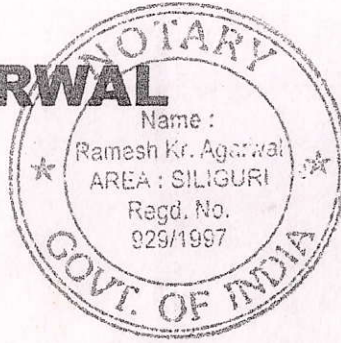


RAMESH KR. AGARWAL
NOTARY

(Appointed by the Govt. of India)



Professional Address :
P. N. B. Building
Hill Cart Road
P.O. Siliguri - 734001
Dist. Darjeeling
Phone : 2533490, 2431105
Cell : 94340-06684

Serial No. 3/12-11-2013

NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act. 1952)

TO ALL TO WHOM THESE PRESENTS shall come, I, Sri Ramesh Kr. Agarwal, duly authorised by the Government of India to practice as a Notary do hereby verify authenticate, certify, attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and as also by SriChandan Man Singha..... Advocate, as to the matters contained therein, Presented before me.

Accordingly to that this is to certify authenticate and Attest that the annexed instrument 'A' as is the :

Agreement for Amalgamation of land for Joint construction "

PRIMA FACIE the annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasion shall or may required for the same.

In faith and testimony where of being required of a Notary, I, the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 12th day of November..... in the year of Chirst 2013.....

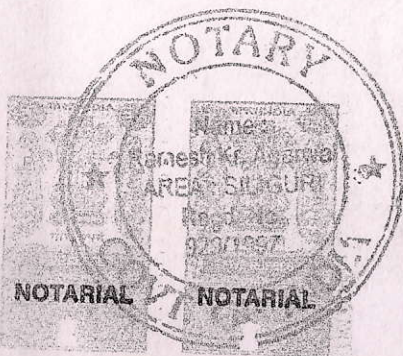
SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

12.11.13

Ramesh Kr. Agarwal
RAMESH KR. AGARWAL
NOTARY

Regd. No. 929/1997

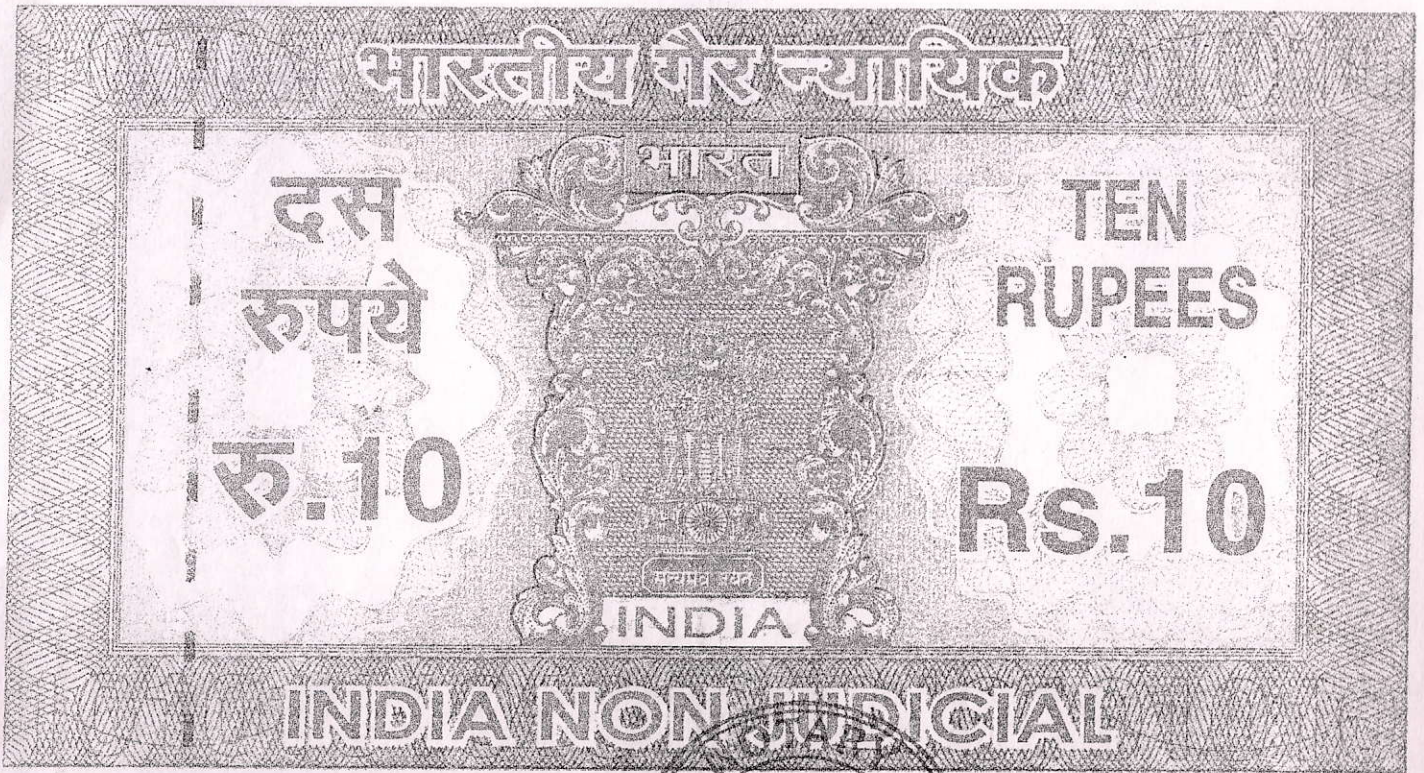
The executent/s is/are identified by me :



