

667/2021

I-5819/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Debashish Sarkar

Dindanta Sarkar

Kranti Ranjan Sarkar

Shankar Sarkar

Subodh Ch Sarkar



DEED OF PARTITION

Certified that the Document is admitted to Registration and the Signature Sheet and the Enorsement Sheet attached to this Document are part of this Document

Page 1 of 16

Addl. District Sub-Registrar
Brakhti Nagar, Jalpaiguri

16 AUG 2021

667/212

E-5613/2021



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

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Debashish Sarkar

Dindul Sarkar

Kranti Ranjan Sarkar

Pradyot Sarkar

Subodh Ch Sarkar



DEED OF PARTITION

Certified that the Document is admitted to Registration and the Signature Sheet and the Enrolment Sheet attached to this Document are part of this Document

Page 1 of 16

Addl. District Sub-Registrar
Bhakti Nagar, Jalpaiguri

18 AUG 2021

Debashish Sarkar
Dyandak-Bardol
Krenti Ranjan Sa
Shanor-5837072
Subodh Ch Sarkar

THIS DEED OF PARTITION IS MADE ON THIS 16th DAY
OF AUGUST, 2021 AT BHAKTINAGAR.

Area of Land	:	0.18 acres or 7840 Sq.Ft.
R.S. Khatian No.	:	639
L.R. Khatian No.	:	540, 541, 542 & 543
R.S. Plot No.	:	437/742
L.R. Plot No.	:	130
Mouza	:	Dabgram
Pargana	:	Baikunthapur
J.L. No.	:	02
R.S. Sheet No.	:	12
L.R. Sheet No.	:	90
Ward No.	:	38 of S.M.C.
P.S.	:	Bhaktinagar
Dist.	:	Jalpaiguri
Set-forth Value	:	Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only
Market Value	:	Rs.1,85,22,034/- (Rupees One Crore Eighty-five Lakh Twenty-two Thousand Thirty-four) only.

BETWEEN

SRI DEBASHISH SARKAR (PAN-EMWPS2735G), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar. Hindu by religion. Indian by Nationality. Business by occupation. resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar.

Debashish Sarkar
Dyadar Sarkar
Pranti Ranjan Sa
Pranti Sarkar
Subodh Ch Sarkar

THIS DEED OF PARTITION IS MADE ON THIS 16th DAY
OF AUGUST, 2021 AT BHAKTINAGAR.

Area of Land	:	0.18 acres or 7840 Sq.Ft.
R.S. Khatian No.	:	639
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Set-forth Value	:	Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only
Market Value	:	Rs.1,85,22,034/- (Rupees One Crore Eighty-five Lakh Twenty-two Thousand Thirty-four) only.

BETWEEN

SRI DEBASHISH SARKAR (PAN-EMWPS2735G), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar. Hindu by religion. Indian by Nationality. Business by occupation. resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar.

Debashish Sanka
Anjanika Samal
Kranti Ranjan Sank
Shanti Sankar
Subodh Ch Sank

3

Dist. Jalpaiguri-734006 (W.B.) - hereinafter called the **FIRST PARTY** (which expression shall mean and include unless excluded by or repugnant to the context of his heirs, executors, administrators, legal representatives, successors and assigns) of the **FIRST PART**.

A N D

SRI SUSHANTA SARKAR (PAN-DFRPS5579R), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar, Hindu by religion, Indian by Nationality, Business by occupation, resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar, Dist. Jalpaiguri-734006 (W.B.) - hereinafter called the **SECOND PARTY** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors, administrators, legal representatives, successors and assigns) of the **SECOND PART**.

Ray

A N D

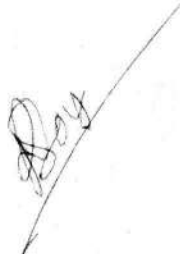
SRI KRANTI RANJAN SARKAR (PAN-HSKPS2465G), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar, Hindu by religion, Indian by Nationality, Business by occupation, resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar, Dist. Jalpaiguri-734006 (W.B.) - hereinafter called the **THIRD PARTY** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors, administrators, legal representatives, successors and assigns) of the **THIRD PART**.

A N D

Rebachish Sankar
Abdullah Sar
Khanti Rajan Sar
Shantir Sankar
Subodh Ch Sar

SRI DILIP SARKAR (PAN-EUKPS0087K), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar, Hindu by religion, Indian by Nationality, Business by occupation, resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar, Dist. Jalpaiguri-734006 (W.B.) - hereinafter called the **FOURTH PARTY** (which expression shall mean and include unless excluded by or repugnant to the context of their heirs, executors, administrators, legal representatives, successors and assigns) of the **FOURTH PART**.

