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पश्चिम बंगाल WEST BENGAL

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DEED OF AMALGAMATION VALUED AT RS 80,00,000/-.

THIS DEED OF AMALGAMATION made this ^{14th} Day of June, 2023 BETWEEN (1) SRI SUBIR RANJAN GUHA ROY (PAN- ADKPG7073N) (ADHAR -9222 2276 4822) (mob- 9831630107) son of Late Sisir Ranjan Guha Roy by faith Hindu, by Nationality Indian, by occupation – retired person (2) SRI PRABIR RANJAN GUHA ROY; (PAN- ADUPG4431A)

Certified that the document is admitted for Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-II
Alipore, South 24-Parganas

11 4 JUN 2023

Subir Ranjan Guha Roy
Prabir Ranjan Guha Roy

14/6
8-1415845

M. C. Ghosh

No. 3203 Date 21 FEB 2023 Rs. 100

Name S. P. Bhusin Adh.

Address Alipore Judges' Court

VENDOR: MAMATAJUDDIN GAZI KN-27
ALIPORE JUDGES' COURT
KOLKATA-700027

Signature of Vendor

21 FEB 2023



Kartick Ch. Ghosh
80 St. C. R. Ghosh
of Alipore Police Court
Kolkata-700027.
Law Clerk

District Sub Registrar-II
Alipore, South 24 Parganas
14 JUN 2023

(ADHAR -4994 0496 1291) (MOB-9432001921) son of Late Sisir Ranjan Guha Roy by faith Hindu, by Nationality Indian, by occupation retired person, both are residing at 1/378A, Gariahat Road, P.O. Jodhpur Park, under Police Station Lake, within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068 hereinafter referred to **AS THE FIRST PARTY**(which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, and successors in office executors, administrators, legal representatives and assigns) **OF THE FIRST PART.**

Sisir Ranjan Guha Roy
Rachin Ranjan Guha Roy

AND

SMP INFRA PRIVATE LTD., (PAN No. AAOCS2673Q) a company registered under the Companies Act 1956, having its registered office at Marshal House, 6th Floor, Room No.661, 33/1, N.S. Road, under Police Station Burrabazar, within limit of Kolkata Municipal Corporation Kolkata 700001, represented by its Director **MR. MANOJ KUMAR AGRAWALLA**, (PAN NO.AAXYPA8699J) (ADHAR -8475 9115 7502) (MOB- 7326855097) son of S. Agarwala, by faith Hindu, by Nationality Indian, by occupation - Business, residing at Pabitra Mohan Marg, Talehar Town Agarwal, Orissa, Pin No.759101, (empowered/authorized to represent the Company by a resolution dated 25TH March 2022 taken by the Board of Directors), being hereinafter referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs, successors, and succession in office executors, administrators, legal representatives and assigns) of the **SECOND PART.**

for and on behalf of

WHEREAS one Kiran Chandra Guha Roy purchased land formerly known as 1/378, Gariahat Road, described in **SCHEDULE "B"** measuring an area 5 Cottah, 3 Chittacks and 21 sq. ft. now numbered as premises No. 1/378 & 1/378A, Gariahat Road more or less from Bengal Secretarial Co-Operative Land Mortgage Bank and Housing Society Limited in the name of one of his son, Sisir Ranjan Guha Roy by a Deed of Conveyance which was duly registered in the office of the ADSR, Behala and incorporated in the Book No.1, Volume No.99, Pages 250 to 267, Being No.6624 for the year 1965.

Sisir Ranjan Guha Roy
Kiran Chandra Guha Roy

AND WHEREAS the said Kiran Chandra Guha Roy purchased the abovementioned property for his own benefit in the name of Sisir Ranjan Guha Roy who was name lender of his father Kiran Chandra Guha Roy, so the said Sisir Ranjan Guha Roy was a trustee in respect of the aforesaid land measuring an area 5 Cottah, 3 Chittacks and 21 sq. feet then numbered as premises No. 1/378 Gariahat Road Kolkata within KMC Ward no 93, and in stages constructed a two storied building upon the land.

AND WHEREAS Kiran Chandra Guha Roy since deceased father of Late Sisir Ranjan Guha Roy to avoid any dispute in future in the matter of inheritance of the said property executed a **FAMILY SETTLEMENT or DECLARATION OF TRUST** by and between (i) the said Kiran Chandra Guha Roy as the First part, (ii) Snehalata Guha Roy wife of the said Kiran

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Chandra Guha Roy as the Second part, (iii) Sisir Ranjan Guha Roy, son of the said Kiran Chandra Guha Roy (eldest son in whose name the property was purchased) as the Third Part and (iv) Mihir Ranjan Guha Roy son of the said Kiran Chandra Guha Roy as the Fourth Part, which was duly registered in the office of A.D.S.R Alipore at Behala and recorded therein Vide Book No. 1, Volume No.99, Pages 250 to 267, Being No.6624, for the year 1966.

Sisir Ranjan Guha Roy
Mihir Ranjan Guha Roy

AND WHEREAS Kiran Chandra Guha Roy since deceased constructed a two storied building in the front portion of his purchased land having a built up area 1714 sq feet more or less.

