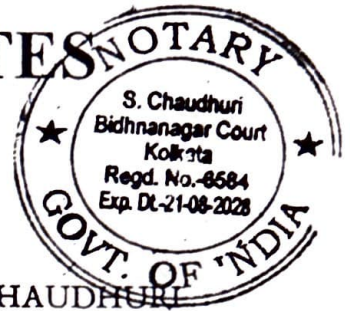


NOTARIAL CERTIFICATES

S. No. 822 2025

30 JUN 2025



TO ALL MEN THESE PRESENTS SHALL COME, I S. CHAUDHURI duly appointed and authorised by the Govt. of India to practice as a Notary throughout the District of North 24 Parganas in the state of West Bengal do hereby certify that the paper writings collectively marked "A" annexed hereto (hereinafter called the paper writings "A") are presented before me by the executant(s).

Parimal Bagui

Deed Amalgamation

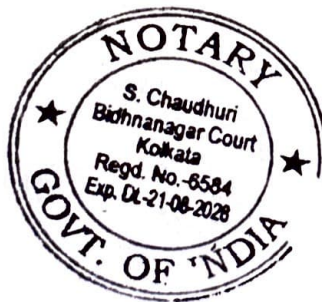
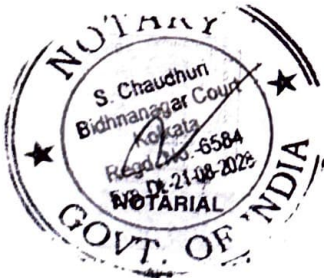
hereinafter referred as

executant(s) on this 30th Day of June Two thousand Twenty five

under the execution of the paper writings 'A' on its being admitted by the signatories as the matters contained therein and being satisfied as to the identity of the executant(s) I have attested the execution.

IN ACT WHERE OF being required of a Notary, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereunto set and subscribed my name and affixed my seal of office on this 30 day of June 20. 25

