

Sl. No. 03

Date 25.01.22

# Asish Kumar Datta

## NOTARY

Govt. of West Bengal

My & **A**  
Seal ADVOCATE



### NOTARIAL CERTIFICATE

TO ALL MEN THESE PRESENTS SHALL COME, I SRI ASISH KUMAR DATTA practising as a NOTARY in and through Kolkata of the State of West Bengal within the Union of India, do hereby declare that the paper writings collectively marked "A" annexed here to hereinafter called "Paper Writings A", are presented before me by the executant(s)

*Tirumala Realcon Pvt. Ltd.  
a Private Limited Company, at  
51, Shakespeare Sarani,  
P.O- Shakespeare Sarani  
P.S- Benipukur, Kolkata. 700046.*

*AND ... First Party  
ONE another.*

on 25 JAN 2022 day of

hereinafter referred to as the "executant(s)",  
this the two thousand

The "executant(s)" having admitted the execution of the "Paper Writings A" in respective hand(s), in the presence of the witness(es), who as subscribe(s) thereon and being satisfied as to the identity of the executants(s) and the said execution, I have authenticated, verified and attested the execution of the "Paper Writing A" and testify that the said execution is in the respective hand (s) of the executant(s).

AN ACT WHEREOF being required of NOTARY, I have granted THESE PRESENTS as my NOTARIAL CERTIFICATE TO serve and avail as need and occasion shall or may require.



Notary stamp on Original  
Asish Kumar Datta

IN FAITH AND TESTIMONY WHEREOF, I the said Notary have hereinto set and subscribed my hand and affixed my Notarial Seal of Office at Sealdah Civil Court, 4th floor, Room No. 411, Kolkata - 700 014 in and throughout Kolkata on this the 25 JAN 2022 day of

**ASISH KUMAR DATTA**  
**NOTARY**  
Govt. of West Bengal  
Regd. No. 87/2007  
&  
**ADVOCATE**

**Residence & Chamber :**  
D-37, Amarabati Sodepur,  
Kolkata - 700 110  
Ph. 9339627697

ASISH KUMAR DATTA  
NOTARY  
Govt. of W.B.  
Regd. No. 87/2007  
Sealdah Civil Court  
4th Floor  
Kolkata - 14

25 JAN 2022

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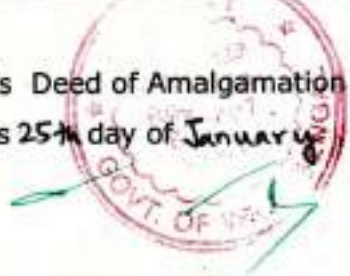


পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



**DEED OF AMALGAMATION**

This Deed of Amalgamation made on this 25<sup>th</sup> day of January, 2022 at Kolkata



**ASISH KR. DATTA**  
NOTARY  
Govt. of W.B.  
Regn. No.- 87/2007  
Sealdah Civil Court  
4th Floor  
Kolkata - 14

Tirumala Realcon Pvt Ltd  
  
Director/Authorised Signatory

Tirupati Assets Pvt. Ltd.,  
  
Director/Authorised Signatory

25 JAN 2022

117437

Serial No.....  
Name.....  
Address.....  
71, Park Street, (Room No.-14)  
Kolkata-700 016

**A MUKHERJE**  
Advocate High Court

25 JAN 2022

Licensed Stamp Vendor  
Date..... Srijit Sarkar

25 JAN 2022







**BETWEEN**

**TIRUMALA REALCON PVT.LTD** (PAN AADCT7159D), a Private Limited Company incorporated under the Companies Act, 1956 having its Registered Office at No.51, Shakespeare Sarani, P.O. Shakespeare Sarani, Police Station Beniapur, Kolkata-700046, represented by its Director, Sri Saurav Garg (PAN AGXPG9207G) son of Sri Govind Garg, by occupation Business, residing at DA 113, Block-DA, Salt Lake City, Bidhannagar(M), P.O. Bidhannagar North 24 Pgs, P.S. Bidhannagar North, Kolkata-and also having an address in Kolkata at 51, Shakespeare Sarani, Police Station Beniapur, P.O., Kolkata 700017, hereinafter called the "**FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context shall deemed to mean and include its successors or successors-in-office and/or nominee(s) and/or assign(s)) of the **FIRST PART**.

