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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

83AB 351920

3/1552853/23

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

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

26 JUN 2023

DEED OF AMALGAMATION

THIS DEED AMALGAMATION made this 16th day of June, Two Thousand and Twenty Three (2023).

BETWEEN

Contd....P/2

Dwarkapati Infra Projects Pvt. Ltd
BF-300, Salt Lake City
Kat-700064

2704 15.6.2023
10/1

তার- মূল্য
ক্রেতার নাম ও ঠাা
স্থাপন ডেডলাইন ব্যাক্তর
বিলান নম্বর, সিস্টেমের সীমিত এ ডি ক্রয় তার ও
মোট স্থাপন ক্রয় টা
চালান নং

24 MAY 2023

ক্রোকুরী-বারাকপুর, ডেডলাইন-মিতা নম্বর 998000

Meralisa Munari



5347

Dwarkapati Infra Project Pvt. L. I.

Meralisa Munari
Director



5347

MAREO SALES PVT. LTD.

Meralisa Munari
Director



5347

NATURAL DEVELOPERS PVT. LTD.

Meralisa Munari
Director

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

16 JUN 2023

DWARKAPATI INFRA PROJECTS PVT.LTD (PAN AAECD7991C), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **Monalisa Mimani, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064 West Bengal -hereinafter called and referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives and assigns) the party of the **FIRST PART** :

AND

MAREO SALES PVT.LTD (PAN AAECM7796E), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **Monalisa Mimani, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990)**, aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064 West Bengal - hereinafter called and referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **SECOND PART** :

AND

NATURAL DEVELOPERS PVT.LTD (PAN AACCN7049R), a company registered under the Companies Act, 1956, having its principal place of business at BF-300,

5347

Newtral Holdings Pvt. Ltd.

Meralisa Munari

Director

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USCAR BUSINESS PVT. LTD.

Meralisa Munari

Director

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Smartchamp Business Pvt. Ltd

Meralisa Munari

Director

5347

SIMPLICITY DEVELOPERS PVT. LTD.

Meralisa Munari

Director

5348

Rahel Roy

Identified By Me:-

Son/Daughter/Wife of MK Roy
Gravea

Post Office: Brahmapur

Police Station: Banabroni

Kolkata: 700096

Occupation: Service



Kaillikashi Bhattacharya, Registrar
Rajshahi, New Town, North 24 Pgs

12 6 JUN 2023

Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **Monalisa Mimani**, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal - hereinafter called and referred to as the **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **THIRD PART** :

AND

NEWTRAL HOLDINGS PVT.LTD (PAN AAACN8484C), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Authorised Signatory **Monalisa Mimani**, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal - hereinafter called and referred to as the **FOURTH PARTY** (which expression shall unless,excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **FOURTH PART** :

AND

OSCAR BUSINESS PVT.LTD (PAN AAACO3468M), a company registered under the Companies Act, 1956, having its principal place of business at CF-305, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **Monalisa Mimani**, (PAN AFCPG2995K) (Aadhar No:



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5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal - hereinafter called and referred to as the **FIFTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **FIFTH PART** :

AND

SMART CHAMP BUSINESS PVT.LTD (PAN AATCS3730K), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Director **Monalisa Mimani**, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal - hereinafter called and referred to as the **SIXTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **SIXTH PART** :

AND

SIMPLICITY DEVELOPERS PVT.LTD (PAN AALCS5585N), a company registered under the Companies Act, 1956, having its principal place of business at BF-300, Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, represented by its Authorised Signatory **Monalisa Mimani**, (PAN AFCPG2995K) (Aadhar No: 5717 0035 9868) (Mobile No. 9831239990), aged about 38 years, wife of **Sudarshan Mimani**, by faith - **Hindu** , by occupation **Business**, residing at BF-300,



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Salt Lake City, Sector-1, P.O. CC Block, P.S. Bidhannagar(North), Kolkata - 700064, West Bengal - hereinafter called and referred to as the **SEVENTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives and assigns) the Party of the **SEVENTH PART** :

AND WHEREAS by an Deed of Conveyance dated 04.03.2020, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2020, Pages from 126788 to 126815, Being Deed No. 152302808 for the year 2020, Simplicity Developers Pvt.Ltd, described therein called the Vendor, sold ,granted, transferred and conveyed to Dwarkapati Infra Projects Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3379 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.11.2018, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2018, Pages from 429810 to 429836, Being Deed No. 152312916 for the year 2018, Jamaluddin Molla, described therein called the Vendor, sold ,granted, transferred and conveyed to Mareo Sales Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land



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measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1310 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1313 under L.R. Khatian No. 3557 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 04.03.2020, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2020, Pages from 126604 to 126630, Being Deed No. 152302810 for the year 2020, Simplicity Developers Pvt.Ltd, described therein called the Vendor, sold, granted, transferred and conveyed to Natural Developers Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 under L.R. Khatian No. 3379 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 22.11.2018, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2018, Pages from 435916 to 435944, Being Deed No. 152313112 for the year 2018, Hamida Bibi, Anowara Bibi and Jahanara Bibi, described therein called the Vendor, sold, granted, transferred and conveyed to Newtral Holdings Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 2.92 Decimals(0.1042 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 under L.R. Khatian No.



