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पश्चिम बंगाल WEST BENGAL

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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar,  
 Garia South 24 Parganas

5 NOV 2018 DEED OF DECLARATION

THIS DEED OF DECLARATION is made this 5th day of November, 2018

BETWEEN

WE (1) **SMT. SUBHRA CHAKRABORTY, (PAN : BWXPC3413P)**, wife of Dakshinaranjan Chakraborty, by Occupation - Housewife, by Nationality - Indian, (2) **PARTHA CHAKRABORTY, (PAN: AKBPC8738Q)** son of Dakshinaranjan Chakraborty, by Occupation - Business, by Nationality - Indian, both residing at Village- Srinagar Paschim Para, Post Office Panchasayar, Police Station Sonarpur, District South 24-Parganas Kolkata -700 094, hereinafter referred to as the "FIRST PARTY", represented by her Attorney "**NIRMAN CONSTRUCTION (PAN: AANFN0856E)**" a partnership firm having its registered office at Srinagar Main Road, Post Office- Panchasayar, Police Station - Sonarpur, District South 24-Parganas, Kolkata -700 094, represented by its partners (1) **SWAPAN KUMAR DAS (PAN: ADTPD18C4F)** son of Bharat Chandra Das, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094, (2) **PALASH BARAN BISWAS (PAN: AJQPBO295D)** son of Pronay Ranjan Biswas, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Dhølua Paschim Para, P.O. Panchpota, P.S. Sonarpur, Kolkata - 700 152, (3) **SIDDHARTHA SANKAR DASROY (PAN: CRNPD5234K)** son of Amar Dasroy, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094 and (4) **PRABIR KUMAR DEB (PAN: AGPPD6142B)** son of Bhupesh

Chandra Deb, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata – 700 094 and the Power of Attorney registered at ADSR, Garia, recorded in Book No.I, Volume No.1629-2018, Pages 127535 to 127571 being No.162904201 for the year 2018 (which term or expression shall unless excluded by or repugnant to the context be deemed to include their heirs, executors, administrators, successors, legal representatives and/or assigns) of the **FIRST PART**

**AND**

**SMT. SABITRI BOSE, (PAN : AEIPB8382E)**, wife of Sri Sailen Bos, by Occupation – Business, by Nationality – Indian, residing at Village-Garia Srinagar (Paschim Para), Post Office Panchasayar, Police Station Sonarpur, District South 24-Parganas Kolkata -700 094, hereinafter called and referred to as the **“SECOND PARTY”** represented by her Attorney **“NIRMAN CONSTRUCTION (PAN: AANFN0856E)** a partnership firm having its registered office at Srinagar Main Road, Post Office- Panchasayar, Police Station – Sonarpur, District South 24-Parganas, Kolkata -700 094, represented by its partners **(1) SWAPAN KUMAR DAS (PAN: ADTPD1804F)** son of Bharat Chandra Das, by faith Hindu, by Nationality – Indian, by occupation- Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S. Sonarpur,

Kolkata - 700 094, (2) **PALASH BARAN BISWAS (PAN: AJQPBO295D)** son of Pronay Ranjan Biswas, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Dhalua Paschim Para, P.O. Panchpota, P.S. Sonarpur, Kolkata - 700 152, (3) **SIDDHARTHA SANKAR DASROY (PAN: CRNPD5234K)** son of Amar Dasroy, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094 and (4) **PRABIR KUMAR DEB (PAN: AGPPD6142B)** son of Bhupesh Chandra Deb, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094 and the Power of Attorney registered at ADSR Garia, recorded in Book No.1. Volume No.1629-2018, Pages 129396 to 129431 being No.162904212 for the year 2018 (which terms and/or expression shall, unless excluded by or repugnant to the subject and/or context, be deemed to mean and/or include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART.**

**WHEREAS** Dakshinaranjan Chakraborty, purchased plot of land measuring more or less 2 (two) Cottahs 4 (four) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No. 7,

