas with an annual rental of Rs. 0.75 Paise J.L. No. 14, P.S. Rajarhat in the District of North 24 Parganas within the State of West

Bengal is payable to the collector, 24 parganas for the whole.

SCHEDULE "L"

Deed of Conveyance dated 28/07/1986, between Sukumar Nath and others vendor and Mohamed Abubacker Makkar, purchaser, and Schedule of property being Deed no. 6032 for the year 1986, as follows:-

ALL THAT piece or parcel or demarcated portion of measuring 5 cottahs Land (Danga) more or less lying and situate in R.S. Dag No. 630, C.S. Dag No. 585, R.S. Khatian No. 1376 C.S Khatian No. 1299 under Mouza Hatiara P.S. Rajarhat District North 24 Parganas, annual rent of Rs. 0.32 Paise only.

ALL THAT piece or parcel of demarcated portion measuring Danga land 8 cottahs more or less lying and situate in R.S. Dag No. 631, 632, C.S. Dag No. 586, 587 R.S. Khatian No. 1614, C.S. Khatian No. 1273, under Mouza Hatiara, P.S. Rajarhat, District North 24 Parganas with an annual rental of Rs. 0.60 Paise J.L. No. 14, P.S. Rajarhat in the District of North 24 Parganas within the State of West Bengal is payable to the collector, 24 parganas for the whole.

SCHEDULE "M"

Deed of Conveyance dated 27/11/1986, between Samser Mondal and others vendor and Karukunnath Abubacker Makkar and others purchaser, and Schedule of property being Deed no. 8222 for the year 1986, as follows:-

ALL THAT piece or parcel of Bastu Land with structure containing an area 4 (four) Cottahs, more or less, comprised in C.S Dag No. 595/1615, R.S. Dag No. 639 under C.S. Khatian No. 1073, R.S. Khatian No. 1066 within the limit of Rajarhat Police

Station , Addl. Dist. Sub-Registration Office-Bidhannagar and according to the Settlement Record of Rights finally published the plot is comprised at Pargana – Kalikata, Mouza- Hatiara, J.L. No. 14, R.S. No. 188, Touzi No. 169 in the District of North 24 Parganas.

The annual proportionate rent Rs. 1.75 is payable to the Collectorate of North 24 Parganas.

SCHEDULE "N"

Deed of Conveyance dated 22/05/1987, between SK. Asgar Ali vendor and Mohamed Abubacker Makkar, purchaser, and Schedule of property being Deed no. 2493 for the year 1987, as follows:-

1. **ALL THAT** piece or parcel of Land measuring 0.07(Seven) dec.together with structure situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 169, J.L. No. 14,R.S. No. 188, C.S. Khatian no. 774, R.S.Khatian no. 863, C.S. Dag No. 592 R.S. ^{Dag} No. 637 area more or less $3\frac{1}{2}$ dec., total 0.07 (seven)dec.;the proportionate rent is payable to the collector, of 24-parganas, for the state of West Bengal.
2. **ALL THAT** piece or parcel of Land measuring 0.04(Four) dec.together with structure out of $06\frac{1}{2}$ dec. situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 169, J.L. No. 14,R.S. No. 188, C.S. Khatian no. 1275, appertaining to dag no. 588 under P.S. Rajarhat, in the District of North 24-parganas.

3. **ALL THAT** piece and parcel of Danga Land measuring 0.05(Five)dec. together situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 169, J.L. No. 14, R.S. No. 188, C.S. Khatian no. 1416, appertaining to R.S. dag no. 593/614 under P.S. Rajarhat, in the District of North 24-parganas.

Total area of land in the schedule A.B.C. are 16 (Sixteen) dec.

SCHEDULE "O"

Deed of Conveyance dated 30/04/1986, between Shri Keshab Chandra Nawn vendor and Mr. Karukunnath Abubacker Makkar, purchaser, and Schedule of property being Deed no. 3257 for the year 1986, as follows:-

1. **ALL THAT** piece or parcel of Land measuring $9\frac{1}{4}$ dec. situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 188, C.S. Khatian no. 1419, appertaining to dag no. 636 under P.S. Rajarhat; in the District of North 24-parganas. proportionate annual rent of Rs. 2.06 paise payable to the collector of 24-pargana for the state of West Bengal.
2. **ALL THAT** piece or parcel of Land measuring $7\frac{3}{4}$ dec. situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 188, Khatian no. 863, appertaining to dag no. 637 under P.S.

