

11852

R-11947/23



10/8/23

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

3/1989050/23

AP 370633

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this documents.

[Signature]
 Additional District Sub-Registrar,
 Rajshahi, New Town, North 24-Pgs

10 AUG 2023

DEED OF AMALGAMATION OF VACANT LAND

THIS DEED OF AMALGAMATION made on this 10th Day of August 2023 (Two Thousand and Twenty Three)

BETWEEN

(1) **M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED. [PAN. AAVCS8044E], (CIN U45400WB2015PTC206452),** a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at P-35, Motijheel Avenue, Post Office- Motijheel, Police Station- Dum Dum, Kolkata- 700074 represented by its Director, Mr. **AMITABH ROY** holding- **PAN ACGPR3774E, AADHAAR NO. 7491 1544 6415 MOBILE NO. 9831119433** son of Mr. Sunil Kumar Roy, working for gain at DN-51, 6th floor, Suite no- 610, Merlin Infinite, Sector- V, Salt Lake City, Post Office- Sech Bhavan,

A. No. 741 Date 03/08/2023
Sold to
of
Rupees 1.07

M/S. Samita Realty & Infrastructure Pvt. Ltd
P-35, Motigheel Avenue.
KOL-700074

S. Y.
Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-7



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

18 0 AUG 2023

A. No. 741 Date 03/08/2023
Sold to
of
Rupees 1.07

M/S. Samita Realty & Infrastructure Pvt. Ltd
P-35, Motigheel Avenue.
Kolkata-700074

Sankar Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., KOL-74



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

18 0 AUG 2023

Police Station- Electronics Complex, Kolkata 700091. Hereinafter called the **LAND OWNER/FIRST PARTY** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the **FIRST PART**.

(2) **M/S SOUMITA PROJECTS PRIVATE LIMITED. [PAN. AAKCS8265Q], {CIN U45400WB2007PTC115784}**, a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at DN-51, 6th floor, Suite no- 610, Merlin Infinite, Sector- V, Salt lake City, Post Office- Sech Bhavan, Police Station- Electronics Complex, Kolkata 700091, being represented by its Director, Mr. **AMITABH ROY** holding **PAN ACGPR3774E, AADHAAR 7491 1544 6415, MOBILE NO. 9831119433** son of Mr. Sunil Kumar Roy, working for gain at DN-51, 6th floor, Suite no- 610, Merlin Infinite, Sector- V, Salt lake City, Post Office- Sech Bhavan, Police Station- Electronics Complex, Kolkata 700091. Hereinafter called the **LAND OWNER/SECOND PARTY** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the **SECOND PART**.

(3) **M/S ASL MARKETING PRIVATE LIMITED [PAN. AACCA6160G] [CIN U85100WB1977PTC031274]** a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at 21, Princep Street, 2nd Floor, Esplanade, Chowringhee, Kolkata 700072, West Bengal, represented by its Authorised Signatory **MANOJ SHARMA (Mob. 9831058633)** holding PAN - **KAFPS4254B, AADHAAR - 4874 4260 3467** son of Late Jogendra Sharma, residing at Shastri Nagar, Kanaipur, Hooghly, PIN - 712246, West Bengal. Hereinafter called the **LAND OWNER/THIRD PARTY** (which term and expression shall unless excluded by or repugnant to the context be deemed to mean and include its successors-in-office, successors-in-interest, legal representatives and assigns) of the **THIRD PART**.

WHEREAS the Party of the **FIRST PART, M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED**, is the absolute owner of the ALL THAT piece and parcel of one plot of Bastu land measuring 12 decimal (07 Kattahs 04 Chittaks 07 Square feet) more or less comprised in R.S. and L.R. Dag no- 1305 and 1306, at Mouza- Reckjoani, under L.R Khatian- 7667, J.L. no- 13, R.S. no- 198,

under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur No. 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc, by virtue of 02(two) nos of Deed of Conveyances which are as follows-

Date of Execution	Deed/Year	Registrar Office	R.S. & L.R Dag	Land Area (in dec.)	Classification
10 th Feb' 2016	152301486 of 2016	ADSR Rajarhat	1305	2.00	Bastu
			1306	3.00	Bastu
02 nd Mar' 2016	152302568 of 2016	ADSR Rajarhat	1305	2.00	Bastu
			1306	5.00	Bastu
TOTAL				12.00	

Morefully and particularly described in the **FIRST SCHEDULE - 1ST Part** and **2ND Part** hereunder.

