

भारतीय गैर न्यायिक

पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

भारत



सत्यमेव जयते

INDIA

INDIA NON JUDICIAL



अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AL 571600

23466
01/12/25

Shital Ice Factory & Cold Storage

Chandreshwar Prasad
Partner

Ranjit Singh

Suraj Buildcon Pvt. Ltd.

Director

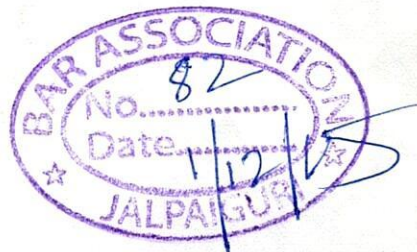
TULSA HOLDINGS

Partner

BEFORE THE EXECUTIVE MAGISTRATE AT JALPAIGURI

DEED OF AMALGAMATION

THIS INDENTURE IS MADE ON THIS THE 15TH DAY OF OCTOBER
2025 (TWO THOUSAND TWENTY-FIVE).



S.L. NO. 20767 Date 29, 8, 2025
PURCHASER Shital Ice Factory and Cold Storage & On
Full Address Siliguri
Total Value 80/-
Stamp Purchased from JPG Treasury-I

STAMP VENDOR
JAYARANI DAS
Licence No. 1 of 99-2000
Addl. DSR Office, Rajganj/
Bhaktinagar, Jalpaiguri

4. Bred

WE

Shital Ice Factory & Cold Storage
Chandreshwar Prasad

Partner

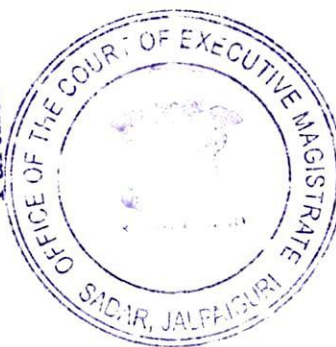
Ranjit K Singh

Suraj Buildcon Pvt. Ltd.

Sanjay Singh
Director

TULSA HOLDINGS

Tarang Garg
Partner



1. **SHITAL ICE FACTORY AND COLD STORAGE (PAN: AAVFS4075Q)** A partnership firm incorporated under the Indian Partnership Act 1932 having its office at 3rd Mile, Sevoke Road, P.O. Salugara-734008, P.S. Bhaktinagar in the District of Jalpaiguri (which expression shall mean and include unless excluded by or repugnant to the context of its partners, legal heirs' office bearers, executors, successors, administrators, representatives and assigns). The partnership firm is represented by one of its partners duly authorized for this purpose **SRI CHANDRESHWAR PRASAD (AADHAR: 724362907915)** S/o Late Baijnath Prasad, Hindu by religion, Indian by Nationality, one of the Partner of the above-named partnership firm by occupation, resident of Shital Bhawan, Above HL Studia, Hill Cart, P.O. & P.S. Siliguri-734001, District- Darjeeling Church Road, P.O. & Siliguri-734001, District- Darjeeling,
2. **SRI RANJIT KUMAR SINGH**, Son of Late Raj Mangal Singh, Indian by Nationality, Hindu by Religion, Advocate by Profession, resident of Prakash Nagar, Ward No. 43 of Siliguri Municipal Corporation, Post Office Sevoke Road, Police Station Bhaktinagar, District Jalpaiguri, PIN-734001, in the state of West Bengal,
3. **SURAJ BUILDCON PRIVATE LIMITED (PAN: AAMCS3317F)** A private Limited Company incorporated under the provisions of the Companies Act vide CIN: U45400WB2007PTC115248 for the year 2007 having its office at Shanti Square 2½ Mile, Sevoke Road, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri. The above-named company is represented by one of its directors duly authorized for this purpose **SRI SURESH KUMAR AGARWAL (AADHAR: 520100605499)** Son of Late Amilal Agarwal, Hindu by religion, Indian by Nationality, Director of the above-named Company by occupation, resident of Church Road, P.O. & P.S. Siliguri-734001 in the District of Darjeeling.
4. **TULSA HOLDINGS (PAN: AATFT2711N)** a partnership firm incorporated under the Indian Partnership Act having its office at Shanti Square 2½ Mile, Sevoke Road, P.O. Siliguri-734001, P.S. Bhaktinagar in the District of Jalpaiguri. The above-named LLP is represented by one of its Partner duly authorized for this purpose **SRI TARANG GARG (PAN: AVRPG5655R, AADHAR: 295840550212)** Son of Sri Sanjay Garg, Indian by Nationality, Hindu by religion, Business by Occupation, resident of Raja Garden, Ramesh Nagar, Near Bali Nagar, District- West Delhi, Delhi - 110015,
----- hereinafter referred to as collectively and jointly as **DECLARANTS** and the Declarants do hereby solemnly declare and affirm as follows: -

