



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 934287

17805
06/09/24

Narasi Kumar Agarwal

Pratue Agrawal

Awāsh Nirman
Narasi Kumar Agarwal
Partner

IN THE COURT OF THE LD. EXECUTIVE MAGISTRATE AT
JALPAIGURI
DECLARATION FOR AMALGAMATION OF LAND FOR
JOINT BUILDING PLAN

1 |



NO. 1650 DATED 12/21/24
SOLD TO Narash Kumar Agarwal
OF Siliguri
RUPEES 100

S. K. Sarkar
(S. K. Sarkar)
STAMP VENDOR,
A.D.S.R. Office, Siliguri
Dist. No. 91107



Naresh Kumar Agarwal

Prateek Agarwal

Awash Nirman

Naresh Kumar Agarwal
Partner

We, **1. SHRI NARESH KUMAR AGARWAL (PAN : ACGPA7787G & AADHAR : 8188 6240 5864)** son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal ----- hereinafter called the **DECLARANT NO. 1 HEREOF.**

2. SHRI PRATEEK AGARWAL, (PAN- BUQPA6743P & AADHAR NO.- 241021731881) son of Shri Deepak Kumar Agarwal, by nationality- Indian, by religion- Hindu, by occupation- business, residing at Mahabirsthan, Siliguri Town, Siliguri, Post Office - Siliguri Bazar, Police Station- Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal ----- hereinafter called the **DECLARANT NO. 2 HEREOF.**

3. AWASH NIRMAN (PAN : ABFFA3534K) a Partnership Firm, having its Office at Nehru Road, Siliguri, P.O. Siliguri Bazar, P.S. Siliguri, District Darjeeling, Pin 734005, Dist. Darjeeling, in the State of West Bengal, represented by one of its **PARTNER - SHRI NARESH KUMAR AGARWAL (PAN : ACGPA7787G & AADHAR : 8188 6240 5864)** son of Late Keshoram Agarwal, Hindu by Religion, Indian by Nationality, Business by Occupation, Resident of Cigarette Company Compound, S.F Road, P.O Siliguri Bazar, P.S. Siliguri, Pin -734005 District Darjeeling, in the State of West Bengal ---- - hereinafter called the **DECLARANT NO. 3 HEREOF.**

I. (A.) AND WHEREAS above-named Declarant No. 1 - Shri Naresh Kumar Agarwal had acquired a piece and parcel of land measuring **1.5 Kathas equivalent to 2.4750 Decimals**, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 02-07-2020, being Deed No. I-967 for the year 2020 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 1 - Shri Naresh Kumar Agarwal had been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.





Narash Kumar Agarwal

Prateek Agarwal.

Awash Nirman

Narash Kumar Agarwal
Partner

(B.) AND WHEREAS above-named Declarant No. 1 - Shri Naresh Kumar Agarwal had acquired another piece and parcel of land measuring **1.5 Kathas equivalent to 2.4750 Decimals**, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 03-07-2020, being Deed No. I-977 for the year 2020 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 1 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid two Deed of Conveyance, being Deed No. I-967 of 2020 and Deed No. I-977 of 2020, **Declarant No. 1** became the sole, absolute and exclusive owner of the aforesaid total land measuring **2.4750 Decimals + 2.4750 Decimals = 4.95 Decimals**, respectively described in **Part - I of Schedule - A and Part - II of Schedule - A** below and having permanent, heritable and transerable right title and interest therein.

AND WHEREAS the aforesaid **Naresh Kumar Agarwal** also recorded the aforesaid land in his name in the Record of Rights at the Office of B.L. & L.R.O Siliguri and shall ever since One New L.R. Khatian, being **Khatian No. 1795**, LR Plot No. 10615 & LR Plot No. 10636 and classification of land is Bastu was framed in the name of **Naresh Kumar Agarwal** as per provision of W.B.L.R. Act, 1955.

II. AND WHEREAS above-named Declarant No. 2 - Shri Prateek Agarwal had acquired a piece and parcel of land measuring **1 Kathas 15 Chhataks equivalent to 3.196875 Decimals**, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling being part of Holding No 194/153 & 124/195/1 of Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, by virtue of Deed of Conveyance, executed on 02-07-2020, being Deed No. I-966 for the year 2020 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 2 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.





Navah Kumar Agarwal

Prateek Agarwal

Awash Nirman

Navah Kumar Agarwal
Partner

AND WHEREAS by virtue of aforesaid Deed of Conveyance being Deed No. I-966 of 2020, Declarant No. 2 became the sole, absolute and exclusive owner of the aforesaid total land measuring **3.196875 Decimals**, more particularly described in **Schedule - B** below and having permanent, heritable and transferable right title and interest therein.