WHEREAS the Party of the SECOND PART, **M/S SOUMITA PROJECTS PRIVATE LIMITED**, is the absolute owner of the ALL THAT piece and parcel of plot of Bastu land measuring **1.64 decimal** i.e. **01 Katha** more or less comprised in R.S. and L.R. Dag- 1305 and 1306 at Mouza- Reckjoani, under L.R Khatian- 7673, J.L. no- 13, R.S. no- 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 01 No. Gram Panchayat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc, by virtue of 01(one) no of Deed of Conveyances which is as follows-

Date of execution	Deed/Year	Registry Office	R.S. & L.R Dag	Land Area	Classification
29/08/2016	152303367/ 2016	ADSR Rajarhat	1305	0.67	BASTU
			1306	0.97	BASTU
TOTAL				1.64	

morefully and particularly described in the **SECOND SCHEDULE** hereunder.

WHEREAS the Party of the THIRD PART, **M/S ASL MARKETING PRIVATE LIMITED**, is the absolute owner of the ALL THAT piece and parcel of one plot of

Bastu land measuring **3.77 decimal** i.e. **(02 Kattahs 04 Chittaks 22 Square feet)** more or less comprised in R.S. and L.R. Dag no- 1305 and 1306 under L.R Khatian No. 9390 at Mouza- Reckjoani, J.L. no- 13, R.S. no- 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc by virtue of a Deed of Conveyances which is as follows-

Date of execution	Deed/Year	Registry Office	R.S. & L.R Dag	Land Area	Classification
4 th Jan' 2023	152300698 of 2023	ADSR Rajarhat	1305	1.33	Bastu
			1306	2.44	Bastu
TOTAL				3.77	

morefully and particularly described in the **THIRD SCHEDULE** hereunder.

AND WHEREAS the FIRST, SECOND and THIRD PART are desirous of getting a multistoried building over their plots of land jointly consisting of several Flats/Garage/Car Parking Spaces/Apartments, etc.

AND WHEREAS for the purpose of sanctioning the said proposed building plan and situation so demands for the purposes connected to the other necessary acts deeds and things as be expedient for sanctioning, re-validation, renewal, modification they entered into this Amalgamation of their said plots of land.

AND WHEREAS for the purpose of sanctioning the multistoried building plan it is necessary to amalgamates of said FOUR plots of land into one plot. So the First, Second and Third Parties agreed to amalgamate the said plots of land into the single plot, morefully and particularly described in the **FOURTH SCHEDULE** written herein under.

AND WHEREAS the First, Second and Third Parties also settled among them to get their share of super built up area as per their individual land share in the proposed buildings.

NOW THIS DECLARATION WITNESSETH as follows:-

1. That all the parties hereby agreed to amalgamate their individual plots of land into a single plot land.
2. That all the parties of the First, Second and Third will prepare a joint plan for submitting before the competent authority.
3. That all the party will sign on the drawing of the plan jointly for submitting before the competent authority and all the party will deposit the amount/fees/charges which may be applicable.
4. That all the parties will jointly obtain the sanction plan from the competent authority on performing all their duties, obligation and responsibilities.
5. That all the parties will construct jointly a multistoried buildings on the amalgamated land written in the Fourth Schedule and will get their proportionate areas as per their land share.
6. That all the parties will perform all their duties and obligations which may be reasonable required for sanctioning of a multistoried building plan on the amalgamated land.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(LAND OF FIRST PARTY)

1ST Part

ALL THAT piece and parcel of Vacant Bastu land measuring 02 decimal more or less comprised in R.S. and L.R. Dag no. 1305 and 03 decimal more or less comprised in R.S and L.R Dag no. 1306, **totaling to 05 decimal** or equivalent to 03 katha 18 sqft more or less at Mouza - Reckjoani, under L.R Khatian- 7667, J.L. no- 13, R.S. no - 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur No. 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages,

easement rights with electricity, water, sewerage connection etc, which is butted and bounded in the manner following that is to say-

North --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.

