

13411/014

13701/2014

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये
रु.1000

ONE THOUSAND RUPEES

Rs.1000

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 808078



Certified that the Document is admitted to
Registration. The Stamp Sheet and the
endorsement are attached to this document
are the part of the document.

Additional Registrar
of Assurances II Kolkata

13/11/14

THIS DEED OF PARTITION made this 13th day of November Two
Thousand Fourteen BETWEEN ROHIT ARORA (PAN ACMPA8991Q),
son of Late Mohan Sarup Arora of P-63, Bangur Avenue, Block-'D', Kolkata -
700 055, Police Station Lake Town, in the District of North 24 Parganas, by
occupation service at present working for gain at Delhi and at present
residing at 40B (1st Floor, Pocket B), Sidhartha Extension, New Delhi - 110

10 NOV 2014

1584
Date: 10-11-2014
Sold to: Rohit - Anand & Anshu
Address: 1-63 - Anand Nagar
Vendor: Bh-A - K-15

Seeldah Civil Court
(ALOKA MUKHERJEE)



Kalipada Das
S/o Late Surendra Nath Das
18, Barish Neeogi Road
Kolkata - 700067
Self-employed





Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 13701 of 2014
(Serial No. 13411 of 2014 and Query No. 1902L000032510 of 2014)

On 13/11/2014

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 : 45, 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 162326.00/-, on 13/11/2014

(Under Article . A(1) = 162228/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 13/11/2014)

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.-2,94,97,945/-Partition Amount Rs 1,44,77,634/- Conveyance Amount Rs 2,71,337/-

Certified that the required stamp duty of this document is Rs.- 88688 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid , by the draft number 147328, Draft Date 11/11/2014, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 13/11/2014
2. Rs. 38700/- is paid , by the draft number 147351, Draft Date 13/11/2014, Bank : State Bank of India, BANGUR AVENUE BRANCH, received on 13/11/2014

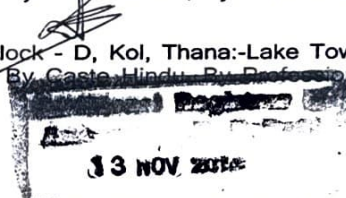
Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13.30 hrs on :13/11/2014, at the Office of the A.R.A. - II KOLKATA by Rohit Arora , one of the Executants.

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

Execution is admitted on 13/11/2014 by

1. Rohit Arora, son of Late Mohan Sarup Arora , P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Service
2. Mamta Arora, wife of Late Amit Arora , P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Business
3. Shivam Arora, son of Late Amit Arora , P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession : Student



(Dulal chandraSaha)

ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 2

13/11/2014 14:33:00

Parganas formerly District 24-Parganas as fully described in the Schedule thereunder written;



Government Of West Bengal
Office Of the A.R.A. - II KOLKATA
District:-Kolkata

Endorsement For Deed Number : I - 13701 of 2014
(Serial No. 13411 of 2014 and Query No. 1902L000032810 of 2014)

- a. Stuti Arora, daughter of Late Amit Arora, P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town,
District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055, By Caste Hindu, By Profession :
Student
Identified By Kailpada Das, son of Late Surendra Nath Das, 18, Harish Neogi Road, Kol,
District Kolkata, WEST BENGAL, India, Pin :-700067, By Caste: Hindu, By Profession: Others.

(Dulal chandra Saha)
ADDL REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II
Endorsement Page 2 of 2

13/11/2014 14:33:00

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 13411 / 2014, Deed No. (Book - I , 13701/2014)

Name of the Presentant	Photo	Finger Print	Signature with date
Rohit Arora P- 63, Bangur Avenue, Block D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	 13/11/2014	 LTI 13/11/2014	Rohit Arora 13/11/2014.

II . Signature of the person(s) admitting the Execution at Office.

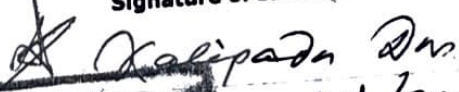
SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rohit Arora Address -P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 13/11/2014	 LTI 13/11/2014	Rohit Arora
2	Mamta Arora Address -P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 13/11/2014	 LTI 13/11/2014	Mamta Arora
3	Shivam Arora Address -P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 13/11/2014	 LTI 13/11/2014	Shivam Arora
4	Stuti Arora Address -P- 63, Bangur Avenue, Block - D, Kol, Thana:-Lake Town, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700055	Self	 13/11/2014	 LTI 13/11/2014	Stuti Arora

Name of Identifier of above Person(s)

Kalipada Das
18, Harish Neogi Road, Kol, District:-Kolkata, WEST
BENGAL, India, Pin :-700067



Signature of Identifier with Date


13 NOV 2014
 (Dulal chandraSaha)
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA

014, by faith Hindu, by Nationality Indian hereinafter called and referred to as FIRST PARTY (which expression shall unless excluded by or repugnant to the subject or context mean and include his heirs, executors, legal representatives, administrators, assigns and/or nominees) of the ONE PART