A N D


SRI SUBODH CHANDRA SARKAR (PAN-JBBPS6670B), Son of Late Suresh Chandra Sarkar & Late Radha Rani Sarkar, Hindu by religion, Indian by Nationality, Business by occupation, resident of East Rabindra Nagar Main Road, Ward No. 38 of S.M.C., Post Office Rabindra Sarani, Police Station Bhaktinagar, Dist. Jalpaiguri-734006 (W.B.), - hereinafter called the **FIFTH PARTY** (which expression shall mean and include unless excluded by or repugnant to the context of his heirs, executors, administrators, legal representatives, successors and assigns) of the **FIFTH PART**.

WHEREAS one Hardeb Singh Roy and Karna Singh Roy, both are Sons of Late Telmu Singh Roy of Dabgram, had inherited land measuring 0.18 acres, recorded in R.S. Khatian No. 639, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Rajganj now Bhaktinagar, Dist. Jalpaiguri after death of their father namely Telmu Singh Roy and names of the said Hardeb Singh Roy and Karna Singh Roy were also recorded in respect of the said land.

A N D

Debashish Sarkar
Radha Rani Sarkar
Kranti Ranjan Sarkar
Dilip Sarkar
Subodh Ch Sarkar

WHEREAS said Hardeb Singh Roy and Karna Singh Roy sold and transferred the said land measuring 0.18 acres or 10.9 Kathas or 7840 Sq.Ft. to and in favour of Radha Rani Sarkar, Wife of Suresh Chandra Sarkar of Ghogomali, Dabgram, P.O. Rajganj now Bhaktinagar, Dist. Jalpaiguri by virtue of a registered deed of sale being no. 8410 for the year of 1968 which was executed on 30.12.1968 and was registered in the office of the District Sub-Registrar at Jalpaiguri and said deed is recorded in Book No. , Volume No. 95, Page No. 256 to 258 and possession of the said land was delivered to and in favour of said Radha Rani Sarkar.

A N D

WHEREAS said Radha Rani Sarkar had been holding, occupying and enjoying the said land measuring 0.18 acres, more described in schedule "X" below freely, openly and without any objection and interruption whatsoever and she had also been paying revenue to the Govt. of West Bengal.

A N D

WHEREAS said Radha Rani Sarkar died on 21.02.2017 and before her death, her husband Suresh Chandra Sarkar died on 02.11.2003 and at the time of death of said Radha Rani Sarkar, she has left her 5(five) sons namely Sri Debashish Sarkar (first party herein), Sri Sushanta Sarkar (second party herein), Sri Kranti Ranjan Sarkar (third party herein), Sri Dilip Sarkar (fourth party herein) and Sri Subodh Chandra Sarkar (fifth party herein) and after death of said Radha Rani Sarkar, her 5 sons i.e. the first to fifth parties have acquired right, title and interest in and over the said land measuring 0.18 acres land, more described in schedule "X" below with equal shares i.e. 1/5th share each i.e. 1568 Sq.Ft. each and all the parties had/have been enjoying the "X" schedule land jointly, without any objection and interruption whatsoever.

Debashish Sarkar

Abananda Sarkar

Pranati Ranjan Sarkar

Pranati Sarkar

Susodh Ch Sarkar

AND

WHEREAS names of all the parties have also been recorded in the record of rights and separate L.R. Khatians being No. 540, 542, 543, 544 & 541 respectively are also opened in the names of all the parties separately in respect of their undivided $1/5^{\text{th}}$ share of the said land measuring 0.18 acres or 7840 Sq.Ft. i.e. 1568 Sq.Ft. each.

AND

WHEREAS all the parties are full blooded brothers and the second to fifth parties, due to love and affection towards the first party, had transferred the land measuring 1254 sq.ft. i.e. 1(one) Katha 11(eleven) Chhataks 39 Sq.Ft. from their undivided shares of land to and in favour of the first party herein by virtue of a registered deed of gift being no. 30 for the year of 2021 which was executed on 31.12.2020 and was registered in the office of the Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri.

AND

WHEREAS after execution of the said deed of gift being no. 30 for the year of 2021 and after accepting the said deed of gift by the first party herein, the first party of the present deed, became the owner of land measuring 2822 Sq.Ft. out of 7840 Sq.Ft.

AND

WHEREAS thereafter, the first party again transferred undivided area of land measuring 1254 Sq.Ft. to and in favour of the second, third, fourth and fifth parties by virtue of a registered deed of gift being No. 3470 for the year of 2021 which

Debashish Sarkar

Arundha Sarkar

Kranti Ranjan Sarkar

Pradyot Sarkar

Subodh Ch Sarkar

was executed on 26th day of April, 2021 and was registered in the office of the Additional District Sub-Registrar Bhaktinagar, Dist. Jalpaiguri and said deed of gift is recorded in Book No. 1, Volume No. 0711 of 2021, Page No. 93841 to 93861.