AND WHEREAS the aforesaid **Prateek Agarwal** also recorded the aforesaid land in his name in the Record of Rights at the Office of B.L. & L.R.O Siliguri and shall ever since One New L.R. Khatian, being **Khatian No. 8728**, LR Plot No. 10615 and classification of land is Bastu was framed in the name of **Prateek Agarwal** as per provision of W.B.L.R. Act, 1955.

III. AND WHEREAS above-named Declarant No. 3 - Awash Nirman, a Partnership Firm had acquired a piece and parcel of land **measuring 0.1773 Acres equivalent to 17.73 Decimals** little more or less, Located at S.F. Road, Siliguri, in Mouza Siliguri, J.L. No 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Dist. Darjeeling in Ward No 26 of Siliguri Municipal Corporation, appertaining to R.S. Plot No. 3551 recorded in R.S. Khatian No. 1330 (0.1073 Acres equivalent to 10.73 Decimals), R.S. Plot No. 3552/3658 recorded in R.S. Khatian No. 1329 (0.0200 Acres equivalent to 2.00 Decimals) and R.S. Plot No. 3552/3659 recorded in R.S. Khatian No. 1329 (0.0500 Acres equivalent to 5.00 Decimals), by virtue of Deed of Conveyance, executed on 11-02-2022, being Deed No. I-527 for the year 2022 registered in the office of the Addl. District Sub-Registrar Siliguri and shall ever since then the Declarant No. 3 has been in exclusive and peaceful possession of the said land without any act of hindrance or obstruction from anybody.

AND WHEREAS by virtue of aforesaid Deed of Conveyance being Deed No. I-527 of 2022, **Declarant No. 3** became the sole, absolute and exclusive owner of the aforesaid total land measuring **0.1773 Acres equivalent to 17.73 Decimals** little more or less, more particularly described in **Schedule - C** below and having permanent, heritable and transferable right title and interest therein.





Navash Kumar Agaswala

Prateek Agaswala

Awash Nirman
Navash Kumar Agaswala

Partner

AND WHEREAS the aforesaid **Awash Nirman** also recorded the aforesaid land in its name in the Record of Rights at the Office of B.L. & L.R.O Siliguri and shall ever since One New L.R. Khatian, being **Khatian No. 9915**, LR Plot No. 10620 and classification of land is Bastu was framed in the name of **Awash Nirman** as per provision of W.B.L.R. Act, 1955.

AND WHEREAS the aforesaid land is adjacent to each other and whereas the above-named parties agree and accept to amalgamate their lands for joint construction for their greater benefits and whereas they hereby agree, accept and give their respective consents to the following articles for their said agreement and settlement.

NOW THIS INDENTURE WITNESSETH: -

1. THAT they agreed the lands of the Declarant No. 1, Declarant No. 2 & Declarant No. 3 are hereby amalgamated for their joint building Plan the cost of which will be borne by all the parties proportionately.
2. THAT the Building Plan made on the said undivided share of lands of the Declarant No. 1, Declarant No. 2 & Declarant No. 3 for all intends and purposes.
3. THAT the Building Plan made jointly on the said undivided share of lands and the Construction shall be made jointly by all the Declarants.
4. THAT the Declarants shall jointly apply for sanction of map, plan or anything required for making construction over their lands to the appropriate authorities as if all lands are one and same land.
5. THAT any one of the Declarants are authorized to sign for and on behalf of other Declarant on all the Documents related to the construction of the building on the lands as fully described in the Schedule "A", "B", "C" below. Any one Party may appear before authority concern for the sanction of Building Plan and get the plan approved from the authority concern in their amalgamated land as fully described in the schedule "X" herein below.





Navash Kumar Agarwala

Prateek Agarwal

Awash Nirman

Navash Kumar Agarwala
Partner

SCHEDULE OF LANDS ABOVE REFERRED TO

SCHEDULE - A

PART - I

(Description of Land of Declarant No. 1, vide Deed No. I-967 of 2020)

All that piece or parcel of land measuring land measuring 1.5 Kathas equivalent to 2.4750 Decimals little more or less, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Located at S.F. Road, Siliguri, Dist. Darjeeling, Ward No 26 of Siliguri Municipal Corporation.

The said land is butted & bounded as follows: -

By the North : Land & Structure of Sri Bijoy Kumar Agarwalla & Sri Pradip Kumar Agarwala
By the South : Land & Structure of Tapan Kumar Kundu & Others
By the East : Land of Prateek Agarwal
By the West : Land of Shankar Lal Agarwal.

PART - II

(Description of Land of Declarant No. 1, vide Deed No. I-977 of 2020)

All that piece or parcel of land measuring land measuring 1.5 Kathas equivalent to 2.4750 Decimals little more or less, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Located at S.F. Road, Siliguri, Dist. Darjeeling, Ward No 26 of Siliguri Municipal Corporation.