**AND**

**TIRUPATI ASSETS PVT.LTD** (PAN AACCT3993N), a Private Limited Company incorporated under the Companies Act, 1956 having its Registered Office at No.51, Shakespeare Sarani, P.O. Shakespeare Sarani, Police Station Beniapur, Kolkata-700046, represented by its Director, Sri Saurav Garg (PAN AGXPG9207G) son of Sri Govind Garg, by occupation Business, residing at DA 113, Block-DA, Salt Lake City, Bidhannagar(M), P.O. Bidhannagar North 24 Pgs, P.S. Bidhannagar North, Kolkata-and also having an address in Kolkata at 51, Shakespeare Sarani, Police Station Beniapur, P.O., Kolkata 700017, hereinafter called the "**SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context shall deemed to mean and include its successors or successors-in-office and/or nominee(s) and/or assign(s)) of the **SECOND PART**

WHEREAS the First Party is the absolute owner of all that piece or parcel of total land measuring **19485.63 Sq.m. (i.e. equivalent to 4.815 Acres)** by virtue of various Deeds of Conveyance and possessing the same land under his physical possession having permanent heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever fully describe in below schedule - "A"

WHEREAS the Second Party is the absolute owner of all that piece or parcel of total land measuring **3880.94 Sq.m. (i.e. equivalent to 0.959 Acres)** by virtue of various Deeds of Conveyance and possessing the same land under his physical possession having permanent heritable and transferable right, title and interest therein and free from all encumbrances and charges whatsoever fully describe in below schedule - "B"

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Tirumala Realcon Pvt Ltd  
  
Director/Authorised Signatory

Tirupati Assets Pvt. Ltd.  
  
Director/Authorised Signatory

25 JAN 2022





WHEREAS all the parties have decided to construct a building by AMALGAMATING their below schedule land into a single land in the Head of "AMALGAMATED LAND" fully describe in below Schedule - "X".

**AND**

WHEREAS all the parties have accorded their respective NO OBJECTION to Amalgamated their below schedule land to obtain a single Building Plan covering the below schedule land from the appropriate authorities to facilitate the construction of the said building.

**AND**

WHEREAS to avoid future disputes and ambiguity all the parties have thought it wise and expedient to have a duly executed **DEED OF AMALGAMATION** incorporating therein all terms and conditions respecting their said agreement.

**NOW THIS INDENTURE OF AMALGAMATION WITNESSETH** that in pursuance of the aforesaid mutual agreement all the parties enter into this agreement and agreed to bind themselves and each other with the said terms and conditions as agreed by and between themselves at the time of erection of the said agreement as hereunder appears:

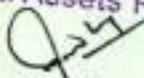
**TERMS AND CONDITIONS**

- a) That neither party has any objection to merge in their respective, piece and parcel of land into a single plot of land for the purpose of construction of Building.
- b) That neither party has any objection to passing a single Plan treating and covering their respective piece of lands a single plot of land.
- c) That all the parties are agreeable to a common compound wall.
- d) That all the parties will bear construction expenses equally and look after the said construction works with their own care and responsibility.
- e) That the legal heirs of each party will follow this agreement without any objection.



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Director/Authorised Signatory

Tirupati Assets Pvt. Ltd.  
  
Director/Authorised Signatory

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(Land of the First Party)

**ALL THAT** the piece and parcel of land containing an area of **19485.63 Sq.m. (i.e. equivalent to 481.50 Decimal)** comprised in **L.R.Dag Nos. 304(p) (53 decimal) ,306(p) (87 decimal), 309(p) ( 118.80 decimal) , 320(p)(71.90 Decimal) , 322(p)(150.80 Decimal)** recorded in L.R. Khatian No. 528, Mouza Baniakhari, , J.L. No. 55, P.O. & P.S. Matigara, District Darjeeling , West Bengal within the limits of Patharghata Gram Panchayat and butted and bounded as follows:

- On the North:** Road Others Land of Dag No. 304(P), 306(P), 309(P)  
**On the South:** Others Land of Dag No. 323,  
**On the East:** Others Land of Dag No. 304(P), 309(P), 320(P), & 322(P)  
**On the West:** Road, Land of Tirumala Realcon Pvt.Ltd & Others land L.R. Dag No. 304(P), 320(P), & 322(P)