AND WHEREAS by virtue of the said FAMILY SETTLEMENT AND DECLARATION OF TRUST, the said Late Kiran Chandra Guha Roy divided the aforesaid land described in **SCHEDULE "B"** below into two parts, the Southern portion of the said premises have vacant land measuring about 2 Cottah 12 Chittacks 35 Sq ft. a little more or less, which was later numbered as 1/378A, Gariahat Road, P.S. Lake, Kolkata 700068 presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93, was given to/ devolved upon the said Sisir Ranjan Guha Roy, the eldest son of the said Kiran Chandra Guha Roy, (father of the First Party Owners) which is particularly and more fully mentioned in **SCHEDULE "A"** hereunder written. The aforesaid Southern portion i.e. Schedule A property described in schedule below was/ is only accessible by two 4 (four) feet 4

ANU K. I. GUHA

(four) inch wide 44 (forty four) feet 4 (four) inch long passage one on the East and other on the West which is the side space of the building in front being premises no 1/378 Gariahat Road Kolkata 700068, was made for common use strictly for egress and ingress from the two premises i.e. 1/378 Gariahat Road and 1/378A, Gariahat Road Kolkata, which started from the road on the north and ended at premises in the south which has an area approximately 7 chittacks 39 sq feet which is more fully described in **SCHEDULE "A-1"**, **BUT** was strictly created to give access to the Southern Portion to the Municipal Road, **AND** the remaining portion of the said premises (i.e. Northern front portion) measuring about 1 Cottah 14 Chitacks 37 S. ft. a little more or less, and two 4 (four) feet 4 (four) inch wide 44 (forty four) feet 4 (four) inch long passage one on the East and other on the West, together with the two storied building was later numbered as 1/378, Gariahat Road, P.S. Lake, Kolkata 700068 presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93, was conveyed into a trust property by the aforesaid same **FAMILY SETTLEMENT AND DECLARATION OF TRUST** for the benefit of his sons Samir Ranjan Guha Roy, and Mihir Ranjan Guha Roy. The said Kiran Chandra Guha Roy and his wife, Snehalata Guha Roy was appointed as the trustees till Samir Ranjan Guha Roy attains majority.

AND WHEREAS Sisir Ranjan Guha Roy (Father) predecessor of the First Party no 1 and 2 by the aforesaid **FAMILY SETTLEMENT or DECLARATION OF TRUST** became the exclusive Owner of 2 cottah 12 chittack 35 sq feet

Subir Ranjan Guha Roy
Kiran Chandra Guha Roy

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of land described in Schedule "A" below which later numbered as municipal premises no 1/378A Gariahat Road Kolkata together with right to use and enjoy two separate 4 feet wide passage, one on the east other on the west described in schedule A-1.

AND WHEREAS Sisir Ranjan Guha Roy (Father) predecessor of the First Party no 1 and 2 constructed a two storied building on the land described in SCHEDULE "A" having a built up area 2345 sq feet more or less.

AND WHEREAS the First Party Sri Subir Ranjan Guha Roy and Sri. Prabir Ranjan Guha Roy being the only legal heirs of said Sisir Ranjan Guha Roy inherited the schedule "A" property and right to use and enjoy the two passages described in Schedule "A-1" became the Owners of ALL that 2 Cottah 12 Chittacks 35 Sq feet a little more or less, together with a two storied building having total built up area 2346 sq feet (ground floor 1173 and first floor 1173 sq feet) which is numbered as 1/378A, Gariahat Road, P.S. Lake, Kolkata 700068 presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93, Assessee no 21-093-04-0925-0 more fully described in Schedule "A" below; the aforesaid Schedule A property is only accessible by two 4 (four) feet wide passage one on the East and other on the West which is more fully described in SCHEDULE "A-1" below.

Subir Ranjan Guha Roy
Prabir Ranjan Guha Roy

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AND WHEREAS after the demise of the said trustees, the youngest son said Samir Ranjan Guha Roy attaining majority, the trust came to end and the two beneficiaries, the said Mihir Ranjan Guha Roy and the said Samir Ranjan Guha Roy got the Northern Portion of the said premises, measuring about 1 Cottah 14 Chiitacks 37 Sq. feet a little more or less having a two storied building having built up area 1714 sq feet (ground floor 857 and first floor 857 sq feet) a little more or less standing thereon, and the two 4 (four) feet 4 (four) inch wide 44 (forty four) feet 4 (four) inch long passage one on the East and other on the West, together with right to use and enjoy the same for their egress and ingress being premises no 1/378, Gariahat Road, P.S. Lake, Kolkata 700068 which is more fully described in SCHEDULE "A-2", presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93, absolutely in equal shares. The said Mihir Ranjan Guha Roy started residing in the first floor and the said Samir Ranjan Guha Roy started residing in the Ground Floor of the said building by mutual arrangement. It is pertinent to mention here that the two storied building on 1/378 Gariahat Road is in the middle and the two 4 (four) feet 4 (four) inch wide 44 (forty four) feet 4 (four) inch long passage one on the East and other on the West are on two sides and is actually the side space of the building.

AND WHEREAS the said Samir Ranjan Guha Roy died intestate on 26.11.2000 as a bachelor leaving behind surviving his brother Mihir Ranjan Guha Roy and his five sisters, namely (i) Smt Parul Bose, wife of Parimal

Subir Ranjan Guha Roy
Mihir Ranjan Guha Roy

Parimal Chandra Bose (ii) Smt Jyotsna Roy Chowdhury, since deceased wife of Manoranjan Roy Chowdhury (iii) Smt Aruna Sur Roy, wife of Satyabrata Sur Roy (iv) Smt Malina Sur, alias Mrs Malina Sur Roy, wife of Late Salil Sur and (v) Smt. Mira Ghosh wife of Late Nihar Kumar Ghosh.

