



NOTARIAL CERTIFICATE

S. No. 94 20 15

TO ALL MEN THESE PRESENTS SHALL COME, I B. N. SAHA duly appointed and authorised by the Govt. of West Bengal to practice as a Notary, do hereby certify that the paper writings collectively marked 'A' annexed hereto thereinafter called the paper writings 'A' are presented before me by the executant(s).

*M/S Sainath apartment Pvt. Ltd
of AD-169 Sec-1 Salt Lake city
KOL-64 and others*

*In the matter of
" Deed of amalgamation "
hereinafter referred
as the executant(s) on this 7th Day of April Two thousand fifteen*

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

AN ACT WHEREOF being required of 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 7th day of April 20 15



B. N. SAHA
NOTARY
Bikash Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

B. N. SAHA
M.A., L.I.B.
(Govt. of West Bengal)
Regn. No. 23 / 02
BIKASH BHABAN
North Block, Gr. Floor
Bidhannagar
Kolkata - 700 091
(W.B.) India
Mob. : 9830490607

07 APR 2015



NOTARIAL CERTIFICATE

21 10

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 21st day of October, 1968.

Notary Public in and for the State of New York

My commission expires on _____

Witness my hand and seal of office this 21st day of October, 1968.

Notary Public in and for the State of New York

My commission expires on _____

Subscribed and sworn to before me this 21st day of October, 1968.

Notary Public in and for the State of New York

My commission expires on _____

Notary Public in and for the State of New York

10/21/68

21 10

(Notary Public in and for the State of New York)

My commission expires on _____

Notary Public in and for the State of New York

My commission expires on _____

Notary Public in and for the State of New York

My commission expires on _____

Notary Public in and for the State of New York

My commission expires on _____

Notary Public in and for the State of New York

My commission expires on _____

Notary Public in and for the State of New York



अभिषेक पश्चिम बंगाल WEST BENGAL

N 329108



THIS DEED OF AMALGAMATION made this the 7th day of April
Two Thousand And Fifteen

BY AND BETWEEN


B. N. SAHA
NOTARY
Bilash Bhavan
North Block, Gr. Floor
Bidhanagar, Kolkata
West Bengal

07 APR 2015

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স্বাক্ষর ভেতার স্বাক্ষর

বিধান নগর (সেন্ট্রাল সিটি) এ. ডি. এম. আর.

সিটি এ. ডি. এম. আর.

হালান নং

যেট কত টাকা খরিদ

গেজারী বাবাকপুর তেতার মিতা দত্ত

BHABENDRA KRISHNA ROY
ADVOCATE
HIGH COURT CALCUTTA

18 AUG 2014

720000



M/S SAINATH APPARTMENT PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **FIRST PART**;

M/S BRIJDHARA COMPLEX PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700064, hereinafter referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **SECOND PART**;

M/S GANESHDHAM PROJECTS PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **THIRD PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **THIRD PART**;

M/S GENESIS PLAZA PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **FOURTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **FOURTH PART**;

M/S CENTERIO REALTORS PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **FIFTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **FIFTH PART**;

M/S GIRIKUNJ PROJECTS PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **SIXTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **SIXTH PART**;

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M/S LEGACY TOWNSHIP PVT. LTD. a registered Private Limited Company within the meaning of the Companies Act, 1956, having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064 having its principal place of business at Dwarka Vedmani, AD-169, Sector-I, Salt Lake City, Kolkata – 700 064, hereinafter referred to as the **SEVENTH PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its Successor or Successor-In-office, Administrator and Assigns) of the **SEVENTH PART**;

AND all above Companies are being represented by Common Director Sri Gopal Prasad Gupta son of Late Dwarka Lal Gupta by Nationality: Indian, by Occupation: Business, presently residing at "Dwarka Vedmani", AD-169, Salt Lake City, Sector-I, Kolkata – 700 064;

WHEREAS:-

A. M/S Sainath Apartment Pvt. Ltd. the party of the First Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 1A**, under a Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under L.R. Khatian No. 1741 with rights of ingress and egress through 14' feet wide and also 6' feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 17.12.2013 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No.14287 for the year 2013 executed by Sri Sudipta Dey s/o Sri Nemai Chandra Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

B. The First Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 1B**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1742** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 17.12.2013 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No.14241 for the year 2013 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

C. The First Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 7B**, under the said Master Scheme Plan measuring **01 cottha** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1894** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 03.07.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No.07435 for the year 2014 executed by Smt. Paramita Munshi w/o Mr.