South --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.

East --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and 7.3 M wide road.

West --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

2nd Part

ALL THAT PIECE AND PARCEL of one single plot of Bastu land measuring more or less 02 decimal in R.S. and L.R. Dag no. 1305 and 05 decimal in R.S. and L.R. Dag no. 1306, totaling to 07 decimal or equivalent to 04 Kattahs 03 Chittaks 34 Square feet at Mouza- Reckjoani, under L.R Khatian- 7667, J.L. no- 13, R.S. no- 198, under Police Station - Rajarhat, Post Office- Rajarhat, within the local limits of Rajarhat Bishnupur 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc, which is butted and bounded in the manner following that is to say-

North --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.

South --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.

East --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and **7.3 M wide road**.

West --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(LAND OF SECOND PARTY)

ALL THAT piece and parcel of vacant Bastu land measuring 0.67 decimal more or less in R.S. and L.R. Dag- 1305 and 0.97 decimal more or less in R.S and L.R Dag No. 1306, **totaling to 1.64 decimal** or equivalent to 01 Kattah at Mouza- Reckjoani, under L.R Khatian- 7673, J.L. no- 13, R.S. no- 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 01 No. Gram Panchayat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc., which is butted and bounded in the manner following that is to say-

- North** --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.
- South** --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.
- East** --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and **7.3 M wide road.**
- West** --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(LAND OF THIRD PARTY)

ALL THAT piece and parcel of vacant Bastu land measuring 1.33 decimal more or less comprised in R.S. and L.R. Dag no- 1305 and 2.44 decimal more or less in R.S and L.R Dag No. 1306, totaling to 3.77 decimal or equivalent to 02 Kattahs 04 Chittaks 22 Square feet in R.S and L.R Dag No. 1305 and 1306 under L.R Khatian No. 9390 at Mouza- Reckjoani, J.L. no- 13, R.S. no- 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal, together with all common passages, easement rights with electricity, water, sewerage connection etc, which is butted and bounded in the manner following that is to say-

- North** --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.
- South** --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.

East --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and **7.3 M wide road.**

West --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

THE FOURTH SCHEDULE ABOVE REFERRED TO:
(AMALGAMATED LAND)

ALL THAT PIECE AND PARCEL of one single vacant plot of Bastu land measuring more or less **17.41 decimal** i.e. **10 Kattahs 08 Chittaks 29 Sqft** lying and situated at 06 decimal more or less in R.S. and L.R. Dag no- 1305 and 11.41 decimal more or less in R.S and L.R Dag No. 1306 under L.R Khatian No. 7667, 7673 and 9390 at Mouza- Reckjoani, J.L. no- 13, R.S. no- 198, under Police Station- Rajarhat, within the local limits of Rajarhat Bishnupur 01 Gram Panchayat, ADSR Rajarhat in the District of North 24 Parganas, in the State of West Bengal,

Mouza	R.S/ L.R Dag No.	Area (In Decimal)	Classification
Recjoani	1305	06	BASTU
Recjoani	1306	11.41	BASTU
TOTAL		17.41	

together with all common passages, easement rights with electricity, water, sewerage connection etc, which is shown in the plan annexed hereto and thereon coloured in **Black** verge line which is butted and bounded in the manner following that is to say-

North --- Land of R.S Dag- 1307, 1303 and 1304 in the Mouza- Reckjoani.

South --- Land of R.S Dag- 1335 and 1338 in the Mouza- Reckjoani.

East --- Land of R.S Dag- 1395 in the Mouza- Reckjoani and **7.3 M wide road.**

West --- Land of R.S Dag- 1334 and 1303 in the Mouza- Reckjoani.

The aforesaid property has been shown in the plan demarcated by **Black** border lines which will form the part and parcel of this document.

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

SIGNED, SEALED AND DELIVERED at Kolkata in presence of :

1. *Law firm*

DN-51, Marine Infinite Room no-600, Sec-V Salt Lake Kol-91

2. *Sandhya Bhattacharya*

DN-51, Marine Infinite Sector-V, Salt Lake - Kol-91

SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

[Signature]
DIRECTOR

M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

SOUMITA PROJECTS PRIVATE LIMITED

[Signature]
Director

M/S SOUMITA PROJECTS PRIVATE LIMITED

For ASL MARKETING PVT. LTD.

