



✓ मिचियबुङ्ग पश्चिम बंगाल WEST BENGAL

B 221576

Certified that the document is admitted
Registration. The signature sheets and
endorsement sheets attached with it
document are the part of this document.

[Signature]

DEED OF PARTITION

District Sub-Register-II
Alipore, South 24 Pargana

THIS DEED OF PARTITION is made this 9th day of July
2014.

9 JUL 2014

[Handwritten signatures and names in Bengali script]
Mukund Kogga
Munir Kogga
Bokhar Kogga
Munir Kogga

BETWEEN SHRI MUKUL KAGA son of Late Manik Lal Kaga by religion Hindu, by Occupation Retired, by Nationality Indian, residing at 594, Diamond Harbour Road, P.S. Behala at present Parnasree in the District South 24 Parganas, Kolkata- 700 034 herein after referred to as party of the **FIRST PART** (Which terms and expressions shall unless otherwise excluded by or repugnant to the subject or context shall deem and include his heirs, successor, legal representatives, administrators and assigns) of the **ONE PART**.

AND

SHRI MONOJ KAGA son of Late Manik Lal Kaga by religion Hindu, by Occupation Service, by Nationality Indian, Residing at 594, Diamond Harbour Road, P.S. Behala at present Parnasree in the District South 24 Parganas, Kolkata- 700 034 herein after referred to as party of the **SECOND PART** (Which terms and expressions shall unless otherwise excluded by or repugnant to the subject or context shall deem and include his heirs, successor, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS one Manik Lal Kaga son of Late Chandra Kumar Kaga was the absolute owner of ALL THAT piece and parcel of land hereditaments and premises measuring an area of .23 decimal homestead land together with a Partly Two Storied residential Building standing thereon comprised in Dag No. 80/ 326 under Khatian No. 228 lying and situate at Mouza Gangarampur, J.L. No. 5 , under Police Station Behala in the District 24 Parganas within the Jurisdiction of the then South Suburban Municipality now within the limit of Kolkata Municipal Corporation by virtue of a Deed of Gift dated 28th February 1958 duly executed and registered at the office of Joint Sub-Registrar Alipore at Behala and recorded in Book No. I, Volume No. 13, Pages 67 to 69, Being No. 687 for the year 1958 and delivered peaceful vacant possession.

AND WHEREAS above named Manik Lal Kaga after above Deed of Gift duly mutated his name in the record of J.L.R.O. Behala and also in the record of the then South Suburban Municipality now within the limit of Kolkata Municipal Corporation and began to enjoy said property by paying rent and taxes accordingly.

AND WHEREAS above named Manik Lal Kaga during his life time began to enjoy his said property by paying rent and taxes to the appropriate

authority by exerting all right of ownership free from all encumbrances attachment charges whatsoever.

AND WHEREAS while enjoying and possessing said property as absolute owner said Manik Lal Kaga the original owner died intestate on 06.09.1973 leaving behind surviving Smt. Biva Rani Kaga as his widow and Sri Mukul Kaga and Sri Monoj Kaga as his two sons as heirs, successor and legal representatives of the property left by him, thus said Biva Rani Kaga, Mukul Kaga and Monoj Kaga became the joint owners of the said property left by said original owner Manik Lal Kaga since deceased.

AND WHEREAS after the death of Manik Lal Kaga they duly mutated their name in the record of Kolkata Municipal Corporation being known and identified as Municipal Premises No. 224, Diamond Harbour Road, Ward No. 130 within the limit of Kolkata Municipal Corporation corresponding to postal Premises No. 594, Diamond Harbour Road, P.S. Behala now Parnasree, Dist. South 24 Parganas, Kolkata- 700 034 and began to enjoy said property as absolute joint owner.

