

SL. No. /



In all to whom these presents shall come I Sri R. Majumder duly appointed by Govt. of W.B, as Notary and practising as Notary Under Jurisdiction of Barrackpore Sub-Division in the District of 24 Parganas (N) do hereby certify that the paper writings Collectively marked "A" annexed hereto hereinafter called the Paper writing "A" presented before me by the executant (S).

*Sri Anup Kr. Guha*  
*Resi at Raharas*  
*KOL-118*  
*AND*  
*Smt. Kishna Mitra*

Hereinafter referred to as the "executant (S)" on this the 06 OCT 2023 day  
..... two thousand .....

The executant (S) having admitted the execution of the paper writing "A" in respective hand (S) in the presence of witness (es) who has subscribe(d) signature(s) herein and being satisfied as to the identity of the executant (s) and the said execution, I have authenticated verified and attested the execution of the paper writings "A" and testify that the said execution is in the respective hand (S) of the executant (S)

AN ACT WHEREOF being required of a Notary. I have granted, THESE PRESENTS as my NOTARIAL CERTIFICATE to serve & avail as need and occasion shall or may require.

IN FAITH AND TESTIMONY WHEREOF I the said Notary have hereunto set & subscribe my hand & affix my Notarial Seal of Office at Barrackpore Court on this 06 OCT 2023 day of. 20



**RANJAN MAJUMDER, ADVOCATE & NOTARY**  
Govt. of W. B. Regn. No. 13 / 2002

**R. MAJUMDER**  
**NOTARY**  
Govt. of W. B.  
Regn. No.-13/02

*Resi & Chamber*  
House No. 49A, Subhasnagar,  
R. N. Avenue, Sodepur  
24 Parganas (N)  
Phone : 9163147255 (M)

06 OCT 2023

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Sl. No... dt... 06 OCT 2023

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

WEST BENGAL



87AB 365683

BEFORE THE NOTARY AT BARRACKPORE  
NORTH 24 PARGANAS

DEED OF DECLARATION FOR  
AMALGAMATION

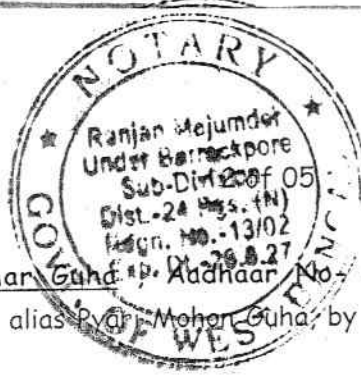
THIS DEED OF AMALGAMATION is made on this 20 day of September  
Two Thousand Twenty Three 2023 By and Between

R. MAJUMDER  
NOTARY

Govt. of W. B.  
Regn. No.-13/02

06 OCT 2023

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1.1 Sri Arup Kumar Guha, Aadhaar No.- 4903 5139 3931, Son of Late Peary Mohan Guha , alias Pyari Mohon Guha, by Nationality- Indian, by Religion - Hindu.

Residing at Dakshinpally, P.O.- Rahara, District - North 24 Parganas, Kolkata- 700118.

Hereinafter called and referred to as the *Owner/First Party*.

1.2 Smt. Krishna Mitra , Aadhaar No.- 8502 2151 4601, Wife of Late Ajit Mitra, Daughter of Late Peary Mohan Guha , alias Pyari Mohon Guha,, by Nationality- Indian, by Religion - Hindu.

Residing at 17B/3. Naktala, Road, Naktala, Kolkata, West Bengal , PIN- 700047.

Hereinafter called and referred to as the *Owner/ Second Party*

### WHEREAS

We, Sri Arup Kumar Guha AND Smt. Krishna Mitra ,the First Party and Second Party jointly herein entitled the Prmises as a joint Owners and have been seized and possessed well and sufficiently the following landed Property stated in Schedule below.

#### 1<sup>st</sup> Schdule Property

THAT piece and parcel of homestead Bastu land measuring more or less 02 Cottah 10 Chhitaks 30 Sqft Together with old dilapidated structure along with all easement common right and use over the path and passages lying and situates at Municipal Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08, Police Station Rahara, within the Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. R.S. Dag No.- 114, corresponding R.S. Khatian No.- 1028. comprised and contained in L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118 , under the A.D.S.R. Office at Sodepur.