[Signature]
Authorised Signatory

M/S ASL MARKETING PRIVATE LIMITED

Drafted by me:-

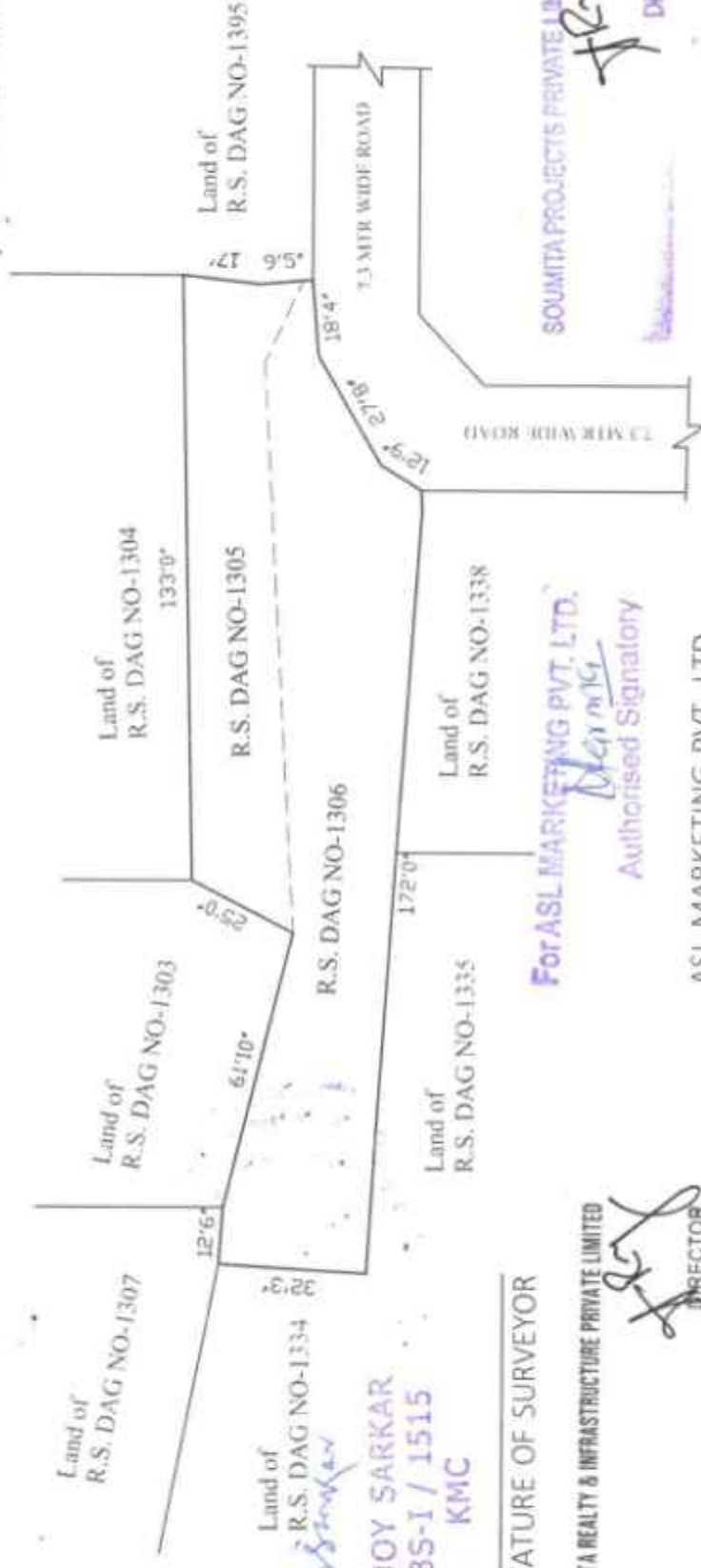
Masooma Khanam

MASOOMA KHANAM
ADVOCATE
HIGH COURT CALCUTTA
Enrol:- F495/2013

AMALGAMATION PLAN SHOWN THE UNDIVIDED PLOT OF LAND AT L.R. DAG NO. - 1305 & 1306, UNDER L.R. KHATIAN NO. - 7667, 7673 & 9390, CORRESPONDING TO R.S. DAG NO. - 1305 & 1306, UNDER R.S. KHATIAN NO. - 1693 & 1220, IN MOUZA - RECKJUANI, J.L. NO. - 13, R.S. NO. - 198, IN RAJARHAT BISHNUPUR I NO. - GRAM PANCHAYET, P.S. - RAJARHAT, KOLKATA - 700135, DIST. - NORTH 24 PARGANAS

