बिहार BIHAR

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सुरेन्द्र प्र० नायक
मुद्रांक विक्रेता
निबंधन कार्यालय
अररिया
ला० न०-1/96-97

4 JUL 2025

BEFORE THE LD. EXECUTIVE MAGISTRATE

AT ARARIA

AFFIDAVIT

(FOR AMALGAMATION OF LAND)

THIS DEED OF AMALGAMATION IS MADE ON THIS THE 01ST AUGUST 2025

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Md. Farman
① Masoom Raza
② Farhin Afzal
③ Shazia Afzal
④ Amir Nizami
⑤ Sumaiya Afzal

BETWEEN

MD. FARMAN, Son of Late Hamidur Rahaman, Muslim by religion, Business by occupation, Indian by citizen, General by Caste, resident of Azam Nagar, P.O. & P.S. Azam Nagar (West Tola), District – Katihar, Pin – 855113, in the State of Bihar - hereinafter called the **"FIRST PARTY"** (Which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, executors, successors, representatives, administrative and assigns) of the **"FIRST PARTY"**.

1. MASOOM RAZA, Son of Ziyahur Rahaman, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of resident of Masjid Para, P.O. & P.S. Bagdogra, District – Darjeeling, Pin – 734014, in the State of West Bengal,

2. FARHIN AFZAL, Wife of Asif Iqbal, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste. resident of RahikaTala, Ward No.22, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

3. SHAZIA AFZAL, Wife of Md Arshad Hussain, Muslim by religion, House-wife by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar,

4. AMIR NIZAMAI, Son of Abdul Hasib, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Near Azad Academy School, Ward No.20, Araria, P.O & P.S Araria, District-Araria, Pin – 854311, in the State of Bihar and

Contd.P/3

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Mst Farman ① Nasreen Vers. ② Farhin Afzal ③ Shazia Afzal ④ Sumi Nizami ⑤ Sumera Afzal

5.SHREEN AFZAL, , Son of Md. Afzal Hussain Siddiqui, Muslim by religion, Business by occupation, Indian by Citizen, General by Caste, resident of Azad Nagar,Ward No.19, Araria, P.O & P.S Araria, District-Araria , Pin – 854311, in the State of Bihar

- hereinafter called the **"SECOND PARTY"** Which expression shall unless excluded by or repugnant to the context be deemed to include his/her/their heirs, executors, successors, representatives, administrative and assigns) of the **"SECOND PARTY"**.

I.WHEREAS the above named First Party is absolutely seized and possessed of a piece of land measuring 1 Katha 13 Chhataks forming part of R.S. Plot No.206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian No. 7183, situated within Mouza – Bairatisal, J.L. No.- 70, Pargana - Patharghata, P.S. Matigara, District Darjeeling by virtue of Deed of Sale executed by Smt. Bharati Singha and Five others, being Document No I-3683 for the year 2019, registered in the office of the A.D.S.R Siliguri-II at Bagdogra, in the District of Darjeeling.

II.AND WHEREAS the above named Second Party No.1 to 5 jointly/collectively are absolutely seized and possessed of a piece of land measuring 8 Kathas, forming part of R.S. Plot No. 206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian Nos. 7154, 7184, 7157, 7152 and 7156, situated within Mouza – Bairatisal, J.L. No. 70, Pargana - Patharghata, P.S. Matigara, in the District of Darjeeling by virtue of Deed of Sale executed by Smt. Bharati Singha and Five others, being Document No.I-3682 for the year 2019, registered in the office of the A.D.S.R Siliguri-II at Bagdogra, in the District of Darjeeling.

AND WHERAS the parties of all the parts are now desirous of constructing a building on the aforesaid land.

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AND WHEREAS the parties of all the parts have now decided to amalgamate their respective plots of land for the better utilisation of the land and to give better shape to the building to be constructed thereon under certain terms and conditions mentioned here-in-under.

AND WHEREAS the parties hereto thought it advisable to reduce the terms and conditions in writing to avoid future disputes and misunderstanding among themselves.

NOW THIS AGREEMENT WITHSESSETH AS FOLLOWS :

1.That the parties hereto have agreed to construct a building by amalgamating their individual's plot of land for giving a better shape to the building to be constructed.

2.That the parties hereto shall individually contribute the cost of construction of their own part.

