



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 901532

9280
21/5/25

m r m e n b e l
d e p t y s a n d

: 1 :

BEFORE THE LD. EXECUTIVE MAGISTRATE AT JALPAIGURI.

AMALGAMATION

THIS DEED OF AMALGAMATION IS MADE ON THIS THE 21ST DAY
OF May, 2025.

BETWEEN



1372 13.5.25

Mineral Paul

Siliguri

100/-

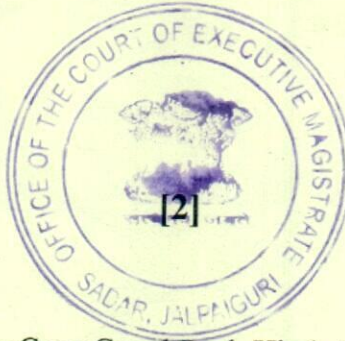
Tammoy Roy

Govt. Stamp Vendo.
Bagdogra
Licn. No- 545/RM
07, Darjeeling

STAMP

C





Mrinal Paul
Dipti Paul

SRI MRINAL PAUL, Son of Late Gour Gopal Paul, Hindu by Religion, Indians by Nationality, Business by Occupation, Resident of "Ishani", Sachitra Paul Sarani, P.O. Haiderpara, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal --- hereinafter called the "**FIRST PARTY**" (which expression shall mean and include his heirs, executors, successors, administrators, legal representatives and permitted assignees) of the "**FIRST PART**".

AND

SMT DIPTI PAUL, Wife of Sri Mrinal Paul, Hindu by Religion, Indians by Nationality, Business by Occupation, Resident of "Ishani", Sachitra Paul Sarani, P.O. Haiderpara, P.S. Bhaktinagar, District – Jalpaiguri, in the State of West Bengal --- hereinafter called the "**SECOND PARTY**" (which expression shall mean and include her heirs, executors, successors, administrators, legal representatives and permitted assignees) of the "**SECOND PART**".

I.

WHEREAS the First Party had purchased land measuring 2.5 Katha from Karam Chand Singh, Son of Sheo Mangal Singh, by virtue of a Registered Deed of Sale, dated 13.04.1984, being Document No. I - 1763 for the year 1984 and the same was registered in the office of the Additional District Sub-Registrar, District - Jalpaiguri.

AND WHEREAS the First Party had also received by way of Gift land measuring 2.5 Katha from Pabitra Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 03.04.2006, being Document No. I - 2867 for the year 2006 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.

AND WHEREAS the First Party had also received by way of Gift land measuring 2.5 Katha from Utpal Paul, Son of Late Gour Gopal Paul, by virtue of a Registered Deed of Gift, dated 06.04.2009, being Document No. I - 982 for the year 2009 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri.





Mrs. Madhuri
Dipli-faul

AND WHEREAS in the manner aforesaid, the First Party became the sole, absolute and exclusive owner-in-possession of all that land measuring 7.5 Katha without any act of hindrance or obstruction from anybody having permanent, heritable, transferable and marketable right, title and interest therein and the said land of the First Part is fully described in the Schedule – A herein below.

II.

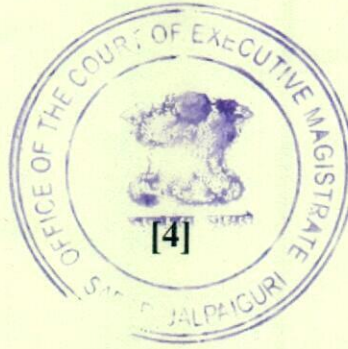
WHEREAS the Second Party had purchased land measuring 3 Katha from Dayal Chandra Das, Son of Late Pyari Mohan Das, by virtue of a Registered Deed of Conveyance, dated 19.11.2008, being Document No. I - 3810 for the year 2008 and the same was registered in the office of the District Sub-Registrar, Jalpaiguri and ever since purchase the Second Party became the sole, absolute and exclusive owner-in-possession of the aforesaid land measuring 3 Katha without any act of hindrance or obstruction from anybody having permanent, heritable, transferable and marketable right, title and interest therein and the said land of the First Part is fully described in the Schedule – B herein below.

AND WHEREAS the aforesaid plots of land of the respective parties being First Party & Second Party hereof are situated adjacently and all contiguous with each other and all the parties hereto have mutually decided to construct building upon their land but for the purpose of construction, the space is required to be left open/vacant as per law for the time being in force under Local Authority and the rules and regulations of SJDA is quite inadequate and insufficient.

AND WHEREAS due to scarcity of land for constructing building on the said plots of land, all the parties have thought it fit wise to amalgamate their respective lands for making the same into a single plot.

AND WHEREAS in order to avoid all disputes and differences in future the parties decided to enter into a written agreement containing the terms and conditions agreed by and between themselves.





*M. M. M. Bar
Dipli Kund*

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid mutual agreement, all the parties enter into this agreement and bind themselves to each other with the terms and conditions as hereinafter appearing.