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Satyabrata Munshi therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

D. In the manners aforesaid by dint of the said three registered Deed of Conveyances, the First Party herein is the owner of said three Plots of Land being **Plot No: 1A, 1B & 7B** all comprised in **R.S. Dag No: 580, total admeasuring a land area about 07 Cottahs** a little more or less along with common easement right in all common passages in connection thereto, recorded under **L.R. Khatian Nos: 1741, 1742 & 1894**, at **mouza Sulanguri** morefully described in the Schedule – 'A' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

E. **M/S Brijdhara Complex Pvt. Ltd.** the party of the Second Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 02**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1739** with rights of ingress and egress through 6' feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all encumbrances by way of purchase by virtue of another Deed of Conveyance dated 20.12.2013 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. 1, bearing Deed No.14364 for the year 2013 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

F. The Second Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 06**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less out which **2 cotthas, 09 Chhittacks** comprised in part of **R.S. Dag No. 596 and 07 Chhittacks** comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1747** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 30.01.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. 1, bearing Deed No.00983 for the year 2014 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

G. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Second Party herein is the owner of said two Plots of Land being **Plot No: 2 & 6, total admeasuring a land area about 06 Cottahs** a little more or less out which 03 Cottahs 07 Chhitaks a little more or less comprised in part of **R.S. Dag No: 580**, and 02 Cottahs 09 Chhitaks in part of **R.S. Dag No: 596**, along with common easement right in all common passages in connection thereto, all under **R. S. Khatain No; 228** at present recorded under **L.R. Khatian Nos: 1739 & 1747** at **mouza Sulanguri** morefully and collectively described in the Schedule– 'B' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

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H. **M/S Ganeshdham Projects Pvt. Ltd.** the party of the Third Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 3**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1740** with rights of ingress and egress through 6' feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: 24 Parganas now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 20.12.2013 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No.14370 for the year 2013 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

I. The Third Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 7A**, under the said Master Scheme Plan measuring **02 cotthas** a little more or less out of which **01 cotthas, 04 Chhittacks** comprised in part of **R.S. Dag No. 596** and **12 Chhittacks** comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1743** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 30.01.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No.00989 for the year 2014 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

J. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Third Party herein is the owner of said two Plots of Land being **Plot No: 03 & 7A**, total admeasuring a land area about **05 Cottahs** a little more or less out of which **01 Cottahs** 04 Chhitaks a little more or less comprised in part of **R.S. Dag No: 596**, and **03 Cottahs** 12 Chhitaks in part of **R.S. Dag No: 580**, along with common easement right in all common passages in thereto, all under **R. S. Khatain No; 228** at present recorded under **L.R. Khatian Nos: 1740 & 1743** at **mouza Sulanguri** morefully described in the Schedule – 'C' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

K. **M/S Genesis Plaza Pvt. Ltd.** the party of the Fourth Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 04**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1738** with rights of ingress and egress through 6' feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 20.12.2013 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No.I, bearing Deed No.14368 for the year 2013 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

L. The Fourth Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 5**, under the said Master Scheme Plan



measuring **03 cottas** a little more or less out which **01 cottha, 04 Chhittacks** comprised in part of **R.S. Dag No. 580** and **01 cottha, 12 Chhittacks** comprised in part of **R.S. Dag No. 596**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1749 & 1856** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 30.01.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 00987 for the year 2014 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

M. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Fourth Party herein is the owner of said two Plots of Land being **Plot No: 04 & 05**, total admeasuring a land area about **06 Cottahs** a little more or less out which, **04 Cottahs** 04 Chhitaks a little more or less comprised in part of **R.S. Dag No: 580**, and **01 Cottahs** 12 Chhitaks in part of **R.S. Dag No: 596**, along with common easement right in all common passages in connection thereto, all under **R. S. Khatain No; 228** at present recorded under **L.R. Khatian Nos: 1738, 1749 & 1856** at **mouza Sulanguri** morefully described in the Schedule – 'D' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

N. **M/S Centerio Realtors Pvt. Ltd.** the party of the Fifth Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 09**, under the said Master Scheme Plan measuring **03 cottas, 2 Chhittkas** a little more or less comprised in part of **R.S. Dag No. 590**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1748** with rights of ingress and egress through 6' feet and also 12' feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 07.03.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 02618 for the year 2014 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

O. The Fifth Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 11B**, under the said Master Scheme Plan measuring **02 cottas, 07 Chhittaks, 27 Sq. ft.** a little more or less comprised in part of **R.S. Dag No. 597**, under **R.S. Khatian No. 228**, at present recorded under **L.R. Khatian No. 1785** with rights of ingress and egress through 6' feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 15.03.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 03492 for the year 2014 executed by Sri Prabir Ghosh S/o Late Batakrisna Ghosh therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

P. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Fifth Party herein is the owner of said two Plots of Land being



Plot No: 09, & 11B, total admeasuring a land area about **05 Cottahs, 9 Chhitaks, 27 Sq.ft.** a little more or less out which, **03 Cottahs 02 Chhitaks** a little more or less comprised in part of **R.S. Dag No: 590**, and **02 cotthas, 07 Chhitaks, 27 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 597**, along with common easement right in all common passages in connection thereto, recorded under **R.S. Khatain No: 228** at present recorded under **L.R. Khatian Nos: 1748, 1785** at mouza Sulanguri morefully described in the Schedule – 'E' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

Q. M/S Girikunj Projects Pvt. Ltd. the party of the Sixth Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 08**, under the said Master Scheme Plan measuring **03 cotthas** a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** subsequently recorded under **L.R. Khatian No. 1746** with rights of ingress and egress through **6'** feet wide common passages provided in the said Scheme Plan at **Mauza Sulanguri, J.L. No. 22, R.S. No. 196**, Touji No. 178, Police Station: Rajarhat at present **P.S. New Town, District: 24 Parganas** now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated **07.03.2014** duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 02619 for the year 2014 executed by Sri Sudipta Dey therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

R. The Sixth Party herein is also the absolute owner of another piece or parcel of a plot of land being **Plot No: 10B**, under the said Master Scheme Plan measuring **02 cotthas, 07 Chhitaks, 24 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 541**, under **R.S. Khatian No. 201** at present recorded under **L.R. Khatian No. 1801** with rights of ingress and egress through **9'** feet wide common passage provided in the said Scheme Plan at **Mauza Sulanguri, J.L. No. 22, R.S. No. 196**, Touji No. 178, Police Station: Rajarhat at present **P.S. New Town, District: 24 Parganas** now North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated **15.03.2014** duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 03739 for the year 2014 executed by Mr. Sandip Khan S/o Sushanta Khan therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

S. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Sixth Party herein is the owner of said two Plots of Land being **Plot No: 08 & 10B**, total admeasuring a land area about **05 Cottahs, 7 Chhitaks, 24 Sq.ft.** a little more or less out which, **03 Cottahs** a little more or less comprised in part of **R.S. Dag No: 580**, and **02 cotthas, 07 Chhitaks, 24 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 541**, along with common easement right in all common passages in connection thereto, all under **R. S. Khatain No: 228 & 201** at present recorded under **L.R. Khatian Nos: 1746 & 1801** at mouza **Sulanguri** morefully described in the Schedule – 'F' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

