

Jubli Roy

BA, LL.B. Advocate
NOTARY
(Appointed by Govt. Of India)



Residence :
P.O. New Rangla (Via NBU)
Dist. Darjeeling, PIN-734013
Ph. : 0353-2580358

Chamber :
N.C. Complex, Shivmandir,
P.O. Kadamtala, Dist. Darjeeling
West Bengal, PIN-734011
Ph. : 0353-2580358

Date 26.3.12

Serial No.

NOTARIAL CERTIFICATE

(Pursuant to section 8 of the Notaries Act, 1952)

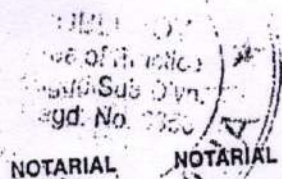
TO ALL WHOM THESE PRESENTS shall come, I SMT JUBLI ROY duly authorised by the Government of India to practice as NOTARY do hereby verify, authenticate, certify and attest as under the execution of the instrument annexed hereto collectively marked 'A' on its being executed, admitted and identified by the respective signatories and as also by Sri/Smt. A. J., Advocate, as to the matters contained therein presented before me.

Accordingly to that is to certify, authenticate and attest that the annexed instrument "A" is the

Original Deed of Am-1 p.m. 2012

PRIMA FACIE The annexed instrument 'A' appears to be usual procedure to serve and avail as needs or occasions shall or may require for the same.

In faith and testimony whereof being required of a Notary, I the said Notary do hereby subscribe my hand and affix my seal of office at Siliguri on this the 26th day of March, 2012 in the year of Christ 2012.



Subscribed and attested in presence of me on Identification:
Jubli Roy
NOTARY

(Regd. No. 6853)

The Executant (s) is/are identified by me :

ADVOCATE

NOTARIAL STAMP

भारतीय गैर न्यायिक

बीस रुपये

रु.20



Rs.20

TWENTY
RUPEES

INDIA NON JUDICIAL

JUBLI ROY

शुद्धि-संकेत-संज्ञा पश्चिम बंगाल WEST BENGAL

11AA 688875

*Ann Assembly
Heedam Agrawal*

DEED OF AMALGAMATION

THIS DEED OF AMALGAMATION IS MADE ON THIS THE 21ST
DAY OF MARCH, TWO THOUSAND TWELVE

BETWEEN

Page 1 of 7



Solemnly Affirmed & Declare
before me on Identification

Jubli Roy

JUBLI ROY
Notary Govt. Of India
Siliguri, Darjeeling

Arun Agarwal
Neelam Agarwala

- 2 -

SRI ARUN KUMAR AGARWAL @ ARUN AGARWAL, Son of Late Biswanath Agarwal, Hindu by religion, Indian by Nationality, Business by occupation, resident of Ganga Apartment, Mangal Pandey Road, Siliguri Town, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling (W.B.) - hereinafter called the "**FIRST PARTY**" which expression shall mean and include unless excluded by or repugnant to the context his heirs, successors, legal representatives, executors, administrators and assigns of the **ONE PART**.

A N D

SMT. NEELAM DEVI AGARWALA, Wife of Sri Arun Kumar Agarwal @ Arun Agarwal, Hindu by religion, Indian by Nationality, Housewife by occupation, resident of Ganga Apartment, Mangal Pandey Road, Siliguri Town, Post Office Siliguri Bazar, Police Station Siliguri, District Darjeeling (W.B.) - hereinafter called the "**SECOND PARTY**" which expression shall mean and include unless excluded by or repugnant to the context her heirs, successors, legal representatives, executors, administrators and assigns of the **SECOND PART**.