AND

(1) SMT. MAMTA ARORA (PAN ACSPA5169Q), wife of Late Amit Arora, by occupation business, (2) SHIVAM ARORA (PAN AMTPA9593P), son of Late Amit Arora, by occupation student, (3) KUMARI STUTI ARORA (PAN BALPA6959E), daughter of Late Amit Arora, by occupation student, all of P-63, Bangur Avenue, Block-'D', Kolkata - 700 055, Police Station Lake Town in the District of North 24-Parganas, all by faith Hindu, all by Nationality Indian, hereinafter jointly called and referred to as SECOND PARTY (which expression shall unless excluded by or repugnant to the subject or context mean and include their respective heirs, executors, legal representatives, administrators, assigns and/or nominees) of the OTHER PART :

WHEREAS by a Conveyance dated 18th day of May, 1961 and registered at the office of the Sub-Registrar Cossipore Dum Dum in Book No.1, Volume No.66, pages 88 to 97 Being No.4025 for the year 1961, M/s. Amalgamated Development Limited for and in consideration therein mentioned sold transferred and conveyed to Smt. Sudha Arora, ALL THAT piece or parcel of land and premises measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less situate and lying at and being Scheme Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 within the jurisdiction of South Dum Dum Municipality, comprised in part of C.S. Dag No. 1307/1327 under C.S. Khatian No. 88, R.S. No. 180, Touzi No. 228 and 229, J.L. No. 17 of Mouza Krishnapore, Police Station Lake Town formerly Police Station Dum Dum in the District of North 24-Parganas formerly District 24-Parganas as fully described in the Schedule thereunder written;

AND WHEREAS on Revisinal Survey Settlement the land comprised in C.S. Plot (Dag) No. 1307/1327 under C.S. Khatian No. 88, J.L. No. 17 of Mouza Krishnapore has since been transferred to Mouza Shyamnagar, Police Station Dum Dum (at present Police Station Lake Town) due to division of Mouza Krishnapore and the said C.S. Plot (Dag) No. 1307/1327 under C.S. Khatian No. 88, J.L. No. 17 was changed and renumbered;

AND WHEREAS by a Deed of Release dated 30th day of August, 1967 registered at the office of the Sub-Registrar at Cossipore Dum Dum in Book No.1, Volume No.104, Pages 252 to 255, being No. 7608 for the year 1967, the said Smt. Sudha Arora declared that she purchased in Benami as Benamdar of her husband, Mohan Sarup Arora who is the real owner of the said property and by the said Deed she released, freed and transferred the said property in favour of her husband, Mohan Sarup Arora, the real owner who paid the entire price or consideration for the purchase of the said property including all costs and incidental expenses for such purchase;

AND WHEREAS the said Mohan Sarup Arora in the manner hereinabove recited became the sole and absolute owner of the said land and property at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, Police Station Lake Town formerly Police Station Dum Dum, District 24 Parganas at present North 24 Parganas;

AND WHEREAS the said Mohan Sarup Arora accordingly mutated his name in the records of the South Dum Dum Municipality as sole recorded owner of the said property and paid rates and taxes in his name as owner of the said property indexed as Municipal Holding No. 585 at present Municipal Holding No. 1206, Bangur Avenue within Ward No.29, formerly Ward No.22 of South Dum Dum Municipality;

AND WHEREAS the said Mohan Sarup Arora thereafter erected a four storied building on the said Plot No. 63, Bangur Avenue, Block-'D', Kolkata -

700 055 as per sanctioned building plan of South Dum Dum Municipality being No. 758 in the month of March 1968;

AND WHEREAS the said Mohan Sarup Arora, while seized and possessed of as sole and absolute owner of four storied building Together With the piece and parcel of land thereunto belonging whereon the same is erected or built measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 as fully described in the First Schedule hereunder died intestate on 29th day of October, 2004 leaving him surviving his wife, Smt. Sudha Arora and two sons namely (1) Amit Arora and (2) Rohit Arora as his legal heirs and successors under the present Hindu Law of Succession to which he was Governed at the time of his death;

AND WHEREAS on the death of said Mohan Sarup Arora, his wife Smt Sudha Arora, his two sons namely (1) Amit Arora and (2) Rohit Arora by inheritance became the joint owners in respect of the said land and four storied building at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 left by the said Mohan Sarup Arora and each of his heir having undivided 1/3rd (one-third) share or part in the said property at P-63, Bangur Avenue, Block-'D', Kolkata - 700 055 as fully described in the First Schedule hereunder written;

AND WHEREAS the said Amit Arora while in Joint possession and enjoyment of the said property at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 died intestate on 12th day of April, 2008 leaving behind him surviving his mother, Smt. Sudha Arora, his wife Smt. Mamta Arora, only son Shivam Arora and only daughter Kumari Stuti Arora as his legal heirs and successors under the present Hindu Law of Succession to which he was Governed at the time of his death and each of them having undivided 1/12th (one- twelveth) share or part in the said property situate and lying at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being

Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality as fully described in the First Schedule hereunder written:

AND WHEREAS on the death of said Amit Arora, his undivided $1/3^{\text{rd}}$ share in the said land and property at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 devolved upon his mother, Smt. Sudha Arora, his wife Smt. Mamta Arora, his son Shivam Arora and only daughter Kumari Stuti Arora in equal, undivided $1/12^{\text{th}}$ share each;

AND WHEREAS in the manner herein above recited, by inheritance, said Smt. Sudha Arora became the owner of All That undivided $5/12^{\text{th}}$ (five-twelveth) share or part in All That piece or parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in Part of C.S. Plot Nos.1307/1327, C.S. Khatian No.88 R.S. No.180, under Touzi Nos.228 and 229, J.L. No.17 of Mouza Krishnapore, (at present Mouza Shyamnagar, J.L. No. 32/20), Police Station Lake Town in the District of North 24-Parganas;

AND WHEREAS by a Deed of Gift dated 5th day of August, 2014 and registered at the office of the Additional Registrar of Assurances-II, Kolkata in Book No. I, CD Volume No. 50, pages 2255 to 2269, being Deed No. 10284 for the year 2014, the said Smt. Sudha Arora in consideration of natural filial love and affection towards her younger son, Rohit Arora gave, donated, transferred and conveyed by way of Gift unto the said Rohit Arora her undivided $1/6^{\text{th}}$ (one sixth) share or part (out of her $5/12^{\text{th}}$ (five-twelve) share or part) in All That piece and parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with undivided $1/6^{\text{th}}$ (one sixth) share or part in All That four storied building thereon standing situate and lying at

Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in Part of C.S. Plot Nos.1307/1327, C.S. Khatian No.88 R.S. No.180, under Touzi Nos.228 and 229, J.L. No.17 of Mouza Krishnapore, (at present Mouza Shyamnagar, J.L. No. 32/20), Police Station Lake Town in the District of North 24-Parganas as fully described in the Schedule thereunder written;

AND WHEREAS by a Deed of Gift dated 12th day of November, 2014, registered at the office of the Additional Registrar Assurances-II, Kolkata in Book No. I, being Deed No. 13684 for the year 2014, the said Smt. Sudha Arora in consideration of natural love and affection towards her daughter-in-law, Smt. Mamta Arora (elder son's wife), grandson, Shivam Arora (elder son's son) and granddaughter, Kumari Stuti Arora (elder son's daughter) gave, donated, transferred and conveyed by way of Gift jointly unto the said (i) Smt. Mamta Arora, (ii) Shivam Arora, (iii) Kumari Stuti Arora her remaining undivided 1/4th (one fourth) share or part in All That piece or parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with undivided 1/4th (one fourth) share or part in All That four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in Part of C.S. Plot Nos.1307/1327, C.S. Khatian No.88 R.S. No.180, under Touzi Nos.228 and 229, J.L. No.17 of Mouza Krishnapore, (at present Mouza Shyamnagar, J.L. No. 32/20), Police Station Lake Town in the District of North 24-Parganas as fully described in the Schedule thereunder written;

AND WHEREAS by inheritance and by Deed of Gift in the manner herein above recited, said Rohit Arora, First Party herein became the Owner of All That undivided half ($\frac{1}{2}$) or 50% (fifty percent) share of part in All That

piece and parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with undivided half ($\frac{1}{2}$) or 50% (fifty percent) share of part in All That four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, Police Station Lake Town in the District of North 24-Parganas;

AND WHEREAS by inheritance and by Deed of Gift in the manner hereinabove recited, said (1) Smt. Mamta Arora, (2) Shivam Arora, (3) Kumari Stuti Arora, the Second Party herein became the joint owners of All That undivided half ($\frac{1}{2}$) or 50% (fifty percent) share of part in All That piece and parcel of land measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with undivided half ($\frac{1}{2}$) or 50% (fifty percent) share of part in All That four storied building thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No.29 of South Dum Dum Municipality, Police Station Lake Town in the District of North 24-Parganas;

AND WHEREAS the First Party herein Rohit Arora has agreed to take his share in one allotment;

AND WHEREAS the Second Party herein Smt. Mamta Arora, Shivam Arora and Kumari Stuti Arora have agreed to take their share jointly in one allotment;

AND WHEREAS the First Party and Second Party being Joint-Owners, each part having undivided half ($\frac{1}{2}$) or 50% (fifty percent) share or part in All That the above said property as fully described in the First Schedule hereunder written free from all encumbrances and have mutually agreed to make partition and division of the said four storied building together with

land underneath the building at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 being Municipal Holding No. 1206, Bangur Avenue within ward No.29 of South Dum Dum Municipality as fully set forth in the First Schedule hereunder;

AND WHEREAS the premises is easily divisible thereby forming two separate lots or units.