The said land is butted & bounded as follows: -

By the North : Land & Structure of Sri Bijoy Kumar Agarwalla & Sri Pradip Kumar Agarwala
By the South : Land & Structure of Tapan Kumar Kundu & Others
By the East : Land of Naresh Kumar Agarwal
By the West : Land & House of Late Tulsi Ram Agarwala & Others.





Navash Kumar Agarwala
Prateek Agarwal.

Awash Nirman
Navash Kumar Agarwala
Partner

SCHEDULE - B

(Description of Land of Declarant No. 2, vide Deed No. I-966 of 2020)

All that piece or parcel of land measuring land measuring 1 Katha 15 Chhataks equivalent to 3.196875 Decimals little more or less, appertaining to R.S. Plot No. 3555 recorded in R.S. Khatian No. 1239, situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Located at S.F. Road, Siliguri, Dist. Darjeeling, Ward No 26 of Siliguri Municipal Corporation.

The said land is butted & bounded as follows: -

By the North : Land & Structure of Sri Bijoy Kumar Agarwalla & Sri Pradip Kumar Agarwala
By the South : Land & Structure of Tapan Kumar Kundu & Others
By the East : 19 Ft. wide Common Passage
By the West : Land of Naresh Kumar Agarwal.

SCHEDULE - C

(Description of Land of Declarant No. 3, vide Deed No. I-527 of 2022)

All that piece or parcel of land measuring land measuring 0.1773 Acres or 17.73 Decimals little more or less, appertaining to R.S. Plot No. 3551 recorded in R.S. Khatian No. 1330 (0.1073 Acres equivalent to 10.73 Decimals), R.S. Plot No. 3552/3658 recorded in R.S. Khatian No. 1329 (0.0200 Acres equivalent to 2.00 Decimals) and R.S. Plot No. 3552/3659 recorded in R.S. Khatian No. 1329 (0.0500 Acres equivalent to 5.00 Decimals), situated within Mouza Siliguri, J.L. No. 110 (Now 88), P.S., Sub Division and Sub Registry Office Siliguri, Located at S.F. Road, Siliguri, Dist. Darjeeling, Ward No 26 of Siliguri Municipal Corporation.

The said land is butted & bounded as follows: -

By the North : Land & building of Mohan Lal Agarwal
By the South : Land of Sri Dilip Kumar Choudhary
By the East : Land & building of Keso Ram Agarwal
By the West : 23 Feet 5 inches wide Municipal Road.





Nawal Kumar Agarwala

Prateek Agarwal

Awash Nirman
Nawal Kumar Agarwala
Partner

SCHEDULE - X
(Description of Amalgamated Land)

All that piece or parcel of total land measuring **25.876875 Decimals** little more or less appertaining to

RS PLOT NO.	RS KHATIAN NO.	LAND AREA (IN DECIMALS)
3555	1239	8.146875
3551	1330	10.73
3552/3658	1329	2.00
3552/3659	1329	5.00
TOTAL AREA OF LAND (IN DECIMALS)		25.876875

situated within RS Mouza Siliguri, RS J. L. No. 110 (88), P.S., Sub Division and Sub Registry Office Siliguri, Pargana Baikunthapur, Pin - 734005, Located at S.F. Road, Siliguri, Sevoke Road (**Road Zone: Electric Off. & Fire Brigade Point to Siliguri P.S.**), within jurisdiction of Ward No. 26 of Siliguri Municipal Corporation Area, Dist. Darjeeling, West Bengal.

The said land is butted and bounded as follows: -

- By the North : Land & Structure of Sri Bijoy Kumar Agarwalla, Sri Pradip Kumar Agarwala & Mohan Lal Agarwal;
- By the South : Land of Sri Dilip Kumar Choudhary and Land & Structure of Tapan Kumar Kundu & Others;
- By the East : 19 Ft. wide Road
- By the West : 23 Feet 5 inches wide Municipal Road.





IN WITNESSES WHEREOF the Declarant No. 1 & Declarant No. 2 represent by Self and Declarant No. 3 represent by its Partner hereto have set their respective hands on this the 6th day of September, 2024. And I sign this Declaration found to be false I shall be liable **WITNESSES: -** to be punished Under Section 229 of B.N.S.

1.

The contents of this document have been personally gone through and understood by the Declarants hereto.

Naresh Kumar Agarwal

SIGNATURE OF DECLARANT NO. 1
(SHRI NARESH KUMAR AGARWAL)

Prateek Agarwal

SIGNATURE OF DECLARANT NO. 2
(SHRI PRATEEK AGARWAL)

Naresh Kumar Agarwal
Partner

2.

SIGNATURE OF DECLARANT NO. 3
(SHRI NARESH KUMAR AGARWAL
PARTNER OF AWASH NIRMAN)

Drafted as per the instructions of the parties, read over and explained by me and typed in my Office.

[Signature]
Executive Magistrate
Jalpaiguri

IDENTIFIED BY ME

[Signature]
Advocate
Jalpaiguri