WHEREAS the First Party hereof is the absolute owner of all that piece or parcel of land measuring 27 Kathas 15 Chhataks, recorded in R.S. Khatian No. 634, in part of Plot No. 25, Sheet No. 4, situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of two separate registered Deeds of Conveyance being Document No. 1475 for the year 1996, registered at the office of the District Sub-Registrar Jalpaiguri on 09.05.1996, executed by Sri Raghu Nath Das, Son of Late Chaitu Das of Chayanpara, Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and Document No. 44 for the year 2003, registered at the office of the Sub-Registrar Rajganj on 07.01.2003, executed by Smt. Namrata Devi Agarwala, Wife of Sri Mahesh Kumar Agarwala of Khalpara, Siliguri, P.O. & P.S. Siliguri, District Darjeeling and a Deed of Gift being Document No. 45 for the year 2003, registered at the office of the Sub-Registrar Rajganj on 07.01.2003, executed by Sri Biswanath Agarwal, Son of Late Rang Lal Agarwal of



Notary Public
Darjeeling, West Bengal
JULI ROY
Notary Public, India

Anon Agarwal
Neelam Agarwal

Bangaigaon, Assam, represented by his Constituted Attorney Sri Puram Chand Agarwal, Son of Late Dewat Ram Agarwal of Siliguri Town, P.O. & P.S. Siliguri, District Darjeeling vide registered General Power of Attorney being Document No. 282 dated 20.12.2002 registered at the office of the Sub-Registrar, Bangaigaon, Assam and since the date of such purchase/acquire the First Party hereof is in khas, actual and physical possession of the said land, fully described in the Schedule "A" below, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever.

A N D

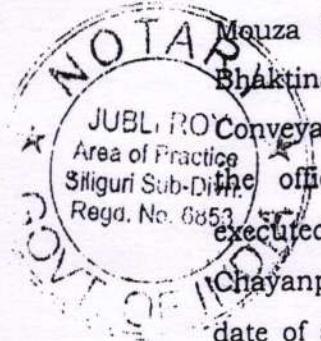
WHEREAS the Second Party hereof is the absolute owner of all that piece or parcel of land measuring 9 Kathas 5 Chhataks, recorded in R.S. Khatian No. 634, in part of Plot No. 25, Sheet No. 4, situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Police Station Bhaktinagar, District Jalpaiguri, by virtue of a registered Deed of Conveyance being Document No. 1477 for the year 1996, registered at the office of the District Sub-Registrar Jalpaiguri on 09.05.1996, executed by Sri Raghu Nath Das, Son of Late Chaitu Das of Chayanpara, Salugara, P.S. Bhaktinagar, Dist. Jalpaiguri and since the date of such purchase the Second Party hereof is in khas, actual and physical possession of the said land, fully described in the Schedule "B" below, having permanent, heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever

A N D

WHEREAS the First Party and Second Party are the husband and wife and their below "A" & "B" scheduled lands are contiguous to each other having a common boundary of the said plots of land.

A N D

WHEREAS the parties to this agreement have decided to construct building over their respective lands but due to paucity of area of the land



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June 26, 2012

JUBLIROY

Notary Public

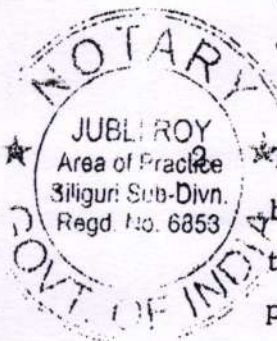
Anu Agarwal
Neelam Agarwal

A N D

WHEREAS the Parties have decided to amalgamate their respective lands in a single piece of land for constructing a building thereon under a common Building Plan for their mutual common benefits and have already amalgamated their respective lands into a single piece of land for their mutual benefits.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:

1. That both the Parties abovenamed shall jointly apply/submit the Building Plan for necessary sanction/approval by the appropriate authority of Siliguri Municipal Corporation and/or for obtaining Land Use Compatibility Certificate (LUCC) from the Siliguri Jalpaiguri Development Authority.



That the common building plan for construction of proposed building covering the prescribed limit/area of land as described in the Schedule "X" below will be prepared and signed by both the parties abovenamed and same will be submitted to the appropriate authority of Siliguri Municipal Corporation for necessary approval.

3. That all the parties abovenamed will get and hold their proportionate share and interest on the proposed building according to their own arrangement and settlement in respect to enjoyment of building.

Solemnly Affirmed & Declared before me on Identification

JUN 26 1974
JUBLI ROY
Notary Govt. Of India
Siliguri District

That the proposed building will be constructed as per approved Building Plan and all the parties will be responsible and liable jointly for violation of any condition of building rules of Siliguri Municipal Corporation.