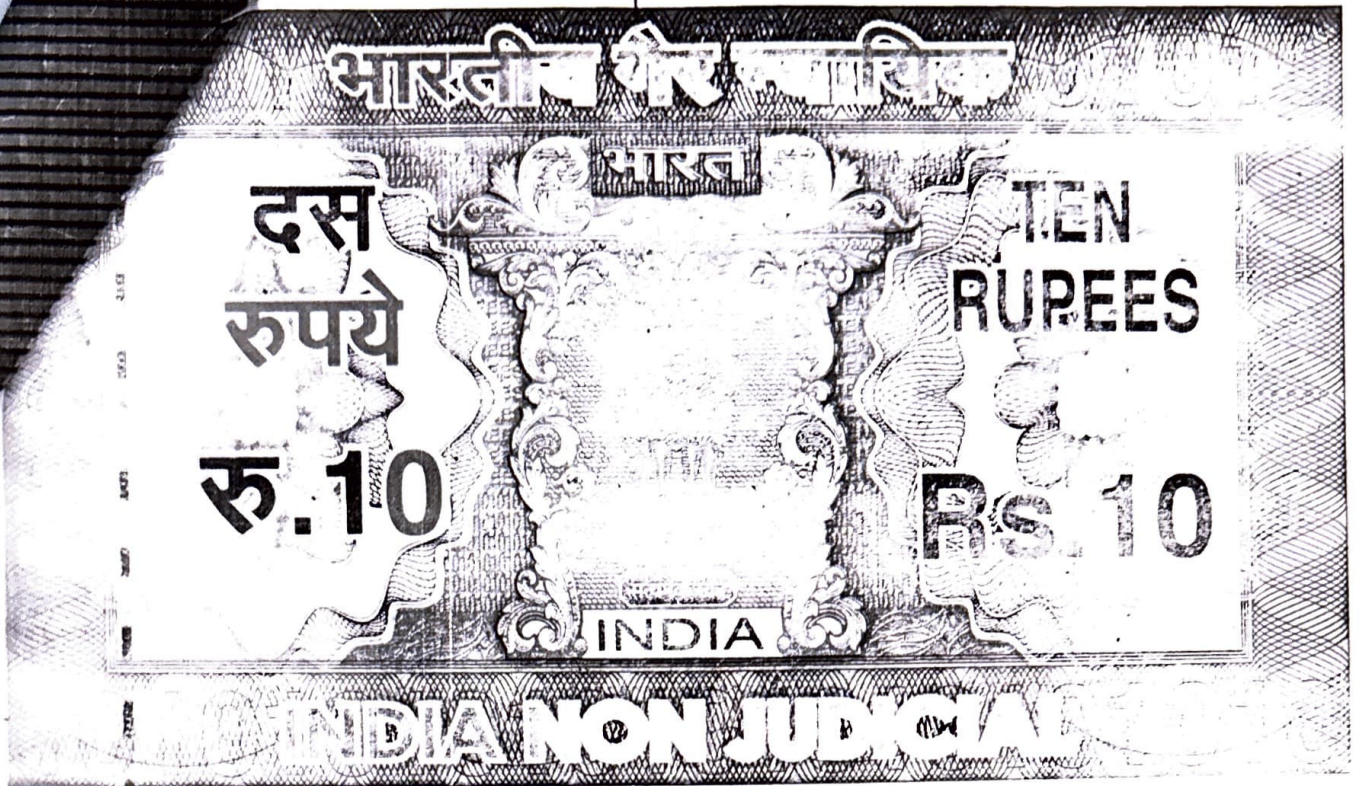


30 JUN 2025

S. Chaudhuri
S. Chaudhuri

M.COM, LL.B
NOTARY

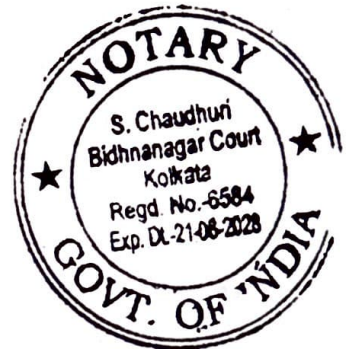
(Govt. of India)
Regn. No. 6584/08
Mayukh Bhaban
Ground Floor
Bidhannagar Court
Kolkata - 700 091
W.B. (India)



पश्चिम बंगाल WEST BENGAL

07AC 825356

BEFORE THE NOTARY PUBLIC
AT BIDHANNAGAR
DIST. NORTH 24 PARGANAS

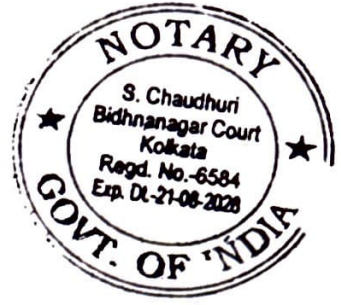


DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION is made on this 30th day of June...
Two thousand twenty five (2025).

Contd. to Page.....2

30 JUN 2025

BETWEEN

1. PARIMAL BAGUI (PAN AKVPB4950D), (AADHAR 5440 7075 5513), by occupation: Retired Person,
2. BABLA BAGUI (PAN AZVPB0850B), (AADHAR 5758 1102 7615), by occupation: Retired Person,
3. SHYAMAL BAGUI (PAN CENPB2156J), (AADHAR 4477 7274 3189), by occupation: Retired Person, all are sons of Late Ramakanta Bagui, by Nationality - Indian, by religion - Hindu, residing at DD 3, NARAYAN TALA EAST, Aswini Nagar, District: North 24 Parganas, P.S. Baguiati, P.O. Aswininagar, Pin 700159, hereinafter jointly and collectively called and referred to as the "FIRST PARTY" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the FIRST PART.

AND

SRI INDRA NATH BAGUI, son of Late Mihir Bagui Alias Mihir Kumar Bagui, by Nationality - Indian, by faith- Hindu, by occupation- Business, residing at, DD-50, Narayantala (East), P.S Baguiati, District- North 24 Parganas, Kolakta - 700159 hereinafter, hereinafter jointly called and referred to as the "SECOND PARTY" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the SECOND PART.