I. (Schedule-A)

THAT the above named **SHITAL ICE FACTORY AND COLD STORAGE** acquired a piece and parcel of land measuring 182 Decimal appertaining to and forming part of R.S. Plot No. 132, 133/369, 131 of Mouza - Dabgram of Sheet No. 5(RS) recorded in Khatian No. 83/1, 282/5, 282/3(RS) P.S. Bhaktinagar in the District of Jalpaiguri as more fully described in the Schedule-A herein below by virtue of a Deed of Conveyance duly registered in the Office of District Sub Registrar, Jalpaiguri duly executed by **BILAT MISHRA** recorded in the Book No. I, being Document No. 1119 for the year 1964.

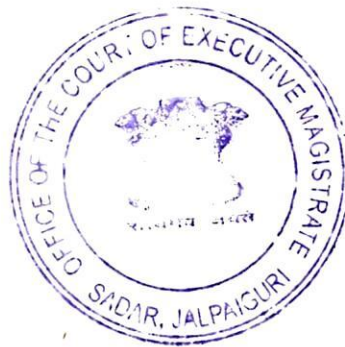


Ranjit Singh

Suraj Buildcon Pvt. Ltd.

Sachin Singh
Director

KULSA HOLDINGS

Chandrie Shwas Prasad
Partner

THAT possessing the aforesaid land the above named **SHITAL ICE FACTORY AND COLD STORAGE** prayed for the mutation of the aforesaid landed property in its names with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 720 in its name.

THAT the aforesaid total land more fully described in the Schedule- A was divided into three parts having three separate boundaries though contiguous and if amalgamated then would make a single larger plot of land. As such for better management as well as to give it a better shape for optimum utilization the declarant hereof decided to amalgamate the aforesaid land to make it one single contiguous piece of land more fully described in the Schedule- E herein below with an intent to construct multistoried buildings, commercial buildings upon the same.

II. (Schedule-B)

THAT one **SATYA NARAYAN SHARMA** sold the aforesaid land measuring 3.33 katha appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to **RAJ MANGAL SINGH** and executed a Deed of Conveyance duly registered in the office of the Additional District Sub registrar, Jalpaiguri recorded in the Book No. I, being Document No. 477 for the year 1999.

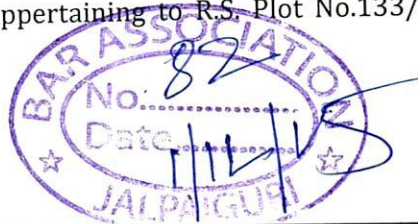
THAT possessing the aforesaid land and other movable and immovable properties the above-named Raj Mangal Singh died intestate leaving behind his wife **SMT POOJNI DEVI SINGH**, two sons **SRI RANJIT KUMAR SINGH**, **SRI RANBIJAY SINGH** and two daughters **SMT BIJETA KUMARI SINGH** and **SMT PRIYANKA SINGH** to inherit all his movable and immovable properties.

THAT the above named **SMT PRIYANKA SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 4275 for the year 2024.

THAT the above named **SMT BIJETA KUMARI SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 5089 for the year 2024.

THAT the above named **SMT POOJNI DEVI SINGH** gifted her inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S. Khatian No. 83/1 of Mouza – Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to her son **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 5414 for the year 2024.

THAT the above named **SRI RANBIJAY SINGH** gifted his inherited share in the aforesaid land measuring 0.666 katha or 0.010988 acre appertaining to R.S. Plot No.133/369 recorded in R.S.