AREA OF LAND - 17.41 Decimal (m/l)

SCALE - 1:300



Land of R.S. DAG NO-1304
133°0'

Land of R.S. DAG NO-1303

Land of R.S. DAG NO-1395

Land of R.S. DAG NO-1334

R.S. DAG NO-1306

Land of R.S. DAG NO-1335

Land of R.S. DAG NO-1338

SIGNATURE OF SURVEYOR

SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED
DIRECTOR

Soumita Realty & Infrastructure Pvt Ltd

SIGNATURE OF OWNER

For ASL MARKETING PVT. LTD.
Authorized Signatory

ASL MARKETING PVT. LTD.
(Authorized Signatory)

Soumita Projects Pvt Ltd

SIGNATURE OF OWNER

SOUMITA PROJECTS PRIVATE LIMITED
DIRECTOR

Soumita Projects Pvt Ltd

SIGNATURE OF OWNER

SPECIMEN FORM FOR TEN FINGERPRINTS



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Anitah Roy* (ANITAH ROY)



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature *Manoj Sharma* (MANOJ SHARMA)



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी भंडार अंख्या कार्ड
Permanent Account Number Card

AIJPB5707E

नाम / Name
PINAKI BISWAS

पिता का नाम / Father's Name
NIRMAL CHANDRA BISWAS

जन्म का तिथि / Date of Birth
09/06/1977

Pinaki Biswas



Pinaki Biswas



ASL MARKETING PVT. LTD.
CIN : U85100WB1977PTC031274

+91-95349 00800

office@aslm.in

21, Princep Street, 2nd Floor
Chowringhee, Esplanade,
Kolkata : 700 072, West Bengal

Certified True Copy of the extract of the minutes of Board Resolution passed in the meeting of the Board of Directors of M/s ASL Marketing Private Limited held on 02nd August 2023, Wednesday at 04.30 PM at its registered office at 21, Princep Street, 2nd Floor, Esplanade, Chowringhee, Kolkata 700072, West Bengal.

We hereby certify that the following resolution of the Board of Directors of M/S ASL Marketing Private Limited was passed at the meeting of the Board held on 02nd August 2023 and has been duly recorded in the minutes book of the said company.

RESOLVED THAT M/S ASL Marketing Private Limited intend to develop its landed property measuring more or less 3.77 decimal equivalent to 2 Katha 4 Chhitaks 22 Sqft comprised in L.R. Dag No- 1305 and 1306, in Mouza- Reckjoani, Police Station- Rajarhat under Rajarhat-Bishnupur No. 01 Gram Panchayet within the limit of District- 24 Parganas (North), in Joint Venture basis and will execute a Development Agreement and will grant a Development Power of Attorney in favour of M/S Soumita Realty and Infrastructure Private Limited.

FURTHER RESOLVED THAT Mr. Manoj Sharma, S/o Late Jogendra Sharma is hereby appointed as Authorised Signatory of M/s ASL Marketing Private Limited and will execute and sign the Development Agreement and Development Power of Attorney and/ or any deed of conveyance, deed of amalgamation, deed of gift or any other deed on behalf of the company before the A.D.S.R Rajarhat, or any other registering authority.

Certified to be true,


(Managing Director)

For ASL MARKETING PVT. LTD.