Notarial Stamp

Chandan Man Singha
Advocate

12 NOV 2013



पश्चिम बंगाल WEST BENGAL



68AA 958951

Narsing Agarwal
S. T. Projects / P. Ltd.
Director

AGREEMENT FOR AMALGAMATION OF LAND FOR JOINT CONSTRUCTION

This Agreement for Amalgamation of Land for Joint Construction made this the 12th day of November 2013.

Cont.P/2

SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

12/11/13

Ramesh Kr. Agarwal
NOTARY
SILIGURI

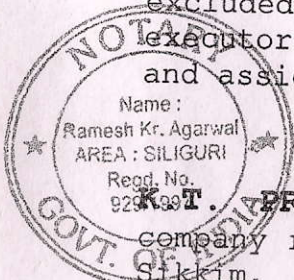
12 NOV 2013

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B E T W E E N

Narsing Agarwal.
S. T. Projects (P. Ltd.
Director

SRI NARSINGH AGARWAL S/o Late Daya Ram Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, Resident of Part No. 2, Salghari (Urban) P.O. & P.S. Jorethang in the District of South Sikkim in the State of Sikkim --- hereinafter called **FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context his heirs executors, successors, administrators, representatives and assigns) of the **ONE PART**.



A N D

S. T. PROJECTS PRIVATE LIMITED a Private Limited company registered under Registration of companies Act, Sikkim, 1961 bearing certificate of Incorporation No. 717 Dated 7.10.2004 having its registered Office at Jorethang Bazar, P.O. & P.S. Jorethang, South Sikkim in the state of Sikkim --- hereinafter called **SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context its office bearers, executors, successors, administrators, representatives and assigns) of the **OTHER PART** represented by one of its Director duly authorized for this purpose **SRI RATAN KUMAR GOEL** S/o Late Balmukund Goel, Hindu by religion, Indian by Nationality, Director of the above named Company by profession, resident of 2½ Mile, Sevoke Road, Siliguri, P.O. Sevoke Road, P.S. Bhaktinagar in the District of Jalpaiguri.

WHEREAS First Party hereof **SRI NARSINGH AGARWAL** acquired a piece and parcel of Land measuring 2.93 Acres appertaining to and forming part of R.S. Plot No. 9 corresponding to L.R. Plot No. 142 & 143, recorded in Khatian No. 16/3, 17/1, 224/1, 280, 281, 282, 283, 284, 285 & 286 of Mouza - Kalaram in the District of Darjeeling by Virtue of a Deed of Conveyance executed by **DEEPAK CHHETRI & 9 OTHERS** and registered at the office of the Additional District Sub - Registrar, Siliguri-II at Bagdogra and recorded in Book No. I, Volume No. 157, Pages 273 to 282, being Document No. 6352 for the year 2006 and possessing the aforesaid land abovenamed **SRI NARSINGH AGARWAL** mutated his name at the office of B.L. & L.R.O., Phansidewa and got L.R. Khatian No. 429 opened in his name being L.R. Plot No. 142 & 143 from the aforesaid land.

Cont.P/3

Page - 3

A N D

Narsing Agarwal
K. T. Projects (P. Ltd.)
Director

WHEREAS Second Party hereof **K.T. PROJECTS PRIVATE LIMITED** acquired a piece and parcel of Land measuring 2.67 Acres appertaining to and forming part of Plot No. 9, recorded in Khatian No. 2/1, 2/3, 2/5 & 2/7 of Mouza - Kalaram in the District of Darjeeling by Virtue of Four Separates Deed of Conveyance executed by **SMT ANITA MUNDRA & SMT AMITA MUNDRA** and registered at the office of the Additional District Sub - Registrar, Siliguri-II at Bagdogra and recorded in Book No. I,

- i) Volume No. 4, Pages 5722 to 5739, being Document No. 1711 for the year 2008.
- ii) Volume No. 5, Pages 56 to 73, being document No. 1726 for the year 2008.
- iii) Volume No. 5, Pages 17 to 30, being Document No. 1727 for the year 2008.
- iv) Volume No. 5, Pages 74 to 91, being Document No. 1728 for the year 2008.

A N D

WHEREAS possessing the aforesaid land abovenamed **K.T. PROJECTS PRIVATE LIMITED** mutated its name at the office of B.L. & L.R.O., Phansidewa and got L.R. Khatian No. 539 opened in its name being L.R. Plot No. 143 & 144 for the aforesaid Land.