**SCHEDULE - "B"**

(Land of the Second Party)

**ALL THAT** the piece and parcel of land containing an area of **3880.94 Sq.m. (i.e. equivalent to 95.90 Decimal)** comprised in **L.R.Dag Nos. 306(p) (22.90 decimal), 320 (p) (4.00 Decimal), 321 (p) (69.00 Decimal)**, recorded in L.R. Khatian No. 527, Mouza Baniakhari, , J.L. No. 55, P.O. & P.S. Matigara, District Darjeeling , West Bengal within the limits of Patharghata Gram Panchayat and butted and bounded as follows:

- On the North:** L.R. Dag No. 304, 306, 309  
**On the South:** L.R. Dag No. 322 Land of Tirumala Realcon Pvt. Ltd.  
**On the East:** Others land of L.R. Dag No. 320 & 321  
**On the West:** L.R. Dag No. 320 & 321 Land of Tirumala Realcon Pvt. Ltd.& Tirupati Assets Pvt. Ltd.

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Tirumala Realcon Pvt Ltd

Director/Authorised Signatory

Tirupati Assets Pvt. Ltd.

Director/Authorised Signatory

25 JAN 2022





**SCHEDULE - "X"**

**AMALGAMATED LAND**

All that piece or parcel of land measuring **23366.57 Sq.m. (i.e. equivalent to 577.40 Decimal)** Comprised in **L.R.Dag Nos.**

- 304(P) (area 53 Decimal)**
- 306(P) (area 109.90 Decimal)**
- 309(P)(area 118.80 Decimal)**
- 320(p) (area 75.90 Decimal)**
- 321(p) (area 69.00 Decimal)**
- 322(p) (area 150.80 Decimal)**

Situated in Mouza Baniakhari, , J.L. No. 55, P.O. & P.S. Matigara, District Darjeeling , West Bengal within the limits of Patharghata Gram Panchayat.

**NORTH** : Road, Others Land of Dag No. 304(P), 306(P), 309(P)

**SOUTH** : Others Land of Dag No. 323

**EAST** : Others Land of Dag No. 309(P), 320(P), 321(p) & 322(P)

**WEST** : Road, Land of Tirumala Realcon Pvt. Ltd. & Others land  
L.R. Dag No. 304(P), 320(P), 321(P) & 322(P)

**IN WITNESS WHEREOF** all the parties hereunder set and subscribe their respective hands on this Deed of agreement the day, month and year first above written.

Witness :

1. *Bishw Choudhary*

2.

Tirumala Realcon Pvt Ltd

*[Signature]*  
Director/Authorised Signatory  
Signature of the First Party

Tirupati Assets Pvt. Ltd.

*[Signature]*  
Director/Authorised Signatory  
Signature of the Second Party

Drafted by me

Advocate

*[Signature]*  
Advocate

**ASISH KR. DATTA**  
**NOTARY**  
Govt. of W.B.  
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25 JAN 2022

**SIG. ATTESTED**

**ASISH KR. DATTA**  
**NOTARY**  
GOVT. OF WEST BENGAL  
REG NO. -87/2007

25 JAN 2022



25 JAN 2022

Residence & Chamber :-  
D-37, Amrabati, Sodepur,  
Kolkata - 700 110  
(M) : 9339627697

ADVOCATE  
&  
NOTARY  
(GOVT. OF WEST BENGAL)

**ASISH KUMAR DATTA**

4th Floor  
Sealdah Civil Court  
Regn. No. - 87/2007  
Govt. of W.B.  
NOTARY  
ASISH K. DATTA

Mob. - 9339627697  
SEALDAH COURT COMPLEX  
Kolkata - 700 014  
4th Floor, Room No. 411

SEALDAH CIVIL COURT  
ADVOCATE  
&

Govt. of West Bengal  
Regd. No. 87/2007

**ASISH KUMAR DATTA**  
NOTARY



PAPER WRITINGS &  
DOCUMENTS "A"  
THE RELATIVE  
NOTARIAL CERTIFICATE

THE 25<sup>th</sup> DAY OF JAN 20

25 JAN 2022