AND WHEREAS while enjoying and possessing said dilapidated old building together with homestead land as absolute joint owner said Biva Rani Kaga died intestate on 03.07.2004, thus said Mukul Kaga and Monoj Kaga became the absolute joint owner of the partly Mennonite and partly Asbestos and Tile roof Building together with 13 (Thirteen) Cottaha 14 (Fourteen) Chittak 29 (Twenty Nine) Sq. ft. land as absolute joint owner and they began to enjoy said property by paying rent and rate accordingly.

AND WHEREAS after demise of their mother Biva Rani Kaga above named Mukul Kaga and Monoj Kaga became the absolute joint owner of the property left by Manik Lal Kaga and Biva Rani Kaga as per Hindu Succession Act. 1956.

AND WHEREAS after the death of their parents above named Sri Mukul Kaga the party of the First Part and Sri Monoj Kaga the party of the Second Part thus became the joint owner of ALL THAT piece and parcel of homestead land measuring 13 (Thirteen) Cottaha 14 (Fourteen) Chittak 29 (Twenty Nine) Sq. ft. together with a old dilapidated building standing thereon comprised in R.S. Dag No. 80/ 326 and under R.S. Khatian No. 228 lying and situate at Mouza Gangarampur, J.L. No. 5, being Municipal Premises No. 224, Diamond Harbour Road under Ward No. 130 within the limit of Kolkata Municipal Corporation under Police Station Behala now

Parnasree, Dist. South 24 Parganas, Kolkata- 700 034 and since then began to enjoy said property as joint owner by paying rent and taxes accordingly more fully and particularly mentioned and described in the First Schedule here under written.

AND WHEREAS in the manner aforesaid the Parties herein while seized and possessed of or otherwise well and sufficiently entitled their said property as absolute joint owner they mutually agreed to make their said property partitioned among them self as mentioned in the First Schedule hereunder written among them self.

AND WHEREAS in the manner aforesaid while above named First Party and Second Party seized and possessed the said old building together with land more fully and particularly mentioned and described in the First Schedule hereunder written as absolute joint owner.

AND WHEREAS the parties herein mutually agreed among themselves that they will make their property partition among themselves and Sri Mukul Kaga the Party of the First Part will be allotted 6 (Six) Cottaha 3 (Three) Chittak 15 (Fifteen) Sq. ft. together with 100 Sq. ft. Tile Shed structure together with of right of ingress and egress upon 12' ft. wide K.M.C. passage running from North to South from ARCADIA and a private passage on the Eastern side of the said land being Municipal Premises No. 224 of Diamond Harbour Road, P.S. Behala at presently Parnasree in the District South 24 Parganas, Kolkata- 700 034 which is allotted to the First Party as absolute ownership which is morefully and particularly mentioned in the map or plan attached herewith depicted in RED color and marked as Plot No-"A" and the Second Party and his heirs, successor and legal representatives shall have no right, title and claim whatsoever to his said allocation like wise said Monoj Kaga the party of the Second Part is allotted one old dilapidated building measuring 600 (Six Hundred) Sq. ft. on the Ground floor and 250 (Two hundred fifty) Sq. ft. on the 1st floor structure together with 7 (Seven) Cottaha 3 (Three) Chittak 15 (Fifteen) Sq. ft. with all easement right on 4' ft. Wide K.M.C. Road for ingress and egress on the eastern side of the said Building running from North to South started from 8' Wide Municipal Road connected with Diamond Harbour Road absolute and forever and the First Party his heirs, successor and legal representatives shall have no right title interest or claim of the said property as fully and particularly mentioned and described in the Third Schedule and more particularly mentioned and

described in the map or plan attached herewith and marked in "Green" color and marked as Plot No-B.