Shital ice Factory & Cold Storage
Chandreshwar Prasad
Partner

Ranjit Singh

Suraj Buildcon Pvt. Ltd.

Sachin - Singh

TULSA HOLDINGS

Carding
Partner



Khatian No. 83/1 of Mouza - Dabgram of Sheet No.5, J.L. No. 02 under the jurisdiction of Bhaktinagar Police Station in the District of Jalpaiguri to his brother **SRI RANJIT KUMAR SINGH** and executed a Deed of Gift duly registered in the office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 8381 for the year 2024.

THAT the above-named **SRI RANJIT KUMAR SINGH** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- B herein below and possessing the said Schedule- B land prayed for the mutation of the aforesaid landed property in his name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3468 in his name.

III. (Schedule-C)

THAT one **SMT ANNU RANI SINGH** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of R.S. Sheet No. 5 of Mouza - Dabgram recorded in R.S. Khatian No. 83/1 in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **DAMBAR BAHADUR THAPA** duly registered in the Office of the District Sub - Registrar, Jalpaiguri recorded in the Book No. I, being Document No. 476 for the year 1999.

THAT one **SURAJ BUILDCON PRIVATE LIMITED** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of Sheet No. 5 (R.S.) of Mouza - Dabgram recorded in Khatian No. 83/1(R.S.), in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **SMT ANNU RANI SINGH** duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 1991 for the year 2024.

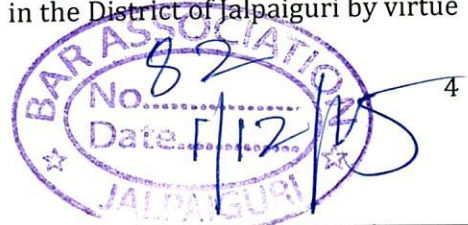
THAT the above-named **SURAJ BUILDCON PRIVATE LIMITED** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- C herein below and possessing the said Schedule- C land prayed for the mutation of the aforesaid landed property in its name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3139 in its name.

IV. (Schedule-D)

THAT one **RAM BABU SINGH** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132 of R.S. Sheet No. 5 of Mouza - Dabgram recorded in R.S. Khatian No. 83/1 in the District of Jalpaiguri by virtue of a Deed of Conveyance executed by **KUMARI SANTOSHI SETHI** duly registered in the Office of the Additional District Sub - Registrar, Jalpaiguri recorded in the Book No. I, being Document No. 5289 for the year 1997.

THAT possessing the aforesaid land and other movable and immovable properties the above-named **RAM BABU SINGH** died intestate leaving behind his wife **SMT ANNU RANI SINGH** acquired all that piece and parcel of land measuring 3.33 Katha appertaining and four daughters **NEETU SINGH, RASHMI SINGH, BABLI SINGH and SIMRAN SINGH** to inherit all his movable and immovable properties.

THAT one **TULSA HOLDINGS** acquired all that piece and parcel of land measuring 3.33 Katha appertaining to R.S. Plot No. 132, L.R. Plot No. 527 of Sheet No. 5 (R.S.), 4(L.R.) of Mouza - Dabgram recorded in R.S. Khatian No. 83/1(R.S.), 788(L.R.) in the District of Jalpaiguri by virtue



Shital Ice Factory & Cold Storage
Chandreshwar Prasad
Partner

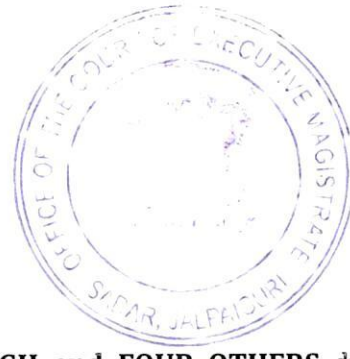
Ranjit Ar Singh

Suraj Buildcon Pvt. Ltd.

Director

TULSA HOLDINGS

Partner



of a Deed of Conveyance executed by **SMT ANNU RANI SINGH and FOUR OTHERS** duly registered in the Office of the Additional District Sub Registrar, Bhaktinagar recorded in the Book No. I, being Document No. 3880 for the year 2024.