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387/1 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 19.11.2018, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2018, Pages from 429597 to 429623, Being Deed No. 152312915 for the year 2018, Jamaluddin Molla, described therein called the Vendor, sold ,granted, transferred and conveyed to Oscar Business Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1311 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1312 under L.R. Khatian No. 3557 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 04.03.2020, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2020, Pages from 126178 to 126205, Being Deed No. 152302809 for the year 2020, Simplicity Developers Pvt.Ltd, described therein called the Vendor, sold ,granted, transferred and conveyed to Smartchamp Business Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 03.50Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 under L.R. Khatian No. 3380 of Mouza - Jamalpara, J.L. No. 42,



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R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS by a Deed of Conveyance dated 05.07.2016, duly registered at Additional District Sub Registrar New Town, Rajarhat, copied in Book No.- I, Volume No. 1523-2016, Pages from 228577 to 228600, Being Deed No. 152307410 for the year 2016, Khitish Mondal, described therein called the Vendor, sold, granted, transferred and conveyed to Simplicity Developers Pvt.Ltd, described therein called the Purchaser, **ALL THAT** piece and parcel of land measuring an area of 10.50 Decimals (0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 under L.R. Khatian No. 3346 of Mouza - Jamalpara, J.L. No. 42, R.S. No. 124, Touzi No. 173 at present 10, within the jurisdiction of Rajarhat-Bishnupur (RB-II) Gram Panchayet, Additional District Sub-Registration Office Rajarhat, New Town, under Rajarhat Police Station in the district of North 24-Parganas.

AND WHEREAS thereafter said namely Dwarkapati Infra Projects Pvt.Ltd become the absolute Owner of the said land measuring an area of 3.50 Decimals (0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals (0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals (0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3782, morefully described in Schedule "A" hereunder written, Mareo Sales Pvt.Ltd become the absolute Owner of the said land measuring an area of 02.00 Decimals (1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No.



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1310 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1313 by mutating its name under L.R. Khatian No. 3631,morefully described in Schedule "B" hereunder written, Natural Developers Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 by mutating its name under L.R. Khatian No. 3783 ,morefully described in Schedule "C" hereunder written, Newtral Holdings Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 2.92 Decimals(0.1042 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 by mutating its name under L.R. Khatian No. 3664,morefully described in Schedule "D" hereunder written, Oscar Business Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1311 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1312 by mutating its name under L.R. Khatian No. 3531,morefully described in Schedule "E" hereunder written, Smartchamp Business Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 03.50Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3781,morefully described in Schedule "F" hereunder written, Simplicity Developers Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 10.50Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1308 by mutating its name under L.R. Khatian No. 3380,morefully described in Schedule "G" hereunder written.



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AND WHEREAS due to insufficient residential accommodation in respect of the said two premises and their better enjoyment , all the said Owners have been thinking to construct building upon the said land of the said premises and during peaceful enjoyment over the said properties by aforesaid seven parties herein, they jointly intended to develop their said property by raising multistoried building as such they agreed to mutually amalgamation .

AND WHEREAS the aforesaid seven separate plots of land are contiguous, adjacent, interlinked, interconnected and also under the jurisdiction of the Rajarhat Bishnupur(RB-II) Gram Panchayet, P.S. Rajarhat, in the District of North 24-Pargans and all the parties herein here been possessing the said plot of land without any interruption of others.

AND WHEREAS for their better enjoyment as per share of the seven parties , the groups shall enjoy their ownership and the parties herein intend to amalgamate their aforesaid two respective plots into a single plot and accordingly for avoiding future litigations about the same, all the parties, herein jointly execute this deed of amalgamation .

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :-

That in pursuance of the negotiation and in consideration of the amalgamation, for their better enjoyment in future , over their respective plots into a single plot of land , the parties herein amalgamates the said two plots of land into a single plot of land. That upon execution of this present all the parties herein , amalgamation their aforesaid seven separate plots of the said land measuring Dwarkapati Infra Projects Pvt.Ltd become the absolute Owner of the said land measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No.



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1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3782, morefully described in Schedule "A" hereunder written, Mareo Sales Pvt.Ltd become the absolute Owner of the said land measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1310 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1313 by mutating its name under L.R. Khatian No. 3631, morefully described in Schedule "B" hereunder written, Natural Developers Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 by mutating its name under L.R. Khatian No. 3783 ,morefully described in Schedule "C" hereunder written, Newtral Holdings Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 2.92 Decimals(0.1042 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 by mutating its name under L.R. Khatian No. 3664, morefully described in Schedule "D" hereunder written, Oscar Business Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1311 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1312 by mutating its name under L.R. Khatian No. 3531, morefully described in Schedule "E" hereunder written, Smartchamp Business Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of 03.50Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3781, morefully described in Schedule "F" hereunder written, Simplicity Developers Pvt.Ltd become the absolute Owner of the said land measuring measuring an area of



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10.50Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1308 by mutating its name under L.R. Khatian No. 3380,morefully described in Schedule "G" hereunder written.

