

शिक्तियुक्त पश्चिम बंगाल WEST BENGA dimitted

Certify that the document sheets
to registration. The signature sheets
and the endorsement sheets artached
with this documents
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Addi. District Sub-Registrar

Ridhannagar, (Salt Lake City)

Ridhannagar, (Salt Lake City)

X 860702

DEED OF DECLARATION OF AMALGAMATION

OF LAND

THIS DEED OF DECLARATION OF AMALGAMATION OF

LAND is made on this 19 day of May, 2017 (Two Thousand and Seventeen):

BETWEEN:

ি তিনান নগৰ (সম্ভাব সালি তিনান নগৰ আছি কত টাকা খারিল কিবান নগ ভেজার সালি কত টাকা খারিল কিবান নগৰ ভেজার সালি কত টাকা খারিল কিবান নগৰ ভেজার নাল কিবান নগৰ ভেজার নাল কিবান নগৰ ভাল কিবান নগৰ ভাল কিবান নগৰ ভাল কিবান নগৰ ভাল কিবান কিব



Addl. District Sub-Registrar Bidhannagar, (Salt Lake City)

TIOS YAM & 1

M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD. (PAN: AAJCS4839B), a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, Kolkata - 700 064, represented by Director Mr. Subir Roy by nationality Indian, hereinafter called the "LAND OWNER" (which term or expression chall unless excluded by or repugnant to the subject or context be deemed to gran and include his legal heirs, executors, administrators, legal representations, successors and assigns etc.) of the PARTY OF THE FIRST PART.

AND

M/S. S. A. TRANSPORT INFRASTRUCTURE PVT. LTD. (PAN: AAJCS4839B), a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, Kolkata - 700 064, represented by Director Mr. Shyamal Dey by nationality Indian, hereinafter called the "LAND OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context be deem 1 to mean and include his legal heirs, executors, administrators, legal representatives, successors and assigns etc.) of the PARTY OF THE SECOND PART.



1 9 MAY 2017

AND

M/S. S. A. PROJECTS PVT. LTD. (PAN: AAJCS6026L), a company incorporated under Companies Act, 1956 having its Registered Office at BD-456, Sector-I, Salt Lake City, Kolkata - 700 ac4, represented by Director Mr. Shyamal Dey by nationality Indian, hereinafter called the "LAND OWNER" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, legal representatives, successors and assigns etc.) of the PARTY OF THE THIRD PART.

WHEREAS by virtue of Deed of Conveyance dated 9th February, 2007 registered in the office of the A.R.A. - II at Kolkata and recorded in Book No. I, CD Volume No. 2, pages 286 to 307. Being No. 00398 for the year 2011, the PARTY OF THE FIRST PART is the Owner of a 7 cottahs (more or less) BASTU Land at R. S. Dag No. 154, Khatian No. 1902, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas (hereinafter referred to as PLOT - A, hereinafter more fully described in Schedule - 'A' herein).



1 9 MAY 2017

AND WHEREAS by virtue of Deed of Conveyance dated 18th August, 2015 registered in the office of the A.D.S.R. at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2015, pages 16045 to 16089, Being No. 150401720 for the year 2015, the PARTY OF THE SECOND PART is the Owner of a 7 cottahs (more or less) BASTU Land at R. S. Dag No. 154, Khatian No. 1975, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas (hereinafter referred to as PLOT - B, hereinafter more fully described in Schedule - 'B' herein).

AND WHEREAS by virtue of Deed of Conveyance dated 10th August, 2016 registered in the office of the A.D.S.R. at Bidhannagar (Salt Lake City) and recorded in Book No. I, Volume No. 1504-2016, pages 50719 to 50765, Being No. 150401417 for the year 2016, the **PARTY OF THE THIRD PART** is the Owner of a 7 cottahs (more or less) BASTU Land at R. S. Dag No. 154, 155, Khatian No. 1976, J. L. No. 18 at Mouza Mahisbathan, North 24 Parganas (hereinafter referred to as **PLOT - C**, hereinafter more fully described in Schedule - 'C' herein).

AND WHEREAS the said three plots i.e. PLOT - A; B; C are continguous and adjacent to each other.



AND WHEREAS the Parties of the said three parties i.e. the PARTY OF THE FIRST PART; the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART realised and visualised that in the event of they amalgamate their said three plots in that event their respective properties would be more valuable and would immensely improved.