AND WHEREAS the said Smt Jyotsna Roy Chowdhury sister of Late Samir Ranjan Roy Choudhury died intestate on 03.02.2001 leaving behind her two Sons namely (i) Shekhar Roy Chowdhury and (ii) Bhaskar Roy Chowdhury and only one daughter namely Smt. Manasi Majumder wife of Tejendra Narayan Majunder.

AND WHEREAS Smt Parul Bose died on 3-06-2005. The said Smt Parul Bose had no issue thus her share in the property under the provision of Hindu Succession Act devolved upon her surviving brothers and sisters.

AND WHEREAS the said Late Mihir Ranjan Guha Roy died intestate on 04.10.2010 leaving behind his wife, Mrs. Mukurika Guha Roy and his only daughter, Mrs. Maniva Guha Roy; thus the said Mukurika Guha Roy and the said Maniva Guha Roy, become the absolute owners of the undivided 7/12th share out of all that piece and parcel of land and building measuring about 1 Cottah 14 Chittacks 37 Sq. ft., a little more or less, described in Schedule "A-2".

Subir Ranjan Chowdhury
Bhaskar Ranjan Chowdhury

Manasi Majumder

AND WHEREAS by a Deed of Conveyance dated 8th December 2010 made between Sri Sekhar Roy Chowdhury, son of Late Monoranjan Roy Chowdhury, residing, (2) Sri Bhaskar Roy Chowdhury son of Late Monoranjan Roy Chowdhury (3) Smt. Manasi Majumder wife of Sri Tejendra Narayan Majumder, (4) Smt Jyotsna Roychowdhury (5) Smt Aruna Sur, alias Smt Aruna Sur Roy (6) Mrs. Malina Sur Roy and (7) Mrs Mira Ghosh sold their undivided 5/12th share of Schedule A-2, to **SMP MINERALS AND METALIKS PRIVATE LIMITED**. The said deed of conveyance was registered before the Additional District Sub Registrar Alipore, 24 Parganas (South) and incorporated Book No 1, CD Volume No.45 pages 2659 to 2677 being no. 10644 for the year 2010.

Subir Roy Guha Roy
Rachir Roy Guha Roy

AND WHEREAS by another registered deed of conveyance (Sale deed) dated 8th day of December 2010 the said Mukurika Guha Roy and the said Maniva Guha Roy, sold transfer right title interest and or relinquished all their 7/12th share in Schedule A-2, in favour of **SMP MINERALS AND METALIKS PRIVATE LIMITED** and the said deed of conveyance was registered before the Additional District Sub Registrar Alipore, 24 Parganas (South) and incorporated Book No.1, CD Volume No.45 pages 2678 to 2693 being no. 10645 for the year 2010.

AND WHEREAS through inadvertently the area is written as 2 Cottahs 12 Chittacks 35 Sq. feet in Deed no 10644 and in Deed no 10645 both of the year 2010, both registered at ADSR Alipore in place of 1 Cottahs 14

Chittacks 37 Sq. ft. for which the heirs of Subir Ranjan Guha Roy & Prabir Ranjan Guha Roy have filed a suit for declaration, partition and injunction in respect of the **SCHEDULE "A-2"** property.

AND WHEREAS the Owners herein after coming to know about the error in the two deeds of conveyances in Deed no 10644 and in Deed no 10645 both of the year 2010, both registered at ADSR Alipore, executed and registered a Deed of Declaration dated 30th March 2017 registered at ADSR Alipore and entered in Book1, volume 1605-2017, pages 45818 to 45835, deed no 16051804, for the year 2017, admitting the error in writing the area of land in the schedule of the aforesaid two deeds and admitting the land area to be 1 cottah 14 chittack, 37 sq feet a little more or less.

AND WHEREAS The Second Party SMP Infra Private Ltd by purchase became the Owner of ALL that 1 cottah, 14 chittack, 37 sq feet of land, together with a two storied building standing thereon being KMC premises no 1/378 Gariahat Toad, Kolkata 700 068, under Police station Lake, within KMC ward no 93, having Assessee no 21-093-04-0494-9 more fully described in **Schedule "A-2"**, together with right to use and enjoy the two four feet wide passage running north to south which is more fully described in **SCHEDULE "A-1"** below.

Subir Ranjan Guha Roy
Prabir Ranjan Guha Roy

for and through

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AND WHEREAS it is pertinent to mention here that the two four feet common passage which is described in **SCHEDULE "A-1"** below is curved out of the land originally purchased in the name of Sisir Ranjan Guha Roy which was/ is part of premises no 1/378 Gariahat Road Kolkata, and is created only to give passage to **SCHEDULE "A"** and is only for use and enjoyment of Owners/ First and Second Party of the of Premises described in **SCHEDULE "A"** and **SCHEDULE "A-2 "**. That no third party has any access and or not the passage of any other premises and besides the Owners/ First and Second Party none else has any right or interest therein.

AND WHEREAS the said **SMP MINERALS AND METALIKS PRIVATE LIMITED** herein while in possession of **SCHEDULE "A-2"**, consisting of a two storied building having total built up area 1714 sq feet (ground floor 857 and first floor 857 sq feet) a little more or less standing on 1 cottah, 14 chittack, 37 sq feet a little more or less of land, within KMC ward no 93, Assessee no **21-093-04-0494-9**, the said **SMP MINERALS AND METALIKS PRIVATE LIMITED** by a Board of Resolution in terms of Section 21 of the Companies Act 1956 with the approval of the Government of India Department of Company affairs New Delhi vide SRN B06833305 dated 10/03/2011 the name of the Company was changed to S.M.P. Infra Pvt Ltd, thus the their right, title, interest assets of the **Schedule "A-2"** mentioned property along with all liabilities was/ is owned by **SMP INFRA PRIVATE LTD**, accordingly the said **SMP INFRA PRIVATE LTD** the Second

Sisir Ranjan Guha Roy
Sisir Ranjan Guha Roy

Party herein became the owner of the Schedule "A-2" mentioned property.