Rajarhat, in the District of North 24-parganas state of West Bengal.

3. **ALL THAT** piece or parcel of Land measuring .04 dec.out of $6 \frac{1}{2}$ dec. situate and lying in Mouza-Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 188, R.S. Khatian no. 1418, appertaining to dag no. 633 under P.S. Rajarhat, in the District of North 24-parganas. proportionate annual rent of Rs. 0.17 paise payable to the collector of 24-pargana for the state of West Bengal.

4. **ALL THAT** piece or parcel of Land measuring .05 dec. situate and lying in Mouza- Hatiara, police station Rajarhat, Sub-Registry office Cossipore Dum Dum at present Bidhannagore in the District of 24-parganas (North) of Touzi No. 1074, J.L. No. 14, R.S. No. 188, R.S. Khatian no. 1416, appertaining to dag no. 592/1614 under P.S. Rajarhat, in the District of North 24-parganas under the collector of 24-pargana for the state of West Bengal.

Total area of land in the schedule 1.2.3 & 4. are 26 dec. out of $28 \frac{1}{2}$ dec of Danga Land.

SCHEDULE "P"

Deed of Conveyance dated 30/04/1986, between Shri Ranjit Kumar Nawn vendor and Mrs. Rabia Makkar purchaser, and Schedule of property being Deed no. 3295 for the year 1986, as follows:-

1. **ALL THAT** piece and parcel of Danga land measuring 32 dec. situate and lying in Mouza Hatiara, p.s. rajarhat, sub-registry, bidhan nagore, J L No. 14, Touzi no. 1074, R.S no 188, C.S. Khatian No. 1273, R.S. Khatian No. 1614, C.S. Dag No. 589, R.S. Dag No. 634, of the proportionate annual rent of Rs. 1.89 paise is payable to the collector of 24 Parganas, for the state of west Bengal.
2. **ALL THAT** piece and parcel of Danga land measuring $6\frac{1}{4}$ dec. situate and lying in Mouza Hatiara, p.s. rajarhat, sub-registry, bidhan nagore, J L No. 14, Touzi no. 1074, R.S no 188, C.S. Khatian No. 1273, R.S. Khatian No. 1614, C.S. Dag No. 590, R.S. Dag No. 635, of the proportionate annual rent of Rs. 1.89 paise is payable to the collector of 24 Parganas, for the state of west Bengal.

SCHEDULE "Q"

Deed of Conveyance dated 26/08/2013, between MD. Ampee Mondal vendor and Fardaan Makkar, purchaser, and Schedule of property being Deed no. 10354 for the year 2013, as follows:-

ALL THAT piece and parcel of land containing an area of 3 Cottahs 5 Chittacks 43 sft., be the same a little more or less, that is, 3 Cottahs 18 sft, comprised in R.S. Dag no. 626, and land measuring 5 Chittacks 25 sft.,

comprised in R.S. Dag no. 661, both under R.S. Khatian no. 1417, Khanda R.S. Khatian no. 1820, L. R. Khatian no. 3048, lying and situated at Mouza Hatiara, J L No. 14, Touzi no. 1074, R.S no 188 Touzi no. 10, of the Rajarhat Gopalpur Municipality, Ward no. 19, within circle of Methopara Hatiara, P.S. (New Town) Rajarhat, Jurisdiction of A.D.S.R. Office Bidhannagar (Salt Lack city) A.D.S.R. office Rajarehat District North 24 Parganas.