WHEREASA piece and parcel of land including structure measuring about 17 decimals equivalent to 10 cattas 4 chattack 25 sq.ft of land more or less appertaining to C.S Dag no. 3316 in C.S Khation no. 625 corresponding to R.S Dag no. 303 in R.S Khation no. 594 under Mouza- Krishnapur, Dak : Narayantola, J.L no. 17 in P.S Rajarhat at present Baguiati, Touzi no. 228 /229 originally belonged to one Ram Kanto Bagui, which was

30 JUN 2025

acquired by him through a registered family settlement bearing no. 2577 dated 25.03.1974, registered in the office of Sub-Registrar, Cossipore Dum.

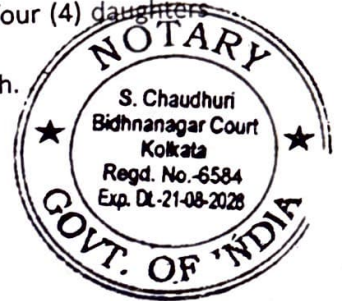
AND

WHEREAS

Said Ram Kanto Bagui while seized and possessed the same died on 09.05.1985 leaving behind three (3) sons Parimal Bagui, Babla Bagui, Shyamal Bagui and four (4) daughters namely Manjushree Ghosh, Anima Mitra, Dipali Ghosh and Rupali Ghosh.

AND

WHEREAS



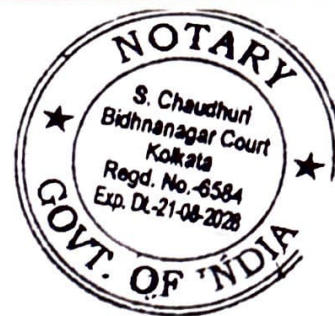
Prior to the death of the Ramkanto Bagui, he had executed a will on 20.10.1979, wherein the said Ram Kanto Bagui specifically stated that after his demise the properties would be devolved upon his three (3) sons that Parimal Bagui, Babla Bagui, Shyamal Bagui and that his four daughters would have no right, title and or interest in any manner whatsoever in his said properties according to the terms of the will dated 20.10.1979 as executed by Ramkanto Bagui stated that Parimal Bagui the eldest son would be the executor of the will. In that will, in schedule property the area of land was stated measuring about 18 ½ decimals equivalent to 11 cattas of land.

AND

WHEREAS

According to the last intention of the deceased Ramkanto Bagui a probate application had been filed before Ld.1st Munsif, District Delegate at Barasat bearing Misc case no. 289 of 1996, which was objected to by one of his daughter Anima Mitra and the application being contentious, said application for granting of probate had been filed before Ld. District Judge's court 24 Parganas and being numbered as O.S case no. 3 of

30 JUN 2025



1991, had been transferred before Ld. Additional Judge, 12 before the court at Alipore and upon full-fledged hearing the said will was proved and on 06th July, 1995 certificate of grant of probate of will had been issued.

Babla Bagui
Parimal Bagui

AND

WHEREAS

According to the true intent of said will as executed by Ram Kanto Bagui, his sons the present Landowners herein became the absolute owner While being in actual physical possession, they had sold out 1 cotta 6 chittacks of land from the western side of the aforesaid property to one P. Devi Goyal by virtue of a registered Deed of sale conveyance dated 20th November, 1995.

Shyama Devi
Shyama Devi

AND

WHEREAS

While being in possession in or over the remaining land more or less 14.74 decimals equivalent to 8.92 Cattas within C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S plot no. 3316 corresponding to R.S plot no. 303, Touzi no. 228 / 229, R.S plot no. 180, J.L no. 17, Mouza- Krishnapur, P.S Rajarhat at present Baguiati, District – North 24 Parganas amongst them said Parimal Bagui had filed a suit for partition bearing Title Suit no. 81/ 1999 which was allowed and decreed in preliminary form vide order no. 24 dated 19.01.2005 declaring respective 1/3rd share of the said Parimal Bagui, Babla Bagui, Shyama Bagui each, the landowners herein.