A N D

WHEREAS now the first party, second party, third party, fourth party and fifth party are the owners of the land measuring 0.18 acres or 10.9 Kathas or 7840 Sq.Ft., more described in schedule "X" below with equal shares i.e. 1/5th share each i.e. 1568 Sq.Ft. each and all the parties have been enjoying the "X" schedule land jointly, without any objection and interruption whatsoever.

A N D

WHEREAS below schedule "X" land is valued Rs.1,60,00,000/- (Rupees One Crore Sixty Lakh) only.

A N D

WHEREAS for the purpose of partition/division of the land measuring 0.18 acres or 10.9 Kathas or 7840 Sq.Ft., more described in schedule "X" below into separate lots in accordance with the respective shares of the parties as aforesaid and for more convenient and exclusive possession and better occupation and enjoyment of divided portions, the first, second, third, fourth and fifth parties have mutually agreed and decided to have the below schedule "X" property partitioned by metes and bounds in the manner hereinafter appearing, viz., that the First Party shall accept the land set-out in the schedule "A" below, the Second Party shall accept the land set-out in the schedule "B" below, the Third Party shall accept the land

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Debashish Sarkar

Angdona Sarkar

Kranti Ranjan Sar

Pranav Sar

Subodh Ch Sar

set-out in the schedule "C" below, the Fourth Party shall accept the land set-out in the schedule "D" below and the Fifth Party shall accept the land set-out in the schedule "E" below as their exclusive property in lieu of their respective shares in the joint property described in schedule "X" below and all question as to accounts and mutual dealings having been waived.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

- 1) That in pursuance of the aforesaid mutual settlement regarding partition and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected, the Second, Third, Fourth and Fifth Parties hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the first party herein. All that the land set-forth in the schedule "A" hereto together with all arrears, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Debashish Sarkar the sole and absolute owner of the land comprised in the schedule "A" freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other part concerning the same and TO HAVE AND TO HOLD the same absolutely in free simple in severalty against the said Second, Third, Fourth and Fifth Parties except some common facilities.
- 2) That in pursuance of the aforesaid mutual settlement regarding partition and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected, the First, Third, Fourth and Fifth Parties hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the second party herein. All that the land set-forth in the schedule "B" hereto

Debashish Sarkar
Sushanta Sarkar
Kranti Ranjan Sarkar
Prantik Saha
Subodh Ch Saha

together with all arrears, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Sushanta Sarkar the sole and absolute owner of the land comprised in the schedule "B" freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other part concerning the same and TO HAVE AND TO HOLD the same absolutely in free simple in severalty against the said First, Third, Fourth and Fifth Parties except some common facilities.

- 3) That in pursuance of the aforesaid mutual settlement regarding partition and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected, the First, Second, Fourth and Fifth Parties hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the Third Party herein. All that the land set-forth in the schedule "C" hereto together with all arrears, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Kranti Ranjan Sarkar the sole and absolute owner of the land comprised in the schedule "C" freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other part concerning the same and TO HAVE AND TO HOLD the same absolutely in free simple in severalty against the said First, Second, Fourth and Fifth Parties except some common facilities.
- 4) That in pursuance of the aforesaid mutual settlement regarding partition and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected, the First, Second, Third and Fifth Parties hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto

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Debashish Sarkar
Ananda Sarin
Banti Ranjan Sar
Ghanta Sarin
Subodh Ch Sarin

the Fourth Party herein. All that the land set-forth in the schedule "D" hereto together with all arrears, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Dilip Sarkar the sole and absolute owner of the land comprised in the schedule "C" freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other part concerning the same and TO HAVE AND TO HOLD the same absolutely in free simple in severalty against the said First, Second, Third and Fifth Parties except some common facilities.

- 5) That in pursuance of the aforesaid mutual settlement regarding partition and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected, the First, Second, Third and Fourth Parties hereby and hereunder grant, convey, transfer assure, assign, confirm and release unto the Fifth Party herein. All that the land set-forth in the schedule "E" hereto together with all arrears, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Subodh Chandra Sarkar the sole and absolute owner of the land comprised in the schedule "E" freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the other part concerning the same and TO HAVE AND TO HOLD the same absolutely in free simple in severalty against the said First, Second, Third and Fourth Parties except some common facilities.