- 7) That we shall be liable for dispute of any nature with our neighbours in any manner whatsoever regarding the boundary of the said land in future.
- 8) That there is no legal litigation and/or any dispute with our adjacent other land owners and for such reasons the appropriate authority i.e. Bidhannagar Municipal Corporation, or any financial institution both Nationalized and/or Private will not be liable for any such litigation over the said property on any event whatsoever.
- 9) That annexed site plan is a part of this Declaration.
- 10) That the boundary of four side of the said premises i.e. plot of 'Housing Complex' land measuring 158 Cottahs 6 Chittacks 42 Sft. (as per Deed) 156 (one hundred fifty six) cottahs 06 (six) chittakhs 24 sq.ft

more or less (as per physical possession) be the same a little more or less together with the structures and building at present standing thereon being and situated at Mouza - Hatiara, J. L. NO.14, Touzi no. 1074 and 169, at R.S. no. 188 and 189, previous R.S. Khatian no. 1820, 1614, 1376, 863, 1066, 2114, 1419, 1418, 1273, 1299, 1416 and previous L.R. Khatian no. 3048, 1442, 2091, 2093, 2094, 2096, 2097, 2098, 2099, 2109, 3050, 2247, & 2095 and present L.R. Khatian no. 2107, 10805, 10804, 2108, 2114, 2113 and 2110, R.S. & L.R. Dag nos. 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639 & 661, under ward no. 13, of the Bidhannagar Municipal Corporation, P.S. - New Town Rajarhat, A.D.S.R- Bidhannagar, Kolkata - 7000136, Dist: 24 parganas(north) described in plan annexed hereto and thereon and colour Red, which is butted and bound as follows:-

On the North: by the Municipal Road (Netro para) Roypara.

On the South : by the land of Hazi Md. Hanif & S.K. Yasin Ali,

On the East : by the land of Ampee Mondal & Aneesuddin Azad.

On the West : by land of Jazi Md. Hanif Sardar and Municipality

Road (Purbo para)

The enclosed site plan to be treated as the part of this declaration.

That each and every statements made in paragraph nos. 1 to 10, are true to the best of my knowledge and belief

IN WITNESSES WHEREOF the executants put the
 respective signature on this there^{11/12} day of
~~December~~ 2017.

WITNESSES:

1. Sabyasachi Bhattacharya
 31, Indra Biswa Road
 Kol- 700037

1. Salim Makkar
 2. Abubecker Makkar
 3. Sm. Rabia Makkar
 4. Sm. Shahana Saleem
 5. Sm. Najma Yusuf
 6. M/s Sound of Arts International
 7. Fardeen Makkar
 all by the pen of their Constituted attorney
 under a registered general power of
 attorney dt. 20.01.2012 & 30.08.2013 & 06.12.17

Signature
 (Laxman Jalawati)

