

NOTARIAL CERTIFICATE



S. No.51.....2014

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

*MR. BABLU HALDER of D/L-6-2, Sukanta Palley,
P.O. Jyoti Gora, P.S. Bagulhati, Kolkata-59
and another.
In the Matter of*

v DEED OF AMALGAMATION^M

as the executant(s) on this.....10th.....Day of July.....hereinafter referred
Two thousand.....Fourteen

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

AN ACT WHEREOF being required of Notary, I have granted. THESE PRESENTS as my NOTARIAL CERTIFICATE to serve and avail as needs or occasions shall or may required for the same.

IN FAITH AND TESTIMONY WHEREOF, I the said Notary, have hereunto set and subscribed my name and affixed my seal of office on this.....10th.....day of July.....2014



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

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

Pr 10/7/2014

10 JUL 2014



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



THIS DEED OF AMALGAMATION made this the *10th* day of *July* Two Thousand And Fourteen

BY AND BETWEEN



B. N. SAHA
NOTARY
Bikash Bheva
North Block, Gr. Floor,
Baldhansagar, Calcutta
West Bengal

10 JUL 2014

at lake city



MR. BABLU HALDER alias **BABLU JITENDRA HALDER** (having PAN: AARPH8300H) son of Late Jitendra Nath Halder, by Occupation: Business, by Nationality Indian, by faith Hindu, having permanent address at D/L-4-2, Sukanta Pally, P.O: Jyangra, P.S: Baguihati, Kolkata- 700 059, District: North 24 Parganas presently residing at Pride Park, Anjalika Building, "A" Wing, G. B. Road, Opposite Lawkim Company, Thana(west) 400607, Maharashtra, hereinafter referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal successors, executors, administrator, representatives and assigns and nominee or nominees) of the **FIRST PART**;

MRS. JAYANTI HALDER alias **JAYANTI BABLU HALDER** (having PAN: ABWPH7283D) wife of Mr. Bablu Halder, by Occupation: Housewife, by Nationality Indian, by faith Hindu, having permanent address at D/L-4-2, Sukanta Pally, P.O: Jyangra, P.S: Baguihati, Kolkata- 700 059, District: North 24 Parganas, presently residing at Pride Park, Anjalika Building, "A" Wing, G. B. Road, Opposite Lawkim Company, Thana(west) 400607, Maharashtra, hereinafter referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal successors, executors, administrator, representatives and assigns and nominee or nominees) of the **SECOND PART**;

WHEREAS:-

A Bablu Halder the First Party herein is the owner of a Piece or Parcel of Sali Land total admeasuring 34 Cottahs be the same a little more or less comprised in part R.S. as well L.R. Dag No. 258, lying and situated at Mouza Chandiberia, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas more fully and particularly described in the Schedule-'A' hereunder written and purchased by him by dint of six registered Deed of Conveyances Being Nos. 10449, 11085, 11146, 11148, 11149 & 11159 all for the year 2010, all of A.D.S.R.O. Bidhan Nagar Salt Lake City, and his name is duly recorded under L.R. Khatian No. 1697 with B.L. & L.R.O. Rajarhat as the absolute Owner of the aforesaid Sali Land and the same is duly assessed with the Record of the Rajarhat Gopalpur Municipality and the name of said Bablu Halder has been mutated as the owner of Sali Land measuring 34 Cottahs a little more or less under Municipal Holding No. AS/ 277/ BL-C/ 13-14, and the First Party herein is seized and possessed of the said Sali Land under the Schedule-'A' hereto without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever as the absolute owner thereof and is paying rent or khajna to the concerned B.L. & L.R.O. Rajarhat and also paying rates and taxes to the Rajarhat Gopalpur Municipality.