AND THIS INDENTURE FURTHER MORE WITNESSES AS FOLLOWS:-

- a) That the fifth party Sri Subodh Chandra Sarkar shall have the custody and possession of the original this deed of partition and all other documents in

Debashish Sarkar
Ananta Sarkar
Pranji Ranjan Sarkar
Pranji Sarkar
Subodh Ch Sarkar

respect of land described in schedule "X" and at the request and cost of the first, second, third and fourth parties as the case may be, or his/their heirs, successors and assigns, the fifth party produce or caused to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or commission or for other lawful purpose as may be required by him or them unless prevented by fire or any other inevitable accident keep them safe, unobliterated and un-cancelled.

- b) That no party shall be entitled to any easements or quasi-easements over the allotments made to the other parties which are all hereby extinguished.
- c) That the parties shall enter upon their respective allotments and holds, possess and enjoy the same in severalty absolutely against each other without any claim, demand or interruption whatsoever if no amalgamation be made subsequently according to law.
- d) That each party shall, at the request and costs of the other parties, do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things or writings whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or rectification of any error or omission.
- e) This partition shall not be re-opened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deeds or writings as may be necessary to rectify the error or errors or implement the omission or omissions.


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Debashish Sarkar
Sudamoh Sarkar
Kranthi Ranjan Sarkar
Prinitor SRTA
Subodh Ch Sarkar

Schedule "X" of the land above referred to:

All that piece and parcel of land measuring 0.18 acres or 10.9 Kathas of 7840 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land and Building is proposed to be used as Bastu (Homestead).

The said land & Building is butted and bounded as follows:

- By the North : Land & House of Sandhya Roy & Vivekananda Adhikary & Sunil Sarkar & Others;
- By the South : 36 Feet Wide Rabindra Nagar Main Road;
- By the East : Land & House of Radhika Ranjan Sarkar & Others;
- By the West : Land & House of Subrata Saha & Vivekananda Adhikary.

Schedule - "A"

(Allotted to First Party, Sri Debashish Sarkar)

All that piece and parcel of undivided area of land measuring 1568 Sq.Ft. or 2 Kathas 2 Chhataks 38 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land is proposed to be used as Bastu (Homestead). The above mentioned land is marked as A/1 & A/2 in the site map which is part of this deed.

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Debashish Sarkar
Ajoy Ranjan Sarkar
Kranti Ranjan Sarkar
Pranab Sarkar
Subodh Ch Sarkar

The said land is butted and bounded as follows:

- By the North : Land of Sandhya Roy & Land marked B/2 in the site map allotted to Sushanta Sarkar;
- By the South : 36 Feet Wide Rabindra Nagar Main Road;
- By the East : Land & House of Radhika Ranjan Sarkar & Others
- By the West : Land Marked B/1 & B/2 allotted to Sushanta Sarkar.

Schedule - "B"

(Allotted to Second Party Sri Sushanta Sarkar)

All that piece and parcel of undivided area of land measuring 1568 Sq.Ft. or 2 Kathas 2 Chhataks 38 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land is proposed to be used as Bastu (Homestead). The above mentioned land is marked as B/1 & B/2 in the site map which is part of this deed.

The said land is butted and bounded as follows:

- By the North : Land of Sandhya Roy;
- By the South : 36 Feet Wide Rabindra Nagar Main Road;
- By the East : Land Marked A/1 & A/2 allotted to Debashish Sarkar;
- By the West : Land Marked C/1 & C/2 allotted to Kranti Ranjan Sarkar.

- Debashish Sarkar
Dipankar Sarkar
Kranthi Ranjan Sarkar
Prantik Sarkar
Subodh Ch Sarkar

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Schedule - "C"

(Allotted to Third Party Sri Kranti Ranjan Sarkar)

All that piece and parcel of undivided area of land measuring 1568 Sq.Ft. or 2 Kathas 2 Chhataks 38 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land is proposed to be used as Bastu (Homestead). The above mentioned land is marked as C/1 & C/2 in the site map which is part of this deed.

The said land is butted and bounded as follows:

- By the North : Land of Sandhya Roy, Vivekananda Adhikary
& Sunil Sarkar;
- By the South : 36 Feet Wide Rabindra Nagar Main Road;
- By the East : Land marked B/1 & B/2 allotted to Sushanta Sarkar;
- By the West : Land marked D/1 & D/2 allotted to Dilip Sarkar.

Schedule - "D"

(Allotted to Fourth Party Sri Dilip Sarkar)

All that piece and parcel of undivided area of land measuring 1568 Sq.Ft. or 2 Kathas 2 Chhataks 38 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land is proposed to be used as Bastu (Homestead). The above mentioned land is marked as D/1 & D/2 in the site map which is part of this deed.