IT IS HEREBY AGREED AND DECLARED that each party hereto have good right, full power, absolute authority to give, grant , transfer and convey the respective share of property within the amalgamated property AND that each party in succession shall at all times hereafter peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will, at the request and costs of the other, execute every such assurance or assurances and further do execute and perform every such act, deed or thing as shall reasonably be required by the other for further and more perfectly assuring to the other the property hereby conveyed to him.

IT IS HEREBY FURTHER DECLARED that each party herein agreed as follows:- That the Parties herein agree that the said premises will be amalgamated into one unit and shall be known as single premises and the parties herein will enjoy the entire portion as their own joint properties.

That the Parties also agree that they will enjoy this undivided share of the properties and are the same for all practical purposes as and undivided and amalgamated portion. However, each party shall only be entitled to their respective share of land and structure. It is also agreed amongst the parties that they being the joint Owners and the parties herein having undivided share they shall be treated as joint Owners of the said Properties. However, each party shall be entitled to only his share of property within the amalgamated property. That the parties herein also decide that the said amalgamated properties shall be mutated in the joint names of the parties in the records of the BLLRO and in all other Government or the Semi Government Authority and when the same



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will be necessary to all BLLRO Taxes and other out goings in respect of the said amalgamated property shall be borne equally by all the parties. That the none of the parties herein shall be entitled to either to sell, mortgage or any way encumber in respect of their undivided shares separately in the said and amalgamated properties thereof without prior notice to other parties and the said amalgamated new plot of all the parties is described fully in the Schedule "H" below after amalgamation of Schedule "A", "B", "C", "D", "E", "F", & "G" as mentioned below. It is pertinent to mention that each party will be entitled to enjoy their respective share of land within the amalgamated property.

DESCRIPTION OF JOINT PROPERTY of DWARKAPATI INFRA PROJECTS PVT.LTD, MAREO SALES PVT.LTD, NATURAL DEVELOPERS PVT.LTD, NEWTRAL HOLDINGS PVT.LTD, OSCAR BUSINESS PVT.LTD, SMART CHAMP BUSINESS PVT.LTD & SIMPLICITY DEVELOPERS PVT.LTD, by way of amalgamated with their own property respectively as described in Schedule "A", "B", "C", "D", "E", "F", & "G". ALL THAT piece or parcel of amalgamated land measuring by the total area has become measuring 61.2840 decimal more or less, which is more fully described in Schedule "H" below.

IT IS FURTHER DECLARED that the market value of the property assessed for stamp duty and registration fees is Rs. 1,98,10,512/- (Rupees One Crore Ninety Eight Lacs Ten Thousand Five Hundred and Twelve) only.

THE SCHEDULE "A" ABOVE REFERRED TO

(Description of the property of Dwarkapati Infra Projects Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 3.50 Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 0.50 Decimals(0.0239 Share) out of 21.00 Decimals



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comprised in R.S./L.R. Dag No. 1309 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3782.

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the property of Mareo Sales Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1310 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1313 by mutating its name under L.R. Khatian No. 3631.

THE SCHEDULE "C" ABOVE REFERRED TO

(Description of the property of Natural Developers Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 10.00 Decimals(0.4761 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 by mutating its name under L.R. Khatian No. 3783.

THE SCHEDULE "D" ABOVE REFERRED TO

(Description of the property of Newtral Holdings Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 2.92 Decimals(0.1042 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 by mutating its name under L.R. Khatian No. 3664.



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

16 JUN 2023

THE SCHEDULE "E" ABOVE REFERRED TO

(Description of the property of Oscar Business Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 02.00 Decimals(1.0000 Share) out of 02.00 Decimals comprised in R.S./L.R. Dag No. 1311 and sali land measuring an area of 08.00 Decimals(1.0000 Share) out of 08.00 Decimals comprised in R.S./L.R. Dag No. 1312 by mutating its name under L.R. Khatian No. 3531.

THE SCHEDULE "F" ABOVE REFERRED TO

(Description of the property of Smart Champ Business Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 03.50Decimals(0.1250 Share) out of 28.00 Decimals comprised in R.S./L.R. Dag No. 1308 and sali land measuring an area of 5.1832 Decimals(0.0836 Share) out of 62.00 Decimals comprised in R.S./L.R. Dag No. 1316 by mutating its name under L.R. Khatian No. 3781.

THE SCHEDULE "G" ABOVE REFERRED TO

(Description of the property of Simplicity Developers Pvt.Ltd)

ALL THAT piece and parcel of measuring an area of 10.50Decimals(0.5000 Share) out of 21.00 Decimals comprised in R.S./L.R. Dag No. 1309 by mutating its name under L.R. Khatian No. 3380.