AND THIS Deed furthers more witnesseth as follows:-

- 1) That the said First Party shall have the custody and possession of all the documents of title as also the original copy of this deed and will at the request and cost of either Second Party or his legal heirs, successor or assigns produce or cause to be produce all or any of them for inspection or of evidence on their behalf at all trials, examination or commissions or other -wise as may be required by him or them and unless prevented by fire or any other inevitable accident, will keep them safe unobliterated and uncanceled.
- 2) That no party shall be entitled to any easements or quasi -easements over the allotments made to the other parties which are all being extinguished henceforth.
- 3) The parties shall enter upon their respective allotments and holds possession and enjoy the same in severally and absolutely against each other without any counter claim, demand or interruption whatsoever.
- 4) Each party shall at the request and cost of the other parties do execute and perform or cause to be done executed and perform all and every such acts deeds and things or writings whatsoever as may be required for further betterment or more perfectly assuring the allotments hereunder made or for rectification of any error or omission.
- 5) This partition shall not be reopened nor challenged under any circumstance by reason or any error or omission 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 or implements the omission or commission if any.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the Suit Property)

ALL THAT piece and parcel of land hereditement and Premises measuring an area of 13 (thirteen) Cottahs 14 (Fourteen) Chittaks 29 (Twenty Nine) Sq. ft. be little more or less together with an old dilapidate Structure partly two storied building measuring 600 Sq. ft. on the Ground floor and 250 Sq. ft on the First Floor Cement Flooring comprised in R.S. Dag No 80/326 under R.S. Khatian No. 228 lying and situate at Mouza Gangarampur, J. L. No 5, R. S. No 181 in the Collector's Touzi No 101 Pargana Magura under Police Station the then Behala presently Parnasree being Municipal Premises No- 224, Diamond Harbour Road Ward no 130 within the limit of Kolkata Municipal Corporation in the District South 24 Pargana Kolkata - 700 034.

On the North :- 12 Ft Wide KMC Road & Property of Bhaskar Sengupta.

On the South :- Property of Shaw Co. & Ors.

On the East :- 4 ft wide Common Passage and 8 Ft wide KMC Road.

On the West :- Property of Kamala Kanta Ghosh.

SECOND SCHEDULE ABOVE REFERRED TO
(Allotted to First Party)

ALL THAT piece and parcel of home shed land measuring 6 (Six) Cottahs 3 Chittaks 15 Sq. ft. together with 100 Sq. Ft. Tile roof Kancha structure comprised in R.S. Dag no 80/326 under R.S. Khatian no 228 lying and situate at Mouza Gangarampur, J. L. no 5 together with right of ingress and egress upon 12'ft wide K.M.C. road running from North to South from ARCADIA and a 5'ft wide private passage on the Southern side of the said land being part of Municipal Premises No- 224, Diamond Harbour Road Ward no 130 within the limit of Kolkata Municipal Corporation under P.S. Behala presently with in P.S. Parnasree in the District South 24 Parganas

Kolkata -700 034 is morefully and particularly mentioned in the map or plan attached with this Deed depicted in RED color and marked as Plot No-"A" in the said Map.

On the North :- 12 Ft Wide KMC Road & Property of Bhaskar Sengupta.

On the South :- Property of Shaw & Co.

On the East :- Property of Monoj Kaga(Party of the Second Part).

On the West :- Property of Kamala Kanta Ghosh.

THIRD SCHEDULE ABOVE REFERRED TO

(Allotted to Second Party)

ALL THAT piece and parcel of an old dilapidated building measuring 600 (Six-hundred) Sq. ft. Ground floor and 250 (Two hundred Fifty) Sq. ft. on the 1 St floor Cement Flooring together with 7 (Seven) Cottahs 3 (Three) Chittaks 15 (Fifteen) Sq. ft. be little more or less with all easement right on 4'ft (four) wide K M.C. Road for ingress and egress on the Southern side of the said premises running from East to West started from 8'ft (eight) wide Municipal Road being part of Municipal Premises No- 224, Diamond Harbour Road Ward no 130 within the limit of Kolkata Municipal Corporation under P.S. Behala presently with in P.S. Parnasree in the District South 24 Parganas Kolkata -700 034 and is morefully and particularly mentioned in the map or plan attached with this Deed depicted in GREEN color and marked as Plot No-"A" in the said Map.