Signature of the Declarant

2. Laxmi Pandey
 33, Lokanath Chatterjee Bazar
 Shibpur
 Howrah
 Pin- 71102

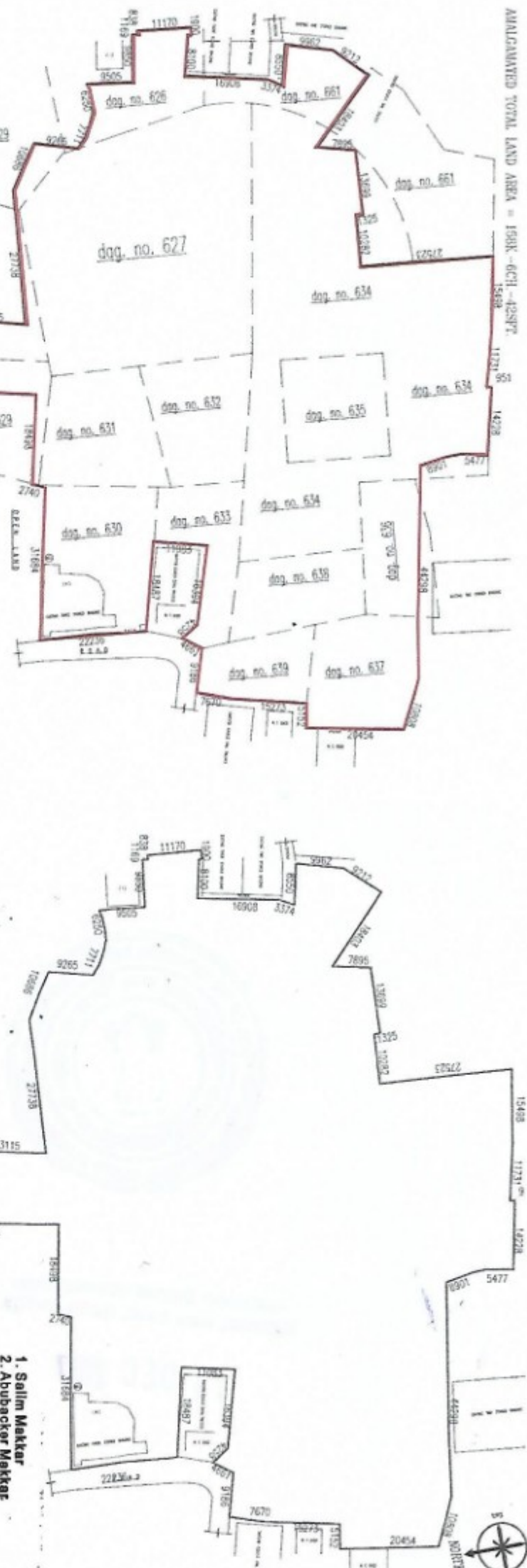
Drafted by

Sekhar Kanti Das

Advocate Sekhar Kanti Das
 Presidency Small Cause Court Bar
 Association at Calcutta 2&3, K.S. Roy
 Road 4th Floor, Kolkata-1
 Regn. No. WB-712/1985

AMALGAMATED SITE PLAN OF R.S. DAG NO. - 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, R.S. KHATTAN NO. - 1273, 1299, 1416, 1620, 1641, 1576, 1651, 1066, 2114, 1419, 1410, L.R. KHATTAN NO. - 3048, 1442, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2095, 3050, 3051, 3052, 2247, MORZA - HATARA, J.L. NO. - 14, OLD HOLDING NO. - 45/437/38/19 BLOCK-4/11-12, HATARA, KOLKATA - 157, NEW HOLDING NO. - 457/38 HATARA PURAPARA, KOLKATA - 157, OLD WARD NO. - 19, NEW WARD NO. - 13, UNDER PARISHAD COMPILER MUNICIPALITY (OLD), EDIHANNAR MUNICIPAL CORPORATION (NEW), P.S. - NEW TOWN, DIST. - 24 PGS(N).

AMALGAMATED TOTAL LAND AREA = 1598.631 - 4297.



SCHEDULE OF LAND :-

SL. NO.	DEED NO.	NAME OF OWNER	DAG NO.	AREA OF LAND
1	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
2	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
3	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
4	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
5	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
6	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
7	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
8	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
9	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
10	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
11	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
12	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
13	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
14	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
15	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
16	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00
17	1 - 6271, DATE- 17/2/2011	SHRIMATI SURESH	R.S. DAG NO. - 627	9.00

SCHEDULE OF AMALGAMATED LAND :-

HOLDING NO. 157, NEW HOLDING NO. - 457/38 HATARA PURAPARA, KOLKATA - 157

BLOCK-4, HATARA, KOL-157

AREA OF LAND 1598.631 - 4297.

Signature (lexman Jaiswal)

1. Salim Makkar
2. Abubacker Makkar
3. Sm. Rabia Makkar
4. Sm. Shahanas Saleem
5. Sm. Najma Yusuf
6. M/s Sound of Arts International
7. Fardaan Makkar

all by the pen of their Constituted attorney under a registered general power of attorney dt. 20.01.2012 & 30.08.201 & dt. 12.12.12

SIGNATURE OF THE
PRESENTANT/EXECUTANT/
SELLER/BUYERS/CLAIMANT
WITH PHOTO.