THE SCHEDULE "H" ABOVE REFERRED TO

(Description of the Amalgamated property)

ALL THAT piece or parcel of SALI land measuring total area measuring 61.2840 decimal appertaining to Dag No.1308, 1309, 1310, 1311, 1312, 1313 &



Additional District Sub-Registrar,
Raishat, New Town, North 24 Pgs.

16 JUN 2023

1316, L.R. Khatian No. 3782, 3631, 3783, 3664, 3531, 3781 & 3380, J.L. No. 42, Mouza Jamalpara, within the jurisdiction of Rajarhat Bishnupur(RB-II) Gram Panchayet under P.S. Rajarhat, P.O. Kashinathpur, Kolkata-700135, in the District North 24-Pargans and specifically shown in the annexed map or plan delineated with "RED" border liens/colour/ink, which is butted and bounded as follows:-

ON THE NORTH : DISTRICT ROAD / PWD ROAD

ON THE SOUTH : Dag No. 1314,1316(P)

ON THE EAST : Dag No. 1500

ON THE WEST : Dag No. 1308(P), 1316(P)

It is hereby stated that after execution and registration of this Deed of Amalgamation aforesaid DWARKAPATI INFRA PROJECTS PVT.LTD, MAREO SALES PVT.LTD, NATURAL DEVELOPERS PVT.LTD, NEWTRAL HOLDINGS PVT.LTD, OSCAR BUSINESS PVT.LTD, SMART CHAMP BUSINESS PVT.LTD & SIMPLICITY DEVELOPERS PVT.LTD became the absolute Joint Owners or Co-Owners of aforesaid property and they shall be entitled to sell the said property or its portion to any persons as they may desire and they have exclusive right over the said property with right to raise construction and with all rights, to sell, transfer, mortgage, let out etc. and shall have the full right to enjoy the same without any interference or disturbance from any other person and it is hereby provided that they will have the right to have water connection, electrical connection, cable connection, telephone connection and also right of egress & ingress etc. over the Rajarhat road.



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

26 JUN 2023

IN WITNESS WHERE OF the parties hereto executed this Deed on this the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

By parties at Kolkata in presence of :-

WITNESSES :-

1. Rahul Roy
S/O - MK Roy
Gravies,
Kolkata - 700096

2. Rajib Banerjee
S/O Keshab Banerjee
CF-305
Koi-64

Draft Prepared by me: -

Md Manir Uzzaman

MD. MANIR UZ JAMAN

Licence No. DW-I-33.

Residence: Mahammadpur

Rajarhat, Kolkata-700135

District - North 24-Parganas

Dwarkapati Infra Project Pvt. Ltd.

Merajisa Kurnai
Director

MAREO SALES PVT. LTD.

Merajisa Kurnai
Director

NATURAL DEVELOPERS PVT. LTD.

Merajisa Kurnai
Director

Central Holdings Pvt. Ltd.

Merajisa Kurnai
Director

OSCAR BUSINESS PVT. LTD.

Merajisa Kurnai
Director

Smarchamp Business Pvt. Ltd

Merajisa Kurnai
Director

CITY DEVELOPERS PVT. LTD.

Merajisa Kurnai
Director

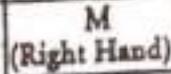
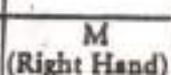


Additional District Sub-Registrar,
Rajarat, New Town, North 24 Pgs

6 JUN 2023

SPECIMEN FOR TEN FINGERPRINTS

Sl. No. Signature of the Executants.

	 S	 R	 M (Left Hand)	 I	 T											
							 T	 I	 M (Right Hand)	 R	 S					
												IDENTIFIED BY ME				
	 T	 I	 M (Right Hand)	 R	 S											
						IDENTIFIED BY ME										
											 S	 R	 M (Left Hand)	 I	 T	
 T	 I	 M (Right Hand)	 R	 S												