AND WHEREAS the First and Second party for convenient use and enjoyment have agreed to make partition of the said joint and undivided four storied building situate and lying at P-63, Bangur Avenue, Block-'D', Kolkata - 700 055 into two distinct demarcated portions or lots by metes and bounds with a view to enable each of the said First and Second Party as co-owners of two Parts to hold enjoy and possess the said lot or unit each in severalty/separately and absolutely together with right of use of common area, common spaces and facilities for common use of the Parties.

AND WHEREAS the First and Second Party have accordingly by mutual consent have agreed to divide the said property at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, described in the First Schedule hereunder accordingly by mutual consent divided the said property into two distinct separate and independent parts or lots or units namely Lot-'A' and Lot- 'B' more particularly described in Part-I and Part-II of Second Schedule hereunder written and delineated in the map or plan annexed hereto and thereon bordered in "RED" and "YELLOW" lines;

AND WHEREAS common parts or common areas and facilities for common use of the parties hereto have been described in the Third Schedule hereunder and delineated in the map or plan annexed hereto and thereon bordered in 'GREEN' line;

AND WHEREAS said Rohit Arora, the First Party herein by mutual consent has been allotted Lot-A and (i) Smt. Mamta Arora, (ii) Shivam Arora, (iii)

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Kumari Stuti Arora, the Second Party have been jointly allotted Lot-B by mutual partition of the property described in the First Schedule hereunder:

AND WHEREAS the Parties hereto by mutual partition have agreed that Rohit Arora, the First Party of the One Part herein shall be the sole owner in severalty All That (i) one self contained flat measuring an area of 1354 square feet built up area on the southern portion of the Third floor and one open terrace measuring an area of 465 square feet built up area on the Northern side of the Third floor, (ii) entire First floor measuring 1773 square feet built up area more or less (iii) one Garage room measuring 258 square feet on the North Western portion of the Ground floor of the building Together With proportionate undivided share in the land and common areas and facilities of the building and premises at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Lot-A more particularly described in Part-I of the Second Schedule hereunder written and delineated in the map or plan annexed hereto and thereon bordered in 'Red' lines;

AND WHEREAS the said (i) Smt. Mamta Arora, (ii) Shivam Arora, (iii) Kumari Stuti Arora, the Second Party of the Other Part herein by mutual consent have agreed to get and own as joint owners in severalty in All That (i) flat measuring an area of 1880 square feet built up area covering the entire Second floor, (ii) one room measuring 300 square feet on the Mezzanine floor, (iii) one flat measuring area of 1340 square feet built up area more or less on the eastern portion of the Ground floor, (iv) one room/servant quarter measuring 330 square feet built up area on the North Western side of the Ground floor of the four storied building Together With proportionate undivided share in the land and common areas and facilities of the building and premises at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Lot-B more particularly described in part - II of the Second Schedule hereunder written and

delineated in the map or plan annexed hereto and thereon bordered in 'Yellow' lines;

AND WHEREAS it has been further agreed by and between the parties hereto of the First and Second Part that in lieu of their respective shares in the whole of the said premises, the property described in the First Schedule, the said Lot - 'A' be allotted to the Party of the First Part, Rohit Arora solely, absolutely and in severalty, the said Lot-B be allotted jointly to the party of the Second Part, Smt. Mamta Arora, Shivam Arora and Stuti Arora absolutely and in severalty;

AND WHEREAS in consideration of advantages and disadvantages of respective allotments or lots of the parties together with proportionate undivided share in land and common areas and facilities, the Parties have by mutual consent valued each lot of the said property more particularly described in Part - I of Second Schedule and Part - II of Second Schedule hereunder written at Rs. 50,00,000/- and Rs.50,00,000/- respectively as the respective lots or allotments are more or less of equal value in view of the advantages and disadvantage of respective allotments or lots, accordingly the parties hereto shall not be required to pay any owelty money and the Stamp Duty has been accordingly paid on the value of the remaining separated portions or shares of the said property;

NOW THIS INDENTURE WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and releases hereunder effected the parties hereto of the Second Party do hereby grant transfer convey assign assure confirm and release unto the First Party hereto that is unto the said Rohit Arora All That (i) one self contained flat measuring an area of 1354 square feet built up area on the southern portion of the Third

floor and one open terrace measuring an area of 465 square feet built up area on the Northern side of the Third floor, (ii) entire First floor measuring 1773 square feet built up area more or less (iii) one Garage room measuring 258 square feet on the North Western portion of the Ground floor of the building Together With proportionate undivided share in the land and common areas and facilities of the building and premises at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Lot 'A' more particularly described in Part- I of Second Schedule hereunder written together with common areas and facilities as mentioned in Third Schedule hereunder together with liberties privileges easements and appurtenances whatsoever thereunto belonging or held or occupied therewith and all the estate right title interest used claim and demand whatsoever of the Second Party into upon and in respect of the said Lot- 'A' and every part thereof so as to constitute the said Rohit Arora the sole and absolute owner of the property comprised in Part-I of the Second Schedule herein TO HAVE AND TO HOLD the said Lot- 'A' of the said Land and Building hereby granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto the party hereto of the First Part TO THAT END AND INTENT that the said Lot-'A' of the said property shall henceforth be held enjoyed and possessed by the First Party namely Rohit Arora in severalty in lieu of his share in the said property and the First Party do hereby covenant with the party hereto of the Second as follows:-