Authorised Signatory



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240164049498

GRN Details

GRN:	192023240164049498	Payment Mode:	SBI Epay
GRN Date:	09/08/2023 21:16:27	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	1974340686420	BRN Date:	09/08/2023 21:17:06
Gateway Ref ID:	0707609507	Method:	ICICI Bank - Corporate NB
GRIPS Payment ID:	090820232016404948	Payment Init. Date:	09/08/2023 21:16:27
Payment Status:	Successful	Payment Ref. No:	3001989050/5/2023 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Ms SOUMITA REALTY AND INFRASTRUCT PRIVATE LIMITED
Address:	P-35, MOTIJHEEL AVENUE, DUM DUM, KOLKATA - 700 074
Mobile:	9831119433
Period From (dd/mm/yyyy):	09/08/2023
Period To (dd/mm/yyyy):	09/08/2023
Payment Ref ID:	3001989050/5/2023
Dept Ref ID/DRN:	3001989050/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	3001989050/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	38948
2	3001989050/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	77870
			Total	116818

IN WORDS: ONE LAKH SIXTEEN THOUSAND EIGHT HUNDRED EIGHTEEN ONLY.

PAID

Major Information of the Deed

Deed No :	I-1523-11947/2023	Date of Registration	10/08/2023
Query No / Year	1523-3001989050/2023	Office where deed is registered	
Query Date	03/08/2023 5:22:53 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI BISWAS , 13/2 OLD CALCUTTA ROAD 29, BANK PARK BARRACKPORE, Thana : Titagarh, District : North 24-Parganas, WEST BENGAL, PIN - 700123, Mobile No. : 8420049794, Status :Others		
Transaction	Additional Transaction		
[1301] Merger/Demerger, Amalgamation (Other than company amalgamation)	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6/-	Rs. 77,85,557/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 39,048/- (Article:23)	Rs. 77,870/- (Article:A(1), E)		
Remarks			

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1305 (RS :-)	LR-7667	Bastu	Bastu	4 Dec	1/-	17,88,755/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L2	LR-1306 (RS :-)	LR-7667	Bastu	Bastu	8 Dec	1/-	35,77,511/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L3	LR-1305 (RS :-)	LR-7673	Bastu	Bastu	0.67 Dec	1/-	2,99,616/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L4	LR-1306 (RS :-)	LR-7673	Bastu	Bastu	0.97 Dec	1/-	4,33,773/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L5	LR-1305 (RS :-)	LR-9390	Bastu	Bastu	1.33 Dec	1/-	5,94,761/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
L6	LR-1306 (RS :-)	LR-9390	Bastu	Bastu	2.44 Dec	1/-	10,91,141/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road,
		TOTAL :			17.41Dec	6 /-	77,85,557 /-	
		Grand Total :			17.41Dec	6 /-	77,85,557 /-	




Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED P-35,MOTIJHEEL AVENUE, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
2	SOUMITA PROJECTS PRIVATE LIMITED DN-51, 6TH FLOOR SIUTE NO. 610 MERLIN INFINITE SEC V SALT LAKE CITY, City:- , P.O:- SECH BHAWAN, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
3	ASL MARKETING PRIVATE LIMITED 21 PRINCEP ST. 2ND FL. ESPLANADE CHOWRINGHEE, City:- , P.O:- CHOWRINGHEE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED P-35, MOTIJHEEL AVENUE, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 , PAN No.:: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
2	SOUMITA PROJECTS PRIVATE LIMITED DN-51, 6TH FL. SUITE NO 610, MERLIN INFINITE SEC V SLAT LAKE CITY, City:- , P.O:- SECH BHAWAN, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091 , PAN No.:: AAxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
3	ASL MARKETING PRIVATE LIMITED 21 PRINCEP ST. 2ND FL. ESPLANADE CHOWRINGHEE, City:- , P.O:- CHOWRINGHEE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072 , PAN No.:: AAxxxxxx0G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMITABH ROY Son of Mr SUNIL KUMAR ROY Date of Execution - 10/08/2023 , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office			
		Aug 10 2023 3:41PM	LTI 10/08/2023	10/08/2023

,DN-51,6TH FL. SUITE NO 610 MERLIN INFINITE SEC V SALT LAKE, City:- , P.O:- SECH VHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx4E, Aadhaar No: 74xxxxxxxx6415 Status : Representative, Representative of : SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR), SOUMITA PROJECTS PRIVATE LIMITED (as DIRECTOR), SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED (as DIRECTOR), SOUMITA PROJECTS PRIVATE LIMITED (as DIRECTOR)

