

NOTARIAL CERTIFICATE

S. No. 42 2020



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 executant(s).

*Brahma pada Sarekhel, of Flat no-
4B, T-3, HIG, "G A" P.O - Hatigraha
P.S - Narayanpur, A.C. No. - 20,
Hatigraha, KOL - 751015 and others
in the matter of: "DEED OF -
AMALGAMATION" hereinafter referred
executant(s) on this 27th Day of Jan Two thousand Twenty*

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 identify 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 27th day of Jan 2020

*P-4
27/1/2020*



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

B. N. SAHA
NOTARY
Bikash Bhaban
North Block, Gr. Floor
Bidhannagar, Kolkata
West Bengal

7 JAN 2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 339951

① Mr. P. K. Saha
② Tapan Chandra
③ Brajendra Singh



DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION made on this the 27th day of January Two Thousand Twenty (2020) BETWEEN

B. N. SAHA
NOTARY
Bikash Chandra
North Hill, 1st Floor
Bidhannagar, Kolkata
West Bengal

27 JAN 2020

PARAJ BARM
ADVOCA
Enrollment No.-WB-1576/20
Sealdah Court
P.O. & P.S.- Entaly
Kolkata-14

1409 13.1.2020 100/-
নং- তাং- মূল্য-

ক্রোতার নাম ও সাং.....

স্ট্যাম্প ভেডার স্বাক্ষর..

বিধান নগর (সল্টলেক সিটি) এ.ডি.এস.আর.ও

নোট স্ট্যাম্প ক্রয় তাং.....

ঢালান নং.....মোট কত টাকা খরিদ.....

ক্রোকারী-বারাকপুর, ভেডার-মিতা দত্ত

26 DEC 2019

998000

ADVOCATE
P.S. - Entally
Kolkata-14



Mr. Mr. Sarkhel

④ Tapas Chanda

④ Basudev Dey

(1) **MR BRAHMA PADA SARKHEL (Pan No. AKLPS4309R)**, son of Late Biswanath Sarkhel, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Flat No. 4B, T-3, HIG, "Greenfield Ambition" P.O – Hatiara, P.S – Narayanpur, Action area – 2D, Hatiara, North 24 Parganas, W.B, Kolkata – 157, hereinafter called and referred to as the "**FIRST PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the FIRST PART.

AND

(2) **MR TAPAS CHANDA (Pan No. ACSPC7585L), Mob- 98302-35011**, son of Late Soubhagya Chanda, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 6/2D, Rani Rasmani Garden Lane, P.O & P.S – Tangra, Kolkata – 700 015, South 24 Parganas, hereinafter called and referred to as the "**SECOND PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the SECOND PART.

AND

(3) **MR BASUDEV DEY, (Pan No. ADVPD0734E)**, son of Late Randa Prasad Dey by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at Vill – Ramkrishna Pally, P.O – Batanagar, P.S – Mahashtala, Kolkata – 700 140, South 24 Parganas, hereinafter collectively called and referred to as the "**THIRD PARTY**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, executors, administrators, representatives, assigns, nominee or nominees) of the THIRD PART.

AND

WHEREAS The Bramha Pad Sarkhel the first party herein is the recorded owner of ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **4 (four) Cottahs 4 (four) Chittack 42 (fourty two) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **5(five) Chittack 36 (thirty six) Sq.ft** comprised in R.S/L.R Dag No. 19/732, i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 33(thirty three) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure as demarcated Plot No. A-1, L.R Khatian No. 1440, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135, by way of Deed of Conveyance (in

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Bikash Bhawan
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Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. 1, Volume No. 9, Pages from 4394 to 4413, being No. 05610 for the year 2014, and the said land got mutated and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way.

Mr. Mr. Saha

⑤ *Tapas Chanda*

⑥ *Basudev Dey*

AND WHEREAS said Tapas Chanda third party herein is the recorded owner of ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **3 (three) Cottahs 11 (eleven) Chittack 4 (four) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **15(fifteen) Chittack 30 (thirty) Sq.ft** comprised in R.S/L.R Dag No. 19/732 i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure as demarcated Plot No. B-1, LR Khatian No. 1439, lying and situate at Mouza - Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.L.No. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist - 24Parganas(N) Kolkata - 700 135, by way of Deed of Conveyance (in Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. 1, Volume No. 9, Pages from 4414 to 4434, being No. 05611 for the year 2014, and the said land got mutated and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way.