AND WHEREAS for more effective enjoyment of the property owned by First Party and Second Party (Owner no 1 to 3) have decided to amalgamate SCHEDULE "A" SCHEDULE "A-1" and SCHEDULE "A" to form SCHEDULE "B"

Subir Roy
Subir Roy

AND WHEREAS the SCHEDULE "A-1" and SCHEDULE "A-2" which is more fully described in schedule below are contiguous, adjacent to schedule "A" First Party Owner no 1 and 2 use the said two passage described in SCHEDULE "A-1" as their only entry and exit which is the side space of the building at Schedule "A-2" and both are under same KMC Ward no 93 thus there is no problem and or difficulty in amalgamation, **AND** by the amalgamation of the two property and the passages described in schedule "A", Schedule "A-1" and Schedule "A-2", into a single unit/premises making an area 5 Cottah 3 Chittacks 21 Sq. ft be the same a little more or less together with a two separate two storied building having a total built up area 4059 sq feet; **AND FURTHER THAT** after amalgamation the two Premises No. 1/378 and 1/378A Gariahat Road and the two common passages (described in Schedule "A-1") under Police Station - Lake, all within the limit of Kolkata Municipal Corporation ward no.93, Kolkata 700068 shall lose its individual identity and form into one single unit which is described in SCHEDULE "B" below; **BUT** the

Subir Roy

parties herein shall continue to hold/ retain their individual share in the amalgamated property and be able to use and enjoy their respective share more effectively and the Developer also shall have no problem in the development upon the amalgamated property.

AND WHEREAS by this amalgamation there is no transfer of Ownership or title by any group to another. It is made clear and understood that each party shall be Owner and or entitled to respective share of land and building to the extent each had prior to amalgamation in the amalgamated property described in **SCHEDULE "B"**.

NOW THIS DEED WITNESS as follows:

1. THAT upon execution of this deed The First and Second Party Owners of the aforesaid two separate properties described in Schedule "A" and Schedule "A-2" and the two common passages described in Schedule "A-1" amalgamates into a single unit/ premises making an area 5 Cottah 3 Chittacks 21 Sq. ft be the same a little more or less together with a two separate two storied building having a total built up area 4059 sq feet made after amalgamation of two Kolkata Municipal Corporation Premises No. 1/378 and 1/378A Gariahat Road under Police Station - Lake, within the limit of Kolkata Municipal Corporation ward no.93, Kolkata 700068 of which is described in **SCHEDULE "B"** below;

Subir Ray Chakraborty
Pratik Ray Chakraborty

Handwritten signature/initials on the left margin.

2. **THIS** amalgamation of Schedule "A" Schedule "A-1" and Schedule "A-2" into Schedule B is made to facilitate more effective development and by this the parties amalgamates two separate Properties into one single unit of land.
3. **THE** parties herein have not transferred their respective share or right title or interest in the amalgamated Schedule B property; hence forth after execution of this deed the parties herein shall as per their share be the joint Owner of Schedule B and make fresh application in the Kolkata Municipal Corporation accordingly, and pay KMC Tax and other Taxes as per their share in the Schedule jointly.
4. **THAT** if in future any further deed is necessary to be executed such as deed of partition or declaration to perfect the respective share of the parties in the amalgamated property after the Development work the parties herein agree to do so.
5. **THE** parties herein agree not to raise any objection in the matter of amalgamation either before KMC or before any other authority in the matter of amalgamation into one single unit described in Schedule B.
6. **EACH** party shall be entitled to their respective share of land within the amalgamated property.

Subir Ranjan Guha Roy
Prabir Ranjan Guha Roy

SCHEDULE 'A' ABOVE REFERRED TO :

(OWNER SRI SUBIR RANJAN GUHA ROY AND SRI PRABIR RANJAN GUHA ROY)

ALL THAT piece or parcel of land 2 Cottah 12 Chittacks 35 Sq ft. a little more or less, situated at 1/378A, Gariahat Road, together with an old

two storied building having a total built up area 2346 Sq feet (ground floor 1173 and first floor 1173 sq feet) having cemented floor together with right to use and enjoy adjacent two passages one on the East and other on the West described in Schedule "A-1" together with all common areas, spaces and all easements drains water courses liberties and appendages attached there to under P.S. Lake, Kolkata 700068 presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93. Assessee no 21-093-04-0925-0, shown in annexed map bordered in RED colour, is butted and bounded as follows:

On the North : partly by two passage, and premises no 1/378 Gariahat Road;

On the South : by premises no 1/387 Gariahat Road;

On the East : by premises no 1/379 Gariahat Road;

On the West : by premises no 1/377 Gariahat Road;

SCHEDULE "A-1"

(Common Passage)

ALL THAT Two 4(four) feet 4 (four) inch wide 44 feet 4 inch more or less in length passage which was/ is part of premises no 1/378 Gariahat Road Kolkata, running north to south one on the east and another on the west which starts from the 40 feet KMC Road on the north and ends at Schedule "A" in the south which had an area approximately 7 Chittacks 39 sq feet shown in annexed map bordered in YELLOW colour,.