And Sri Arup Kumar Guha, the First Party herein is absolutely individually entitled the Prmises as a Owner and have been seized and possessed well and sufficiently the following landed Property stated in 2<sup>nd</sup> Schedule below.

#### 2<sup>nd</sup> Schedule Property

THAT piece and parcel of homestead Bastu land measuring more or less 960 Sqft equivalent to 01 Cottah 05 Chhitaks 15 Sqft Together with old dilapidated structure along with all easement common right and use over the path and passages lying and situates at Municipal Holding no. - 56/47/A , Dakshinpally,

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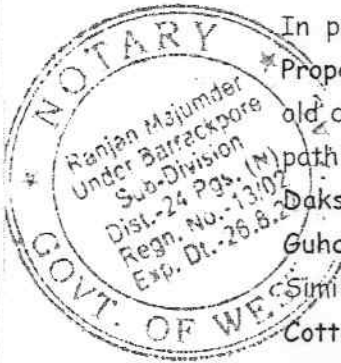
P.O.- Rahara, Ward no. - 08, Police Station - Rahara, within the Mouza - Kerulia, J.L. no. - 5, P.T. No. - 172, R.S. Dag No.- 114, corresponding R.S. Khatian No.- 1028. comprised and contained in L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118 , under the A.D.S.R. Office at Sodepur.

AND WHEREAS the fact remains the First party and the Second Party jointly have been Holding and possessing the above 1<sup>st</sup> and First Party along have been Holding and possessing the above 2<sup>nd</sup> Schedule Property , which is clearly stated and described in the 3<sup>rd</sup> Schedule Property below in respect of land total measuring about 04 Cottahs lying at Holding no.-55/47, 56/47/A, Dakshinpally, P.O.- Rahara, Ward No.- 08.

Now both the Owners intend to amalgamate these two Holdings for their better enjoyment and use in respect of land measuring about 01 Cottah 05 Chhitak 15 Sqft lying at Holding no. - 56/47/A & , Dakshinpally, P.O.- Rahara, Ward no.- 08, and land measuring about 02 Cottah 10 Chhitak 30 Sqft lying at Holding No.- 55/47 which leads the entire land measuring 04 Cotthas which stated in the 3<sup>rd</sup> Schedule below herein, and henceforth the 1<sup>st</sup> and 2<sup>nd</sup> Schedule became the single identity with new a proposed number as Holding 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08.

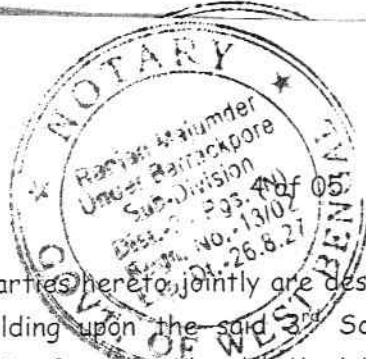
NOW THESE WITNESSETH AS FOLLOWS

In pursuance of these Deed of Amalgamation of the aforesaid 1<sup>st</sup> Schedule Property in respect of land about 02 Cottah 10 Chhitaks 30 Sqft Together with old dilapidated structure along with all easement common right and use over the path and passages lying and situates at Municipal Holding no.- 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, under the name of Sri Arup Kumar Guha and Smt. Krishna Mitra as the joint Owners, the First Party herein, Similarly 2<sup>nd</sup> Schedule Property in respect of land measuring more or less 01 Cottah 05 Chhitaks 15 Square feet lying on the Holding no. - 56/47/A , Dakshinpally, P.O.- Rahara, Ward no.- 08, lying under the name of Sri Arup Kumar Guha AND the Owners hereto jointly TO HAVE AND TO HOLD the proposed to amalgamate property as stated in the 3<sup>rd</sup> Schedule herein above comprising with total land measuring more or less 04 Cottahs have hold jointly and desire to renumber the entire land under one single Holding no. - 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08,, District North 24 Parganas , Kolkata - 700 118, within the limit of Khardah Municipality , Ward no. - 08.



