



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

34AB 087146



BEFORE THE NOTARY PUBLIC

**DEED OF DECLARATION FOR AMALGAMATION**

THIS DEED OF DECLARATION FOR AMALGAMATION is made on <sup>th</sup> 14 day of JUNE TWO THOUSAND AND NINETEEN BY SRI DAYAL GHOSH son of late Nandalal Ghosh , by faith - Hindu, By occupation - business residing at Rekjoani Ghoshpara, under Police station - Rajarhat, Rajarhat, Kolkata - 700135 in the District of North 24 Parganas, hereinafter called the as "LANDOWNER" (Which expression shall unless excluded by or repugnant to

B. N. SAHA  
NOTARY  
Bikash Bhevan  
North Block, Gr. Floor  
Bidhanagar, Kolkata  
West Bengal

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deemed to mean and include their heirs, successors, administrators, executors, legal representatives and assigns).

**WHEREAS** by virtue of a Deed of Conveyance dated 13<sup>th</sup> day of March 2009 landowner herein purchased a danga land containing by measurement of an area of 03(three) Chittaks 09(nine)Sq. Ft. under R.S. Dag no 217, R.S Khatian no. 173 and also purchased land containing by measurement of an area of 02(two)Cottahs 04(four) Chittaks under R.S. Dag no 229, R.S Khatian no. 304 in a single deed the total land of which is 02(two) Cottahs 04(four) which was registered at the office of the Additional District Sub-Registrar, Bidhan Nagar(Salt Lake City) West Bengal and recorded in book no. - 1, volume no. - 03, pages from 1660 to 1676, being no. 02299 for the year 2009 more fully and particularly described in the schedule - A hereunder written.

**AND WHEREAS** by virtue of a Deed of Conveyance dated 20<sup>th</sup> day of March 2009 landowner herein purchased bagan land containing by measurement of an area of 03(two)Cottahs 07(seven) Chittaks 16(sixteen)sq.ft. under R.S. Dag no 229, R.S Khatian no. 304 which was registered at the office of the Additional District Sub-Registrar, Bidhan Nagar(Salt Lake City)West Bengal and recorded in book no. - 1, volume no. - 03, pages from 6694 to 6706, being no. 02546 for the year 2009 more fully and particularly described in the schedule - B hereunder written.

**AND WHEREAS** the said aforesaid Landowner is the exclusive and absolute owner and seized and possessed of otherwise well and sufficiently entitled to the aforesaid piece of land and mutated his name in L R Record of Right under L.R.Khatian no. 4086, L.R dag no. 217 &229 and converted the

B. N. SAHA  
NOTARY  
Bikash Bhavan  
North Block, Gr. Floor  
Bidhannagar, Kolkata

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aforesaid plots of land into a bastu land had been paying khazana and panchayat taxes till date.


**AND WHEREAS** the aforesaid landowner is desirous to develop the aforesaid land containing by measurement of an area of 02(two) Cottahs 04(four) chittaks of land be the same a little more or less more fully and particularly described in the **schedule A** hereunder written and land containing by measurement of an area of 03(two)Cottahs07(seven)Chittaks 16(sixteen)sq.ft.be the same a little more or less more fully and particularly described in the **schedule B** hereunder written,is the subject matter of this deed of declaration for Amalgamation.

**AND WHEREAS** the aforesaid landowner is desirous to develop the aforesaid plots of land into a multi-storied building as per sanctioned building plan.

**AND WHEREAS** the aforesaid landowner due to his inconveniences for construction of the building on the aforesaid plots of land which are small, decided to amalgamate his individual plots of land hereunder written into one unit so that the area of the land may be extended otherwise there would be a legal problem to get a multi-storied building plan.

**AND WHEREAS** to avoid the said legal problems and to regularize the matter , the aforesaid landowner has agreed and decided to make a multi-storied building on his plots of land as particularly described in the schedules hereunder written with the following terms and conditions:-

1. That the aforesaid landowner herein shall give the aforesaid respective plots of land as described in the **schedule "A" and "B"** hereunder

  
**B. N. SAHA**  
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written for making a multi-storied building in residential /commercial flats system and accordingly agreed to prepare a building plan on the aforesaid land more fully described in the **schedule "A" and "B"** hereunder written for submitting before the competent authority for its sanction.

2. That it is agreed by the landowner herein that the aforesaid plots of land as described in the **schedule "A" and "B"** hereunder written shall be an amalgamated plot of land and the landowner herein shall have right title and interest over the said amalgamated plot of land as joint possession and shall be entitled to enjoy the same as a single unit.
3. That it may be recorded that the aforesaid landowner shall never claim over the amalgamated property as individual owner of the properties as described in the schedules hereunder written and shall be the amalgamated property of the landowner herein.
4. That the landowner herein agreed to use, enjoy, occupy and hold the said plots of land more fully described in the **schedule "A" and "B"** hereunder written for all purposes together with drains, watercourses, lights, liberties, easement, common passage, appendages and appurtenance whatsoever so as to contribute the said plots of land in One unit as described in the **SCHEDULE "C"** hereunder written and all claims and demands whatsoever concerning the same **TO HAVE AND TO HOLD** the same jointly in accordance with his respective share of allocation.