THAT the above-named **TULSA HOLDINGS** became the sole and absolute owner of the aforesaid land measuring 3.33 Katha more fully described in the Schedule- D herein below and possessing the said Schedule- D land prayed for the mutation of the aforesaid landed property in its name with the office of the B.L.&L.R.O., Rajganj and after verifying the Deed and documents duly mutated the said land and opened up L.R. Khatian No. 3172 in its name.

THAT the aforesaid total land more fully described in the Schedule- A, B, C, D was divided into Six parts having six separate boundaries and though contiguous and if amalgamated then would make a single larger plot of land. As such for better management as well as to give it a better shape for optimum utilization the declarants hereof decided to amalgamate the aforesaid land to make it one single contiguous piece of land more fully described in the Schedule- E herein below with an intent to construct multistoried buildings, commercial buildings upon the same.

THAT the declarant amalgamated its land more fully described in the Schedule-A, B, C, D herein below into one single plot of land as more fully described in the Schedule- E herein below.

THAT the declarant shall make and prepare one single building plan of amalgamated land and shall submit to the appropriate authorities, for the sanctioning of the same.

THAT the declarant is swearing this affidavit for the purpose of declaring the aforesaid recitals.

THAT the statements made above are true to the best of our knowledge and belief and we sign this affidavit on this the ___ th day of October 2025.

SCHEDULE-A

LAND OF SHITAL ICE FACTORY AND COLD STORAGE PURCHASED BY VIRTUE OF DEED OF CONVEYANCE DOCUMENT NO. I-1119 FOR THE YEAR 1964

ALL that a piece and parcel of vacant land measuring 182 Decimal appertaining to and forming part of R.S. Plot No. 132, 133/369, 131 corresponding to L.R. Plot No. 526 of Mouza – Dabgram of Sheet No. 5(RS) , 4(LR) recorded in R.S Khatian No. 83/1, 282/5, 282/3 corresponding to L.R. Khatian No. 720, P.S. Bhaktinagar in the District of Jalpaiguri.

Out of the aforesaid total land measuring 182 decimal land measuring 83 decimal appertaining to Plot No. 132, 133/369 recorded in Khatian No. 83/1 is butted and bounded as follows:-

NORTH	:	LAND OF TILSHWARI BARMANI,
SOUTH	:	LAND OF FALASWARI,
EAST	:	LAND OF TILSHWARI BARMANI,
WEST	:	LAND OF TARKESHWAR PRASAD.

Out of the aforesaid total land measuring 182 decimal land measuring 66 decimal appertaining to Plot No. 131 recorded in Khatian No. 282/5 is butted and bounded as follows:-

NORTH	:	LAND OF HAGURI DASYA,
SOUTH	:	LAND OF FALASWARI,
EAST	:	LAND OF HAGURI DASYA,
WEST	:	LAND OF TARKESHWAR PRASAD.



Shital Ice Factory & Cold Storage
Chandrasekhar Singh

Partner

Ranjit K Singh

Suraj Buildcon Pvt. Ltd.

Director

TULSA HOLDINGS

Partner



Out of the aforesaid total land measuring 182 decimal land measuring 33 decimal appertaining to Plot No. 131 recorded in Khatian No. 282/3 is butted and bounded as follows: -

NORTH : LAND OF TILSHWARI DEBI,
SOUTH : LAND OF RAM CHANDRA ROY,
EAST : LAND OF TILSHWARI DEBI,
WEST : SEVOKE ROAD.

SCHEDULE-B

LAND OF RAJ MANGAL SINGH (INHERITED & ACQUIRED BY RANJIT KUMAR SINGH) PURCHASED BY VIRTUE OF DEED OF CONVEYNACE DOCUMENT NO.I-477 FOR THE YEAR 1999 & DEED OF GIFTS BEING NOS. 4275, 5089, 5414, 8381 ALL FOR THE YEAR 2024.

All that piece and parcel of the vacant land measuring 3.33 KATHA appertaining to and forming part of R.S. Plot No. 132 of R.S. Sheet No. 5 recorded in R.S. Khatian No. 83/1 of Mouza - DABGRAM, J.L. No. 2, Pargana - BAIKUNTHAPUR, P.S. BHAKTINAGAR in the District of JALPAIGURI. SMC Ward No. 42.