AND WHEREAS said Basudev Dey the second party herein is the recorded owner of ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **1 (one) Cottahs 8 (eight) Chittack 4 (four) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **3(three) Chittack 15 (fifteen) Sq.ft** comprised in R.S/L.R Dag No. 19/732 and "Danga" land containing by admeasuring an area of **2 (two) Cottahs 15(fifteen) Chittack 15 (fifteen) Sq.ft** comprised in R.S/L.R Dag No. 20, i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft tali Shade structure thereon as demarcated Plot No. C-1, LR Khatian No. 1441, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.L.No. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist - 24Parganas(N) Kolkata - 700 135, by way of Deed of Conveyance (in Bengali) duly registered on 19/05/2014 at the office of A.D.S.R Rajarhat, recorded in Book No. 1, Volume No. 9, Pages from 4435 to 4455, being No. 05612 for the year 2014, and the said land got mutated and have been enjoying and possessing the same with good right and full and absolute power of ownership and has every right to transfer the same or any part to anybody by any way.

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 Bikaner, Jaipur
 North Block, 11 Floor
 Bhubaneswar, Kolkata
 West Bengal

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AND WHEREAS said Bramha Pada Sarkhel entered in to Development agreement with the Developer mentioned therein which duly registered on 13/08/2018 at the office of the A.D.S.R Rajarhat, recoded in Book No. I, Volume No. 1523-2018, Pages from 308892 to 308922, being No. 152309309 for the year 2018.

AND WHEREAS said Tapas Chanda entered in to Development agreement with the Developer mentioned therein which duly registered on 13/08/2018 at the office of the A.D.S.R Rajarhat, recoded in Book No. I, Volume No. 1523-2018, Pages from 308923 to 308953, being No. 152309308 for the year 2018.

AND WHEREAS said Basudev dey entered in to Development agreement with the Developer mentioned therein which duly registered on 13/08/2018 at the office of the A.D.S.R Rajarhat, recoded in Book No. I, Volume No. 1523-2018, Pages from 308974 to 309005, being No. 152309306 for the year 2018.

AND WHEREAS the all three parties herein are appearing in the record of the Rajarhat Bishnupur 2no. Gram Panchayat, holding separate four plots of land respectively at Mouza – Chato Chandpur, Dist – 24Parganas(N) Kolkata – 700 135.

AND WHEREAS the Parties herein are willing to amalgamate the aforesaid four plots of land in Mouza – Chato Chandpur, Dist – 24Parganas(N) Kolkata – 700 135, in one singular plot of land in Mouza – Chato Chandpur, Dist – 24Parganas(N) Kolkata – 700 135. In the record of the Rajarhat Bishnupur 2no. Gram Panchayat, all four plots of land are very much adjacent and contiguous, more fully and particularly described in the Schedule "D" hereunder written.

AND WHEREAS the all three parties shall get their allocations as per their respective proportionate share of land.

AND WHEREAS for the above purpose all three plots of land shall be joined into a single plot of land and the total measurement of the land shall be 14 (fourteen) Cottahs 0 (Zero) Chittack 11 (Eleven) Sq.ft more or less.

B. N. SAHA
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Bidhannagar, Kolkata
West Bengal

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Bramha Pada Sarkhel
Tapas Chanda
Basudev Dey



THE SCHEDULE "A" ABOVE REFERRED TO

OWNER – Bramha Pada Sarkhel

ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **4 (four) Cottahs 4 (four) Chittack 42 (fourty two) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **5(five) Chittack 36 (thirty six) Sq.ft** comprised in R.S/L.R Dag No. 19/732, i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 33(thirty three) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure as demarcated **Plot No. A-1**, L.R Khatian No. 1440, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135. This is butted and bounded by:

ON THE NORTH : 10' – 0" Panchayat Road
 ON THE SOUTH : Land of R.S Dag No.19/732
 ON THE EAST : Plot No. B-1, Tapas Chanda
 ON THE WEST : 16' – 0" Panchayat Road