T. M/S Legacy Township Pvt. Ltd the party of the Seventh Part herein is the absolute owner of piece or parcel of a plot of land being **Plot No: 10C & 11D**, under a Scheme Plan measuring **02 cotthas, 07 Chhitaks, 24 Sq.ft.** a little more or less out of which **01 cotthas, 02 Chhitaks, 24 Sq.ft.** comprised in part of **R.S. Dag No.**

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541, and 01 cottas, 05 Chhittaks a little more or less comprised in part of R.S. Khatian Dag No. 539 under R.S. Khatian No. 228 at present recorded under L.R. Khatian No. 1800 with rights of ingress and egress through 9' feet wide common passages provided in the said Scheme Plan at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 15.03.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 03493 for the year 2014 executed by Sri Archana Ghosh w/o Supriya Ghosh therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

U. The Seventh Party herein is also the absolute owner of another piece or parcel of a plot of land being Plot No: 11C, under the said Master Scheme Plan measuring 02 cottas, 07 Chhittaks, 24 Sq.ft. a little more or less comprised in part of R.S. Dag No. 539, under R.S. Khatian No. 228 at present recorded under L.R. Khatian No. 1794 with rights of ingress and egress through 9' feet wide common passage provided in the said Scheme Plan at Mauza Sulanguri, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, District: North 24 Parganas, free from all encumbrances by way of purchase by virtue of a Deed of Conveyance dated 15.03.2014 duly registered at the office of the Addl. Dist. Sub-Registrar Rajarhat, New Town, North 24 Parganas, recorded in Book No. I, bearing Deed No. 03494 for the year 2014 executed by Mr. Bablu Ghosh S/o BatoKrishna Ghosh therein referred to as the Owner-Vendor and against the valuable consideration mentioned therein.

V. In the manners aforesaid by dint of the said two registered Deed of Conveyances, the Seventh Party herein is the owner of said Three Plots of Land being Plot No: 10C & 11D & 11C, total admeasuring a land area about 04 Cottas, 15 Chhittaks, 03 Sq.ft. a little more or less out of which 01 cottas, 02 Chhittaks, 24 Sq.ft. a little more or less comprised in part of R.S. Dag No. 541, and 03 cottas, 12 Chhittaks, 24 Sq.ft. a little more or less comprised in part of R.S. Dag No. 539, along with common easement right in all common passages in connection thereto, all under R. S. Khatian No; 228 at present recorded under L.R. Khatian Nos: 1800 & 1794 at mouza Sulanguri morefully described in the Schedule – 'G' hereunder written and is fully seized and possessed of the same free from all encumbrances whatsoever without being interrupted by any person whomsoever and or from any corner whatsoever.

AND WHEREAS all the parties herein have been at all materials times since each of their purchase of each of their plots or property respectively described in the Schedule– 'A' to Schedule– 'G' hereunder written are respectively seized and possessed of and/or otherwise well and sufficiently entitled to each of their plots/properties without being interrupted and or obstructed from each other and or by or from any other person or concern whatsoever.

AND WHEREAS since the aforesaid plots of Land described in Schedule– 'A' to Schedule– 'G' are contiguous and adjacent and in amalgamated nature, all the parties are now desirous to develop each of their property by constructing a compact Housing Enclave under a single pool of development, by Amalgamating all of their properties respectively described in Schedule– 'A' to Schedule– 'G' hereunder written into one single amalgamated property under a single 'Amalgamated Premises' and by obtaining a single 'Amalgamated Holding Number' from or by the Authority Concerned; and also to sell transfer the flat/s, unit/s etc. in the proposed Housing Enclave togetherwith undivided inpartable proportionate


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share of the said Amalgamated Land in the proposed Amalgamated Premises to the intending buyer/s.

AND WHEREAS all the aforesaid parties are now willing to mutate their names in the Records of the Jyangra-Hatiara Gram Panchayat-II, and also with the other authorities if there would be any in future in respect of the properties collectively and amalgamatedly described in Schedule- H as absolute owners and occupiers thereof by which they will be able to pay the taxes in respect of a single amalgamated property in their names as the absolute joint owners thereof and; specially to sign and submit the necessary Building Plan/s to the said Gram Panchayat Authority and also to other authorities if there would be any concerned and if so required and to obtain sanction thereof in their joint names.