The aforesaid Land is butted and bounded as follows:

BY THE NORTH : LAND OF SHITAL ICE FACTORY AND COLD STORAGE,
BY THE SOUTH : LAND OF ANNU RANI SINGH
BY THE EAST : LAND OF SITAL ICE FACTORY,
BY THE WEST : 60 FEET WIDE PUCKA SEVOKE ROAD.

SCHEDULE-C

LAND OF ANNU RANI SINGH PURCHASED BY VIRTUE OF DEED OF CONVEYNACE DOCUMENT NO.I-5290 FOR THE YEAR 1997.

All that piece and parcel of the vacant land measuring 3.33 (Three Point Three Three) KATHA appertaining to and forming part of R.S. Plot No. 132 (One Three Two) of R.S. Sheet No. 5 (Five) recorded in R.S. Khatian No. 83/1 (Eight Three by One) of Mouza - DABGRAM, J.L. No. 2 (Two), Pargana - BAIKUNTHAPUR, P.S. BHAKTINAGAR in the District of JALPAIGURI. SMC Ward No. 42.

The aforesaid Land is butted and bounded as follows:

BY THE NORTH : LAND OF RAJ MANGAL SINGH,
BY THE SOUTH : LAND OF RAM BABU SINGH
BY THE EAST : LAND OF SITAL ICE FACTORY,
BY THE WEST : 60 FEET WIDE PUCKA SEVOKE ROAD.

SCHEDULE-D

LAND OF RAM BABU SINGH (INHERITED BY ANNU RANI SINGH & FOUR OTHERS) PURCHASED BY VIRTUE OF DEED OF CONVEYNACE DOCUMENT NO.I-5289 FOR THE YEAR 1997.

All that piece and parcel of the vacant land measuring 3.33 (Three Point Three Three) KATHA appertaining to and forming part of R.S. Plot No. 132 (One Three Two) corresponding to L.R. Plot No. 527 of R.S. Sheet No. 5 (Five) corresponding to L.R. Sheet No. 4 recorded in R.S. Khatian No. 83/1 (Eight Three by One) corresponding to L.R. Khatian No. 788 of Mouza - DABGRAM, J.L. No. 2 (Two), Pargana - BAIKUNTHAPUR, P.S. BHAKTINAGAR in the District of JALPAIGURI. SMC Ward No. 42, Road





The aforesaid Land is butted and bounded as follows:

BY THE NORTH : LAND OF SURAJ BUILDCON PRIVATE LIMITED,
BY THE SOUTH : LAND OF BABULAL GARG & ORS
BY THE EAST : LAND OF SITAL ICE FECTORY,
BY THE WEST : 60 FEET WIDE PUCKA SEVOKE ROAD.

SCHEDULE-E

THE AMALGAMATED SCHEDULE-A, B, C, D AFORESAID LAND

ALL that a piece and parcel of vacant land measuring 198.4835 Decimal appertaining to and forming part of R.S. Plot No. 132, 133/369, 131 corresponding to L.R. Plot No. 526, 527 of Mouza – Dabgram of Sheet No. 5(RS), 4(LR) recorded in R.S Khatian No. 83/1, 282/5, 282/3 corresponding to L.R. Khatian No. 720, 3468, 3139, 3172, P.S. Bhaktinagar in the District of Jalpaiguri.

The aforesaid land is butted and bounded as follows: -

NORTH : LAND OF TILSHWARI DEBI, HAGURI DASYA & TILSHWARI BARMANI,
SOUTH : LAND OF BABULAL GARG & OTHERS
EAST : LAND OF TILSHWARI BARMANI,
WEST : SEVOKE ROAD(NH31).

That the statements made above are true to the best of our knowledge and belief and we sign this presents on this the ____ day of October 2025 at Jalpaiguri and if it is found fault than we shall be liable to be punished u/s.229 of the B.N.S.

Shital Ice Factory & Cold Storage
Chandreshwar Prasad
Partner

Solemnly affirmed & declared
before me on this day.

Executive Magistrate
Jalpaiguri

Executive Magistrate
Jalpaiguri

Ranjit Kr Singh
Suraj Buildcon Pvt. Ltd.

Sanjay - Singh
Director

TULSA HOLDINGS
Chandreshwar
Partner

DECLARANT

Identified by me