THE SCHEDULE "B" ABOVE REFERRED TO

OWNER – Tapas Chanda

ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **3 (three) Cottahs 11 (eleven) Chittack 4 (four) Sq.ft** comprised in R.S/L.R Dag No. 19, and "Bastu" land containing by admeasuring an area of **15(fifteen) Chittack 30 (thirty) Sq.ft** comprised in R.S/L.R Dag No. 19/732 i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittak 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft Tali Shade Structure as demarcated **Plot No.B-1**, L.R Khatian No. 1439, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135. This is butted and bounded by:

ON THE NORTH : 10' – 0" Panchayat Road
 ON THE SOUTH : Land of R.S Dag No.19/732
 ON THE EAST : Plot No. C-1, Basudev Dey
 ON THE WEST : Plot No. A-1, Brahma Pada Sarkhel

B. N. SAHA
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 Bidhansagar, Kolkata
 West Bengal

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Mbr pada Sarkhel . . . @ Tapas Chanda

@ Basudev Dey



THE SCHEDULE "C" ABOVE REFERRED TO

OWNER – Basudev Dey

ALL THAT the piece and parcel of "Bagan" land containing by admeasuring an area of **1 (one) Cottahs 8 (eight) Chittack 4 (four) Sq.ft** comprised in R.S/LR Dag No. 19, and "Bastu" land containing by admeasuring an area of **3(three) Chittack 15 (fifteen) Sq.ft** comprised in R.S/LR Dag No. 19/732 and "Danga" land containing by admeasuring an area of **2 (two) Cottahs 15(fifteen) Chittack 15 (fifteen) Sq.ft** comprised in R.S/LR Dag No. 20, i.e. in total Land measuring **4 (four) Cottahs 10 (ten) Chittack 34(thirty four) Sq.ft** more or less, along with 100 Sq.ft tali Shade structure thereon as demarcated Plot No. C-1, LR Khatian No. 1441, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135. This is butted and bounded by:

ON THE NORTH : 10' – 0" Panchayat Road
 ON THE SOUTH : Land of R.S Dag No.19/732
 ON THE EAST : Mouza – Bishnupur, J.L No.44
 ON THE WEST : Plot No. B-1, Sri Tapas Chanda

THE SCHEDULE "D" ABOVE REFERRED TO

(Amalgamated Plot of Land)

ALL THAT the piece and parcel of land containing by admeasuring an area of **14(fourteen) Cottahs 0(Zero) Chittack 11(Eleven) Sq.ft** more or less, be the same little more or less, demarcate as Plot No. A-1, B-1 & C-1, comprised in R.S/LR Dag No. 19 & 19/732 LR Khatian No. 1439, 1440, & 1441, lying and situate at Mouza- Chato Chandpur, Re, Sa No. 122, Touzi No. 2998, R.S Touzi – 10, J.LNo. 43, P.S- Rajarhat, under Rajarhat Bishnupur 2no. Gram Panchayat, Dist – 24Parganas(N) Kolkata – 700 135. This is butted and bounded by:

ON THE NORTH : Vacant Land
 ON THE SOUTH : Vacant Land
 ON THE EAST : Vacant Land
 ON THE WEST : Panchyat Road

B. N. SAHA
 NOTARY

Bikash Chandra
 North Block, 1st Floor
 Bidhannagar, Kolkata
 West Bengal

27 JAN 2020

① B. N. Saha

② Tapas Chanda

③ Basudev Dey



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand seals on the day, month and year above written

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In the presence

1. Anujit Nandan .
Vill- Jamalpara .
P.O. Kashinathpara .
P.S- Rajarhat .
KOL-700135 .

Anujit Nandan

SIGNATURE OF THE FIRST PARTY

2. Ajay Singh
Solua Mondal Para
Rajarhat Rd
KOL-136

Ajay Singh

SIGNATURE OF THE SECOND PARTY

Basudor Singh

SIGNATURE OF THE THIRD PARTY

Drafted & Prepared by :
PARAJ BARMAN

Paraj Barman
(Advocate)

39, Chinar Park, Rajarhat Road.

B. N. SAHA
NOTARY
Bikash Hazran
North Block, 11th Floor
Bidhanagar, Kolkata
West Bengal

Signature attested by me

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

27 JAN 2020