AND

WHEREAS

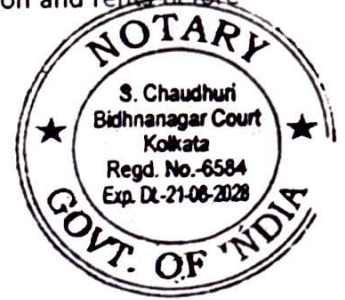
Said Parimal Bagui, Babla Bagui, Shyama Bagui while being in actual physical possession in or over aforesaid land, they have mutated their name in B.L & L.R.O published record

30 JUN 2025

Babla Bagui
Parimal Bagui
 of right bearing L.R Khatian no.7879, 7880 and 7881 respectively against L.R Dag no. 1810 and said Babla Bagui mutated his name in the office of Bidhannagar Municipal corporation having holding no. 5/N in ward no. 29 now 18 and have been possessing by way of paying taxes in the office of Bidhannagar municipal corporation and rents before Govt. Srestha.

AND

WHEREAS



Shyamal Bagui
Mukund Prasad Bagui
 In the meanwhile , Shyamal Bagui from his possession had sold out his one cattas of the land from eastern side of the aforesaid property in favour of Dilip Bihani Late Shiv Krishna Bahani. For that reason , the said Parimal Bagui and Babla Bagui have 37 % share land each and the said Shyamal Bagui has 26 % share in land from the schedule A property.

AND

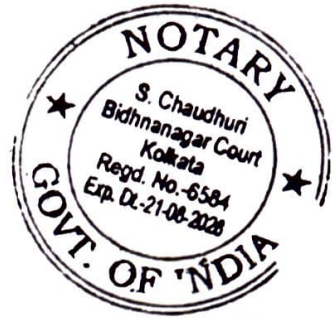
WHEREAS

The said Parimal Bagui, Babla Bagui, Shyamal Bagui owners hereto of a piece and parcel of land measuring about more or less 13.09 decimals equivalent to 7.92 Cattas within C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S p lot no. 3316 corresponding to R.S plot no. 303 appertaining to L.R Dag no. 1810 in L.R Khatian no. 7879, 7880 and 7881, Touzi no. 228 /229 , R.S plot no. 180 , J.L no. 17 , Mouza-Krishnapur , P.S Rajarhat at present Baguiati, within the jurisdiction of Bidhannagar Municipal corporation having holding no. in ward no. 29 now 18 , District – North 24 Parganas, which more fully described in the First Schedule Part – I hereunder written.

AND

WHEREAS

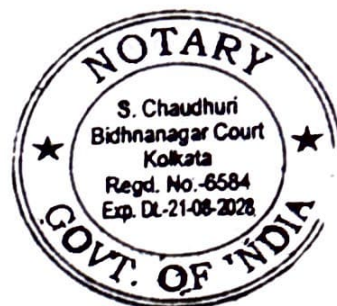
30 JUN 2025



The First part become owner of First Schedule Part-I having intended to make a multi storied building on said plot of land, had approached the Developer herein with M/S. S.R. CONSTRUCTION AND DEVELOPER, having PAN AEFFS2775B, a Partnership Firm, having its principal place of business at GS-45, Narayantal West, P.O Deshbandhunagar, P.S Baguiati, Kolkata - 700059, District- North 24 Parganas, being represented by its partners (1) Sri. Ranjit Chakraborty, having PAN AFKPC1049N, Aadhaar No. 9147 2146 0039, son of Nemaichakraborty, residing at, GB-17, Narayantala West, P.O Deshbandhunagar, P.S Baguiati, Kolkata - 700059, District- North 24 Parganas and (2) Sri. Saikat Chowdhury, having PAN ACNPC7050M, Aadhaar No. 8824 5313 4781, son of Dulal Kanti Chowdhury, residing at, CF-45, Salt Lake City, Sector- I, P.O Bidhannagar, P.S North Bidhannagar, Kolkata- 700064, District- North 24 Parganas both by faith- Hindu, by occupation- Business, by Nationality - Indian, entered into a Development Agreement bearing no. 3171 dated 21st August, 2024, registered in the office of A.D.S.R Rajarhat, on such terms and conditions embodied therein and thereafter supplementary agreement were also executed and on the same date, the First part / owners have executed a registered Development Power of Attorney bearing no. 3186 for the year 2024, registered in the office A.D.S.R, Rajarhat in favour of the Developer in order facilities the development work including other acts as embodied therein.