R.S. Dag No.6, L.R. Khatian No.750 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.20 Srinagar** on 25.04.1994 by virtue of sale deed being Book No.I, Volume No.29, pages 68 to 76, being deed no.1964 for the year of 1999 in the office of the Additional Sub Register Sonarpur, from Smt. Padma Naskar wife of Sri Ram Chandra Naskar and Sri Ram Chandra Naskar son of Late Bhadreswar Naskar. After purchasing the said plot of land the said land owner mutated his name before the Rajpur Sonarpur Municipality and BL & LRO office of the said jurisdiction.

**AND WHEREAS** the said Dakshinaranjan Chakraborty died intestate on 07.07.2011 leaving behind his wife namely Subhra Chakraborty and one son Partha Chakraborty. The said property seized and possessed without any disturbance or interference in any manner whatsoever of or otherwise sufficiently entitled to the said property which is free from all sorts of encumbrances, charges, liens, lispendence, attachments, claims or demands which is described in the Schedule "A" hereunder written, site plan Serial No.A.

**AND WHEREAS** after purchasing of the said plot of land the first party herein mutated their name before the B.L. & L.R.O. and Rajpur Sonarpur Municipality and they have paid the B.L. & L.R.O.

Khajana and Municipal Tax regularly. The said property has mentioned herein the schedule No. 'A'.

**AND WHEREAS** Sabitri Bose, the owner herein purchased a plot of land by virtue of a Bengali sale deed being Book No.1, Volume No.105, pages 385 to 392, being deed no.5552 for the year of 2005 in the office of the Additional Sub Register Sonarpur, measuring more or less 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.964 Srinagar** from (1) Sri Kalipada Naskar (2) Lal Mohan Naskar, (3) Nilkanta Naskar all sons of Gour Chandra Naskar all residing at Village Tentulberia, P.S. Sonarpur, District South 24-Parganas and the said land owner recorded her name before the B.L. & L.R. Office and Local Municipality Office in respect of her said property which has been recorded in the Rajpur Sonarpur Municipality Office, which is described in the Schedule "B" hereunder written, site Plan Serial No.B.

**AND WHEREAS** all the plots of lands as described in the Schedule "A" and Schedule "B" below are situated side by side and adjacent to each other.

**AND WHEREAS** the First Party herein is the absolute owner of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area of 02 Cottahs 04 Sq.ft. as per present physical measurement in Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No. 7, R.S. Dag No.6, L.R. Khatian No.750. District South 24-Parganas.

**AND WHEREAS** the Second Party herein is the absolute owner of the land seized and possessed of and is sufficiently entitled to the plot of homestead land measuring net land area of **ALL THAT** piece or parcel of Sali land measuring more or less 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.964, Srinagar.**

**AND WHEREAS** the said parties of the First and Second Part have decided and agreed to amalgamate the said plot of land for the purpose of sectioning the building plan in a single holding of the said plots of land between themselves and the said plots of land are situated side by side and adjacent to each other and these have been shown in the annexed plan.

**AND WHEREAS** the parties are un-interrupted possession and enjoyment of our respective individual property and we have agreed to amalgamate of the said respective properties.

**AND WHEREAS** we have mutually decided to amalgamated our said two separate plots of land into one plot of land for our joint use and occupation of the said amalgamated plot of land treating the same as one and mutating our names as one Holding under the Rajpur-Sonarpur Municipality and we are amalgamating the said two plots of land in a single plot by virtue of this Deed of Declaration further declare that the said two plots of land will be mutated as one plot bearing only one Holding Number in the Rajpur-Sonarpur Municipality in our names and the said Amalgamated two plots at present bearing two separate Holding Numbers of the said Municipality and this two plots of land will be treated as one plot and one Holding of the Rajpur-Sonarpur Municipality and which is more fully and particularly described in the Schedule "C" hereunder written and specifically shown in the annexed plan delineated "RED" border being marked with Letter "C".