AND WHEREAS for the aforesaid purpose since all the parties herein have already jointly physically amalgamated each of their respective plots or properties respectively described in Schedule- 'A' to Schedule- 'G' by making a single amalgamated property which is described in Schedule - 'H', it has become urgently required to record the said matter of amalgamation of the properties under the schedules hereto and to mutate their names as the joint owners thereof with the said Jyangra-Hatiara Gram Panchayat- II, and also to avoid any litigation, which may be arise in near future, all the parties herein above have agreed to execute this Deed of Amalgamation under the terms and condition mentioned below:-

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. It is also agreed by all the parties herein that they have entered into this Deed of Amalgamation as a written record that the parties herein have amalgamated each of their portion of property respectively described in Schedule- 'A' to Schedule- 'G' into a single Composite Amalgamated Property which is particularly and collectively described in the Schedule- 'H' hereunder written at each of their free consent and for better and proper use and enjoyment of each of their property by amalgamating those into a single property and also to record the matter of amalgamation to concern Jyangra-Hatiara Gram Panchayat- II any by which it will be possible to prepare, sign and submit composite Building Plan/s in the joint names of all the parties herein as the joint owners of the 'Amalgamated Property' collectively described under the Schedule- H written hereto and to obtain sanction thereof from the concern Authorities
2. It is agreed by and between all the parties hereto that they will execute and submit the necessary application forms and other relevant documents along with this 'Deed of Amalgamation' before the Jyangra-Hatiara Gram Panchayat- II for mutating their names in respect of the Amalgamated Property described in the Schedule-'H' as the absolute joint owners thereof.
3. It is agreed by all the parties herein that after giving effect of the said amalgamation of the property and after recording the names of all the parties herein by the Jyangra-Hatiara Gram Panchayat- II as the joint owners of a composite single Property consisting of the amalgamated properties described in the Schedule- 'H' hereunder written, the parties herein will collectively prepare a composite building plan concerning the 'Amalgamated Property' described under the Schedule- 'H' and submit the same before the Jyangra-Hatiara Gram Panchayat- II jointly for necessary approval with the help of a reputed Building Survey/Architect competent to deal with and do so.

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4. It is agreed by all the parties hereinabove that they will construct the proposed building/buildings over the 'H' -Schedule mentioned property collectively in accordance with the building sanctioned plans by the Jyangra-Hatiara Gram Panchayat- II, in the name of all the parties participated in this Deed of Amalgamation; and also to sell transfer the flat/s, unit/s etc. in the proposed Housing Enclave togetherwith undivided inpartable proportionate share of the said Amalgamated Land in the proposed Amalgamated Premises to the intending buyer/s.

5. It is also agreed by the parties herein that all the parties will bear proportionately all the costs and expenses in all respects of the Amalgamated Property under the Schedule- 'H' and in a proportion to their respective shares of rights, title and interest on and over the said 'Amalgamated Property'.

6. It is also agreed by all the parties herein that though the respective properties of the respective parties herein respectively described in the Schedule- 'A' to 'G', shall be treated as a single 'Amalgamated Property' described under in the Schedule- 'H' hereto written by virtue of this DEED OF AMALGAMATION, they shall have the proportionate right, title and interest on and over the total land amalgamated hereby and mentioned in the Schedule- 'H' hereunder and also proportionate rights, title and interest on and over the total constructed areas so to be availed in the new proposed building or buildings according to each of their shares in proportion to each of their respective individual measuring areas which are respectively described in the Schedule- 'A' to Schedule- 'G' hereunder written out of the total Amalgamated Property described in the Schedule - 'H' hereunder written and none shall have any claims and or demands more than and on and above each of their respective shares in the manners stated hereto. The said 'AMALGAMATED PROPERTY' is delineated in a 'SITE PLAN' annexed herewith and bordered in RED forming part of this Deed.