AND WHEREAS having realised the said scope of betterment of their respective properties, the Board of Directors of the respective Companies had a Resolution for Amalgamation.

NOW THIS DEED OF DECLARATION OF AMALGAMATION WITNESSETH AS FOLLOWS:-

A. The Parties herein i.e. the PARTY OF THE FIRST PART; the PARTY OF THE SECOND PART and the PARTY OF THE THERD PART both severally and individually declare that they have amalgamated their said three properties i.e. properties in Schedule - 'A'; Schedule - 'B' and Schedule - 'C' herein and henceforth the said three propertie would be treated as Amalgamated Property (hereinafter referred to as <u>PLOT - D</u>, hereinafter more particularly described in Schedule - 'D' herein).



1 9 MAY 2017

B. Joint plan, drawing etc. in respect of the Amalgamted Property will be prepared by M/s. Delta Consultants of CF - 154, Sector - I, Salt Lake City, Kolkata - 700 064.

C. That all the Owners herein will be entitled to get proportionate share of the project upon the amalgamated schedule of property according to their land share.

D. The Parties herein i.e. the PARTY OF THE FIRST PART; the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART do hereby authorize Mr. Shvamal Dev one of the Directors of the PARTY OF THE SECOND PART and the PARTY OF THE THIRD PART to act, sign, represent all the parties herein, to before all concerned Authorities / office, both Govt. Authorities / other statutory Authorities etc.

E. That said Mr. Shvamal Dey is hereby authorized as competent person to take all necessary steps as also to attend any office, proceedings for the purpose of obtaining sanction plan and all other official permission.

F. The said Mr. Shvamal Dev is also authorized to pay, clear, deposit all tax and charges for the purpose of obtaining sanction plan respecting the said Amalgamated Property in Schedule - 'D' herein.



1 9 MAY 2017

SCHEDULE - 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of measuring 7 cottahs more or less Bastu Land at Mouza - Mahisbathan, R. S. Dag No. 154, J. L. No. 18, Resa No. 203, Touzi No. 145, modified Khatian No. 1902, District - North 24 Parganas, Kolkata A.D.S.R. office, Bidhannagar, West Bengal.

ON THE NORTH

Part of Dag No. 154 owned by S. A.

Transport Infrastructure Pvt. Ltd.

ON THE SOUTH

Drain and Metal Road.

ON THE EAST

Part of Dag No. 154.

ON THE WEST

16 feet wide Private Passage.



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SCHEDULE - 'B' ABOVE REFERRED TO

ALL THAT piece and parcel of measuring 7 cottahs more or less Bastu Land at Mouza - Mahisbathan, R. S. Dag No. 154, J. L. No. 18, Resa No. 203, Touzi No. 145, modified Khatian No. 1975, District - North 24 Parganas, Kolkata A.D.S.R. office, Bidhannagar, West Bengal.

ON THE NORTH

Part of Dag No. 155 owned by S. A. Projects

Pvt. Ltd.

:

ON THE SOUTH

Part of Dag No. 154 owned by S. A.

Transport Infrastructure Pvt. Ltd.

ON THE EAST

Part of Dag No. 154.

ON THE WEST

16 feet wide Private Passage.



1 9 MAY 2017

SCHEDULE - 'C' ABOVE REFERRED TO

ALL THAT piece and parcel of measuring 7 cottahs more or less Bastu Land at Mouza - Mahisbathan, R. S. Dag No. 154, 155, J. L. No. 18, Resa No. 203, Touzi No. 145, modified Khatian No. 1976, District - North 24 Parganas, Kolkata A.D.S.R. office, Bidhannagar, West Bengal.

ON THE NORTH

Part of Dag No. 155.

ON THE SOUTH

Part of Dag No. 154 owned by S. A.

Transport Infrastructure Pvt. Ltd.

ON THE EAST

Part of Dag No. 154.

ON THE WEST

16 feet wide Private Passage.



Flus YAM e 1,

SCHEDULE - 'D' ABOVE REFERRED TO

ALL THAT piece and parcel of measuring 21 cottahs more or less Bastu Land at Mouza - Mahisbathan, R. S. Dag No. 154, 155, J. L. No. 18, Resa No. 203, Touzi No. 145, medified Khatian No. 1902, 1975 and 1976, District - North 24 Parganas, Kolkata A.D.S.R. office, Bidhannagar, West Bengal.