AND WHEREAS one Mihir Bagui alias Mihir Kumar Bagui was the owner of land measuring an area of 2 cottahas 10 chittacks be the same a little more or less comprised in C.S. Dag No. 3316, R.S. Dag No. 303 under C.S. Khatian No. 625, R.S Khatian No. 594 lying and situated at Mouza- Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, P.S. Baguiati, District North 24 Parganas, within the local limits of Rajarhat Gopalpur Municipality by way of a registered Deed of partition being No. 2386 dated 08.04.1985 registered at S.R.O. Bidhan Nagar (Salt Lake City) the said deed was duly copied in Book No. 1, Volume No. 45F pages from 453 to 462 for the year 1985. Subsequently, he died

30 JUN 2025



leaving behind his wife Mira Bagui, one son Indra Nath Bagui (the Vendor) and one daughter Tuli Hatui as his only legal heirs and successors as per Hindu succession Act. 1956.

AND

WHEREAS

Thereafter said Mira Bagui and Tuli Hatui transferred their 2/3 share land measuring an area of 1 cottaha 12 chittacks be the same a little more or less alongwith 200 sq.ft tiles shed house out of total 2 cottahas 10 chittacks be the same a little more or less alongwith 300 sq.ft tiles shed house comprised in C.S. Dag No. 3316, R.S. Dag No. 303 under C.S. Khatian No. 625, R.S Khatian No. 594 lying and situated at Mouza - Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, P.S. Baguiati, District North 24 Parganas, within the local limits of Rajarhat Gopalpur Municipality in favour of Indra Nath Bagui the land owner No. 2 herein by way of a deed of Gift being No. 09638 dated 06.08.2013 registered at A.D.S.R.O. Rajarhat, the said duly copied in Book No. 1, volume No. 14 pages from 6554 to 6568 for the year 2013.

AND

WHEREAS

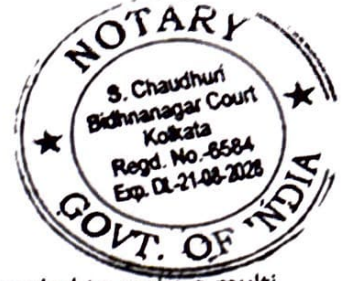
By virtue of that the Vendor become owner of 2 cottahas 10 chittacks be the same a little more or less alongwith 300 sq.ft tiles shed house comprised in C.S. Dag No. 3316, R.S. Dag No. 303 under C.S. Khatian No. 625, R.S Khatian No. 594 lying and situated at Mouza - Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, P.S. Baguiati, District North 24 Parganas, while seized and possessed the same, the Second part has approached the Developer as detailed below to entered into a development Agreement in respect of 06

30 JUN 2025

chittacks of vacant land out of 2 cattas 10 chittacks of land ,which more fully described in the First Schedule Part – II hereunder written.