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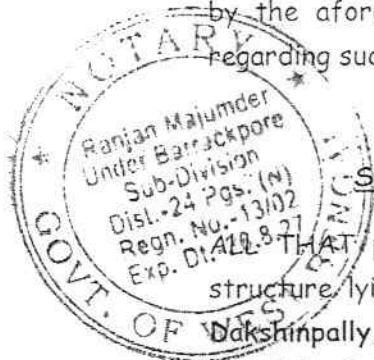


That we all the Parties hereto jointly are desirous to make one construction one mutli storied building upon the said 3<sup>rd</sup> Schedule Property after obtaining necessary permission from the Khardah Municipality.

IT IS HEREBY AGREED AND DECLARED that each Party hereto have good right, full power, absolute authority and indefeasible title to give, grant, transfer and convey the property amalgamated by the Deed of Amalgamation and that each party shall at all times hereafter shall peaceably and quietly hold, possess and enjoy the same without any claim, demand or interruption by the other and will.

IT IS TO UNDERTAKE that as the Building proposed to be constructed by the all Parties in joint venture had indemnified and keep harmless the Khardah Municipality from all proceedings in any Court and other Authority appointed under the Urban Land Ceiling & Regulation Act, 1976, all expenses / losses / claims which the Khardah Municipality may incur or became liable to pay as a result or in consequences of the Sanction accorded by it to the Building Plan in respect of the aforesaid Plot.

IT IS FURTHER UNDERTAKE that all the Parties hereby agree and undertake that in future all heirs and successors - in - interest of the all Parties shall abide by the aforesaid terms and conditions and nobody shall raise any disputes regarding such amalgamation.



SCHEDULE - C ( Proposed After Amalgamation )

ALL THAT piece and parcel of land total admeasuring 04 Cottahs with old structure lying and situated on the Premises at Municipal Holding no. 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, within the Municipal limit of Khardah, Police Station - Rahara, District - North 24 Parganas, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172, R.S. Dag No.- 114, corresponding R.S. Khatian No.- 1028. comprised and contained in L.R. Dag no. - 765, under Khatian no. 1028, within and after amalgamated the entire land will lie within the followintg Boundaries.-

- On the North : 12ft wide Municipal Road
- On the South : Building with Plot No.- 141
- On the East : 12ft wide Common Passage
- On the West : Dag No. 113 & 119

**R. MAJUMDER**  
NOTARY  
Govt. of W. B.  
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IN WITNESS WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

Signed and delivered by the Owners Sri Arup Kumar Guha at Kolkata in the presence of:

*Arup Kumar Guha*

*Darshin Palley,  
Rahar, KOL-118*

*Sampal Guha*

Signed and delivered by the Owners Smt Krishna Mitra at Kolkata in the presence of:

*Krishna Mitra,*

*Soumen Das  
1 NO Swaya Sennagar, Khazdah*

Drafted & Prepared by

*Tapas Chanda*

Tapas Chanda  
Advocate

06 OCT 2023

ATTESTED

*[Signature]*  
R. MAJUMDER  
NOTARY  
Govt. of W. B.  
Regn No 13/02

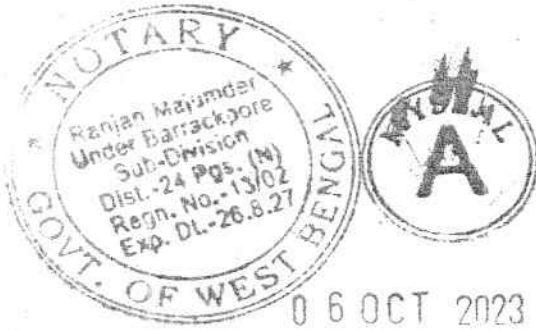
06 OCT 2023

*[Signature]*  
R. MAJUMDER  
NOTARY  
Govt. of W. B.  
Regn. No. 13/02


06 OCT 2023

Dated the 06 OCT 2023 day of

In the matter of instrument "A"  
AND  
In the matter of  
NOTARIAL CERTIFICATE



Phone : 9163147255 (M)

  
SRI RANJAN MAJUMDER  
B. Sc., LL.B  
Advocate  
Notary Public, Govt. of West Bengal  
Regn. No. 13/2002

06 OCT 2023

Resi & Chamber : House No. 49A, Subhasnagar  
R. N. Avenue, Sodepur  
24 Parganas (N)