ON THE NORTH

Part of Dag No. 155.

ON THE SOUTH

Drain and Metal Road.

ON THE EAST

Part of Dag No. 154.

ON THE WEST

16 feet wide Private Passage.



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IN WITNESS WHEREOF the said Owners have hereunder to set and subscribed their respective hands and signature on the date, month and year first above written.

SIGNED, SEALED AND DELIVERED

By the Parties in the

Presence of:-

1. Siplet Saha 775, Janoper Lood Kollenta - 700074

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

Drector

PARTY OF THE FIRST PART

S.A. TRANSPORT INFRASTRUCTURE PVT. LTD.

Director

PARTY OF THE SECOND PART

2) 31: 24 Pgs (N) P.3: Bizgur Pin: 743145

S. A. PROJECTS PVT. LTD.

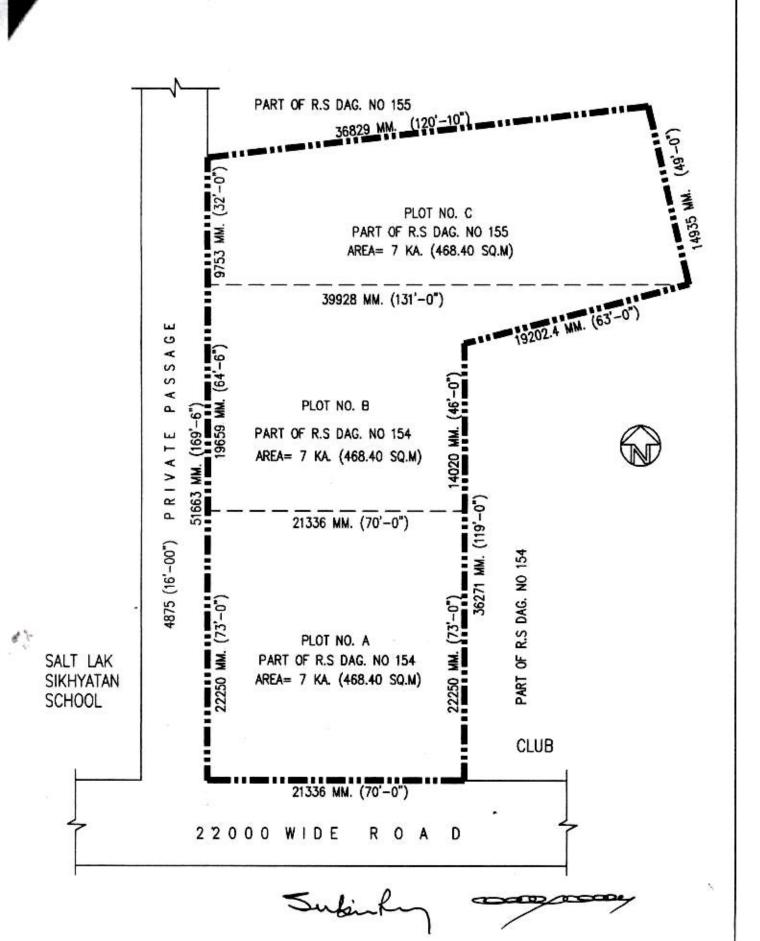
Director

PARTY OF THE THIRD PART

Deb Kumati Roy
Ram Knishna Coloney,
PO: Mathipana,
DIST: 24 pgs (N), Kanahapana
PIN: 743145
Draft Frebared by
Bhabendra Knishmaroy
High Coust, Calcula
F- 5631547189



NO.-18, PART OF R.S. DAG NO-154, 155, MODIFIED KH. NO. -1902,1975,1976, 0.-203, TOUZI NO. 145, P.S.- BIDHANNAGAR EAST UNDER BIDHANNAGAR MUNICIPAL CORPORATION, DIST- NORTH 24 PARGANAS.