**AND WHEREAS** the both parties are mutually agreed as per following conditions:-

- 1) The first parties will enjoy their property as per their development agreement dated - 29/08/2018, being Deed No. 162904195 for the year 2018 at the office of A.D.S.R. Garia and the said land owners will get their owner's allocation as per the said Development Agreement of their lands i.e. 2 cottah 4 sq.ft. shali land being plot no. A of the site plan.



- 2) The Second party will enjoy her property as per her development agreement dated - 29/08/2018, being Deed No. 162904203 for the year 2018 at the office of A.D.S.R. Garia and the said land owner will get her owner's allocation as per the said Development Agreement of her lands i.e. 3 cottah 7 Chhatks, 22 sq.ft. shali land being plot no. B of the site plan.
- 3) The both parties mutually agreed that we shall abide by the all rule and regulations of development agreement and power of attorney dated 29.08.2018 and we are not selling our shares of land by virtue of this declaration.
- 4) The both parties mutually agreed that the developer has/have right to sanction the building plan from the Rajpur Sonarpur Municipality by virtue of this declaration.

**NOW THIS DEED OF WITNESSETH** that in pursuance of this declaration the First Parties herein namely Smt. Subhra Chakraborty and Partha Chakraborty hereby declaring to amalgamate their plot of lands i.e. **ALL THAT** piece or parcel of Bastu land measuring about **2 Cottah 4 sq.ft.** more or less situated in the District of South 24 Parganas, P.S -Sonarpur and ADSR Garia, at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No.7, R.S. Dag No.6. L.R. Khatian No.750 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South

24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1, **Holding No.20 Srinagar** as described in the Schedule "A" with **the Second Part's land herein**; the Second Party herein namely Smt. Sabitri Bose also declaring and amalgamating her plots of land i.e. 3 Cottahs 7 Chittacks 22 Sq.ft. more or less with the First parties herein and the second party's land lying and situated in the District of South 24 Parganas, P.S. Sonarpur, ADSR Garia, at Mouza - Tentulberia. Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No 433, L.R. Dag No. 3, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, with all easement right, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1. **Holding No.964 Srinagar**, as described in the Schedule "B" below **in favour of the First Part herein**; and all the parties shall mutate their names jointly with Rajpur-Sonarpur Municipality and shall jointly enjoy the said compact amalgamated plot of land as mentioned above without any interruption as well as the from all encumbrances and they will get the building plan to be sanctioned by the Rajpur-Sonarpur Municipality on the entire amalgamated plot of land and the said entire one compact amalgamated plot of land has been morefully descried in the **Schedule "C"** below and has been shown in the annexed plan by RED border line. The value of the said plot of land is Rs.1,00,000/- (Rupees One Lakh) only.

SCHEDULE "A" ABOVE REFERRED TO(LAND)

ALL THAT piece and parcel of 2 (two) Cottahs 4 (four) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No.7, R.S. Dag No.6, L.R. Khatian No.750 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1,  **Holding No.20 Srinagar** butted and bounded by:

- ON THE NORTH : Land of Sikha Dutta (R.S. Dag No. 6);  
 ON THE SOUTH : Land of Plot of No. A (R.S. Dag No. 7);  
 ON THE EAST : Land of R.S. Dag No.6 ,  
 ON THE WEST : 8 feet common passage (at present 12 ft. wide road);

THE SCHEDULE "B" ABOVE REFERRED TOLand of Second Part

ALL THAT piece and parcel of 3 (three) Cottahs 7 (seven) chittacks 22 (twenty two) sq. ft. lying and situate at Mouza - Tentulberia, Resa No 8, Touzi No.271, J.L. No.44, R.S. Khatian No.433, L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under

Police Station Sonarpur, with all easement right, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1, **Holding No.964 Srinagar** butted and bounded by:

- ON THE NORTH** : Land of R.S. Dag No.5 & 6;  
**ON THE SOUTH** : Land of R.S. Dag No.7;  
**ON THE EAST** : Land of R.S. Dag No.43,  
**ON THE WEST** : 12 feet common passage;

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**Description of the Amalgamated Property**

**ALL THAT** piece and parcel of Total Shali/Bastu Land measuring 5 Cottahs 7 Chittacks 26 Sq.ft. more or less situated in Mouza - Tentulberia. J.L. No.44, Pargana Medanmalla, Land of **2 Cottahs 4 Sq.ft.** comprised in R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No.7, R.S. Dag No.6, L.R. Khatian No.750, Land of **2 Cottahs 0 Chittacks 4 Sq.ft.** and land of , J.L. No.44, R.S. Khatian No.433. L.R. Dag No. 8, R.S. Dag No.7, L.R. Khatian No.3486 under Police Station Sonarpur, the area of land **3 Cottahs 7 Chittack 22 Sq.ft.**, the site plan is annexed herewith and marked in Colour "Red" ink, which is butted and bounded by :

- ON THE NORTH** : Plot of R.S. Dag No. 6(P)  
**ON THE SOUTH** : Plot of R.S. Dag No. 7(P)  
**ON THE EAST** : Plot of R.S. Dag No. 43, & 6 (P)  
**ON THE WEST** : 12 feet Wide Common Passage

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

NIRMAN CONSTRUCTION  
*Swapan Kumar Samanta*  
 Partner

SIGNED SEALED AND DELIVERED

at Kolkata in presence of :

WITNESSES

NIRMAN CONSTRUCTION  
*Sudhanta Sarker Chakraborty*  
 Partner

1. *Swapan Kumar Samanta*  
*S/o Byomkesh Samanta*  
*Dhalua, P.S - Sonarpur*  
*Kolkata - 700152*

SIGNATURE OF THE DECLARANT  
 [Partners of NIRMAN  
 CONSTRUCTION Constituted  
 Attorney for and on behalf of  
 the Smt. Subhra Chakraborty,  
 Partha Chakraborty and Sabitri  
 Bose]

2. *Mirdu Majumdar*  
*Establi. P.S - Bamsra*  
*P.O. Bamsra, South 2e, P.O.S*  
 Drafted by