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5. That the landowner herein shall be at liberty to enter into a development agreement with any prospective developer to construct multi-storied building on their amalgamated property and enjoy his proportionate share as per the terms and conditions.
6. That the landowner herein shall hold, possess, and enjoy the said plots of land described in the **schedule "A" and "B"** hereunder written as a single unit without any interruption.
7. The aforesaid landowner shall if build his own residential house or desire to enter into a development agreement with any developer without keeping any side spaces from his respective lands.

**SCHEDULE - "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land containing by measurement of an area of 03(Three) Chittaks 19(Nine) Sq.Ft. of of bastu land under L.R Dag no. 217, L.R Khatian no.4086 AND 02(two) Cottahs 26(Twenty-six) Sq. Ft. of Bastu Land under L.R Dag no. 229, L.R Khatian no. 4086 i.e. **TOTAL BASTU LAND 02(TWO) COTTAHS 04(FOUR) CHITTAKS** of Bastu land be the same a little more or less including all easement rights lying and situate at under **Mouza - Bhatenda**, Touzi no. 2998, J.L.no. 28, R.S. NO. 50 comprised in R.S Dag no. 217,229 R.S Khatian no. 173,304, **L.R Dag no. - 217,229, L.R.Khatian no. - 4086** under **Police Station - Rajarhat**, within the jurisdiction of **Rajarhat Bishnupur 1 no. Gram Panchayet** in the **District of North 24 Parganas** Which is butted and bounded by:-

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North Block, G. H. Road  
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**On the North** -by R.S Dag no. 217 & 229.

**On the East** - by R.S Dag no. 217.

**On the South** - by R.S Dag no. 217 & 229.

**On the West** - by Panchayet Road.

**SCHEDULE - "B" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land containing by measurement of an area of **03(three) cottahs 07(seven) chittaks 16(sixteen) sq.ft. of Bastu Land** be the same a little more or less including all easement rights lying and situate at under **Mouza - Bhatenda**, Touzi no. 2998, J.L.no. 28, R.S. NO. 50, comprised in R.S Dag no. 217,229 R.S Khatian no. 173,304, **L.R Dag no. - 217,229, L.R.Khatian no. - 4086** under **Police Station - Rajarhat**, within the jurisdiction of **Rajarhat Bishnupur 1 no. Gram Panchayet** in the **District of North 24 Parganas** Which is butted and bounded by:-

**On the North** -by by R.S Dag no. 217.

**On the East** - by 10 ft. wide common passage.

**On the South** - by R.S Dag no. 217.

**On the West** - by R.S Dag no. 217.

**SCHEDULE - "C" ABOVE REFERRED TO**

**(Amalgamated Land)**

**ALL THAT** piece and parcel of land containing by measurement of an area of **05(Five) cottahs 11(Eleven) chittaks 16(Sixteen) sq. ft. of BAGAN LAND** proposed to be used as bastu be the same a little more or less including all easement rights lying and situate at under **Mouza - Bhatenda**, Touzi no. 2998, J.L.no. 28, R.S. NO. 50, comprised in R.S Dag no.

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**NOTARY**  
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North Block, Gr. Floor  
Bishannagar, Kolkata  
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217,229 R.S Khatian no. 173,304, **L.R Dag no. - 217,229, L.R.Khatian no. - 4086 under Police Station - Rajarhat**, within the jurisdiction of **Rajarhat Bishnupur 1 no. Gram Panchayet** in the **District of North 24 Parganas** which is delineated and shown in the site plan annexed hereto and Which is butted and bounded by :-

**On the North** -by the premises of Sujit Sarkar.

**On the East** - by 10 ft. wide common passage.

**On the South** - by Manashi Apartment.

**On the West** - by Panchayat Road.

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

**SIGNED AND DELIVERED**

**BY THE SAID DAYAL GHOSH**

**BEING THE LANDOWNER HEREIN**

**AT KOLKATA THIS ON 14<sup>th</sup> DAY OF JUNE 2019.**

**In presence of**

**Witnesses:**

*Dayal Ghosh*

**(DAYAL GHOSH)**

**B. N. SAHA**  
**NOTARY**

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

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**DRAFT PREPARED BY**

*Susim Kumar Kar.*

**(Susim Kumar Kar – Advocate High Court Calcutta)**

**Typed by:**

*Biswajit Saha.*

**(Biswajit Saha)**

**103, A.K.Mukherjee Road, Kolkata – 700090.**

Solemnly Affirmed  
&  
Declared before me  
as Identification of Advocate

B. N. SAHA  
NOTARY

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**NOTARY**  
Bikash Bhawan  
North Block, Gr. Floor  
Bodhanagar, Kolkata  
West Bengal.

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