7. It is covenant by all the parties herein that they will bound to follow the terms and condition of this DEED OF AMALGAMATION and also all the rules, regulations, terms and conditions so may be framed and imposed by the Jyangra-Hatiara Gram Panchayat- II Authority and also by other authorities concerned for effectuating and recording of the Amalgamated Property under Schedule- 'H' hereto written and none of the parties herein shall raise any objection thereto in any manners whatsoever.

THE SCHEDULE - 'A' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/s Sainath Apartment Pvt. Ltd.**- The First Party)

All That Three plots of land bearing **Plot No. 1A, 1B & 7B** under a Master Scheme Plan **Total admeasuring 07 Cottahs** be the same a little more or less comprised in part of **R.S. Dag No. 580**, under **R.S. Khatian No. 228** under **L.R. Khatian Nos: 1741,1742 & 1894**, along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan, at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S: New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District : North 24 Parganas.

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THE SCHEDULE – B' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/S Brijdhara Complex Pvt. Ltd.** - The Second Party)

All That two Plots of land bearing Plot Nos. 2, & 6, total admeasuring a land area about **06 Cottahs** a little more or less out which **03 Cottahs 07 Chhitaks** a little more or less comprised in part of **R.S. Dag No: 580**, and **02 Cottahs 09 Chhitaks** in part of **R.S. Dag No: 596**, under **R.S. Khatian No. 228** at present recorded under **L.R. Khatian Nos: 1739 & 1747** along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District : North 24 Parganas.

THE SCHEDULE – C' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/S Ganeshdham Projects Pvt. Ltd.**- The Third Party)

All That two Plots of land bearing plot Nos. Plot No: **03 & 7A**, total admeasuring a land area about **05 Cottahs** a little more or less out which **01 Cottahs 04 Chhitaks** a little more or less comprised in part of **R.S. Dag No: 596**, and **03 Cottahs 12 Chhitaks** in part of **R.S. Dag No: 580**, under **R. S. Khatain No; 228** at present recorded under **L.R. Khatian Nos: 1740 & 1743** along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – D' ABOVE REFERRED TO:

(The Plot of Land Jointly Owned By **M/S Genesis Plaza Pvt. Ltd.**- The Fourth Party)

All That two plots of land bearing Plot Nos. **04 & 05**, total admeasuring a land area about **06 Cottahs** a little more or less out which, **04 Cottahs 04 Chhitaks** a little more or less comprised in part of **R.S. Dag No: 580**, and **01 Cottahs 12 Chhitaks** in part of **R.S. Dag No:596**, along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan, all under **R. S. Khatain No; 228** at present recorded under **L.R. Khatian Nos: 1738 1749 & 1856** at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – E' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/S Centerio Realtors Pvt. Ltd.** - The Fifth Party)

All That two plots of land bearing Plot Nos. **09, & 11B** total admeasuring a land area about **05 Cottahs, 9 Chhitaks, 27 Sq.ft.** a little more or less out which, **03 Cottahs, 02 Chhitaks** a little more or less comprised in part of **R.S. Dag No: 590**, and **02 cottahs, 07 Chhitaks, 27 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 597**, along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan under **R. S. Khatain No: 228** at present recorded under **L.R. Khatian Nos: 1748, 1785** at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. &



L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – F' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/S Girikunj Projects Pvt. Ltd.** - The Sixth Party)

All That two plots of land bearing Plot Nos: **08 & 10B**, total admeasuring a land area about **05 Cottahs, 7 Chhitaks, 24 Sq.ft.** a little more or less out which, **03 Cottahs** a little more or less comprised in part of **R.S. Dag No: 580**, and **02 cotthas, 07 Chhitaks, 24 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 541**, along with common easement right in all common passages in connection thereto and provided in the said Scheme Plan at **Mouza: Sulanguri**, under **R. S. Khatain No; 228 & 201** at present recorded under **L.R. Khatian Nos: 1746 & 1801**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – G' ABOVE REFERRED TO:

(The Plot of Land Owned By **M/S Legacy Township Pvt. Ltd.** - The Seventh Party)

All That three Plots of land bearing Plot Nos: **10C & 11D & 11C**, total admeasuring a land area about **04 Cottahs, 15 Chhitaks, 03 Sq.ft.** a little more or less out of which **01 cotthas, 02 Chhitaks, 24 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 541**, and **03 cotthas, 12 Chhitaks, 24 Sq.ft.** a little more or less comprised in part of **R.S. Dag No. 539**, along with common easement right in all common passages in connection thereto, all under **R. S. Khatain No: 201 & 228** at present recorded under **L.R. Khatian Nos: 1800 & 1794** at **Mouza: Sulanguri**, J.L. No. 22, R.S. No. 196, Touji No. 178, Police Station: Rajarhat at present P.S. New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – 'H' ABOVE REFERRED TO:

(The Amalgamated Property Of The Parties Herein)

ALL THAT PIECE OR PARCEL OF AN 'AMALGAMATED PROPERTY' consisting of the Plots of Land respectively described in the Schedules – 'A' to 'G' above admeasuring a net land area about **40 (Forty) cottahs 09 (Nine) sq. ft.** a little more or less out which **21 cottahs 07 chittaks** a little more or less comprised in part of **R.S. No: 580, 03 cottahs 02 chittaks** a little more or less in part of **R.S. Dag No: 590, 05 cottahs 09 chittaks** a little more or less in part of **R. S. Dag No: 596, 02 cottahs 07 chittaks, 27 sq.ft.** a little more or less in part of **R.S. Dag No: 597, 03 cottahs, 12 chittaks, 24 sq.ft.** a little more or less in part of **R.S. Dag No: 539, 03 cottahs 10 chittaks, 03 sq.ft.** a little more or less in part of **R.S. Dag No: 541** and all under **R.S. Khatian No: 228 & 201**, and are at present severally recorded under **L.R. Khatian Nos. 1741, 1742, 1894, 1739, 1747, 1740, 1743, 1738, 1749, 1856, 1748, 1785, 1746, 1801, 1800 & 1794** togetherwith rights of ingress and egress through 14' feet wide common passage in western portion and 12' feet wide common passages in eastern portion of the Amalgamated Land and all the right & benefits in connection thereto, lying and situates at **Mouza: Sulanguri, J.L. No. 22**, **R.S. No. 196, Touji No.178**, Police Station: Rajarhat at present New Town, under Jyangra-Hatiara Gram Panchayat- II, within the ambit of B.L. & L.R.O. Rajarhat, Sub-Registry Office: Addl. Dist. Sub-Registrar Rajarhat, New Town, District: North 24 Parganas.

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North Block, Gr. Floor
Bidhanagar, Kolkata
West Bengal



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

WITNESSES :-

1. Arpan Chatterborty
H.B Road, L.N Pally,
P.O + P.S - Nimta,
Nal - 700049.

SAINATH APPARTMENT PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE FIRST PARTY

BRIJDHARA COMPLEX PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE SECOND PARTY

GANESHDHAM PROJECTS PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE THIRD PARTY

GENESIS PLAZA PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE FORTH PARTY

CENTERIO REALTORS PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE FIFTH PARTY

GIRIKUNJ PROJECTS PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE SIXTH PARTY

LEGACY TOWNSHIP PVT. LTD.

Gopal Bandhuk

Director

SIGNATURE OF THE SEVENTH PARTY

B. N. SAHA
NOTARY
Bikash Bhawan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

Signature attested by me

B. N. SAHA
NOTARY
Reg. No. 23/2002

07 APR 2015

07 APR 2015

Date	Day of	20
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In the Matter of:
Instrument 'A'

and

In the Matter of

NOTARIAL CERTIFICATE



B. N. SAHA

M.A., L.L.B.

(Govt. of West Bengal)

Regn. No. 23 / 02

BIKASH BHABAN

North Block, Gr. Floor

Bidhannagar

Kolkata - 700 091

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