AND

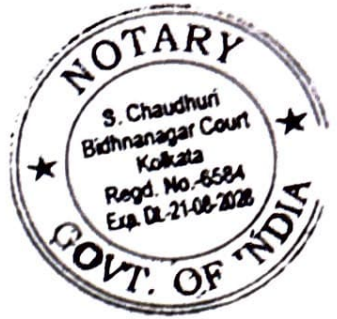
WHEREAS



The Second part become owner of First Schedule Part-II having intended to make a multi storied building on said plot of land , had approached the Developer herein with M/S. S.R. CONSTRUCTION AND DEVELOPER , having PAN AEFFS2775B, a Partnership Firm , having its principal place of business at GS-45, Narayantal West , P.O Deshbandhunagar , P.S Baguiati, Kolkata – 700059, District- North 24 Parganas, being represented by its partners (1) Sri. Ranjit Chakraborty, having PAN AFKPC1049N, Aadhaar No. 9147 2146 0039 , son of Nemai Chakraborty, residing at, GB-17, Narayantala West, P.O Deshbandhunagar , P.S Baguiati, Kolkata – 700059, District- North 24 Parganas and (2) Sri. Saikat Chowdhury , having PAN ACNPC7050M, Aadhaar No. 8824 5313 4781, son of Dulal Kanti Chowdhury , residing at, CF-45, Salt Lake City , Sector- I, P.O Bidhannagar, P.S North Bidhannagar, Kolkata- 700064 , District- North 24 Parganas both by faith- Hindu, by occupation- Business , by Nationality – Indian, entered into a Development Agreement bearing no. 4524 dated 28th March, 2025 , registered in the office of A.D.S.R Rajarhat , on such terms and conditions embodied therein and thereafter supplementary agreement were also executed and on the same date , the Second part / owner has executed a registered Development Power of Attorney bearing no. 4541 for the year 2025 , registered in the office A.D.S.R, Rajarhat in favour of the Developer in order facilities the development work including other acts as embodied therein.

AND WHEREAS according to recital referred to above the respective Owners became absolute and the owners of their respective portions of land.

30 JUN 2025



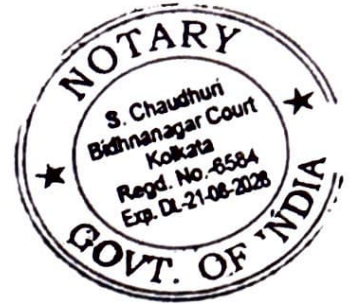
Babla Bagui
Parimal Bagui
AND WHEREAS all the Owners on being became the absolute owners of their respective portions got their respective names mutated and have been paying rent and taxes with the concerned authorities.

AND WHEREAS due to residential problems of all the Owners herein have decided to make the construction of building upon their respective plot of land.

Shyamal Bagui
Shyamal Bagui
AND WHEREAS for such execution and registration of Development Agreements with the same Developers in order to make constructions all the Owners have agreed and decided to make building/s and amalgamated their respective separate plots on the basis of building plan which to be sanctioned by the appropriate authority on the following terms and conditions :-

That the said the said PARIMAL BAGUI, BABLA BAGUI and SHYAMAL BAGUI became the present owners of all that piece and parcel of land measuring about more or less 13.09 decimals equivalent to 7.92 Cattas within C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S plot no. 3316 corresponding to R.S plot no. 303 appertaining to L.R Dag no. 1810 in L.R Khatian no. 7879, 7880 and 788, Touzi no. 228 /229 , R.S plot no. 180 , J.L no. 17 , Mouza- Krishnapur , P.S Rajarhat at present Baguiati, within the jurisdiction of Bidhannagar Municipal corporation having holding no. 99/3 in ward no. 29 now 18 , District – North 24 Parganas, morefully described in “First Schedule —I” hereinafter written and the SRI INDRA NATH BAGUI became the present owner of ALL THAT 06 chittacks 2 cottahas 10 chittacks be the same a little more or less alongwith 300 sq.ft tiles shed house comprised in C.S. Dag No. 3316, R.S. Dag No. 303 under C.S. Khatian No. 625, R.S Khatian No. 594 lying and situated at Mouza - Krishnapur, J.L. No. 17, Re.Su. No. 180, Touzi No. 228/229, P.S. Baguiati, District North 24 Parganas, morefully described in “First Schedule —II” hereinafter written.