On the North :- Property of Amiya Kr. Roy.

On the South :- 5 Ft wide Common Passage

On the East :- 4 Ft wide KMC Road.

On the West :- Property of Mukul Kaga(Party of the First Part)

IN WITNESS WHEREOF the parties hereto put their respective hands and seals here unto the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties in presence of:

1. Manish Kaga
Son of Mukul Kaga
Occupation: Service
594, Diamond Harbour
Road, Kolkata - 700034

Mukul Kaga

FIRST PART

2. Sudeb Mukherjee
Advocate
Alipore Judges Court.
Kolkata - 700 027.












Manoj Kaga

SECOND PART

Drafted by me:-



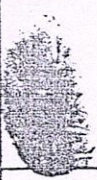



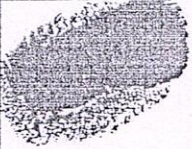




Sudeb Mukherjee

Sudeb Mukherjee
Advocate
Alipore Judges Court.

	left hand					
	right hand					

Name.....

Signature.. *Mukul Kaga*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.. *Monoj Kaga*

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
<div style="text-align: center;">PHOTO</div>	left hand					
	right hand					

Name.....

Signature.....



Government Of West Bengal
Office Of the D.S.R. - I I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07452 of 2014
(Serial No. 07717 of 2014 and Query No. 1602L000015976 of 2014)

On 09/07/2014

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 Draft

Rs. 122600/- is paid , by the draft number 089240, Draft Date 07/07/2014, Bank Name State Bank of India, BEHALA, received on 09/07/2014

(Under Article : A(1) = 122430/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 124/- on 09/07/2014)

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.-2,22,60,313/- Partition Amount Rs 1,00,21,705/- Conveyance Amount Rs 11,08,450/-

Certified that the required stamp duty of this document is Rs.- 116636 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 111650/- is paid , by the draft number 089241, Draft Date 07/07/2014, Bank : State Bank of India, BEHALA, received on 09/07/2014

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

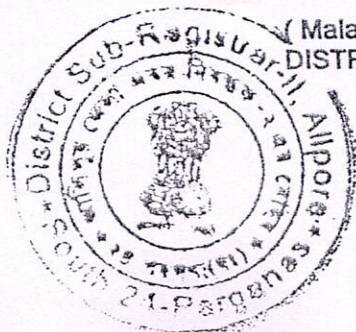
Presented for registration at 13.24 hrs on :09/07/2014, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Monoj Kaga , one of the Executants.

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

Execution is admitted on 09/07/2014 by

1. Mukul Kaga, son of Lt Manik Lal Kaga , 594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Retired Person
2. Monoj Kaga, son of Lt Manik Lal Kaga , 594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste Hindu, By Profession : Service

Identified By Manish Kaga, son of Mukul Kaga, 594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034, By Caste: Hindu, By Profession: Service.





(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II




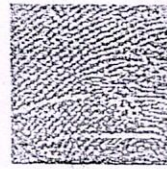
(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 07717 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Monoj Kaga 594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	 09/07/2014	 LTI 09/07/2014	Monoj Kaga 09/07/2014

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Mukul Kaga Address -594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 09/07/2014	 LTI 09/07/2014	Mukul Kaga
2	Monoj Kaga Address -594 D H Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700034	Self	 09/07/2014	 LTI 09/07/2014	Monoj Kaga

Name of Identifier of above Person(s)

Manish Kaga
594 D H Rd, Thana:-Behala, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700034

Signature of Identifier with Date

Manish Kaga



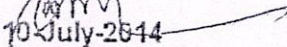
(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Office of the D.S.R. -I I SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 10
Page from 9419 to 9433
being No 07452 for the year 2014.



(Malay Chakraborty) 
10 July-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II SOUTH 24-PARGANAS
West Bengal