UNDER RULE 44A OF THE I.R. ACT 1908
L.H. BOX- SMALL TO THUMB PRINTS
R.H. BOX- THUMB TO SMALL PRINTS



Little	Ring	Middle	Fore	Thumb
[Left Hand]				

Thumb	Fore	Middle	Ring	Little
[Right Hand]				

ATTESTED

Little	Ring	Middle	Fore	Thumb
[Left Hand]				
Thumb	Fore	Middle	Ring	Little
[Right Hand]				

ATTESTED

Little	Ring	Middle	Fore	Thumb
[Left Hand]				
Thumb	Fore	Middle	Ring	Little
[Right Hand]				

ATTESTED



Self Attested


Signature

इस कार्ड को खोने / पाने पर कृपया सूचित करें। लौटाएं:
आयकर पैन सेवा इकाई, एन एस डी ईयू
5-वीं मंजिल, मंत्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL,
5th floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD

BGN/2153468

পরিচয় পত্র



Elector's Name: Laxman Jaiswal

নির্বাচক নাম: লক্ষ্মণ জৈসওয়াল

Father's Name: Babdeo Jaiswal

পিতার নাম: বাবদেও জৈসওয়াল

Sex: M

লিঙ্গ: পুরুষ

Age as on 1.1.2005: 35

১.১.২০০৫ তারিখের বয়স: ৩৫

Self Attested


Signature

Address:

31 INDRA BISWAS ROAD CHITPUR Kolkata 700037

ঠিকানা:

৩১ ইন্ড্রা বিস্বাস রোড চিতপুর কলকাতা ৭০০০৩৭

Facsimile Signature
Electoral Registration Officer
বিজ্ঞান বিভাগের অফিসার

Assembly Constituency: 160-Belgach's West

নিয়োগকৃত নির্বাচক (সংখ্যা): ১৬০ (বেলগাচ'স পশ্চিম)

District: Gurgaon (জিলা): গুরগাঁও

Date: 24.03.2005 তারিখ: ২৪.০৩.২০০৫

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASCON INFRASTRUCTURE (INDIA)
LIMITED



01/04/2009

Permanent Account Number

AAHCA7166K

06022016

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं-
आयकर पैन सेवा इकाई, एनएसडीएल
5-वीं मंजिल, मन्त्री स्टर्लिंग, प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
पुणे - 411 016.

*If this card is lost / someone's lost card is found,
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Model Colony, Near Deep Bangalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

ASCON INFRASTRUCTURE (INDIA) LTD.


Director

Major Information of the Deed

Deed No :	I-1523-12299/2017	Date of Registration	11/12/2017
Query No / Year	1523-1000406738/2017	Office where deed is registered	
Query Date	11/12/2017 2:55:40 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S BISWAS NIMTA,Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, Status :Solicitor firm		
Transaction	Additional Transaction		
[0901] Declaration, Declaration relating to immovable property	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 26,92,66,246/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 21/- (Article:E, 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: Hatia Road, Mouza: Hatia

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-627	LR-1442	Bastu	Danga	6 Dec		72,72,730/-	Property is on Road Adjacent to Metal Road,
L2	LR-626	LR-1442	Bastu	Danga	5 Dec		60,60,608/-	Property is on Road Adjacent to Metal Road,
L3	LR-661	LR-3048	Bastu	Danga	2 Dec		24,24,243/-	Property is on Road Adjacent to Metal Road,
L4	LR-626	LR-1415	Bastu	Danga	14 Chatak 13 Sq Ft		17,86,112/-	Property is on Road Adjacent to Metal Road,
L5	LR-629	LR-2109	Bastu	Danga	3 Katha		60,00,002/-	Property is on Road Adjacent to Metal Road,
L6	LR-627	LR-3050	Bastu	Danga	3 Katha 18 Sq Ft		60,50,002/-	Property is on Road Adjacent to Metal Road,
L7	LR-627	LR-2092	Bastu	Danga	19.2 Dec		2,32,72,734/-	Property is on Road Adjacent to Metal Road,
L8	LR-628	LR-2091	Bastu	Danga	3 Katha 13 Chatak 31 Sq Ft		77,11,114/-	Property is on Road Adjacent to Metal Road,
L9	LR-627	LR-2096	Bastu	Danga	15 Katha 6 Chatak 37 Sq Ft		3,08,52,788/-	Property is on Road Adjacent to Metal Road,
L10	LR-634	LR-1614	Bastu	Danga	31.25 Dec		3,78,78,800/-	Property is on Road Adjacent to Metal Road,