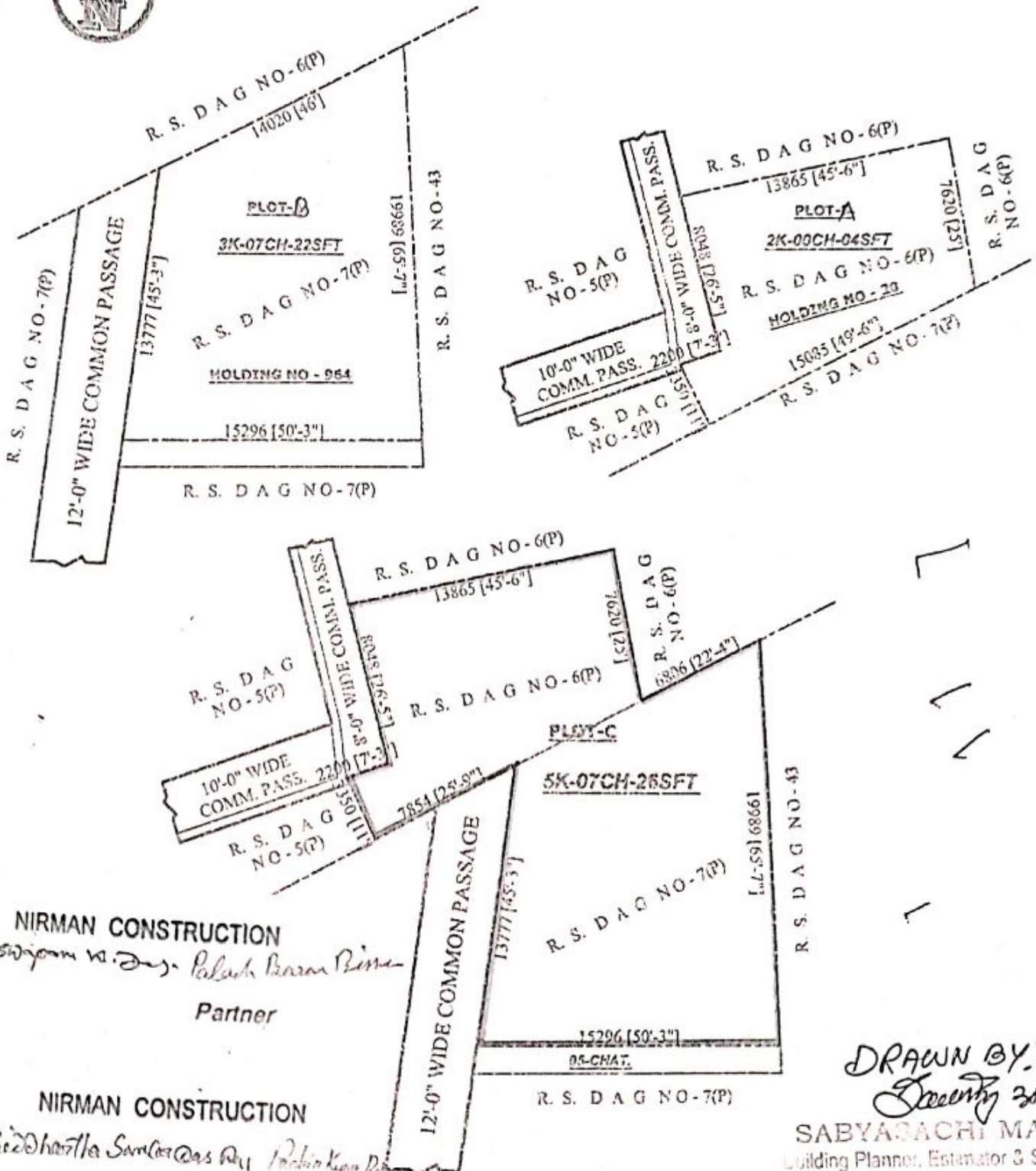
*Subhendu Kumar Hota*  
 Subhendu Kumar Hota  
 Advocate  
 High Court, Calcutta  
 En. No. F-1077/921 of 1999

Type by :

*C.D.M.*  
 M.K.M. Type Centre  
 10, Old Post Office Street,  
 Kolkata - 700001.

SITE PLAN OF R. S. DAG NO-6(P), 7(P), L. R. DAG NO-7(P), 8(P), R. S. KHATIAN NO-430, 433, L. R. KHATIAN NO-750, 3/186 AT MOUZA-TENTULBERIA, J. L. NO-44, P. S.-SONARPUR, DIST.-SOUTH 24 PARGANAS, UNDER RAJPUR SONARPUR MUNICIPALITY, WARD NO-01, HOLDING NO-20, 964 SHOWN IN RED BORDER.

PLOT NO	R.S.DAG	L. R. DAG	LAND AREA	HOLDING NO
<b>B</b>	7	8	3K-07CH-22SFT.	964
<b>A</b>	6	7	2K-00CH-04SFT.	20
<b>C</b>	6,7	7,8	5K-07CH-26SFT.	TOTAL LAND



**NIRMAN CONSTRUCTION**  
*Sujay W. Das, Palash Baran Bera*  
 Partner

**NIRMAN CONSTRUCTION**  
*Siddhanta Samal Das Ray, Prabin Kumar Das*  
 Partner

**DRAWN BY:-**  
*Sabyasachi Maity*  
**SABYASACHI MAITY**  
 Building Planner, Estimator & Surveyor  
 E.B.S.-Class I Enlisted No.-302  
 Rajpur Sonarpur Municipality

SIGNATURE OF LAND OWNERS