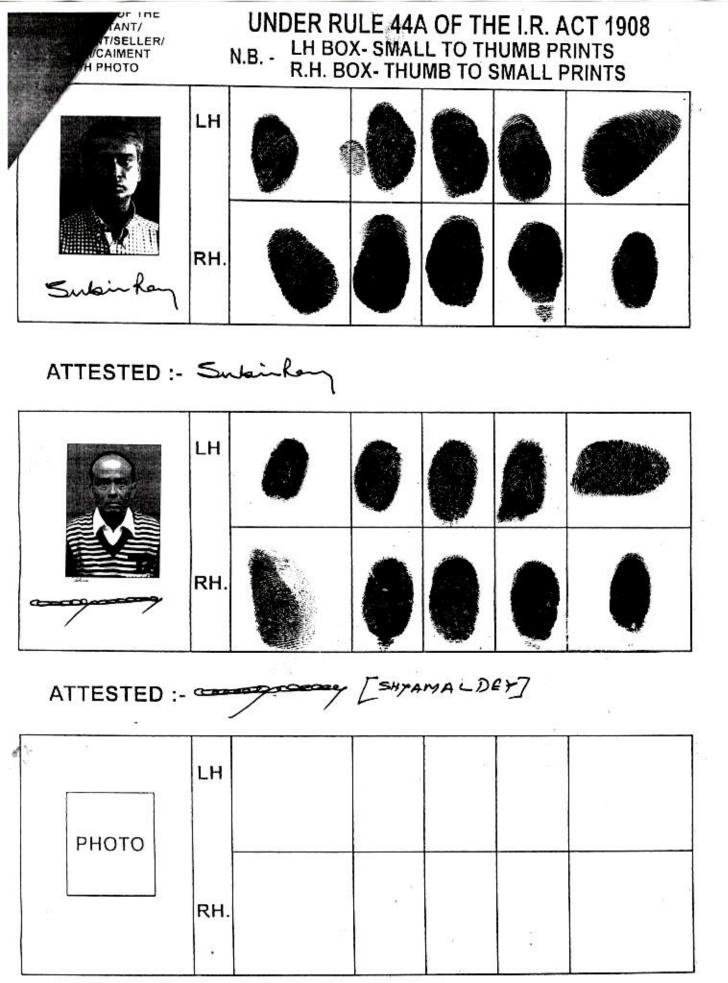


,1 9 MAY 2017

I LAN I ON FLOT NO. D, OF MOULA - MARIODATAN, O.-18, PART OF R.S. DAG NO-154, 155, MODIFIED KH. NO. -1902,1975,1976, -203, TOUZI NO. 145, P.S.- BIDHANNAGAR EAST UNDER BIDHANNAGAR MUNICIPAL CORPORATION, DIST - NORTH 24 PARGANAS. AMALGAMATED LAND AREA = 21 KA. 0 CH. 0 SQ.F (1405.20 SQ.M) PART OF R.S DAG. NO 155 36829 MM. (120'-10") 19202.4 MM. (63'-0" PLOT NO. D PART OF R.S DAG. NO 154,155 AREA= 21 KA. (1405.20 SQ.M) 36271 MM. (119'-0") 1875 (16'-00") PART OF R.S DAG. NO 154 SALT LAK SIKHYATAN **SCHOOL** CLUB 21336 MM. (70'-0") . 2 2 0 0 0 WIDE



1 9 MAY 2017



ATTESTED :-



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त्थार्थ लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADKPR3837M







দ=ৰ বিজি /DATE OF BIRTH 29-01-1966



Subin Ray

आयकर आयुक्त, (कम्पु: अपा.), कोल. COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

इस कार्ड के खो / मिस जाने पर कृष्या जारी करने वाले प्राधिकारी को सूचित / वापरा कर दें संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकता - 700 069.

In case this card is lost/found,kindly inform/return to the issuing authority: Joint Commissioner of Income-tax(Systems & Technical), P-7, Chowringhee Square,

Calcutta- 700 069.