2

Name	Photo	Finger Print	Signature
Mr MANOJ SHARMA (Presentant) Son of Late JOGENDRA SHARMA Date of Execution - 10/08/2023, , Admitted by: Self, Date of Admission: 10/08/2023, Place of Admission of Execution: Office			
	Aug 10 2023 3:43PM	LTI 10/08/2023	10/08/2023

,SHASTRI NAGAR KANAIPUR, City:- , P.O:- KANAIPUR, P.S:-Uttarpara, District:-Hooghly, West Bengal, India, PIN:- 712246, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: KAxxxxxx4B, Aadhaar No: 48xxxxxxxx3467 Status : Representative, Representative of : ASL MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY), ASL MARKETING PRIVATE LIMITED (as AUTHORISED SIGNATORY)

Identifier Details :

Name	Photo	Finger Print	Signature
PINAKI BISWAS Son of Late NIRMAL CHANDRA BISWAS , 13/2 OLD CALCUTTA RD. 29 BANK PARK BARRACKPUR, City:- , P.O:- TALPUKUR, P.S:-Titagarh, District:-North 24-Parganas, West Bengal, India, PIN:- 700123			
	10/08/2023	10/08/2023	10/08/2023

Identifier Of Mr AMITABH ROY, Mr MANOJ SHARMA

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.444444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.444444 Dec,ASL MARKETING PRIVATE LIMITED-0.444444 Dec
2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.444444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.444444 Dec,ASL MARKETING PRIVATE LIMITED-0.444444 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.444444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.444444 Dec,ASL MARKETING PRIVATE LIMITED-0.444444 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.888889 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.888889 Dec,ASL MARKETING PRIVATE LIMITED-0.888889 Dec

2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.888889 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.888889 Dec,ASL MARKETING PRIVATE LIMITED-0.888889 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.888889 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.888889 Dec,ASL MARKETING PRIVATE LIMITED-0.888889 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.0744444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.0744444 Dec,ASL MARKETING PRIVATE LIMITED-0.0744444 Dec
2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.0744444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.0744444 Dec,ASL MARKETING PRIVATE LIMITED-0.0744444 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.0744444 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.0744444 Dec,ASL MARKETING PRIVATE LIMITED-0.0744444 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.107778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.107778 Dec,ASL MARKETING PRIVATE LIMITED-0.107778 Dec
2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.107778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.107778 Dec,ASL MARKETING PRIVATE LIMITED-0.107778 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.107778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.107778 Dec,ASL MARKETING PRIVATE LIMITED-0.107778 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.147778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.147778 Dec,ASL MARKETING PRIVATE LIMITED-0.147778 Dec
2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.147778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.147778 Dec,ASL MARKETING PRIVATE LIMITED-0.147778 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.147778 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.147778 Dec,ASL MARKETING PRIVATE LIMITED-0.147778 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.271111 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.271111 Dec,ASL MARKETING PRIVATE LIMITED-0.271111 Dec
2	SOUMITA PROJECTS PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.271111 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.271111 Dec,ASL MARKETING PRIVATE LIMITED-0.271111 Dec
3	ASL MARKETING PRIVATE LIMITED	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED-0.271111 Dec,SOUMITA PROJECTS PRIVATE LIMITED-0.271111 Dec,ASL MARKETING PRIVATE LIMITED-0.271111 Dec

Land Details as per Land Record

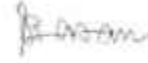
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, JI No: 13, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1305, LR Khatian No:- 7667	Owner:M/S SOUMITA REALTY AND INFRASTRUCTURE pvt ltd, Address:p-35 Motijheel Avenue kol-74 , Classification:বাগান, Area:0.04000000 Acre,	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED
L2	LR Plot No:- 1306, LR Khatian No:- 7667	Owner:M/S SOUMITA REALTY AND INFRASTRUCTURE pvt ltd, Address:p-35 Motijheel Avenue kol-74 , Classification:বাগান, Area:0.09000000 Acre,	SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED
L3	LR Plot No:- 1305, LR Khatian No:- 7673	Owner:সৌমিতা প্রজেক্টস প্রা লি ., Gurdian:পক্ষে সিগনেটরী অফিসি, Address:সিটি সেন্টার বিধাননগর কোল 64, Classification:বাগান,	ASL MARKETING PRIVATE LIMITED
L4	LR Plot No:- 1306, LR Khatian No:- 7673	Owner:সৌমিতা প্রজেক্টস প্রা লি ., Gurdian:পক্ষে সিগনেটরী অফিসি, Address:সিটি সেন্টার বিধাননগর কোল 64, Classification:বাগান, Area:0.01000000 Acre,	SOUMITA PROJECTS PRIVATE LIMITED
L5	LR Plot No:- 1305, LR Khatian No:- 9390	Owner:এ.এস.এল প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:নিজ , Classification:বাগান,	SOUMITA PROJECTS PRIVATE LIMITED
L6	LR Plot No:- 1306, LR Khatian No:- 9390	Owner:এ.এস.এল প্রাইভেট লিমিটেড, Gurdian:ডাইরেক্টর , Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	SOUMITA PROJECTS PRIVATE LIMITED