- a) That notwithstanding with act deed or thing whatsoever by the Second Party done and executed or knowingly suffered to the contrary of the Second Party now have in themselves good right full power and absolute authority to grant transfer convey assign and assure their rights in the said Lot-'A' of the said property unto the First Party, Rohit Arora.
- b) That the First Party shall and will at all times hereafter peaceably and quietly hold enjoy and possess the said Lot- 'A' of the said property and

receive the rents issues and profits thereof without any lawful eviction interruption disturbances claim or demand whatsoever from or by the Second Party or any person or persons lawfully or equitably claiming from under or in trust for them.

c) That free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by and at the cost and expenses of the Second Party and sufficiently saved defended kept harmless and indemnified and from and against all and all manner of claims charges liens debts attachments encumbrances whatsoever made or suffered by the First Party or any other person or persons lawfully or equitably claiming from under or in trust for the First Party.

d) That the Second Party and all person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said Lot-'A' of the said property or any part thereof from under or in trust for the Second Party shall and will from time to time and at all times hereafter at the request and costs of the First Party do and execute or cause to be done or executed all such acts deeds matters and things whatsoever for further better or more perfectly sharing the said Lot- 'A' of the property unto the First Party in the manner aforesaid as shall or may be reasonably required.

AND THIS INDENTURE FURTHERMORE WITNESSETH as follows:-

1. In pursuance of the said agreement and in consideration of absolute ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfers and releases hereunder effected the First Party do hereby grant transfer convey assign assure confirm and release unto the Second Party hereto that is the said (i) Smt. Mamta Arora, (ii) Shivam Arora, (iii) Stuti Arora in All That (i) flat measuring an area of 1880 square feet built up area covering the entire

Second floor, (ii) one room measuring 300 square feet on the Mezzanine floor, (iii) one flat measuring area of 1340 square feet built up area more or less on the eastern portion of the Ground floor, (iv) one room/servant quarter measuring 330 square feet built up area on the North Western side of the Ground floor of the four storied building. Together With proportionate undivided share in the land and common areas facilities and amenities of the building and premises at and being Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055 being Lot- 'B' more particular described in Part - II of Second Schedule hereunder written together with common areas and facilities as mentioned in Third Schedule hereunder together with liberties privileges easements and appurtenances whatsoever thereunto belonging or held or occupied therewith and all the estate right title interest used claim and demand whatsoever of the First Party into upon and in respect of the said Lot-'B' and every part thereof so as to constitute the said Smt. Mamta Arora, Shivam Arora and Stuti Arora absolute owners of the property comprised in Part-II of the Second Schedule herein TO HAVE AND TO HOLD the said Lot-'B' of the said Land and Building hereby granted transferred conveyed assigned and assured or expressed or intended so to be and every part thereof unto the Second Party TO THAT END AND INTENT that the said Lot-'B' of the said property shall henceforth be held enjoyed and possessed jointly by the Second Party namely (i) Smt. Mamta Arora, (ii) Shivam Arora, (iii) Stuti Arora in severalty in lieu of their share in the said property and the Second Party do hereby covenant with the First Party as follows:-

- a) That notwithstanding with act deed or thing whatsoever by the First Party done and executed or knowingly suffered to the contrary of the First Party now have in himself good right full power and absolute authority to grant transfer convey assign and assure their rights in the said Lot -'B' of the said property unto the Second Party.

b) That the Second Party shall and will at all times hereafter peaceably and quietly hold enjoy and possess the said Lot - 'B' of the said property and receive the rents issues and profits thereof without any lawful eviction interruption disturbances claim or demand whatsoever from or by the First Party or any person or persons lawfully or equitably claiming from under or in trust for him.

c) That free and clear and freely and clearly and absolutely acquitted exonerated and forever discharged or otherwise by and at the cost and expenses of the First Party and sufficiently saved defended kept harmless and indemnified and from and against all and all manner of claims charges liens debts attachments encumbrances whatsoever made or suffered by the Second Party or any other person or persons lawfully or equitably claiming from under or in trust for the Second Party.

d) That the First Party and all person or persons having or lawfully or equitably claiming any estate right title and interest whatsoever in the said Lot -'B' of the said property or any part thereof from under or in trust for the First Party shall and will from time to time and at all times hereafter at the request and costs of the Second Party do and execute or cause to be done or executed all such acts deeds matters and things whatsoever for further better or more perfectly sharing the said Lot 'B' of the property unto the Second Party in the manner aforesaid as shall or may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(Undivided Entire Property)

