

SANKAR KUMAR DAS

LL.B. Advocate & Notary Public
Barasat Judges Court
North 24 Parganas
Kolkata - 700124
West Bengal
India



Office / Residence :
Aswinipally School Road
Natunpukur, Barasat
North 24 Parganas
Kolkata - 700124

NOTARIAL CERTIFICATE

(Persuant to Section 8 of the Notaries Act 1952)

3498

30 JUN 2023

Know all men by These Present that, I Sri S.K. Das, Advocate duly appointed by the Government of West Bengal as a Notary being authorised to practice as subject to the provisions of the Notaries Act, 53 of 1952 and the Notaries Rules, 1956 made thereunder in and throughout the North 24 Parganas in the State of West Bengal within the Union of India, do here by verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories as to matters contained therein, presented before me.

According to that this to certify, authenticate & attest that the annexed Instrument marked 'A' is executed by-

Smt. Tapasi Das Roy, w/o Sri Partha Das
And (1st Party)
Smt. Chandra Das, w/o Sri Nani Gopal Das
And (2nd Party)
Sri Ramesh Chandra Bhattacharya, S/o
Late Hare Krishna Bhattacharya. (3rd Party)

PRIMA FACIE the annexed Instrument 'A' appears to be in the usual procedure to serve and avail as needs occasions shall or may require for the same.

IN FAITH AND TESTIMONY WHEREOF being required of a Notary, the said **NOTARY** do hereby subscribe my hand and affix my seal of office at Barasat on this the 30th day of June 2023

ANNA PURNA UDYOG
Swarit Chakrabarty
Partner

SANKAR KUMAR DAS

NOTARY PUBLIC

GOVT. OF WEST BENGAL

ATTESTED
S. K. DAS
Notary (W.B.)
Barasat, North 24 Pgs.
Regd. No. 19/96

भारतीय गैर न्यायिक

दस
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TEN
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Rs.10

INDIA

INDIA NON JUDICIAL



MY
SEAL

Before the Notary (W.B.)
Barasat, North 24 Pgs.

80AB 310365

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this the 30th
day of June, 2023 (Two Thousand and Twenty Three) of
CHRISTIAN ERA.

BETWEEN

SMT. TAPASI DAS ROY, Wife of Sri Partha Das, by
Nationality-Indian, by Religion-Hindu, by Occupation-
Household, Residing at: 3/154, Mahajati Nagar, P.O. Agarpara,
P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109,
hereinafter called and referred to as **FIRST PARTY** (Which

Contd...2

ANNA PURNA UDYOG

Suresit Chatterjee
Partner



Alakendu Bandyopadhyay
Advocate

(2)

expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assign) of the **FIRST PART.**

AND

SMT. CHANDRA DAS, Wife of Sri Nani Gopal Das, by Nationality-Indian, by Religion-Hindu, by Occupation-Household, Residing at: 3/27, Mahajati Nagar, P.O. Agarpara, P.S. Khardah, Dist. North 24 Parganas, Kolkata-700109, hereinafter called and referred to as **SECOND PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assign) of the **SECOND PART.**

AND

SRI RAMESH CHANDRA BHOUMICK, Son of Late Hare Krishna Bhowmick, by Nationality-Indian, by Religion-Hindu, by Occupation-Retired, Residing at: 97, Green Park, Howrah, P.O. Bakshara, P.S. Santragachi, Dist. Howrah, PIN-711110, hereinafter called and referred to as **THIRD PARTY** (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assign) of the **THIRD PART.**



WHEREAS the First Party hereof absolutely seized and possessed of **ALL THAT the piece & parcel of land measuring an area 10 Chittaks 14 sq.ft. togetherwith R.T. Shed standing thereon** Classified as "**BASTU**", lying