30 JUN 2025

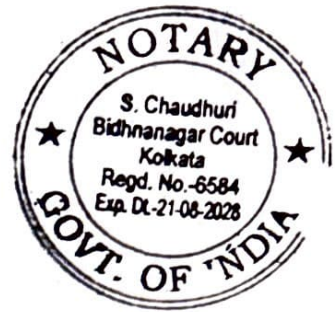


That both the lands being under the Jurisdiction of A.D.S.R. Rajarhat, P.S.- Baguiati, B.L. & L.R.O. Rajarhat, under Bidhannagar Municipal Corporation, are adjacent to each other measuring a total area of 13.7098 decimals Decimals be the same a little more or less.

In total a demarcated plot being First SCHEDULE- III, " Amalgamated land" IN Total lane measuring 13.7098 decimals Decimals be the same a little more or less including kachha tin shaded residential structure measuring 400 sq. ft. more or less comprising of C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S plot no. 3316 corresponding to R.S plot no. 303 , Touzi no. 228 /229 , R.Splot no. 180 , J.L no. 17 , Mouza- Krishnapur , P.S Rajarhat at present Baguiati , within the jurisdiction of Bidhannagar Municipal corporation which was previously Rajarhat Gopalpur Municipality in ward no. old 29 now 18, District - North 24 Parganas, Kolkata – 700159, West Bengal morefully described in "FirstSchedule —III" and all the owners shall provide their proportionate share of common pathway right for making joint building/s flat system and accordingly all the owners herein agreed to appoint a Civil Engineer to prepare a building plan under the supervision of aforesaid Developer on their total land specifically mentioned and described in "FirstSchedule —III" written herein below.

1. That it is agreed by and between the parties herein that the land as aforesaid and specifically mentioned and described in the "First Schedule -III" herein below will be treated as an amalgamated plot of land and all the parties and their legal heirs, successors, representatives and assigns shall be bound this Deed.
2. That the properties within the Khatian will be amalgamated.
3. That both the Parties will get the Ownership of the ownership of the schedule property as per there share.

30 JUN 2025



4. That after registration of this Deed of Amalgamation neither of the parties nor their legal heirs or representatives shall have the right or authority to encumber his/her/their plot of land in any way or in any manner.
5. That the parties herein shall abide by the terms and conditions of this Deed of Amalgamation and shall not blame against each others.
6. That the parties engaged developer shall have every right to construct a multistoried building in and over the amalgamated plot of land and they shall enjoy proportionate share of land as well as proportionate share of allocation.

FIRST SCHEDULE ABOVE REFERRED TO

First Schedule Part-I

ALL THAT piece and parcel of vacant Bastu land measuring about more or less 13.09 decimals equivalent to 7.92 Cattas within C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S plot no. 3316 corresponding to R.S plot no. 303 appertaining to L.R Dag no. 1810 in L.R Khatian no. 7879, 7880 and 7881, Touzi no. 228 /229 , R.S. plot no. 180 , J.L. no. 17 , Mouza- Krishnapur , P.S. Rajarhat at present Baguiati , within the jurisdiction of Bidhannagar Municipal corporation which was previously Rajarhat Gopalpur Municipality, A.D.S.R. Rajarhat having holding no. RGM/..... in ward no. old 29 now 18, District - North 24 Parganas, Kolkata – 700159 , butted and bounded by :

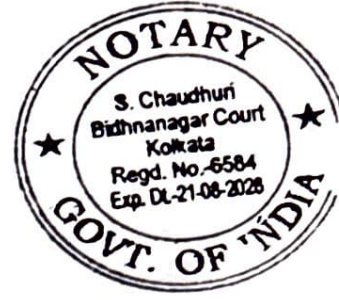
On the North – JanakalyanSanghasharm,

On the South: 23 feet wide BMCNarayantala East Road,

On the East: vacant land and Nirman abode Apartment

On the West : P. Devi Gayal.