Roy

Durbachisk Sarkar
Dm Sarkar Sarkar
Kranthi Ranjan Sarkar
Pranab Sarkar
Subodh Ch Sarkar

The said land is butted and bounded as follows:

- By the North : Land of Sandhya Roy & Vivekananda Adhikary
& Sunil Sarkar;
By the South : 36 Feet Wide Rabindra Nagar Main Road;
By the East : Land Marked C/1 & C/2 allotted to Kranti Ranjan Sarkar;
By the West : Land Marked E/1 & E/2 allotted to Subodh Chandra Sarkar.

Schedule - "E"

(Allotted to Fifth Party Sri Subodh Chandra Sarkar)

All that piece and parcel of undivided area of land measuring 1568 Sq.Ft. or 2 Kathas 2 Chhataks 38 Sq.Ft., recorded in R.S. Khatian No. 639 corresponding to L.R. Khatians being No. 540, 541, 542, 543 & 544, R.S. Plot No. 437/742, R.S. Sheet No. 12, under Mouza Dabgram, J.L. No. 02, P.S. Bhaktinagar, Dist. Jalpaiguri, under Ward No. 38 of Siliguri Municipal Corporation. R.O.R. - Bastu and the land is proposed to be used as Bastu (Homestead). The above mentioned land is marked as E/1 & E/2 in the site map which is part of this deed.

The said land is butted and bounded as follows:

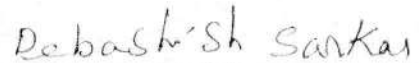
- By the North : Land of Sunil Sarkar & Sandhya Roy;
By the South : 36 Feet Wide Rabindra Nagar Main Road;
By the East : Land marked D/1 & D/2 allotted to Dilip Sarkar;
By the West : Land of Subrata Saha & Vivekananda Adhikary.


IN WITNESS WHEREOF, ALL THE PARTIES HAVE SIGNED THIS
INDENTURE THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

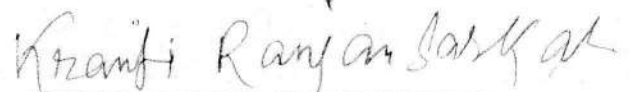
WITNESSES :1. 


Sri Manoj Sarkar
 S/O. Late Manindra Sarkar
 Uttar Shantinagar, Dabgram
 P.O. Dabgram-2, P.S. Bhaktinagar,
 Dist. Jalpaiguri-734004 (W.B.).


2.


 Signature of the First Party



 Signature of the Second Party


 Signature of the Third Party


 Signature of the Fourth Party


 Signature of the Fifth Party

Drafted by me as per instructions
 of the parties and prepared in my
 office:


 (Sri Sujan Roy)
 Advocate, Siliguri
 Enrolment No. F/1135/950/2019

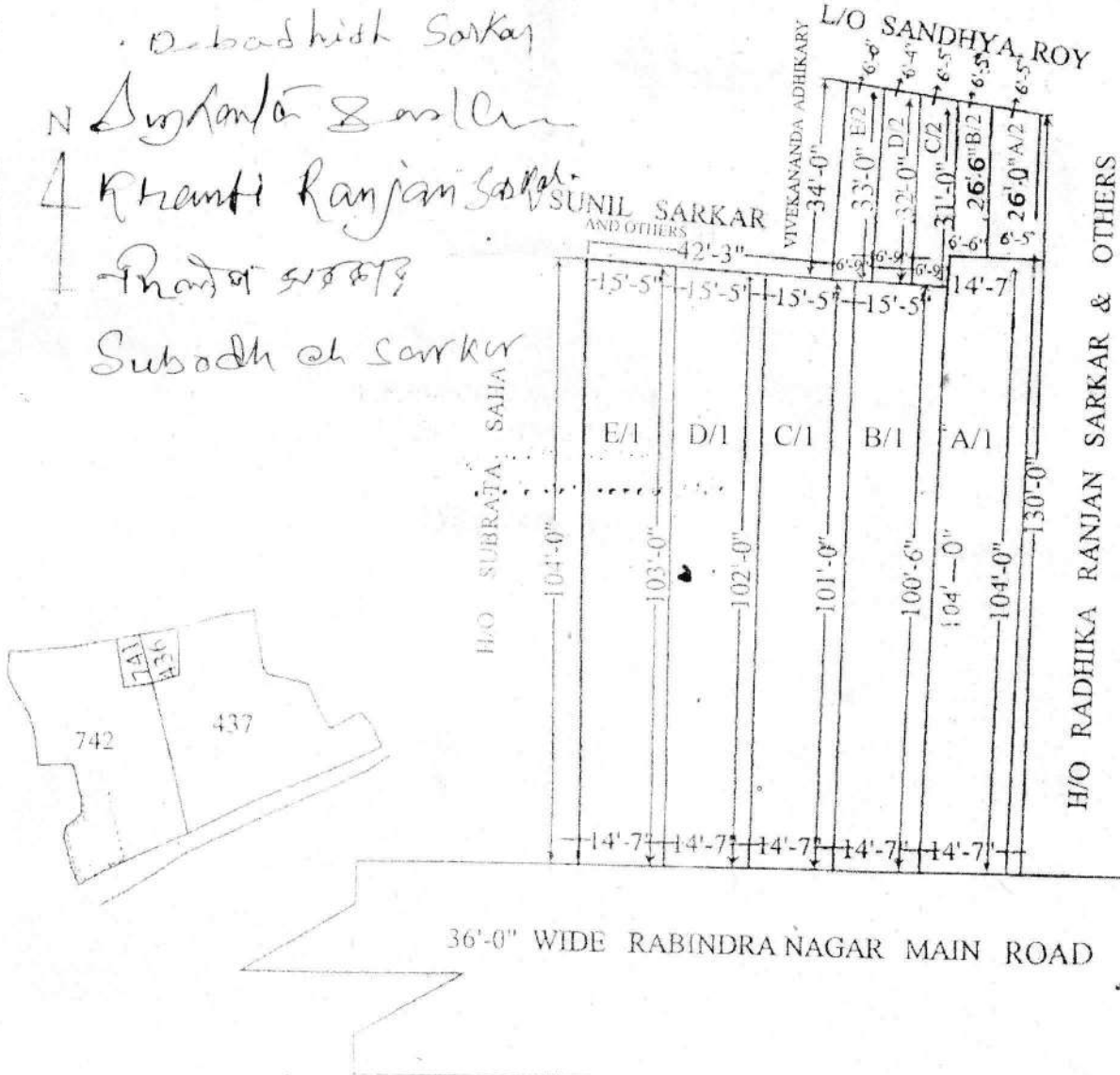
SITE PLAN

A) 1ST. PARTY - SRI SUBODH CH. SARKAR S/O LT. SURESH CH. SARKAR,
 B) 2ND. PARTY- SRI SUSHANTA SARKAR S/O LT. SURESH CH. SARKAR,
 C) 3RD. PARTY- SRI KRANTI RANJAN SARKAR S/O LT. SURESH CH. SARKAR,
 D) 4TH PARTY- SRI DILIP SARKAR S/O LT. SURESH CH. SARKAR,
 E) 5TH. PARTY- SRI DEBASHISH SARKAR S/O LT. SURESH CH. SARKAR
 ALL ARE OF RABINDRA NAGAR MAIN ROAD, EAST RABINDRA NAGAR,
 P.O RABINDRA SARANI, P.S BHAKTINAGAR, DIST. JALPAIGURI, PIN- 734006.

LAND SCHEDULE :-

MOUZA WITH J.L. NO.	SHEET NO.	PARAGANA, P.S. & DIST.	KHATIAN NO.	PLOT NO.	MARKED	AREA
DABGRAM J.L. NO. 2	R.S. 12 L.R. 90	BAIKUNTHAPUR, P.S. BHAKTINAGAR, DIST. JAIPAIGURI (UNDER WARD NO. 38 (S.M.C.)	R.S. 639	R.S. 437/742 L.R. 130	A/1 & A/2	(A) 1568 SQ.FT.
					B/1 & B/2	(B) 1568 SQ.FT.
					C/1 & C/2	(C) 1568 SQ.FT.
					D/1 & D/2	(D) 1568 SQ.FT.
					E/1 & E/2	(E) 1568 SQ. FT.





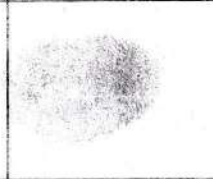
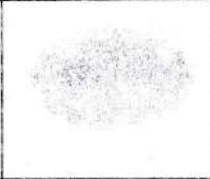



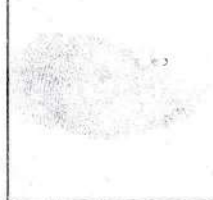
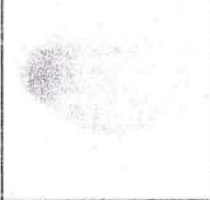
Debashish Sarkar
N Sushanta Sarkar
Kranti Ranjan Sarkar
Dilip Sarkar
Subodh Ch Sarkar