3.That the parties hereto shall be entitled to let - out, lease - out, mortgage and/or transfer their own portion, to whomsoever and also the Parties shall be jointly/ collectively entitled to let - out, lease - out, mortgage.

4.That the parties hereto shall be entitled to produce this agreement before the appropriate authority (i.e. at the time of approval of the building plan) as and their required at any time here-in-after.

5.That all the parties shall be submit the building plan jointly/collectively under the supervision of the same engineer.

Contd.P/5

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6.That the professional fee to be paid to the Engineer only for the approval of the building plan shall be borne equally by all the parties.

7.That the matter not specifically stipulated in these presents or in case of any dispute arising here-in-after or with respect to the working of their presents shall be referred for arbitration under the Arbitration Act, 1940 and the award of the Arbitrators and/or Umpires shall be final and binding on the parties hereto.

SCHEDULE –A (OWNED BY FIRST PARTY)

All that Piece or parcel of land measuring 1 Katha 13 Chhataks forming part of R.S. Plot No.206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian No. 7183, situated within Mouza – Bairatisal, J.L. No.- 70, Pargana - Patharghata, P.S. Matigara,, Sub-Division - Siliguri, A.D.S.R.O. – Bagdogra, District-Darjeeling, in the State of West Bengal.The said land is boundeded and butted as follows:-

North: Land of Sadhan Ghosh & others

South: Land of Masoom Raza & others

East: Land of Rafiul Islam;

West: Lachka River.

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Md. Farman

SCHEDULE –B (OWNED BY SECOND PARTY No.1 to 5)

All that Piece or parcel of land measuring 8 Kathas, forming part of R.S. Plot No. 206, corresponding to L.R. Plot No. 50, recorded in L.R. Khatian Nos. 7154, 7184, 7157, 7152 and 7156, situated within Mouza – Bairatisal, J.L. No. 70, Pargana - Patharghata, P.S. Matigara, Sub-Division - Siliguri, A.D.S.R.O. - Bagdogra , District-Darjeeling, in the State of West Bengal.The said land is bounded and butted as follows:-

North: Land of Rafiul Islam;

South: Land of Uttara;

East: 20 Ft. wide Non-metal (kutcha) Road;

West: Lachka River.

IN WITNESSES WHEREOF the parties hereto have put their respective signature on this agreement on the day, month and year first above written.

WITNESSES:

1.

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Md. Farman

Signature of the First Party

Contd.P/7

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Mol. Farman

SCHEDULE "X" (Amalgamated Land)

All that piece or parcel of bastu land measuring 9 Kathas, 13 Chhataks forming part of R.S. Plot No.-206, Corresponding to L.R. Plot No.-50, recorded in L.R. Khatian No.-7183, Khatian No.-7154, 7184, 7157, 7152 and 7156, situated within Mouza-Bairatisal, J.L. No.-70, Pargana-Patharghata, P.S.-Matigara, Sub-Division-Siliguri, A.D.S.R.O.-Bagdogra, District-Darjeeling, in the state of West Bengal.

The Amalgamated land is bounded and butted as follows :-

North :- Land of Rafiul Islam.
South :- Land of Uttara
East :- 20 Ft. wide Non-Metal (Kutcha) Road.
West.:-Lachka River.

The foregoing statements made by us are true to the best of our knowledge and belief and we sign. this affidavit on this day of 28 August 2025 at Araria.

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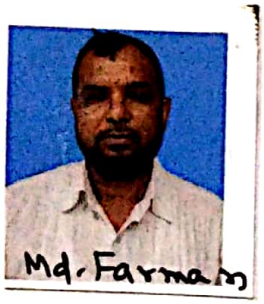
1 Masoom Raza

2. 2 Farhi Afzal

3 Shazia Afzal


Md. Farman

Masum Raza

4 Anis Nizami

Farhein Afzal

Shazia Afzal

5 Shireen Afzal

Signature of the Second Party

Anwi Nijame

Shreen Afzal

As per instruction of the parties drafted by me and typed in my Office:-

2/8/25

Advocate, ARARIA

विनोद प्रसाद
अधिवक्ता
विश्वपुरानगर, वार्ड नं0-21, अररिया

2/8/2025

कार्यपालक दण्डाधिकारी
अररिया

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