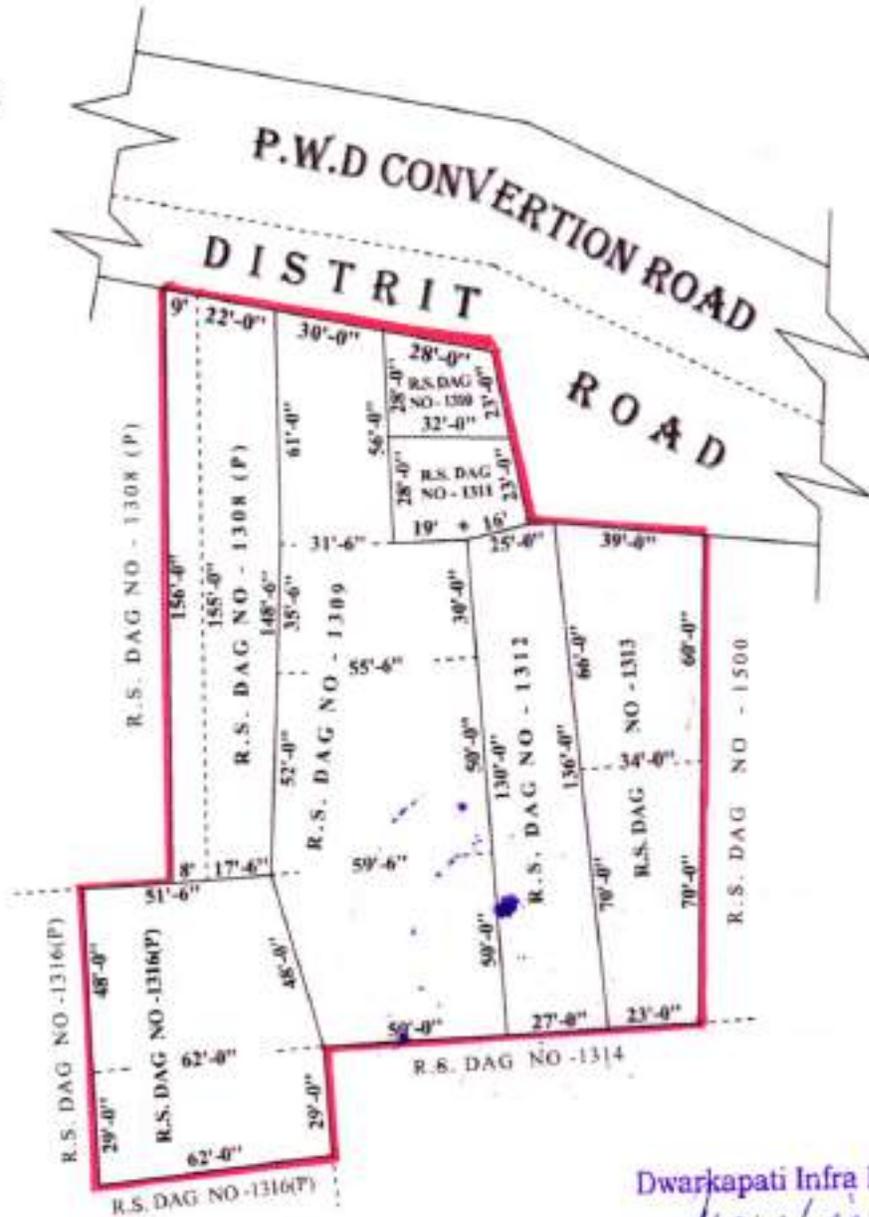


Additional District Sub-Registrar,
Rajarhat, New Town, North 24 Pgs

26 JUN 2023

SITE PLAN OF R. S. DAG NO- 1308(P), 1309, 1310, 1311, 1312, 1313 & 1316 (P), AT MOUZA - JAMALPARA, J L NO - 42, R. S. NO - 124, P. S. - RAJARHAT, DIST - NORTH 24 PARGANAS, UNDER RAJARHAT BISHNUPUR II NO GRAM PANCHAYET.

SCALE : N.T.S



Smartchamp Business Pvt. Ltd
Merakisa Munari
 Director

OSCAR BUSINESS PVT. LTD.
Merakisa Munari
 Director

Dwarkapati Infra Project Pvt. Ltd.

Merakisa Munari
 Director

MAREO SALES PVT. LTD.

Merakisa Munari
 Director

NATURAL DEVELOPERS PVT. LTD.

Merakisa Munari
 Director

Newtral Holdings Pvt. Ltd.

Merakisa Munari
 Director

SIMPLICITY DEVELOPERS PVT. LTD.

Merakisa Munari
 Director

Fajal Mine
 16/06/2013
 REJALU MINE
 REG NO. 8LS / 1151DT, 1008/15
 RAJARHAT KT, II G.P. N 24 PGS
 CALL - 9674163269
 COPIED BY

SCHEDULE OF OWNERS & AREA			
OWNERS NAME	DAG NO	KIL. NO	AREA IN DEC.
DWARKAPATI INFRA PROJECTS PVT. LTD.	1308	3782	03.5000
	1309	3782	00.5000
	1316	3782	05.1832
MAREO SALES PVT. LTD.	1310	3631	02.0000
	1313	3631	08.0000
NATURAL DEVELOPERS PVT. LTD.	1309	3783	10.0000
NEWTRAL HOLDINGS PVT. LTD.	1308	3664	02.9176
OSCAR BUSINESS PVT. LTD.	1311	3531	02.0000
	1312	3531	08.0000
SMART CHAMP BUSINESS PVT. LTD.	1308	3781	03.5000
	1316	3781	05.1832
	1309	3380	10.5000
TOTAL AREA			61.2840

SIGNATURE OF OWNERS



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

6 JUN 2023


 निर्वाचन आयोग
 भारत सरकार
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LMW5021209