30 JUN 2025



First Schedule Part-II

Parimal Bagui
Parimal Bagui
A Piece and parcel of vacant Bastu land measuring about 06 chittacks of vacant land out of 2 cattas 10 chittacks of land comprised in C.S Dag no. 3316 , R.S Dag no. 303 , L.R. Dag No. 1812, under C.S Khatian no. 625 , R.S Khatian no. 594, L.R. Khatian No. 9593, within Mouza- krishnapur , J.L. 17 , Re. Su no. 180 , Touzi no. 228/229 lying and situated at Narayantal East , P.S. Baguiati, within the jurisdiction of Bidhannagar municipal corporation , A.D.S.R. Rajarhat, District North 24 Parganas, butted and bounded by

Shanti Bagui
Shanti Bagui
On the North : Subhan Apartment.

On the South :18th feet wide road

On the East : the Vendor and Sunita Bagui

On the West : Parimal Bagui

AMALGAMATED LAND

First Schedule Part -III

ALL THAT piece and parcel of vacant Bastuland measuring about more or less 13.7098 decimals comprising of C.S Khatian no. 625 corresponding to R.S Khatian no. 594 being C.S plot no. 3316 corresponding to R.S plot no. 303 , Touzi no. 228 /229 , R.S no. 180 , J.L no. 17 , Mouza- Krishnapur , P.S Rajarhat at present Baguiati , within the jurisdiction of Bidhannagar Municipal corporation which was previously Rajarhat Gopalpur Municipality, A.D.S.R. Rajarhat, in ward no. old 29 now 18, District - North 24 Parganas, Kolkata – 700159 , butted and bounded by :

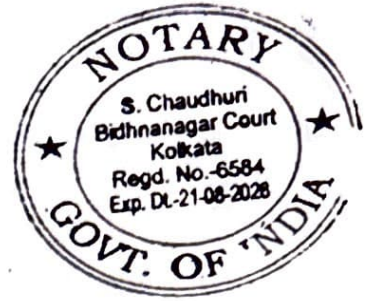
On the North – JanakalyanSanghasharm,

On the South: 23 feet wide BMCNarayantala East Road,

On the East: Nirman abode Apartment.

On the West : P. Devi Gayal.

30 JUN 2025



IN WITNESS WHEREOF both the parties hereunto put their respective hands on this the day, month and year first above written.

SIGN, SEAL AND DELIVER

IN THE PRESENCE OF :-

1. *Ranjit Chandra*
S/o. *Remai Chandra*
A/B/17 *Naryantale (W)*
Baghali
2. *Prasan Begun*
DD-3, *NARBANTALA (EAST)*
BAGUATE. KOL-155

Parimal Begui
Balla Begui
Ghul Pri

Signature of the First part

Indranath Begui

Signature of the Second Part

Drafted by :-

Arijit Bhattacharya
Advocate
Advocate

Bidhannagar Court
Enrolment No.-1530/2020

llb
ATTESTED
S. CHAUDHURI
* NOTARY *
GOVT. OF INDIA
Regd. No.-6584/08
Bidhannagar Court
Dist. North 24 Pgs

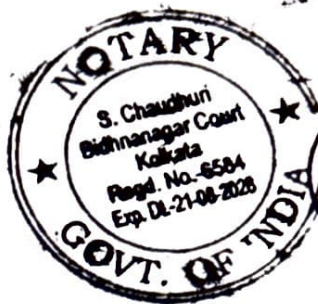
13 0 JUN 2025

Date

Day of

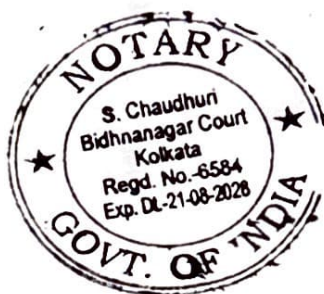
20

30 JUN 2025



In the Matter of :
Instrument 'A'
and

In the Matter of
NOTARIAL CERTIFICATE



30 JUN 2025

S. Chaudhuri

M.COM, LL.B

NOTARY

(Govt. of India)

Regn. No. 6584/08

Mayukh Bhaban

Ground Floor

Bidhannagar Court

Kolkata - 700 091

W.B. (India)

Mob. : 9330934653