Subir Rayan Subaloy,
Booth or dyker from 1/378

The Eastern side common passage (which is part of Schedule A-1), is butted and bounded as follows:

On the North : 40 feet KMC Road

On the South : by premises no 1/378A, Gariahat Road;

On the East : by premises no 1/379, Gariahat Road;

On the West : by premises no 1/377 Gariahat Road;

The Western side common passage (which is part of Schedule A-1), is butted and bounded as follows:

On the North : 40 feet KMC Road

On the South : by premises no 1/378A, Gariahat Road;

On the East : by premises no 1/378, Gariahat Road;

On the West : by premises no 1/377 Gariahat Road;

SCHEDULE 'A2' ABOVE REFERRED TO :

(OWNER SMP INFRA PRIVATE LTD.)

ALL THAT piece or parcel of land measuring about 1 Cottah 14 Chittacks 37 S. ft. a little more or less, situated at 1/378, Gariahat Road, together with an old two storied building having a total built up area 1714 Sq feet, (ground floor 857 and first floor 857 sq feet) together with right to use and enjoy adjacent two passages one on the East and other on the West described in Schedule "A-1" together with all common areas, spaces and all easements drains water courses liberties and appendages attached there to under P.S. Lake, Kolkata 700068 presently under the jurisdiction of Kolkata Municipal Corporation, Ward No.93. Assessee no

*Subir Ranjan Guha
Pratik Ranjan Guha*

21-093-04-0494-9, shown in annexed map bordered in GREEN colour, is butted and bounded as follows:

On the North : 40 feet wide KMC Road;

On the South : by premises no 1/378A Gariahat Road;

On the East : by 4 feet wide common passages thereafter
by premises no 1/379 Gariahat Road;

On the West : by 4 feet wide common passages thereafter
by premises no 1/377 Gariahat Road;

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT piece or parcel of land measuring 5 Cottah 3 Chittacks 21 Sq. ft be the same a little more or less along with 2 (two) storied building having cemented floor having first floor 2030 sq feet, ground floor 2030 sq feet, a total built up area 4060 Sq feet thereon formed by amalgamating premises No. 1/378 & 1/378A Gariahat Road and two 4 (four) feet wide passage running north to south together with all common areas, spaces and all easements drains water courses liberties and appendages attached there to under Police Station Lake within the limit of Kolkata Municipal Corporation Ward No.93, Kolkata 700068 which is butted and bounded as follows :

ON THE NORTH : _ 40 ft. wide Road

ON THE SOUTH : premises no 387, Gariahat Road

ON THE EAST : Premises No 1/379, Gariahat Road

ON THE WEST : Premises No 1/377, Gariahat Road

Subir Ranjan Ghoshal
Prashant Ranjan Ghoshal

IN WITNESS WHEREOF all the parties hereto have set and subscribed in their signature and seals the day, month and year first above written.

Signed sealed and delivered

in presence of

- 1) Partho Sarathi Das
82, Old Ballygunge
1st Lane Kol-700019
2. *Surja Prasanna Basu*
Kajal-17.

Subir Ranjan Guha
(SIGNATURE OF THE FIRST PARTY no1)
Subir Ranjan Guha

(SIGNATURE OF THE FIRST PARTY no 2)
FOR SMP INFRA PVT. LTD.

Manoj Kumar
(SIGNATURE OF THE SECOND PARTY) Signatory

Drafted by me and

prepared in my office

Surja Prasanna Basu

(SURJA PRASANNA BASU)

Advocate

Registration no WB 729/1985

Alipore Bar Association, Room no 5,

18, Judges Court Road Kolkata 700 027

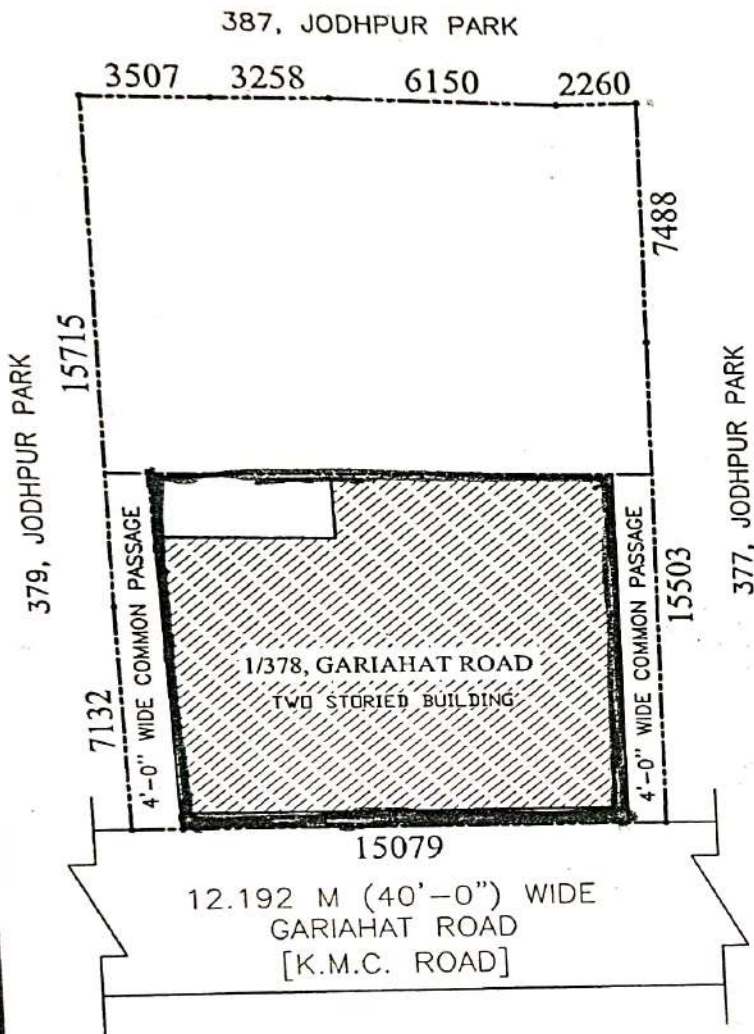
**PLAN FOR PREMISES No. - 1/378, GARIAHAT ROAD, WARD NO. 093,
BOROUGH - X, P.O. - JODHPUR PARK, KOLKATA - 700068, P. S. - LAKE.**

LAND AREA = 01 K - 14 CH - 37 SFT = 128.855 SQM., BORDERED ~~BLACK~~ **GREEN**

ASSESSEE NO. :- 21-093-04-0494-9

EXISTING STRUCTURE BUILT-UP AREA = 1714 SFT.