On 04-08-2023

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 77,85,557/-



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 10-08-2023

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23 of Indian Stamp Act 1899.

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

Presented for registration at 12:38 hrs on 10-08-2023, at the Office of the A.D.S.R. RAJARHAT by Mr MANOJ SHARMA ..

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

Execution is admitted on 10-08-2023 by Mr AMITABH ROY, DIRECTOR, SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), P-35,MOTIJHEEL AVENUE, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum District:-North 24-Parganas, West Bengal, India, PIN:- 700074; DIRECTOR, SOUMITA PROJECTS PRIVATE LIMITED (Private Limited Company), DN-51, 6TH FLOOR SIUTE NO. 610 MERLIN INFINITE SEC V SALT LAKE CITY, City:- , P.O:- SECH BHAWAN, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091; DIRECTOR, SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED (Private Limited Company), P-35, MOTIJHEEL AVENUE, City:- , P.O:- MOTIJHEEL, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074; DIRECTOR, SOUMITA PROJECTS PRIVATE LIMITED (Private Limited Company), DN-51, 6TH FL. SUITE NO 610, MERLIN INFINITE SEC V SLAT LAKE CITY, City:- , P.O:- SECH BHAWAN, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091

Indetified by PINAKI BISWAS, , Son of Late NIRMAL CHANDRA BISWAS, , 13/2 OLD CALCUTTA RD. 29 BANK PARK BARRACKPUR, P.O: TALPUKUR, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Service

Execution is admitted on 10-08-2023 by Mr MANOJ SHARMA, AUTHORISED SIGNATORY, ASL MARKETING PRIVATE LIMITED (Private Limited Company), , 21 PRINCEP ST. 2ND FL. ESPLANADE CHOWRINGHEE, City:- , P.O:- CHOWRINGHEE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072; AUTHORISED SIGNATORY, ASL MARKETING PRIVATE LIMITED (Private Limited Company), ,21 PRINCEP ST. 2ND FL. ESPLANADE CHOWRINGHEE, City:- , P.O:- CHOWRINGHEE, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700072

Indetified by PINAKI BISWAS, , Son of Late NIRMAL CHANDRA BISWAS, , 13/2 OLD CALCUTTA RD. 29 BANK PARK BARRACKPUR, P.O: TALPUKUR, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700123, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77,870.00/- (A(1) = Rs 77,856.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 77,870/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2023 9:17PM with Govt. Ref. No: 192023240164049498 on 09-08-2023, Amount Rs: 77,870/-, Bank: SBI EPay (SBIEPay), Ref. No. 1974340686420 on 09-08-2023, Head of Account 0030-03-104-001-16

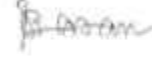
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,948/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 38,948/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 741, Amount: Rs.100.00/-, Date of Purchase: 03/08/2023, Vendor name: SAMIRAN DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/08/2023 9:17PM with Govt. Ref. No: 192023240164049498 on 09-08-2023, Amount Rs: 38,948/-, Bank: SBI EPay (SBlePay), Ref. No. 1974340686420 on 09-08-2023, Head of Account 0030-02-103-003-02



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 397075 to 397097
being No 152311947 for the year 2023.



Basak

Digitally signed by SANJOY BASAK
Date: 2023.08.17 16:55:09 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2023/08/17 04:55:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)