Anur Agarwal
Neelam Agarwal

SCHEDULE "A"
(LAND OF THE FIRST PARTY)

All that piece and parcel of homestead land measuring 27 Kathas 15 Chhataks, recorded in R.S. Khatian No. 634, in part of Plot No. 25, Sheet No. 4, situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Police Station Bhaktinagar, A.D.S.R. Rajganj, District Jalpaiguri.

The land measuring 9 Kathas 5 Chhataks comprised in the Deed of Conveyance Being Document No. 1475 for the year 1996 is butted and bounded as follows: -

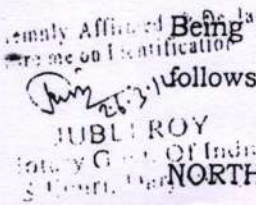
- NORTH : Land of Sarat Roy & others;
- SOUTH : Land of Raghu Nath Das's family;
- EAST : Land of Smt. Namrata Devi Agarwala;
- WEST : 26 feet wide Road.



The land measuring 9 Kathas 5 Chhataks comprised in the Deed of Conveyance Being Document No. 44 for the year 2003 is butted and bounded as follows: -

- NORTH : Land of Sarat Roy & others;
- SOUTH : Land of Raghu Nath Das's family;
- EAST : Land of the First Party;
- WEST : Land of the First Party.

The land measuring 9 Kathas 5 Chhataks comprised in the Deed of Gift Being Document No. 45 for the year 2003 is butted and bounded as follows: -



- NORTH : Land of Sarat Roy & others;
- SOUTH : Land of Raghu Nath Das's family;
- EAST : Land of Smt. Neelam Devi Agarwal;
- WEST : Land of Smt. Neelam Devi Agarwal.

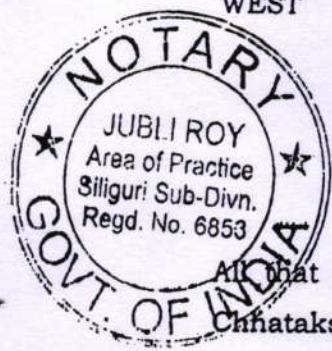
Ann Agarwal
Neelam Agarwal

SCHEDULE "B"
(LAND OF THE SECOND PARTY)

All that piece and parcel of homestead land measuring 9 Kathas 5 Chhataks, recorded in R.S. Khatian No. 634, in part of Plot No. 25, Sheet No. 4, situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Police Station Bhaktinagar, A.D.S.R. Rajganj, District Jalpaiguri.

The said land is butted and bounded as follows: -

- NORTH : Land of Sarat Roy & others;
- SOUTH : Land of Raghu Nath Das's family;
- EAST : 25 feet wide Road;
- WEST : Land of Biswanath Agarwal.



SCHEDULE "X"
(DESCRIPTION OF AMALGAMATED LAND)

All that piece and parcel of homestead land measuring 37 Kathas 4 Chhataks, recorded in R.S. Khatian No. 634, in part of Plot No. 25, Sheet No. 4, situated within Mouza Dabgram, J.L. No. 2, Pargana Baikunthapur, Police Station Bhaktinagar, A.D.S.R. Rajganj, District Jalpaiguri.

The aforesaid total land measuring 37 Kathas 4 Chhataks is butted and bounded as follows: -

- NORTH : Land of Sarat Roy & others;
- SOUTH : Land of Raghu Nath Das's family;
- EAST : 25 feet wide Road Road;
- WEST : 26 feet wide Road.

Solemnly Affirmed & Declare
before me on Identification
July 21.12

IN WITNESS WHEREOF THE PARTIES ABOVENAMED DO HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS ON THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

Ann Agarwal

(SIGNATURE OF THE FIRST PARTY)



WITNESSES:

Neelam Agarwal

(SIGNATURE OF THE SECOND PARTY)

2.

Drafted by me and printed in my office:

[Handwritten signature]

Advocate, Siliguri.

Solemnly Affirmed & Declare before me on Identification

June 26, 2012

JUBLI ROY
Notary Govt. Of India
Siliguri, Darjeeling