SCALE = 1:200



Subir Ranjan Guha Roy
Roatir Ranjan Guha Roy

For SMP INFRA PVT. LTD.

[Signature]
Authorized Signatory

SIGNATURE OF OWNERS

PLAN FOR PREMISES No. - 1/378 A, GARIAHAT ROAD, WARD NO. 093,
BOROUGH - X, P.O. - JODHPUR PARK, KOLKATA - 700068, P. S. - LAKE.

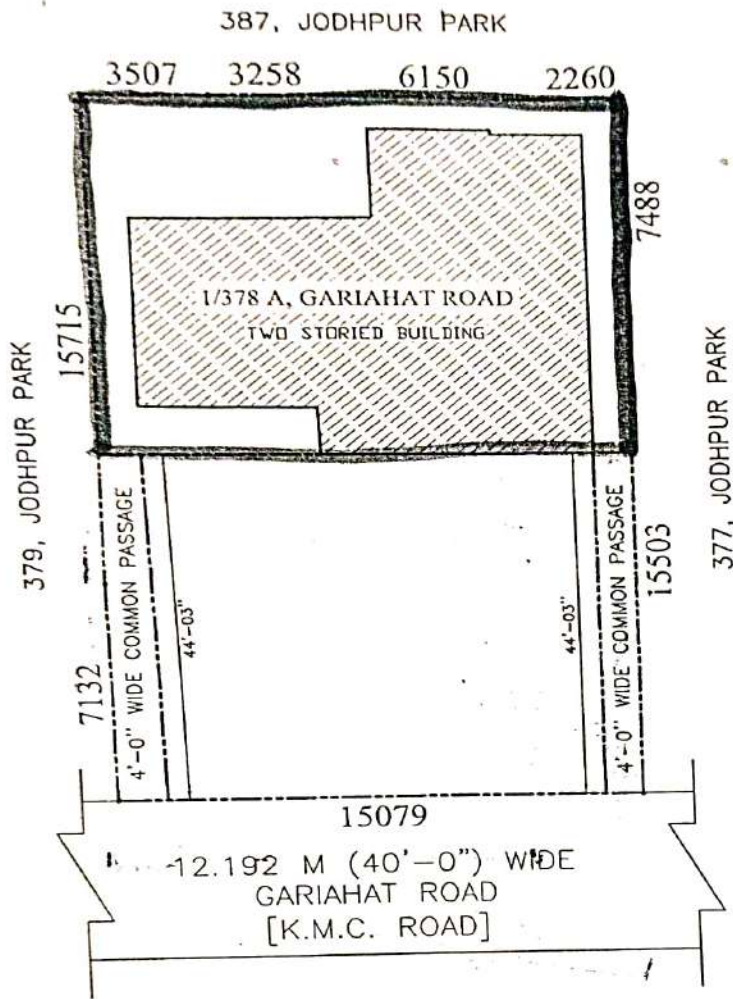
LAND AREA = 02 K - 12 CH - 35 SFT = 187.198 SQM., BORDERED RED

COMMON PASSAGE AREA = 00 K - 07 CH - 39 SFT = 32.887 SQM.

ASSESSEE NO. :- 21-093-04-0925-0

EXISTING STRUCTURE BUILT-UP AREA = 2345 SFT.