Subirken



ভারতের নির্বাচন কমিশন পরিচয় পত্র ELECTION COMMISSION OF INDIA IDENTITY CARD

WB/22/159/066248



নির্বাচকের নাম

সুবীর রায়

Elector's Name :

Subir Roy

পিতার নাম

: নরেশ চন্দ্র রায়

Father's Name

Naresh Chandra Roy

পিশ/Sex

91/ M

জৰ তারিৰ Date of Birth : 29/01/1966

WB/22/159/066248

107, Bi-6,Fi-18, বিধাননগর তেও (উপ্টোডাঙ্গা মেন রোড), মানিকতলা, কলকাত: 700067

Address:

107, BL-5,FL-18, BIDHANNAGAR ROAD. ULTADANGA MAIN RD.), MANIKTALA, KOLKATA 700067

Date 28/12/2013

(67-অনিকতনা নিৰ্বাচন ক্ষেত্ৰৰ নিৰ্বাচক নিৰন্ধন

জ্ঞবিকাবিকেও গান্ধবিব অনুক্তি

Facsimile Signature of the Electoral Registration Officer for

167-Maniktola Constituency

ঠিকান পরিবর্তন বুলে নতুন ঠিকানার জোটার লিটে নার বোলা ও একং লহুৰত নতুন পৰিৱ পৰিচয়পৰ পাঠয়াৰ ক্ষম নিৰ্দিষ্ট কৰে এই

পৰিচয়পাত্ৰেই লয়বটি উল্লেখ কৰুল

In case of charge in address mention this Card No in the relevant Form for including your name in it poll at the changed address and to obtain the card with same number



Subin Ra

आयकर विभाग INCOMETAX DEPARTMENT

भारत सरकार GOVT OF INDIA

SHYAMAL DEY

JADU NATH DEY

04/03/1956 Permanent Account Number ADRPD3090K

-

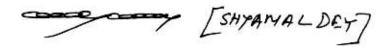
Signature



डेर्स करने के खोने । पाने पर कृपया सूनित करें । लीटाए आर्थकर पेन सेवा इकाई एनएस डीएख 5 वीं मंजिल भनी स्टेलिंग प्लॉट न 341 सर्थे न 997/8, मंजिल कालोनी दीप बंगला जोक के प्रास्तु पुणे --411 016.

If this card is lost/someone's lost card is found, please inform / return to :
Income Tax PAN Services Unit, NSDL
Sth floor, Mapar Serling,
Flot No. 241, Survey No. 9978,
Model Colony, Near Deep Burgalow Chowk,
Punc - 411 UIA.

Tel. 91-20-2121 8081 Fax 01-20-272) 8081 c mail: frint/glasdico.in





Major Information of the Deed

| No: | I-1504-00471/2017 | Date of Registration 19/05/2017 | | |
|--|---|--|--|--|
| Pary No / Year 1504-1000175177/2017 | | Office where deed is registered | | |
| Query Date 18/05/2017 1:03:14 PM | | A.D.S.R. BIDHAN NAGAR, District: North 24- Parganas | | |
| Applicant Name, Address & Other Details BIPLAB SAHA 775 JAWPUR ROAD, Thana: Dum Dum, District: North 24-Parganas, WEST BENG. Mobile No.: 8902499476, Status: Advocate | | | | |
| Transaction | | Additional Transaction | | |
| [0901] Declaration, Declara | ation relating to immovable property | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | | Rs. 5,49,87,185/- Registration Fee Paid | | |
| Rs. 1/- | | | | |
| Stampduty Paid(SD) | | | | |
| Rs. 100/- (Article:4) | | Rs. 21/- (Article:E, E) | | |
| Remarks | m the applicant for issuing the assement slip.(Urba | | | |

Land Details:

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mahisbathan, Mouza: Mahisbathan

| Sch | | Khatian | Land Proposed | I was to be a second | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|-----|--------|---------|------------------|----------------------|--------------|----------------------------|--------------------------|--|
| | LR-154 | LR-1902 | Bastu | Bastu | 21 Katha | 1/- | | Width of Approach Road: 16 Ft., Adjacent to Metal Road, |
| | Grand | Total : | | | 34.65Dec | 1 /- | 549,87,185 /- | |

Declarant Details:

| SI No | Name, Address, Photo, Finger print and Signature |
|----------|---|
| 1 | M/S S A TRANSPORT INFRASTRUCTURE PVT LTD (Private Limited Company) BD 456, SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAJCS4839B, Status::Organization, Executed by: Representative |
| 2 | M/S S A PROJECTS PVT LTD (Private Limited Company) BD 456, SALT LAKE CITY SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, PAN No.:: AAJCS6026L, Status:Organization, Executed by: Representative |