TERMS AND CONDITIONS

1. That all the parties have mutually given their consent to amalgamate their respective plots of land for making the same in a single plot for the purpose of construction of building and the said land is fully described in the Schedule 'C' herein below.
2. That each of the parties have signified their no objection in relation to amalgamation of their plots of land.
3. That all the parties shall make construction on the land in strict compliance of the sanctioned building plan.
4. That the heirs and successors of the respective parties shall be equally bound by the terms and conditions of this agreement.
5. That all the parties hereto shall be entitled to produce this agreement before the appropriate authority (e.g., at the time of approval of the building plan) as and when required at any time hereinafter.
6. That the matter not specifically stipulated in these presents or in case of any dispute arising hereinafter or with respect to the working of these presents shall be referred for Arbitration and Conciliation Act, 1996 and the award of the Arbitrators and/or Umpires shall be final and binding on the parties hereto.





*original
dupli sand*

SCHEDULE - 'A'

(LAND BELONGING TO THE FIRST PARTY)

All that piece or parcel of Vacant Bastu land measuring 7.50 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 63, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, bearing Holding No. 2724/1/N, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District – Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN	L.R. KHATIAN	R.S. PLOT	L.R. PLOT	AREA
715	417	231	171	6.89 Katha
		232		0.61 Katha
TOTAL AREA				7.50 KATHA

The said land is bounded and butted as follows:

North : Land of Second Party and land of Prakash Singh & Others;
South : 10 Feet wide Road;
East : Land of Subrata Kundu;
West : 35 Feet wide Haiderpara Main Road;

SCHEDULE - 'B'

(LAND BELONGING TO THE SECOND PARTY)

All that piece or parcel of Vacant Bastu land measuring 3 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 63, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, bearing Holding No. 281/2724, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District – Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN	L.R. KHATIAN	R.S. PLOT	L.R. PLOT	AREA
715	418	231	170	3 Katha
TOTAL AREA				3 KATHA

The said land is bounded and butted as follows:

North : 25 Feet wide Road;
South : Land of First Party;
East : Land of Prabal Jyoti Deb;
West : Land of Prakash Singh & Laxman Chhetri;





*Mrinal Deb
Dipti Paul*

SCHEDULE - 'C'
TOTAL AMALGAMATED LAND

(i.e., THE LAND MENTIONED IN THE AFORESAID SCHEDULE - 'A' & 'B')

All that piece or parcel of Vacant Bastu land measuring 10.50 Katha, situated within Mouza - Dabgram, R.S. Sheet No. 12 corresponding to L.R. Sheet No. 63, J.L. No. 2, Pargana - Baikunthapur, Situated at **Road: Haiderpara Main Road**, bearing Holding Nos. 2724/1/N & 281/2724, within the limits of Ward No. 40 of Siliguri Municipal Corporation, under P.S. Bhaktinagar, District - Jalpaiguri. The Plot-wise area is as follows:

R.S. KHATIAN	L.R. KHATIAN	R.S. PLOT	L.R. PLOT	AREA
715	417	231	171	6.89 Katha
		232		0.61 Katha
	418	231	170	3.00 Katha
TOTAL AREA				10.50 KATHA

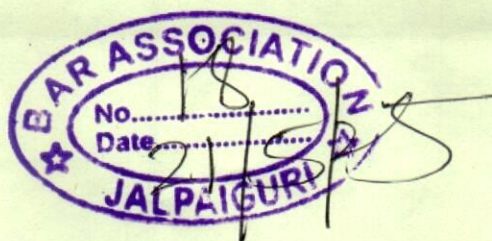
The said total land is bounded and butted as follows:

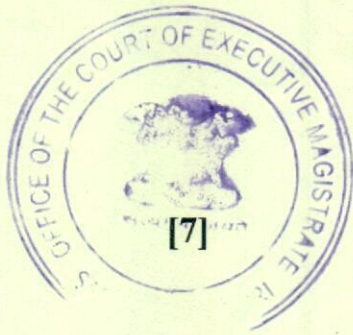
North : Land of Prakash Singh & Laxman Chhetri and 25 Feet wide Road;

South : 10 Feet wide Road;

East : Land of Prabal Jyoti Deb and Subrata Kundu;

West : 35 Feet wide Haiderpara Main Road and land of Prakash Singh & Laxman Chhetri;





IN WITNESS WHEREOF all the parties do hereunto set their hands on the day, month and year first above written.

That the statements made above are true to the best of ^{our} knowledge and belief and we sign this affidavit on this the 21st day of May 2025 at Jalpaiguri. If at any point of time a part of the statements are to be incorrect we shall be liable to be WITNESSES: furnish U/S 229 of B.N.S.

1. Sonu Kumar
s/o Munna Lal
Siliguri, W.B
m - 8001266111

Sonu Kumar

FIRST PARTY

2. Bikash Mallick
s/o Ashok Kumar Mallick
Siliguri - 734001
(m) 9718783997

Bikash Mallick

SECOND PARTY

Drafted, read over and explained by:

Executive Magistrate
Jalpaiguri

IDENTIFIED BY ME
Ramesh Sankar Advocate
Jalpaiguri
ADVOCATE, SILIGURI
JALPAIGURI
21/05/2025