L11	LR-635	LR-1614	Bastu	Danga	6.25 Dec		75,75,760/-	Property is on Road Adjacent to Metal Road,
L12	LR-630	LR-1376	Bastu	Bastu	5 Katha		1,00,00,003/-	Property is on Road Adjacent to Metal Road,
L13	LR-631	LR-1614	Bastu	Danga	8 Katha 4 Chatak		1,65,00,006/-	Property is on Road Adjacent to Metal Road,
L14	LR-630	LR-1376	Bastu	Danga	5 Katha		1,00,00,003/-	Property is on Road Adjacent to Metal Road,
L15	LR-631	LR-1614	Bastu	Danga	8 Katha		1,60,00,005/-	Property is on Road Adjacent to Metal Road,
L16	LR-639	LR-1066	Bastu	Bastu	4 Katha		80,00,002/-	Property is on Road Adjacent to Metal Road,
L17	LR-637	LR-863	Bastu	Danga	7 Dec		84,84,851/-	Property is on Road Adjacent to Metal Road,
L18	LR-588	LR-1275	Bastu	Danga	4 Dec		48,48,486/-	Property is on Road Adjacent to Metal Road,
L19	RS-1593/614	RS-1416	Bastu	Danga	5 Dec		60,60,608/-	Property is on Road Adjacent to Metal Road,
L20	LR-636	LR-1419	Bastu	Danga	9.25 Dec		1,12,12,125/-	Property is on Road Adjacent to Metal Road,
L21	LR-637	LR-863	Bastu	Danga	7.75 Dec		93,93,942/-	Property is on Road Adjacent to Metal Road,
L22	LR-633	LR-1418	Bastu	Danga	4 Dec		48,48,486/-	Property is on Road Adjacent to Metal Road,
L23	RS-592/1614	RS-1416	Bastu	Shali	5 Dec		60,60,608/-	Property is on Road Adjacent to Metal Road,
L24	LR-661	LR-3048	Bastu	Danga	3 Katha 5 Chatak 43 Sq Ft		67,44,446/-	Property is on Road Adjacent to Metal Road,
L25	LR-627	LR-2247	Bastu	Danga	7 Katha 1 Chatak 37 Sq Ft		1,42,27,782/-	Property is on Road Adjacent to Metal Road,
TOTAL :					222.1446Dec	0 /-	2692,66,246 /-	
Grand Total :					222.1446Dec	0 /-	2692,66,246 /-	

Declarant Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ASCON INFRASTRUCTURE (INDIA) LIMITED 31, Indra Biswas Road, P.O:- Belghachia, P.S:- Tala, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700037 , PAN No.: AAHCA7166K, Status :Organization, Executed by: Representative, Executed by: Representative



Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Laxman Jaiswal (Presentant) Son of Late Basdeo Jaiswal Date of Execution - 11/12/2017, , Admitted by: Self, Date of Admission: 11/12/2017, Place of Admission of Execution: Office	 Dec 11 2017 3:53PM	 LTI 11/12/2017	 11/12/2017
31, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACSPJ6338E Status : Representative, Representative of : ASCON INFRASTRUCTURE (INDIA) LIMITED (as DIRECTOR)				

Identifier Details :

Name & address	
Sombhu Biswas Son of Ajay Biswas K K Ramdas Road, P.O:- Nimta, P.S:- Nimta, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Laxman Jaiswal	
	11/12/2017



Endorsement For Deed Number : I - 152312299 / 2017

On 11-12-2017

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 15:50 hrs on 11-12-2017, at the Office of the A.D.S.R. RAJARHAT by Laxman Jaiswal ,

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

Execution is admitted on 11-12-2017 by Laxman Jaiswal, DIRECTOR, ASCON INFRASTRUCTURE (INDIA) LIMITED, 31, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Sombhu Biswas, , Son of Ajay Biswas, K K Ramdas Road, P.O: Nimta, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6239, Amount: Rs.100/-, Date of Purchase: 31/03/2017, Vendor name: M Dutta



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2017, Page from 363407 to 363438

being No 152312299 for the year 2017.



Shan

Digitally signed by DEBASISH DHAR
Date: 2017.12.15 14:40:31 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 12/15/2017 2:40:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)