ALL THAT piece or parcel of land and premises measuring an area of 3 (three) cottahs 15 (fifteen) chittaks 32 (thirty two) square feet be the same a little more or less together with Four storied building (measuring total area 7700 square feet covered area that is to say (a) entire Ground floor 1928 square feet covered area consisting (i) one flat measuring 1340

square feet covered area, (ii) one servant quarter/room measuring 330 square feet covered area, (iii) one covered Garage room measuring 258 square feet (b) one room (Mosaic floor) measuring 300 square feet built up area on the Mezzanine floor, (c) Flat covering entire First Floor measuring 1773 square feet covered area, (d) Flat covering entire Second floor measuring 1880 square feet covered area, (e) entire Third floor measuring 1819 square feet covered area consisting of (i) one flat measuring 1354 square feet covered area (ii) one open terrace (right to construction) measuring 465 square feet) thereon standing situate and lying at Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206 (old 585), Bangur Avenue within Ward No.29 of South Dum Dum Municipality, comprised in C.S. Dag No. 1307/1327 under C.S. Khatian No.88, R.S. No. 180, Touzi No. 228 and 229, J.L. No. 17 of Mouza Krishnapore, (at present J.L. No.32/20 of Mouza Shyamnagar), Additional District Sub-Registrar at Bidhannagar (Salt Lake City), Police Station Lake Town in the District of North 24-Parganas. The said Plot No.63 is butted and bounded as follows:-

ON THE NORTH BY	: 20' feet wide road
ON THE SOUTH BY	: Plot No.106
ON THE EAST BY	: Plot No.64
ON THE WEST BY	: Plot No.62

All of Bangur Avenue, Block 'D', Kolkata - 700 055.

THE SECOND SCHEDULE ABOVE REFERRED TO:

PART-I (LOT - A)

(herein transfer by way of Partition)

(Allotted to parties of the First part namely Rohit Arora)

ALL THAT the (i) one self contained flat (Mosaic floor) measuring an area of 1354 square feet built up area be the same a little more or less consists of two bed rooms. One drawing room, one living cum dining room, one store room, one kitchen and one verandah on the southern portion of the Third floor and one open terrace (cement floor, right to construction) measuring an area of 465 square feet be the same a little more or less on the

Northern side of the Third floor, (ii) entire First floor (Mosaic floor) measuring 1773 square feet built up area be the same a little more or less consists of four bed rooms, one passage, two toilets, two small room, one kitchen, three verandah, (iii) one Garage room (cemented floor) measuring 258 square feet be the same a little more or less on the North Western portion of the Ground floor of the building situate and lying at and being Scheme Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being Municipal Holding No. 1206, Bangur Avenue within Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town, in the District of North 24 Parganas Together With proportionate undivided share in the land and common areas facilities and amenities of the building and premises and delineated in the map or plan for identification annexed hereto as Lot 'A' with boundary in 'Red' Colour being Part of building and premises described in the First Schedule hereinabove.

PART - II (LOT - B)

(herein transfer by way of Partition

(Allotted to parties of the Second part namely Smt. Mamta Arora, Shibvam Arora, Stuti Arora)

ALL THAT (i) flat (Mosaic floor) measuring an area of 1880 square feet built up area be the same a little more or less covering the entire Second floor consists of four bed rooms, one living cum dining, one puja room, two store rooms, two (2) toilets, five (5) verandahs, (ii) one room (Mosaic floor) measuring 300 square feet be the same a little more or less on the Mezzanine floor of the four storied building, (iii) one flat (Mosaic floor) measuring 1340 square feet built up area be the same a little more or less consists of two bed rooms, one living cum dining, one kitchen, and two toilets on the eastern portion of the Ground floor (iv) one room/servant quarter with kitchen and toilet (Mosaic floor) measuring 330 square feet built up area be the same a little more or less on the North Western portion of the Ground floor of the four storied building situate and lying at and being Scheme Plot No. 63, Bangur Avenue, Block-'D', Kolkata - 700 055, being

Municipal Holding No. 1206, Bangur Avenue within Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town, in the District of North 24 Parganas Together With proportionate undivided share in the land and common areas facilities and amenities of the building and premises and delineated in the map or plan for identification annexed hereto as Lot-'B' with boundary in 'Yellow' Colour being part of building and premises described in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(Common areas and facilities)

1. The Parties hereto shall be entitled to use and enjoy the common areas and facilities of the building and premises which include the land on which the building is located beams, supports, main walls, stair way, stair and stair case, lift, lift room, side space of the building, entrance and exists of the building, electric meter box, electric meter room, sewerage line, water tank, water line and other apparatus and installation existing for common use and roof of the four storied building for common use of the Parties. The common areas of the building and premises delineated in the map or plan for identification annexed hereto with bordered in 'Green' Colour.

Be it mentioned here that each of the Parties hereto shall bear the cost or expenses for repair and maintenance of the common areas and facilities as and when required for in equal share.