SCALE = 1:200



Subir Ranjan Guha Roy
Prabin Ranjan Guha Roy

For SMP INFR...
[Signature]
Authorized Signatory

SIGNATURE OF OWNERS

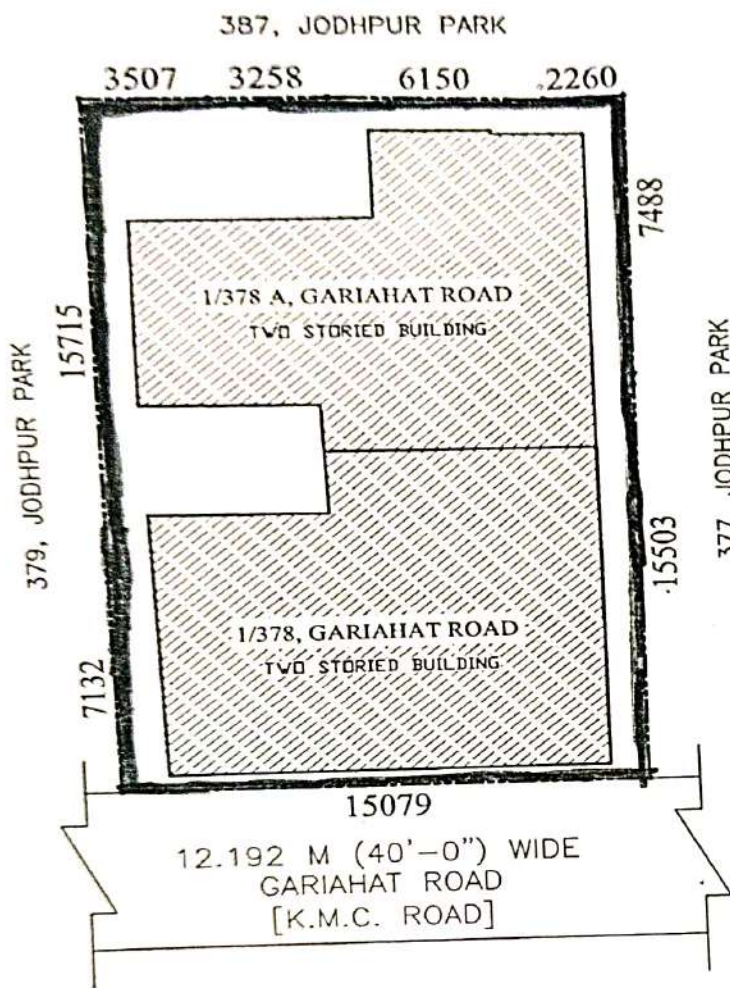
**AMMALGAMATED PLAN FOR PREMISES Nos. - 1/378 & 1/378 A, GARIAHAT ROAD,
WARD NO. 093, BOROUGH - X, P.O. - JODHPUR PARK, KOLKATA - 700068, P. S. - LAKE.**

LAND AREA = 05 K - 03 CH - 21 SFT = 348.941 SQM., BORDERED RED

AMMALGAMATED ASSESSEES :- 21-093-04-0494-9 & 21-093-04-0925-0

TOTAL EXISTING STRUCTURE BUILT-UP AREA = 1714 SFT. + 2345 SFT. = 4059 SFT.

SCALE = 1:200



Subir Rajan Guha Roy
Pratik Ranjan Guha Roy

For SMP INFRA PVT. LTD.

[Signature]
Authorised Signatory

SIGNATURE OF OWNERS



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

GRIPS Payment ID: 080620232009020032 Payment Init. Date: 08/06/2023 19:03:13
Total Amount: 495508 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 7107556948127 BRN Date: 08/06/2023 19:03:52
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr PRASANTA DAS
Mobile: 9830244827

Payment (GRN) Details

Sl No	GRN	Department	Amount (₹)
1	192023240090200358	Directorate of Registration & Stamp Revenue	495508
Total			495508

IN WORDS: FOUR LAKH NINETY FIVE THOUSAND FIVE HUNDRED EIGHT ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240090200358

GRN Details

GRN: 192023240090200358 Payment Mode: SBI Epay
GRN Date: 08/06/2023 19:03:13 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7107556948127 BRN Date: 08/06/2023 19:03:52
Gateway Ref ID: 1356339388 Method: Bank of Baroda NB
GRIPS Payment ID: 080620232009020032 Payment Init. Date: 08/06/2023 19:03:13
Payment Status: Successful Payment Ref. No: 2001415845/1/2023
[Query No*/Query Year]

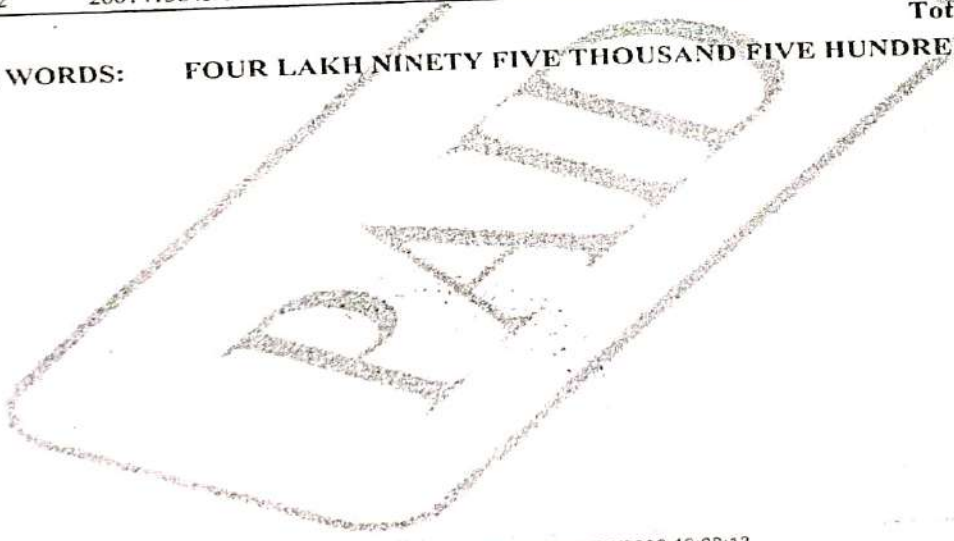
Depositor Details

Depositor's Name: Mr PRASANTA DAS
Address: 32, OLD BALLYGUNGE 1ST LANE, KOLKATA-700019
Mobile: 9830244827
EMail: prasantakumardas09@gmail.com
Period From (dd/mm/yyyy): 08/06/2023
Period To (dd/mm/yyyy): 08/06/2023
Payment Ref ID: 2001415845/1/2023
Dept Ref ID/DRN: 2001415845/1/2023

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001415845/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	165111
2	2001415845/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	330397
			Total	495508

IN WORDS: FOUR LAKH NINETY FIVE THOUSAND FIVE HUNDRED EIGHT ONLY.