Representative Details:

| 0 | Name,Address,Photo,Finger print and Signature | | | | |
|---|---|---------------------|-------------------|------------|--|
| 1 | Name | Photo | Finger Print | Signature | |
| | Mr SUBIR ROY Son of Date of Execution - 19/05/2017, Admitted by: Self, Date of Admission: 19/05/2017, Place of Admission of Execution: Office | | | Subirkay | |
| | | May 19 2017 12:07PM | LTI 19/05/2017 | 19/05/2017 | |



SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24as, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen a, , PAN No.:: AAJCS4839B Status : Representative, Representative of : M/S S A TRANSPORT ASTRUCTURE PVT LTD (as DIRECTOR)

| Name | Photo | Finger Print | Signature |
|---|---------------------|-------------------|---------------|
| Mr SHYAMAL DEY (Presentant) Son of Date of Execution - 19/05/2017, Admitted by: Self, Date of Admission: 19/05/2017, Place of | | | Consequences. |
| Admission of Execution: Office | May 19 2017 12:06PM | LTI 19/05/2017 | 19/05/2017 |

BD 456, SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AAJCS4839B Status : Representative, Representative of : M/S S A TRANSPORT INFRASTRUCTURE PVT LTD (as DIRECTOR), M/S S A PROJECTS PVT LTD (as DIRECTOR)

| Identifier Details : Name & address | | | |
|---|---|--|--|
| 700074, Sex: Male, By Caste: Hindu, Occupation: Other | m, District:-North 24-Parganas, West Bengal, India, PIN - s, Citizen of: India, , Identifier Of Mr SUBIR ROY, Mr SHYAMAL | | |
| DEY | | | |

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,

Road: Mahisbathan, Mouza: Mahisbathan

| Sch No | Plot & Khatian Number | Details Of Land |
|-----------|-------------------------------|--|
| L1 | RS Plot No:- 154), LR Khatian | Owner:মেসার্স এস. এ. ট্রানসপোর্ট ইনফ্রাস্টাকচার প্রাঃ লিঃ, Gurdian:পক্ষে, Address:বিডি-456, সেক্টর-I, সল্টলেক সিটি, কোলকাডাঃ-64, Classification:ভেড়ি, Area:0.11000000 Acre, |

Endorsement For Deed Number: I - 150400471 / 2017



Admissibility(Rule 43, W.B. Registration Rules 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4 Stamp Act 1899.

itation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

ented for registration at 11:57 hrs on 19-05-2017, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr

dmission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 19-05-2017 by Mr SUBIR ROY, DIRECTOR, M/S S A TRANSPORT INFRASTRUCTURE PVT LTD (Private Limited Company), BD 456, SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr BIPLAB SAHA, , , Son of Shri BIMAL SAHA, 775 JAWPUR ROAD, P.O: MOTIJHEEL, Thana: Dum Dum., North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Execution is admitted on 19-05-2017 by Mr SHYAMAL DEY, DIRECTOR, M/S S A TRANSPORT INFRASTRUCTURE PVT LTD (Private Limited Company), BD 456, SALT LAKE CITY, SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064; DIRECTOR, M/S S A PROJECTS PVT LTD (Private Limited Company), BD 456, SALT LAKE CITY SECTOR I, P.O:- C C BLOCK, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064

Indetified by Mr BIPLAB SAHA, , , Son of Shri BIMAL SAHA, 775 JAWPUR ROAD, P.O: MOTIJHEEL, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Certified that required Stamp Duty payable for this document is Rs. 30/- and Stamp Duty paid by Stamp Rs 100/-

1. Stamp: Type: Impressed, Serial no 2314, Amount: Rs.100/-, Date of Purchase: 15/05/2017, Vendor name: M Dutta

Debajyoti Bandyopadhyay ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. BIDHAN NAGAR North 24-Parganas, West Bengal

71

22/05/2017 Query No:-15041000175177 / 2017 Deed No :I - 150400471 / 2017, Document is digitally signed.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2017, Page from 17510 to 17532 being No 150400471 for the year 2017.



Digitally signed by DEBAJYOTI BANDHYOPADHYAY

Date: 2017.05.22 11:17:49 +05:30 Reason: Digital Signing of Deed.

am

(Debajyoti Bandyopadhyay) 22-05-2017 11:17:48
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.