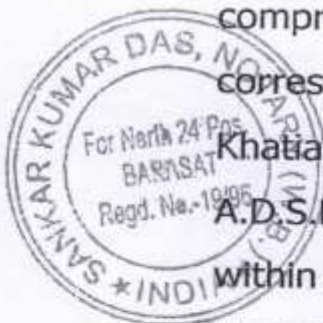
ANNAPURNA UDYOG
Smita Choudhury
Partner

30 JUN 2023

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and situates within **Mouza : Agarpara, J.L. No. 11, Re.Su. 31,** Touzi No. 155, E.P. No. 24, S. P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), corresponding to **L.R. Dag. No. 1217/2556,** under L.R. Khatian No. 888, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding no. 32 at 3No. Mahajati Nagar, under Ward No. 9, Kolkata-700109 which is mentioned in the First Schedule hereunder written.

AND WHEREAS the Second Party hereof absolutely seized and possessed of **ALL THAT** the piece or parcel of land having Rayat Possessory right admeasuring more or less **01 Cottah 01 chittaks 24 sq.ft. of land classified as "BASTU" togetherwith residential house standing thereon** within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555,** under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25A, S.P. No. 509/1, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 33, 3no. Mahajati Nagar, under Ward No. 9, Kolkata-700109 which is mentioned in the Second Schedule hereunder written.



AND WHEREAS the Third Party hereof absolutely seized and possessed of **ALL THAT** the piece or parcel of land having Rayat Possessory right admeasuring more or less **01 Cottah**


Alokendu Bandyopadhyay
Advocate

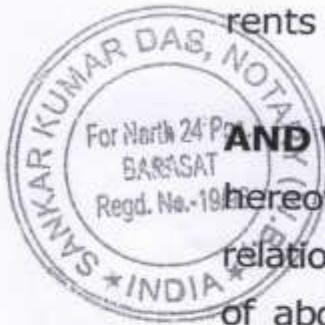
ANNAPURNA UDYOG

Partner

Contd...4

01 Chittaks 24 sq.ft. of land classified as "BASTU" togetherwith residential house standing thereon within Mouza - Agarpara of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217, corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9, Kolkata-700109 which is mentioned in the Third Schedule hereunder written.

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



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

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

Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG

Partner

Contd...5

30 JUN 2023

NOW THIS DEED OF AMALGAMATION WITNESSETH AS FOLLOWS:

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

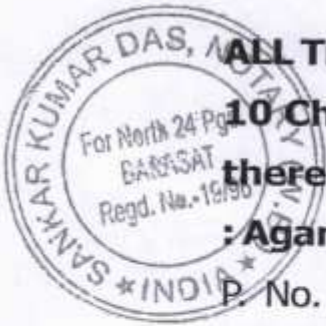
Words in this Indenture importing singular shall include plural and vice-versa.

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

THE FIRST SCHEDULE ABOVE REFERRED TO

(FIRST PARTY - SMT. TAPASI DAS ROY)

ALL THAT the piece & parcel of land measuring an area 10 Chittaks 14 sq.ft. togetherwith R.T. Shed standing thereon Classified as "**BASTU**", lying and situates within **Mouza : Agarpara, J.L. No. 11, Re.Su. 31, Touzi No. 155, E.P. No. 24, S. P. No. 509, comprised and contained in C.S. & R.S. Dag No. 1217(P), corresponding to L.R. Dag. No. 1217/2556, under L.R. Khatian No. 888, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, within the local limits of Panihati Municipality, Bearing Holding no. 32 at 3No. Mahajati Nagar, under Ward No. 9, Kolkata-700109.**



Alokendu Bandyopadhyay
Advocate

30 JUN 2023

ANNAPURNA UDYOG

Sunita Chatterjee

Partner

Contd...6

(6)

THE SECOND SCHEDULE ABOVE REFERRED TO
(SECOND PARTY - SMT. CHANDRA DAS)

ALL THAT the piece or parcel of land having Rayat Possessory right admeasuring more or less **01 Cottah 01 chittaks 24 sq.ft. of land classified as "BASTU" togetherwith residential house standing thereon** within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217(P), corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25A, S.P. No. 509/1, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 33, 3no. Mahajati Nagar, under Ward No. 9, Kolkata-700109