B Jayanti Halder the Second Party herein is the owner of a Piece or Parcel of Sali Land total admeasuring 05 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mouza Chandiberia, Police Station: Rajarhat at present New Town, District: 24 Parganas now North 24 Parganas more fully and particularly described in the Schedule-'B' hereunder written and purchased by him by dint of a registered Deed of Conveyance Being No. 10448, for the year 2010 of A.D.S.R.O. Bidhan Nagar Salt Lake City, and her name is duly recorded under L.R. Khatian No. 1698 with B.L. & L.R.O. Rajarhat as the absolute Owner of the aforesaid Sali Land and the same is duly assessed with the Record of the Rajarhat Gopalpur Municipality and the name of said Jayanti Halder has been mutated as the owner of Sali Land measuring 05 Cottahs a little more or less under Municipal Holding No. AS/ 276/ BL-C/ 13-14, and the Second Party herein is seized and possessed of the said Sali Land under the Schedule-'B' hereto without being interrupted by any person whomsoever and or from any corner whatsoever and also free from all encumbrances whatsoever as the absolute owner thereof and is paying

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rent or khajna to the concerned B.L. & L.R.O. Rajarhat and also paying rates and taxes to the Rajarhat Gopalpur Municipality.

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

AND WHEREAS since the aforesaid properties described in Schedule – 'A' & 'B' are contiguous and adjacent to each other and in amalgamated nature, both the parties are now desirous to develop each of their property by constructing a Housing Enclave under a single pool of development, by Amalgamating both of their properties respectively described in Schedule – 'A' & 'B' hereunder written into one single amalgamated property under a single 'Amalgamated Premises' and by obtaining a single 'Amalgamated Holding Number' from the concerned Rajarhat Gopalpur Municipality and also by other Authority Concerned.

AND WHEREAS both the parties herein are now willing to mutate their names in the Record of the Rajarhat Gopalpur Municipality in respect of the schedule mentioned property as absolute joint owners and occupiers thereof by which they will be able to pay municipal taxes in respect of a single amalgamated property under a single amalgamated Municipal Holding in their names collectively as absolute joint owners of the said Amalgamated Property described in the Schedule – 'C' hereunder written.

AND WHEREAS for the aforesaid purpose since both the parties herein have already jointly physically amalgamated each of their respective plots or properties respectively described in Schedule – 'A' & 'B' to by making a single amalgamated property which is described in Schedule – 'C', it has become urgently required to record the said matter of amalgamation of the properties and to mutate their names as the joint owners thereof with the Rajarhat Gopalpur Municipality and by which to acquire a single Composite Municipal Holding number consisting of the amalgamated property described hereunder the Schedule – 'C' and also to avoid any litigation, which may arise in future, both he parties herein have agreed to execute this Deed of Amalgamation under the terms and condition mentioned below:-

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. It is also agreed by both the parties herein that they have entered into this Deed of Amalgamation as a written record that the parties herein have amalgamated each of their portion of property respectively described in Schedule – 'A' & 'B' into a single Composite Amalgamated Property which is particularly and collectively described in the Schedule – 'C' hereunder written at each of their free consent and for better and proper use and enjoyment of each of their property by amalgamating those into a single property and also to record the matter of amalgamation to concern Rajarhat Gopalpur Municipality by which it will be possible to acquire one composite single Municipal Holding Number by deleting aforesaid both independent and or individual Municipal Holding Numbers already severally recorded with the said Municipality for each of the properties under the Schedule 'A' & 'B' hereto and severally stands in each of their names.
2. It is agreed by and between both the parties hereto that they will execute and submit the necessary application forms and other relevant documents along with this 'Deed of Amalgamation' before the Rajarhat Gopalpur Municipality for mutating their

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10 JUL 2014



names in respect of the Amalgamated Property described in the Schedule – 'C' as the absolute joint owners thereof.

3. It is agreed by both the parties herein that after giving effect of the said amalgamation of the property and after recording the names of both he parties herein by the Rajarhat Gopalpur Municipality Authority as the joint owners of a composite single Municipal Holding consisting of the amalgamated properties described in the Schedule - 'C' hereunder written, the parties herein will construct the proposed building/buildings over the 'C' - Schedule mentioned property in accordance with the Building Plan/s already sanctioned by the Rajarhat Gopalpur Municipality in the names of both the parties herein.

4. It is agreed by both the parties hereinabove that they will construct the proposed building/buildings over the 'C' - Schedule mentioned property by or through M/S. ASTDURGA CONSTRUCTION PVT. LTD. a common reputed Developer with whom the parties herein have already entered into a registered Development Agreement, in accordance with the building sanctioned plans by the Rajarhat Gopalpur Municipality in the name of both the parties herein.