निर्वाचक नाम : राजुल राय
Elector's Name : Rahul Ray

पिता का नाम : मिलन कुमार राय
Father's Name : Milan Kumar

लिंग / लिंग : पुरु / M
Sex / लिंग : M

जन्म तिथि / Date of Birth : 07/11/1987

16/06/2023

GIVE TO ADSR Rajarhat
 PURPOSE Amalgamation deed

SIGNATURE *Rahul Roy*

NOT TO BE USED FOR ANY OTHER PURPOSE

IDENTIFIED BY ME
Rahul Roy

LMW5021209

Address:
 A/81 Brahmapur More Kolkata
 Municipal Corp Regent Park SOUTH 24
 PARGANAS 700096

[Signature]

Date: 12/02/2023
 Facsimile Signature of the Electoral
 Registration Officer for
 108-Jadavpur Constituency

In case of change in address mention the Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

2002/02/20

Lab. 10/10/02

Lab. 10/10/02



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



192023240100684448

GRN Details

GRN: 192023240100684448 Payment Mode: SBI Epay
GRN Date: 16/06/2023 13:59:53 Bank/Gateway: SBIEpay Payment Gateway
BRN : 9870706889235 BRN Date: 16/06/2023 14:02:47
Gateway Ref ID: IGAPSXTLX1 Method: State Bank of India NB
GRIPS Payment ID: 160620232010068443 Payment Init. Date: 16/06/2023 13:59:53
Payment Status: Successful Payment Ref. No: 3001552853/12/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SIMPLICITY DEVELOPERS PVT LTD
Address: CF 300 SALT LAKE
Mobile: 9830538095
Period From (dd/mm/yyyy): 16/06/2023
Period To (dd/mm/yyyy): 16/06/2023
Payment Ref ID: 3001552853/12/2023
Dept Ref ID/DRN: 3001552853/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001552853/12/2023	Property Registration- Stamp duty	0030-02-103-003-02	99063
2	3001552853/12/2023	Property Registration- Registration Fees	0030-03-104-001-16	198119
Total				297182

IN WORDS: TWO LAKH NINETY SEVEN THOUSAND ONE HUNDRED EIGHTY TWO ONLY.

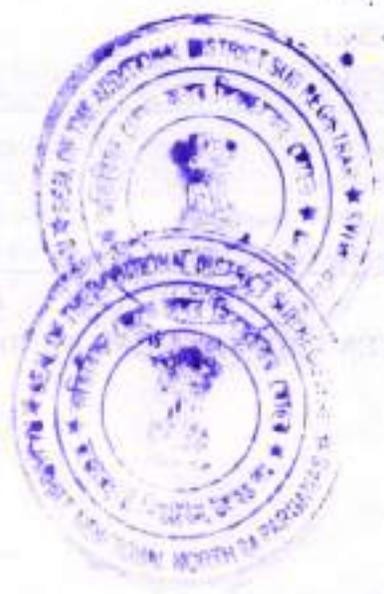
PAID



Govt of West Bengal
 Directorate of Registration & Stamps
 Revenue
 GIPs of Patna
 GOVERNMENT OF WEST BENGAL



Sl. No.	Name of the Property	Area (Sq. Ft.)	Value (Rs.)	Remarks
1	Plot No. 1, Sector 1, GIP, Patna	1000	100000	
2	Plot No. 2, Sector 1, GIP, Patna	1000	100000	
3	Plot No. 3, Sector 1, GIP, Patna	1000	100000	
4	Plot No. 4, Sector 1, GIP, Patna	1000	100000	
5	Plot No. 5, Sector 1, GIP, Patna	1000	100000	



The above mentioned
 property is situated
 in the area of the
 GIP, Patna.

Dated: _____ 20____
 Director, Directorate of Registration & Stamps, Patna.

Major Information of the Deed

Deed No :	I-1523-09491/2023	Date of Registration	26/06/2023
Query No / Year	1523-3001552853/2023	Office where deed is registered	
Query Date	15/06/2023 1:25:36 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	MANIR UZ JAMAN MOHAMMADPUR, Thana : Rajarhat, District : North 24-Parganas, WEST BENGAL, PIN - 700135, Mobile No. : 9830538095, Status : Deed Writer		
Transaction	[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)		
Set Forth value	Rs. 12/-	Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Stampduty Paid(SD)	Rs. 99,073/- (Article:23)	Market Value	Rs. 1,98,10,512/-
Remarks		Registration Fee Paid	Rs. 1,98,119/- (Article:A(1), E)