The roof or terrace of the third floor i.e. fourth floor shall be own as common by both the parties or their heirs or nominees. No construction on roof and on the Fourth floor of the building shall be allowed by the parties hereto.

2. All original Title Deeds and documents including this Partition Deed shall remain in the custody of Mr. Rohit Arora, the First Party herein. The Second Party shall be entitled to inspect such documents and papers and to take copies thereof any time at their own cost and the said Rohit Arora and

or his legal heirs shall be liable to produce the said original documents in any Court Tribunal or Authority to prove the title of the other Party hereto.

Be it specifically mentioned here that if Mr. Rohit Arora, the First Party herein sells or transfers his share of the property, he shall hand over this original Deeds, original Partition Deed and other documents to the Second Party.

3. Parties shall enter upon their respective allotment and hold passages and enjoys the same in severalty absolutely against each other without any claim, demand and interruptions whatsoever.
4. Each party shall, at the request and costs of the other party 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 for rectifications of any error or commission.
5. This partition shall not be reopened nor challenged under any circumstances by reason of any error or commission whatsoever but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify the error or errors to implement the omission or commissions.
6. The Parties shall get their names mutated in the records of the South Dum Dum Municipality and Government records as owners of the respective lots at their own costs and until the lots are separately assessed by the Municipal Authority and in the Government records, the tax of the building will be borne and paid by the parties hereto in accordance to their respective proportion share.
7. Neither of the parties hereto shall use their respective lots in such way which may cause damage or injury to the other portion or to the building

or may cause annoyance disturbance to the other. The main walls and or beams, supporting walls in between Lot A and B of the premises, if any should be treated as common walls which should not be removed or altered by any party and the same should be kept and maintained jointly at their expenses as and when required.

8. Owner of the each Lot shall use the said common areas and facilities for the purpose for which they are intended without hindering or encroaching upon the lawful rights of the other lot owners or occupiers of the other lots. Be it mentioned here that the parties hereto shall have free access for common user of two (2) common toilets situate lying on the common areas of Ground floor of the building/premises.

9. Each of the Parties shall be entitled to sell, transfer or alienate his/their allotted share to any stranger/third Party without the consent of the other party of this deed. The said allotted share can be transferred to any third Party.

10. The common areas and facilities shall remain undivided and no owner of the other lots or portions shall be entitled to make partition or division thereof or obstruction to free under thereof for which the same is intended.

11. The Owner of the different lots shall not at any time demolish or cause to be demolished or damage or cause to be damage the building but is entitled to any alteration in the internal arrangement of his allotment without endangering the safety and security of the entire building.

12. No owner of any lot or any occupier thereof shall not throw or accumulate or cause to be thrown or accumulate any dirt, rubbish or other refuse in the compound or any portion of the building.

13. That no party shall be entitled to any easements or quasi easements over the allotment made to the other party.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signature the day, month and year first above written.

SIGNED By the FIRST PARTY

In the presence of:

1. Kalipada Das

2. *Pranab Das*

Rohit Arora

SIGNED By the SECOND PARTY

In the presence of:

1. Kalipada Das
18, Harish Neogi Road
Kolkata - 700067.

2. *Pranab Das*
Block - D
63, Bangor Avenue
Kolkata - 55

Mamta Arora
Shwam Arora
Stuti Arora

drafted by
— *Prof. Chandra Bhattacharya*
Advocate
WB/324/68

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE
ACCUTANTS/
PRESENTED

N.B: L.H.F - Small to Thumb
R.H.F - Thumb to Small

 Rohit Arora					
					

ATTESTED Rohit Arora

 Mamta Arora					
					

ATTESTED Mamta Arora

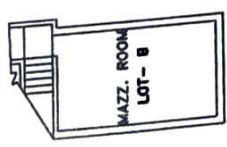
 Shwain Arora					
					

ATTESTED Shwain Arora

 Stuti Arora					
					

ATTESTED Stuti Arora

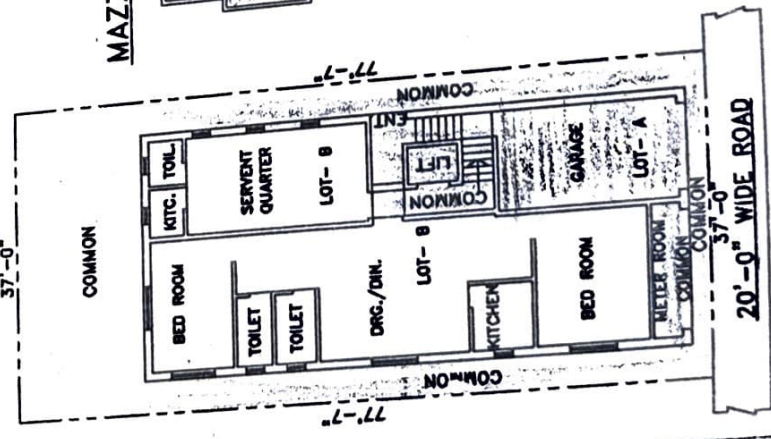
PARTITION PLAN OF EXISTING FOUR STORIED RESIDENTIAL BUILDING AT PLOT NO.- 63, BANGUR AVENUE, BLOCK KOLKATA- 700 055, BEING MUNICIPAL HOLDING NO.- 1206, WITHIN WARD NO.- 29 OF SOUTH DUM DUM MUNICIPALITY, COMPRISED IN 2 PLOTS C, S. DAG NO.- 1307/1327, UNDER C. S. KHATAN NO.- 88, R. S. NO.- 180, TOUZI NO.- 228 & 229, J. L. NO.- 17, MOUZA- KRISHNAPUR AT PRESENT MOUZA- SHYAMNAGAR, J. L. NO.- 32/20, P. S.- LAKETOWN, DIST.- 24 PGS. (N).



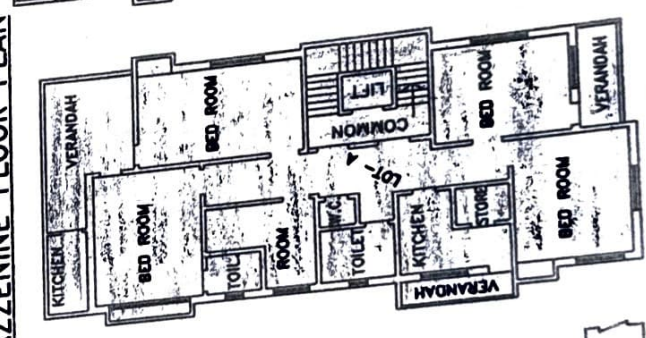
LOT	GARAGE AREA (SFT.)	SERVANT QUARTER AREA (SFT.)	FLAT AREA (SFT.)	FLOOR	TOTAL COVERED AREA OF FLAT/ GARAGE/MAZZ./S.O.	COLOR
A	258.00 G/F	--	1773.00	FIRST	3850.00	RED
			1354.00	THIRD		
			465.00	O/T THIRD		
B	--	330.00 G/F	1340.00	GROUND	3850.00	YELLOW
			1880.00	SECOND		
			300.00	MAZZ.		

ALL COMMON AREA SHOWN IN GREEN COLOUR

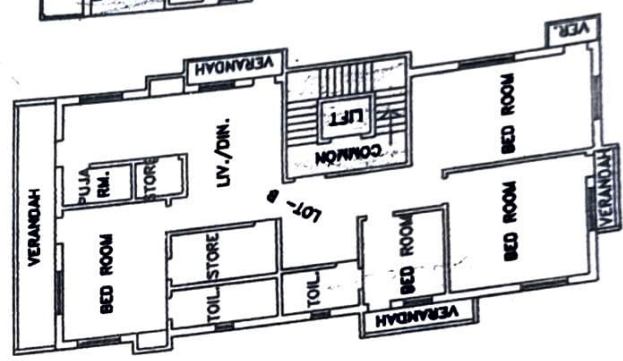
MAZZENINE FLOOR PLAN



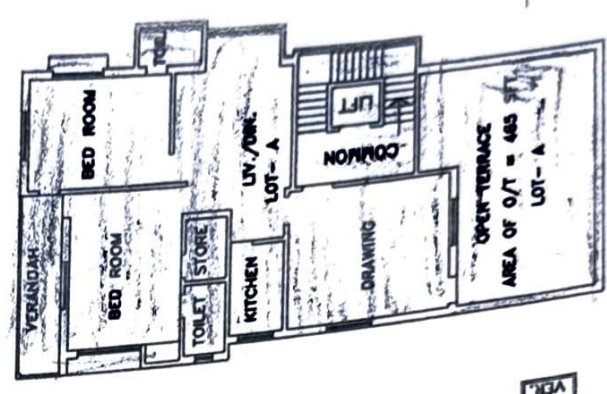
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Rohit Arora
Mamta Arora
Swamin Arora
Satish Arora

SIGNATURE OF PARTITIONERS

COPIED BY:
PRANAY KUMAR KHAN
DATED: 13.03.2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 67
Page from 4094 to 4120
being No 13701 for the year 2014.



(Dulal chandra Saha) 14-November-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

DATED THIS 13TH DAY OF NOVEMBER, 2014.

BETWEEN

BOHIT ARORA

..... FIRST PARTY

AND

- 1) SMT. MAMTA ARORA,
- 2) SHIVAM ARORA,
- 3) KUMARI STUTI ARORA,

..... SECOND PARTY

DEED OF PARTITION

Re:- Four storied brick built building at P-63, Bangur Avenue, Block 'D', Kolkata 700055, being Municipal Holding No. 1206, within Ward No. 29 of South Dum Dum Municipality, Police Station Lake Town, District North 24 Parganas.