5. It is also agreed by both he parties herein that though there will be only one single Municipal Holding number by virtue of this DEED OF AMALGAMATION, they shall have the proportionate right, title and interest on and over the total land amalgamated hereby and mentioned in the Schedule – 'C' hereunder and also proportionate rights, title and interest on and over the total constructed area so to be availed in the new proposed building or Buildings according to each of their shares in proportion to each of their respective individual measuring areas which are respectively described in the Schedule – 'A' & 'B' to Schedule – 'B' hereunder written out of the total Amalgamated Property described in the Schedule – 'C' hereunder written and none shall have any claims and or demands more than and on and above each of their shares in the manners stated hereto. The said 'AMALGAMATED PROPERTY' is delineated in a 'SITE PLAN' annexed herewith and bordered in 'RED' colour forming part of this Deed.

6. It is covenant by both the parties herein that they will bound to follow the terms and condition of this DEED OF AMALGAMATION and also all the rules, regulations, terms and conditions so may be framed and imposed by the Rajarhat Gopalpur Municipality for effectuating and recording of the Amalgamated Property under a Composite Single Holding Number and none of the party herein shall raise any objection thereto in any manners.

THE SCHEDULE – 'A' ABOVE REFERRED TO:
(The Plot of Land Owne By The First Party)

ALL THAT piece or parcel of Sali Land admeasuring or containing an area about 34 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian No. 1697, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, Municipal Holding No. AS/ 277/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, Sub- Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas.

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West Bengal

10 JUL 2014



THE SCHEDULE – 'B' ABOVE REFERRED TO:
(The Plot of Land Owned By The Second Party)

ALL THAT piece or parcel of Sali Land total admeasuring or containing an area about 05 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian No. 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, Municipal Holding No. AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, Sub- Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas.

THE SCHEDULE – 'C' ABOVE REFERRED TO:
(The Amalgamated Property Of The Parties Herein)

ALL THAT PIECE OR PARCEL OF AN 'AMALGAMATED PROPERTY' consisting of a piece or parcel of Sali Land total admeasuring or containing an area about 39 Cottahs be the same a little more or less comprised in part of R.S. as well L.R. Dag No. 258, lying and situated at Mauza Chandiberia, J.L. No. 15, Touzi No. 1072, R.S. No. 176, under R.S. Khatian No. 40, presently recorded under L.R. Khatian Nos. 1697 & 1698, within the ambit of the B.L. & L.R.O. Rajarhat, with common easement rights in all common passages and all the rights and benefits in connection thereto, Police Station: New Town formerly Rajarhat, at present recorded as Municipal Holding Nos. AS/ 277/ BL-C/ 13-14 & AS/ 276/ BL-C/ 13-14, Ward No. 30 of the Rajarhat Gopalpur Municipality, Sub- Registration Office: Additional District Sub- Registrar Bidhannagar (Salt Lake City) at present under A.D.S.R Rajarhat, New Town, District: North 24 Parganas. The said "Amalgamated Property" is butted and bounded as follows:

- ON THE NORTH : By R.S. Dag No. 254;
- ON THE SOUTH : By Bagjola North Cannel Side Road;
- ON THE EAST : By Part of R.S. Dag No. 258;
- ON THE WEST : By R.S. Dag No. 459;

The said "Amalgamated Property" is delineated in a Map or Plan annexed hereto and Bordered in RED Colour and forming part of this Deed of Amalgamation.

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

WITNESSES :-

As Constituted Attorney of
Bablu Halder

Jayanti Halder
SIGNATURE OF THE FIRST PARTY

Drafted by:

As Constituted Attorney of
Bablu Halder

Jayanti Halder
SIGNATURE OF THE SECOND PARTY

Signature attested by me

B. N. SAHA
NOTARY

Sikesh Bhavan
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

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

10 JUL 2014

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

NOTARIAL CERTIFICATE



B. N. SAHA
M.A., L.L.B.
(Govt. of West Bengal)
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