Major Information of the Deed

Deed No :	I-1602-08339/2023	Date of Registration	14/06/2023
Query No / Year	1602-2001415845/2023	Office where deed is registered	
Query Date	01/06/2023 3:56:25 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DAS ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240369134, Status : Advocate		
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. 80,00,000/-	Rs. 3,30,38,275/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,65,211/- (Article:23)	Rs. 3,30,429/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/378A, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 4 Chatak 29 Sq Ft	35,00,000/-	1,91,09,539/-	Width of Approach Road: 40 Ft.,

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gariahat Road (Jodhpur Park), , Premises No: 1/378, , Ward No: 093 Pin Code : 700068

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	1 Katha 14 Chatak 37 Sq Ft	35,00,000/-	1,11,88,236/-	Width of Approach Road: 40 Ft.,
Grand Total :				8.6075Dec	70,00,000 /-	302,97,775 /-	



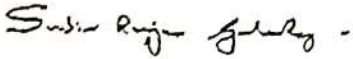


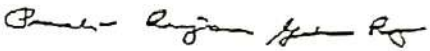
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2346 Sq Ft.	5,00,000/-	15,83,550/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1173 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1173 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
S2	On Land L2	1714 Sq Ft.	5,00,000/-	11,56,950/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 857 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 857 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					

Area, Extent of Completion: Complete

Total :	4060 sq ft	10,00,000 /-	27,40,500 /-
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Seller Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SUBIR RANJAN GUHA ROY Son of Late SISIR RANJAN GUHA ROY Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	 14/06/2023	 LTI 14/06/2023	 14/06/2023
1/378A, GARIAHAT ROAD, City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx3N, Aadhaar No: 92xxxxxxxx4822, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				
2	Mr PRABIR RANJAN GUHA ROY Son of Late SISIR RANJAN GUHA ROY Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office	 14/06/2023	 LTI 14/06/2023	 14/06/2023
1/378A, GARIAHAT ROAD, City:- , P.O:- JODHPUR PARK, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700068 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx1A, Aadhaar No: 49xxxxxxxx1291, Status :Individual, Executed by: Self, Date of Execution: 14/06/2023 , Admitted by: Self, Date of Admission: 14/06/2023 ,Place : Office				



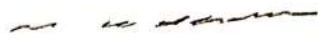
Details :

Name,Address,Photo,Finger print and Signature




SMP INFRA PRIVATE LIMITED

33/1, N S ROAD, City:- , P.O:- G P O, P.S:-Burrobazar, District:-Kolkata, West Bengal, India, PIN:- 700001 . PAN No.:: AAxxxxxx3Q,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 MANOJ KUMAR AGRAWALLA (Presentant) Son of Mr S AGARWALA Date of Execution - 14/06/2023, , Admitted by: Self, Date of Admission: 14/06/2023, Place of Admission of Execution: Office			
		Jun 14 2023 1:23PM	LTI 14/06/2023	14/06/2023
PABITRA MOHAN MARG, TALEHAR TOWN AGARWAL, City:- , P.O:- MOHAN MARG, P.S:-ANGUL, District:-Anugul, Orissa, India, PIN:- 759101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx9J, Aadhaar No: 84xxxxxxxx7502 Status : Representative, Representative of : SMP INFRA PRIVATE LIMITED				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KARTICK GHOSH Son of Late C R GHOSH ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	14/06/2023	14/06/2023	14/06/2023
Identifier Of Mr SUBIR RANJAN GUHA ROY, Mr PRABIR RANJAN GUHA ROY, Mr MANOJ KUMAR AGRAWALLA			

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-2.71448 Dec
2	Mr PRABIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-2.71448 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-1.58927 Dec
2	Mr PRABIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-1.58927 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-1173.00000000 Sq Ft
2	Mr PRABIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-1173.00000000 Sq Ft

Transfer of property for S2

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-857.00000000 Sq Ft
2	Mr PRABIR RANJAN GUHA ROY	SMP INFRA PRIVATE LIMITED-857.00000000 Sq Ft

14-06-2023

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 13:19 hrs on 14-06-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr MANOJ KUMAR AGRAWALLA ..

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 3,30,38,275/-

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

Execution is admitted on 14/06/2023 by 1. Mr SUBIR RANJAN GUHA ROY, Son of Late SISIR RANJAN GUHA ROY, 1/378A, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person, 2. Mr PRABIR RANJAN GUHA ROY, Son of Late SISIR RANJAN GUHA ROY, 1/378A, GARIAHAT ROAD, P.O: JODHPUR PARK, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession Retired Person

Indetified by Mr KARTICK GHOSH, , Son of Late C R GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-06-2023 by Mr MANOJ KUMAR AGRAWALLA,

Indetified by Mr KARTICK GHOSH, , Son of Late C R GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,30,429.00/- (A(1) = Rs 3,30,383.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 3,30,397/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2023 7:03PM with Govt. Ref. No: 192023240090200358 on 08-06-2023, Amount Rs: 3,30,397/-, Bank: SBI EPay (SBlePay), Ref. No. 7107556948127 on 08-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,65,211/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 1,65,111/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 084286, Amount: Rs.100.00/-, Date of Purchase: 21/02/2023, Vendor name: Mamtajuddin Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/06/2023 7:03PM with Govt. Ref. No: 192023240090200358 on 08-06-2023, Amount Rs: 1,65,111/-, Bank: SBI EPay (SBlePay), Ref. No. 7107556948127 on 08-06-2023, Head of Account 0030-02-103-003-02

Suman

Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 280707 to 280739
being No 160208339 for the year 2023.



Digitally signed by Suman Basu
Date: 2023.06.15 11:42:22 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2023/06/15 11:42:22 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)