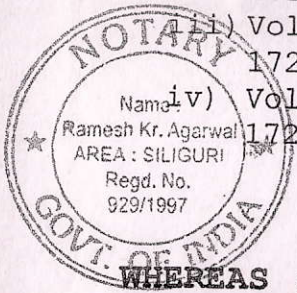
A N D

WHEREAS Land acquired by first party is fully described in schedule "A" and acquired by second party is fully described in schedule "B" below and since then First Party & second party hereof is/are in actual Khas and physical possession of all that piece and parcel of land as fully described in the schedule "A" & "B" below.

A N D

WHEREAS both the lands is adjacent to each other and whereas the above named parties agreed and accept to amalgamate their lands for joint construction for its greater benefit and whereas his/her/they hereby agreed, accept and give their respective consents to the following articles for their said agreement and Settlement.

Cont.P/4



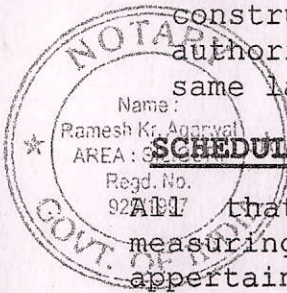
SOLEMNLY AFFIRMED & DECLARED
BEFORE ME IN MY PRESENCE AND
IDENTIFICATION

212.11.15
Ramesh Kr. Agarwal

Narsing Agarwal
R. T. Projects P Ltd.
Director

NOW THIS INDENTURE WITNESSETH:

1. THAT the Parties hereby agreed that the lands of both the parties more fully describe in the Schedule "A" & "B" below is hereby amalgamated for joint construction the cost of which will be born by them/its equally or as decided by them later on.
2. THAT the construction made on the said lands shall be the joint ownership of the both the Parties for all intends and purposes.
3. THAT construction made on the said lands shall be sold under joint signatures of both parties, if they intended to do so.
4. THAT the both the parties shall jointly apply for sanction of map, plan or any thing required for construction over their lands to the appropriate authorities as if both the plot of lands are one and same land.



SCHEDULE OF LANDS ABOVE REFERRED TO SCHEDULE - 'A'

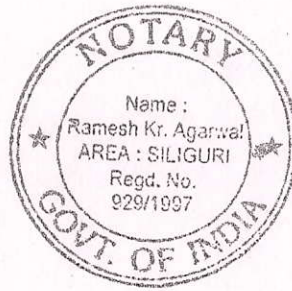
ALL that piece or parcel of land measuring Land measuring 2.93 (Two Point Nine Three) Acres appertaining to and forming part of R.S. Plot No. 9 (Nine) corresponding to L.R. Plot No. 142 (One Four Two) & 143 (One Four Three), recorded in R.S. Khatian No. 16/3 (One Six by Three), 17/1 (One Seven by One), 224/1 (Two Two Four by One), 280 (Two Eight Zero), 281 (Two Eight One), 282 (Two Eight Two), 283 (Two Eight Three), 284 (Two Eight Four), 285 (Two Eight Five) & 286 (Two Eight Six) corresponding to L.R. Khatian No. 429 (Four Two Nine) of Mouza - Kalaram, J.L.No. 76 (Seven Six) situated within Pargana - Patharghata, P.S. Phansidewa in the District of Darjeeling.

SCHEDULE OF LANDS ABOVE REFERRED TO SCHEDULE - 'B'

All that piece or parcel of land measuring 2.67 (Two Point Six Seven) Acres appertaining to and forming part of R.S. Plot No. 9 (Nine) Corresponding to L.R. Plot No. 143 (One Four Three) & 144 (One Four Four), recorded in R.S. Khatian No. 2/1 (Two by One), 2/3 (Two by Three), 2/5 (Two by Five) & 2/7 (Two by Seven) Corresponding to L.R. Khatian No. 539 (Five three Nine) of Mouza - Kalaram, J.L. No. 76 (Seven Six) within Pargana - Patharghata, P.S. Phansidewa in the District of Darjeeling.

SOLEMNLY AFFIRMED & DECLARED BEFORE ME ON IDENTIFICATION

11/13



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IN WITNESSES WHEREOF the above named parties have set and subscribed their respective hands and seals on the day, month and year above first written, at Siliguri.

WITNESSES

1. KANNAIYA AGARWAL *[Signature]*
S/O SUBHASH CH AGARWAL
2 1/2 MILE CHECKPOST,
SILIGURI

Narsing Agarwal,

FIRST PARTY

2. Subhash Ch. Mambal
Late Din Dayal Mambal
Seroik Road Siliguri

R. T. Projects PP, Ltd.

[Signature]
Director

SECOND PARTY

Drafted by me and printed at my office,

[Signature]
RAJESH KUMAR AGARWAL
ADVOCATE / SILIGURI
Reg No. WB/ 73/97

SOLEMNLY AFFIRMED & DECLARED
BEFORE ME ON IDENTIFICATION

12.11.13
Ramesh Kr. Agarwal
NOTARY
SILIGURI

12 NOV 2013