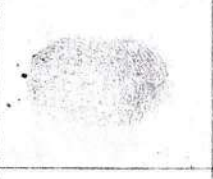
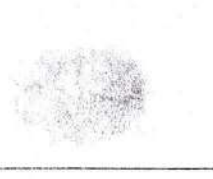
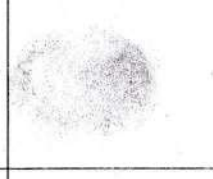
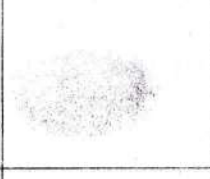

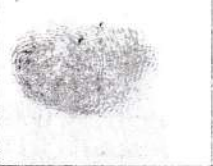
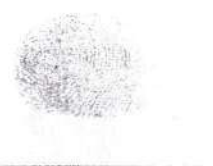


SITE PLAN
 SCALE- 1" = 30'

DRAWN BY :-
 ATANU DAS
 Amin












FINGER IMPRESSION SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Debashish Sarkar</i>	LEFT HAND					
	RIGHT HAND					

Debashish Sarkar
SIGNATURE WITH DATE

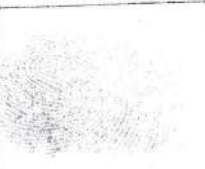



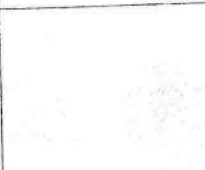



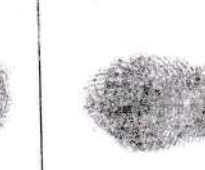
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Sanjib Sarkar</i>	LEFT HAND					
	RIGHT HAND					

Sanjib Sarkar
SIGNATURE WITH DATE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
 <i>Kranti Ranjan Sarkar</i>	LEFT HAND					
	RIGHT HAND					

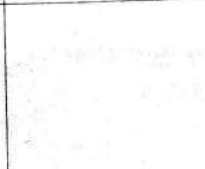

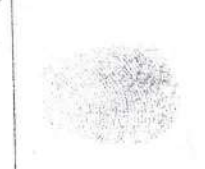
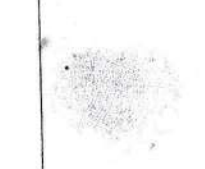


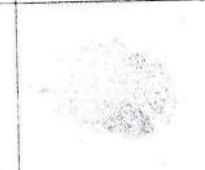

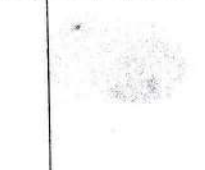
Kranti Ranjan Sarkar
SIGNATURE WITH DATE

FINGER IMPRESSION SHEET

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND				
RIGHT HAND						



Subodh Ch Sarkar
SIGNATURE WITH DATE

		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
		LEFT HAND				
RIGHT HAND						



Subodh Ch Sarkar
SIGNATURE WITH DATE

Major Information of the Deed



Deed No :	I-0711-05643/2021	Date of Registration	16/08/2021
Query No / Year	0711-2001411159/2021	Office where deed is registered	
Query Date	07/08/2021 7:24:47 PM	0711-2001411159/2021	
Applicant Name, Address & Other Details	Suman Sarathi Sarkar 197, Rash Behari Sarani, Rabindra Nagar, Siliguri, Thana: Siliguri, District: Darjeeling, WEST BENGAL, PIN- 734006, Mobile No. 8250012229, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734006, Mobile No. : 8250012229, Status : Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 1,85,22,034/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 74,108/- (Article:45)	Rs. 1,48,190/- (Article:A(1), E.)		
Remarks	Partition Amount Rs 1,48,17,628/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: Jalpaiguri, P.S:- Bhaktinagar, Municipality: SILIGURI MC, Road: East Rabindra Nagar Main Road, Mouza: Dabgram Sheet No - 12, , Ward No: 38 JI No: 2, Pin Code : 73

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-437/742	RS-639	Bastu	Bastu	7840 Sq Ft		1,85,22,034/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					17.9667Dec	0 /-	185,22,034 /-	




Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debashish Sarkar (Presentant) Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021



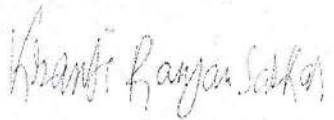
East Rabindra Nagar Main Road, Ward No. 38, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: EMxxxxxx5G, Aadhaar No: 42xxxxxxxx3248, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Mr Subodh Chandra Sarkar Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021

East Rabindra Nagar Main Road, Ward No. 38, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: JBxxxxxx0B, Aadhaar No: 52xxxxxxxx9980, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Mr Sushanta Sarkar Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021

East Rabindra Nagar Main Road, Ward No. 38, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: DFxxxxxx9R, Aadhaar No: 38xxxxxxxx5576, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Kranti Ranjan Sarkar Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
		16/08/2021	LTI 16/08/2021	16/08/2021