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

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-1308 (RS :-)	LR-3782	Bastu	Shali	3.5 Dec	1/-	11,31,401/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1309 (RS :-)	LR-3782	Bastu	Shali	0.5 Dec	1/-	1,61,629/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-1316 (RS :-)	LR-3782	Bastu	Shali	5.1832 Dec	1/-	16,75,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-1310 (RS :-)	LR-3631	Bastu	Shali	2 Dec	1/-	6,46,515/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-1313 (RS :-)	LR-3631	Bastu	Shali	8 Dec	1/-	25,86,060/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-1309 (RS :-)	LR-3783	Bastu	Shali	10 Dec	1/-	32,32,575/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-1308 (RS :-)	LR-3664	Bastu	Shali	2.9176 Dec	1/-	9,43,136/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,



L8	LR-1311 (RS :-)	LR-3531	Bastu	Shali	2 Dec	1/-	6,46,515/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L9	LR-1312 (RS :-)	LR-3531	Bastu	Shali	8 Dec	1/-	25,86,060/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L10	LR-1308 (RS :-)	LR-3781	Bastu	Shali	3.5 Dec	1/-	11,31,401/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L11	LR-1316 (RS :-)	LR-3781	Bastu	Shali	5.1832 Dec	1/-	16,75,508/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L12	LR-1309 (RS :-)	LR-3380	Bastu	Shali	10.5 Dec	1/-	33,94,204/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
TOTAL :					61.284Dec	12 /-	198,10,512 /-	
Grand Total :					61.284Dec	12 /-	198,10,512 /-	

Seller Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx1C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	MAREO SALES PRIVATE LIMITED CF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	NATURAL DEVELOPERS PRIVATE LIMITED BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx9R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
4	NEWTRAL HOLDINGS PRIVATE LIMITED CF-305, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
5	OSCAR BUSINESS PRIVATE LIMITED CF-305, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative



6 **SMART CHAMP BUSINESS PRIVATE LIMITED**
 BF-300,,SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-
 Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status
 :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SIMPLICITY DEVELOPERS PRIVATE LIMITED BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700064 , PAN No.:: AAxxxxxx5N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MONALISA MIMANI (Presentant) Wife of SUDARSHAN MIMANI , BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5K, Aadhaar No: 57xxxxxxxx9868 Status : Representative, Representative of : DWARKAPATI INFRA PROJECTS PRIVATE LIMITED (as DIRECTOR), MAREO SALES PRIVATE LIMITED (as DIRECTOR), NATURAL DEVELOPERS PRIVATE LIMITED (as DIRECTOR), NEWTRAL HOLDINGS PRIVATE LIMITED (as AUTHORISED SIGNATORY), OSCAR BUSINESS PRIVATE LIMITED (as DIRECTOR), SMART CHAMP BUSINESS PRIVATE LIMITED (as DIRECTOR), SIMPLICITY DEVELOPERS PRIVATE LIMITED (as DIRECTOR)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAHUL ROY Son of Mr M K ROY GARIA, City:- , P.O:- BRAHMAPUR, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096			
Identifier Of MONALISA MIMANI			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-3.5 Dec

Transfer of property for L10

SI.No	From	To. with area (Name-Area)
1	SMART CHAMP BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-3.5 Dec

Transfer of property for L11

SI.No	From	To. with area (Name-Area)
1	SMART CHAMP BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-5.1832 Dec



Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec
2	MAREO SALES PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec
3	NATURAL DEVELOPERS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec
4	NEWTRAL HOLDINGS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec
5	OSCAR BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec
6	SMART CHAMP BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-1.75 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-0.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-5.1832 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	MAREO SALES PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-2 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	MAREO SALES PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-8 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	NATURAL DEVELOPERS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-10 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	NEWTRAL HOLDINGS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-2.9176 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	OSCAR BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-2 Dec



Transfer of property for L9

SI.No	From	To. with area (Name-Area)
1	OSCAR BUSINESS PRIVATE LIMITED	SIMPLICITY DEVELOPERS PRIVATE LIMITED-8 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-II, Mouza: Jamalpara, JI No: 42, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1308, LR Khatian No:- 3782	Owner:দ্বার্বাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.03000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L2	LR Plot No:- 1309, LR Khatian No:- 3782	Owner:দ্বার্বাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.01000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L3	LR Plot No:- 1316, LR Khatian No:- 3782	Owner:দ্বার্বাপতি ইন্ফ্রা প্রোজেক্ট প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, থানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	DWARKAPATI INFRA PROJECTS PRIVATE LIMITED
L4	LR Plot No:- 1310, LR Khatian No:- 3631	Owner:মারিও সেলস প্রা. লি. , Gurdian:ডিরেক্টর , Address:সি এফ-300,সেক্টর-1 কোল-700064 , Classification:শালি, Area:0.02000000 Acre,	MAREO SALES PRIVATE LIMITED
L5	LR Plot No:- 1313, LR Khatian No:- 3631	Owner:মারিও সেলস প্রা. লি. , Gurdian:ডিরেক্টর , Address:সি এফ-300,সেক্টর-1 কোল-700064 , Classification:শালি, Area:0.08000000 Acre,	MAREO SALES PRIVATE LIMITED
L6	LR Plot No:- 1309, LR Khatian No:- 3783	Owner:ন্যাচারাল ডেভেলপার্স প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:২৮/৩/৫ন/১,রামকৃষ্ণ সমাধী রোড, থানা-ফুলবাগান, কোলকাতা-৭০০০৫৪, Classification:শালি, Area:0.10000000 Acre,	NATURAL DEVELOPERS PRIVATE LIMITED