THE THIRD SCHEDULE ABOVE REFERRED TO

(THIRD PARTY-SRI RAMESH CHANDRA BHOUMICK)

ALL THAT the piece or parcel of land having Rayat Possessory right admeasuring more or less **01 Cottah 01 Chittaks 24 sq.ft. of land classified as "BASTU" togetherwith residential house standing thereon** within **Mouza - Agarpara** of the Collectorate of North 24 Parganas, comprised and contained in C.S.& R.S. Dag No. 1217, corresponding to **L.R. Dag No. 1217/2555**, under L.R. Khatian No. 888, J.L. No. 11, E.P. No. 25, S.P. No. 509, A.D.S.R.O. Sodepur, District - North 24 Parganas, P.S. Khardah, within the local limits of the Panihati Municipality, bearing Municipal Holding No. 35, 3no. Mahajati Nagar, under Ward No. 9, Kolkata-700109




Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG

Partner
30 JUN 2023

Contd...7

THE FOURTH SCHEDULE ABOVE REFERRED TO
(Amalgamated Property)

ALL THAT the total land classified as "Bastu" having rayat possessory right admeasuring more or less **(10 Chittaks 14 sq.ft. + 01 Cottah 01 chittaks 24 sq.ft. + 01 Cottah 01 chittaks 24 sq.ft.) = 02 Cottahs 13 Chittaks 17 sq.ft.,** lying and situates within **Mouza-Agarpara**, J.L. No. 11, Re.Su. no. 31, Touji no. 155, E.P. No. 24, 25A, 25, S.P. No. 509, 509/1, comprised and contained in C.S. & R.S. Dag no. 1217, corresponding to **L.R. Dag No. 1217/2555, 1217/2556,** under L.R. Khatian No. 888, under the Collectorate of North 24 Parganas on behalf of the Govt. of West Bengal, P.S. Khardah, Dist. North 24 Parganas, A.D.S.R.O. Sodepur, within the local limits of Panihati Municipality bearing Holding No. 32, 33 & 35 (3No. Mahajati Nagar), under Ward No. 9, Kolkata-7001094.

BUTTED AND BOUNDED

On the North : 11ft. wide 3No. Mahajati Nagar Road.

On the South : Maa Tara Abasan.

On the East : 18ft. wide 3No. Mahajati Nagar Road.

On the West : House of Arabindo Roy & House of Tapan Roy.

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

[Signature]

Alokendu Bandyopadhyay
Advocate

ANNAPURNA UDYOG

[Signature]

Contd...8

Partner

30 JUN 2023

(8)

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

Signed, Sealed and Delivered
in presents of following

WITNESSES:

1.

Tapasi Das Roy

2.

SIGNATURE OF THE FIRST PART

Chandra Das

SIGNATURE OF THE SECOND PART

Ramesh chandra Bhattacharya

SIGNATURE OF THE THIRD PART

Drafted by:

Alokendu Bandyopadhyay

ALOKENDU BANDYOPADHYAY

Advocate

Calcutta High Court, District Judge's Court Barrack,
Barrackpore Court.

ANNAPURNA UDYOG

Adv. Suresh Chandra Chatterjee

Partner

Laser Setter:

Preetam Das
Preetam Das

Alokendu Bandyopadhyay
Advocate

ATTESTED

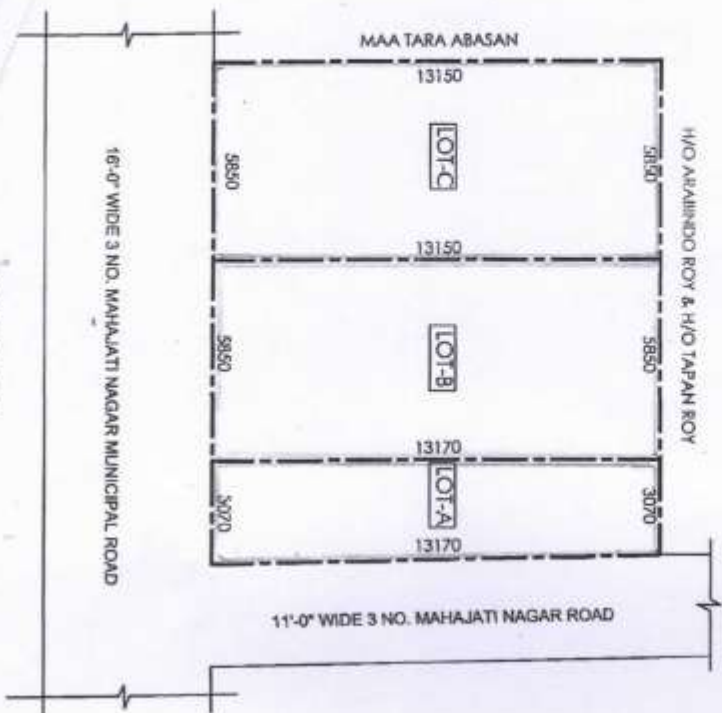
S. K. DAS
Notary (W.B.)
Barrack, North 24 P.O.
Regn No. 19/96

30 JUN 2023

CHECKED BY

AMALGAMATION PLAN OF HOLDING NO-32, 33 & 35 AT 3 NO. MAHAJATI NAGAR, WARD NO-9, AT MOUZA - AGARPARA, J.L. NO.-11, R.S. NO.-31, TOUZI NO.- 155, E.P. NO.- 24,25A,25, S.P. NO.- 509,509/1, C.S. & R.S. DAG NO.- 1217(P), L.R. DAG NO.- 1217/2555, 1217/2556, L.R. KHATIAN NO.-888, P.S. KHARDAH, UNDER PANIHATI MUNICIPALITY, DIST.-24 PGS. (N).

LOT NO	COLOUR	NAME OF OWNER	AREA OF LAND	HOLDING NO	SIGNATURE
A	●	SMT. TAPASI DAS ROY	10CH - 14SFT.	32	Tapasi Das Roy Chandra Das Ramesh Chandra Bhoomick
B	●	SMT. CHANDRA DAS	1KA - 1CH - 24 SFT.	33	
C	●	SRI. RAMESH CHANDRA BHOUMICK	1KA - 1CH - 24 SFT.	35	
D	●	SMT. TAPASI DAS ROY SMT. CHANDRA DAS SRI. RAMESH CHANDRA BHOUMICK	2KA - 13CH - 17 SFT.	35	



SITE PLAN



SITE PLAN



ASIT HALDER (L.B.S.)
ENLISTMENT NO. PM/2003/118531
Signature of L.B.S.



30 JUN 2023

Dated 30th Day of June 2023

Building plan permit no 5W5-OBPAS/2023/0689

Dev - 6781/23 Tapasi Das Roy Power - 1-6965/23

19-9-23
LRDy 1217/2556 Kh-888 Power-6966/23

Dev - 6780/23 Chandan Das
LRDy 1217/2555 Kh-888
Dev 6713/23 dt 15/9/23
Ramesh Chandan Bhawanick
LRDy 1217/2555 Kh-888 Power 6728/23



30 JUN 2023

Dev - Beta Rani'sha

In the matter of
Instrument 'A'
And

NOTARIAL CERTIFICATE

Developer
Annapurna Udyog

30 JUN 2023

Pro-1) Biswa
2) Sujit Chakrabarty



ANNAPURNA UDYOG

Sujit Chakrabarty
Partner

SANKAR KUMAR DAS

LL.B Advocate,
Judges Court Barasat
And

Notary Public, Govt. of West Bengal, INDIA
Regn. No. - 19/96 (19/1996)
Aswinipally, School Road. Natunmukur