East Rabindra Nagar Main Road, Ward No. 38, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: HSxxxxxx5G, Aadhaar No: 49xxxxxxxx3292, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office

Name	Photo	Finger Print	Signature
Mr Dilip Sarkar Son of Late Suresh Chandra Sarkar Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			
16/08/2021	LTI 16/08/2021	16/08/2021	
East Rabindra Nagar Main Road, Ward No. 38, City:- , P.O:- Rabindra Sarani, P.S:-Bhaktinagar, District:-Jalpaiguri, West Bengal, India, PIN:- 734006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: EUxxxxxx7K, Aadhaar No: 43xxxxxxxx0032, Status :Individual, Executed by: Self, Date of Execution: 16/08/2021 , Admitted by: Self, Date of Admission: 16/08/2021 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manoj Sarkar Son of Late Manindra Sarkar Uttar Shantinagar, Dabgram, City:- , P.O:- Dabgram, P.S:-Bhaktinagar, District:- Jalpaiguri, West Bengal, India, PIN:- 734004			
16/08/2021	16/08/2021	16/08/2021	
Identifier Of Mr Debashish Sarkar, Mr Subodh Chandra Sarkar, Mr Sushanta Sarkar, Mr Kranti Ranjan Sarkar, Mr Dilip Sarkar			

Defined & Alloted Share for each Partitioner

Sch No.	Partitioner Name	Party Number	Defined Share in (%)	Alloted share	Alloted share in (%)	Share in Market Value (In Rs.)
L1	Mr Debashish Sarkar	1	20.0000	3.59334 Dec	20	37,04,407/-
L1	Mr Subodh Chandra Sarkar	2	20.0000	3.59334 Dec	20	37,04,407/-
L1	Mr Sushanta Sarkar	3	20.0000	3.59334 Dec	20	37,04,407/-
L1	Mr Kranti Ranjan Sarkar	4	20.0000	3.59334 Dec	20	37,04,407/-
L1	Mr Dilip Sarkar	5	20.0000	3.59334 Dec	20	37,04,407/-

Endorsement For Deed Number : I - 071105643 / 2021

On 16-08-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:36 hrs on 16-08-2021, at the Office of the A.D.S.R. BHAKTINAGAR by Mr Debashi Sarkar , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,85,22,034/- . Partition Amount Rs 1,48,17,628/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 16/08/2021 by 1. Mr Debashish Sarkar, Son of Late Suresh Chandra Sarkar, East Rabindra Nagar Main Road, Ward No. 38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 2. Mr Subodh Chandra Sarkar, Son of Late Suresh Chandra Sarkar, East Rabindra Nagar Main Road, Ward No. 38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 3. Mr Sushanta Sarkar, Son of Late Suresh Chandra Sarkar, East Rabindra Nagar Main Road, Ward No. 38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 4. Mr Kranti Ranjan Sarkar, Son of Late Suresh Chandra Sarkar, East Rabindra Nagar Main Road, Ward No. 38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business, 5. Mr Dilip Sarkar, Son of Late Suresh Chandra Sarkar, East Rabindra Nagar Main Road, Ward No. 38, P.O: Rabindra Sarani, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734006, by caste Hindu, by Profession Business

Indetified by Mr Manoj Sarkar, , Son of Late Manindra Sarkar, Uttar Shantinagar, Dabgram, P.O: Dabgram, Thana: Bhaktinagar, , Jalpaiguri, WEST BENGAL, India, PIN - 734004, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is-Rs 1,48,190/- (A(1) = Rs 1,48,176/- ,E = Rs 14,) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,48,190/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 7:23PM with Govt. Ref. No: 192021220051666841 on 13-08-2021, Amount Rs: 1,48,190/-; Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFQOAR2 on 13-08-2021, Head of Account 0030-03-104-00-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 74,108/- and Stamp Duty paid by Stamp Rs 5,000/- by online = Rs 69,108/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 2570, Amount: Rs.5,000/-, Date of Purchase: 11/08/2021, Vendor name: S K Sarkar

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/08/2021 7:23PM with Govt. Ref. No: 192021220051666841 on 13-08-2021, Amount Rs: 69,108/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BFQOAR2 on 13-08-2021, Head of Account 0030-02-103-003-02

Tulsi Lama

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR

Jalpaiguri, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0711-2021, Page from 151527 to 151563
being No 071105643 for the year 2021.



Digitally signed by TULSI LAMA
Date: 2021.08.19 19:56:21 +05:30
Reason: Digital Signing of Deed.

M. Lama
(Tulsi Lama) 2021/08/19 07:56:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BHAKTINAGAR
West Bengal.

(This document is digitally signed.)