L7	LR Plot No:- 1308, LR Khatian No:- 3664	Owner:নিউট্রাল হোল্ডিংস্ প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:সপ্ট সেক মিটি, সেক্টর এক, সিসি রক, বিধাননগর, , Classification:শালি, Area:0.03000000 Acre,	NEWTRAL HOLDINGS PRIVATE LIMITED
L8	LR Plot No:- 1311, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রা: লি:, Gurdian:ডাইরেক্টর , Address:কাকুরগাছি, কোল-54 , Classification:শালি, Area:0.02000000 Acre,	OSCAR BUSINESS PRIVATE LIMITED
L9	LR Plot No:- 1312, LR Khatian No:- 3531	Owner:অস্কার বিসনেস প্রা: লি:, Gurdian:ডাইরেক্টর , Address:কাকুরগাছি, কোল-54 , Classification:শালি, Area:0.08000000 Acre,	OSCAR BUSINESS PRIVATE LIMITED
L10	LR Plot No:- 1308, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.04000000 Acre,	SMART CHAMP BUSINESS PRIVATE LIMITED
L11	LR Plot No:- 1316, LR Khatian No:- 3781	Owner:স্মার্ট চ্যাম্প বিজনেস প্রা লি, Gurdian:পক্ষে ডাইরেক্টর, Address:বি এফ ৩০০,সপ্টলেক,সেক্টর ১, খানা-বিধাননগর উত্তর, কোলকাতা-৭০০০৬৪, Classification:শালি, Area:0.05000000 Acre,	SMART CHAMP BUSINESS PRIVATE LIMITED
L12	LR Plot No:- 1309, LR Khatian No:- 3380	Owner:সিম্পলিসিটি ডেভলপার্স প্রা লি ., Gurdian:পক্ষে ডাইরেক্টর, Address:সি.এফ-300, সপ্টলেক, সেক্টর - 1 কোল - 64, Classification:শালি, Area:0.10000000 Acre,	SMART CHAMP BUSINESS PRIVATE LIMITED



On 15-06-2023

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 1,98,10,512/-

Basak

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

On 16-06-2023

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

Presented for registration at 18:10 hrs on 16-06-2023, at the Private residence by MONALISA MIMANI ..

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

Execution is admitted on 16-06-2023 by MONALISA MIMANI, AUTHORISED SIGNATORY, NEWTRAL HOLDINGS PRIVATE LIMITED, CF-305, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, DWARKAPATI INFRA PROJECTS PRIVATE LIMITED, BF-300, SEC-I, SALT LAE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, MAREO SALES PRIVATE LIMITED, CF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, NATURAL DEVELOPERS PRIVATE LIMITED, BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, OSCAR BUSINESS PRIVATE LIMITED, CF-305, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, SMART CHAMP BUSINESS PRIVATE LIMITED, BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700064; DIRECTOR, SIMPLICITY DEVELOPERS PRIVATE LIMITED, BF-300, SEC-I, SALT LAKE CITY, City:- , P.O:- CC BLOCK, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064

Identified by Mr RAHUL ROY, . . , Son of Mr M K ROY, GARIA, P.O: BRAHMAPUR, Thana: Bansdroni, . South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Service

Basak

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

On 22-06-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,98,119.00/- (A(1) = Rs 1,98,105.00/- ,E = Rs 14.00/-) and Registration Fees paid by by online = Rs 1,98,119/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2023 2:02PM with Govt. Ref. No: 192023240100684448 on 16-06-2023, Amount Rs: 1,98,119/-,
Bank: SBI EPay (SBlePay), Ref. No. 9870706889235 on 16-06-2023, Head of Account 0030-03-104-001-16

10/15/2019
10/15/2019

STATE OF NORTH CAROLINA
DEPARTMENT OF REVENUE
10/15/2019

STATE OF NORTH CAROLINA
DEPARTMENT OF REVENUE
10/15/2019



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,073/- and Stamp Duty paid by online = Rs 99,063/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 16/06/2023 2:02PM with Govt. Ref. No: 192023240100684448 on 16-06-2023, Amount Rs: 99,063/-, Bank: SBI EPay (SBIPay), Ref. No. 9870706889235 on 16-06-2023, Head of Account 0030-02-103-003-02

Basak

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

On 26-06-2023

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.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 99,073/- and Stamp Duty paid by Stamp Rs 10.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 2704, Amount: Rs.10.00/-, Date of Purchase: 15/06/2023, Vendor name: Mita Dutta

Basak

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

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 314878 to 314909
being No 152309491 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.07.03 17:52:39 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/07/03 05:52:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)