

5739/2023

I-5764/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

89AB 734383

29/11/23
11:55 am
212813921/23
Additional District Sub-Registrar
Kadambasachi, North 24 Pgs

Certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document are the Part of the document

Additional District Sub-Registrar
Kadambasachi, North 24-Pgs

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DEED OF AMICABLE PARTITION

THIS DEED OF PARTITION made on this the 29th day of November 2023 (Two Thousand Twenty Three) of the Christian Era.

06/10/23
নম্বর : 1324 S. Bordh
ক্রেতার নাম :
ঠিকানা :-
মূল্য :-
ভেতর :-
হাবড়া এ.ডি.এস. অফিস
জেলা :- উঃ ২৪ পরগনা
খরিদ তাং :-
মোট স্টাম্প খরিদ :-

20 SEP 2023

ট্রেজারী বারাসাত
ভান্ডার :- শ্রী সুদীপ ঘোষ
Vendor - Sudip Ghosh

2620 00

Champak Sarkar.
816 Lt. Debendra Nath Sarkar,
Dakshin Chattr.
N. 24 Pgs. Occu. - professional.
pin 749247



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Additional District Sub-Registrar
Kadambagachi, North 24 Pgs.

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B E T W E E N

1. SRI SWAPAN KUMAR DAS, PAN-ADGPD9394K, Voter ID No.WB/20/138/669145, Aadhaar No.3600 8542 9860, son of Late Kumar Krishna Das, residing at 15E, Hari Mohan Dutta Road, Dum Dum Cantonment, P.O. Dum Dum, P.S. Dum Dum, Dist. North 24 Parganas, Kolkata-700028, **2. SRI SOMNATH DAS**, PAN-ADGPD9395J, Voter ID No.RXC0769273, Aadhaar No.4344 1261 8673, son of Late Kumar Krishna Das, residing at 15E, Hari Mohan Dutta Road, Dum Dum Cantonment, P.O. Dum Dum, P.S. Dum Dum, Dist. North 24 Parganas, Kolkata-700028, **3. SRI AJOY KUMAR DAS**, PAN-AJCPD9658E, Voter ID No.WB/13/090/054836, Aadhaar No.4742 8055 7780, son of Late Kumar Krishna Das, residing at Barbaria, Jagannathpur, P.O. Jagannathpur, P.S. Barasat at present Duttapukur Dist. North 24 Parganas, Kolkata-700126, all by Faith-Hindu, by Nationality Indian, by Occupation Business, hereinafter called and referred to as the **PARTIES**(which expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** respective legal heirs, executors, administrators, legal representatives and/or assigns) OF THE **FIRST PART**

AND

SRI SUBRATA DAS, PAN-AEBPD2988K, VOTER ID NO- WB/22/159/357251, Aadhaar No. 3891 7689 4053, son of Late Kumar Krishna Das, residing at Flat No. 5A, Orchid Towers, 33/1A, Kakurgachi Road, P.O. Kakurgachi, P.S. Manicktala, Kolkata-700054, by faith- Hindu, by Nationality- Indian, by occupation-Business, hereinafter called and referred to as the **PARTIES** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include **his** respective legal heirs, executors, administrators, legal representatives and/or assigns) OF THE **SECOND PART**

WHEREAS all that piece and parcel of land measuring an area 11 bigha 13 cottah 25 sq.ft. more or less, comprised in Dag No. 2690, 2705 & 2706 and others under R.S. Khatian No. 805, 805/1 & 888 & others situated at **Mouza Barbaria**, J.L. No.8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayet, in the Dist. of North 24 Parganas was purchased by Kumar Krishna Das, by virtue of a deed of conveyance dated 03-05-1962, registered in the office of SR Barasat, being No. 4955 from one Dulal Chandra Karmakar, by virtue of a deed of conveyance on the same date & same office being No. 4956 from one Azahar Mondal & others, by virtue of a deed of conveyance dated 04-05-1962,



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registered in the office of SR Barasat, being No. 5048 from Usman Mondal, by virtue of a deed of conveyance dated 05-05-1962, registered in the office of SR Barasat, being No. 5118 from Ambat Ali Mondal, by virtue of a deed of conveyance on the same date & same office being No. 5119 from Jamat Ali Mondal, by virtue of a deed of conveyance dated 05-05-1962, registered in the office of SR Barasat, being No. 5122 from Hazer Mistri, by virtue of a deed of conveyance on the same date & same office being No. 5125 from one Muchiram Mondal, by virtue of a deed of conveyance dated 09-05-1962, registered in the office of SR Barasat, being No. 5177 from one Jamat Ali Mondal, by virtue of a deed of conveyance dated 12-05-1962, registered in the office of SR Barasat, being No. 5516 from one Mowla Box Mondal, by virtue of a deed of conveyance dated 18-06-1962, registered in the office of SR Barasat, being No. 7356 from Sunitya Lal Das, by virtue of a deed of conveyance dated 26-06-1962, registered in the office of SR Barasat, being No. 7715 from Gopal Chandra Mondal, by virtue of a deed of conveyance dated 11-08-1962, registered in the office of SR Barasat, being No. 9188 from Sadhan Chandra Mondal, by virtue of a deed of conveyance dated 11-09-1963 registered in the office of SR Barasat, being No. 11870 from Bimalendu Chattopadhyay, by virtue of a deed of conveyance dated 13-09-1963 registered in the office of SR Barasat, being No. 11608 from Sunitya Lal Das and by virtue of a deed of conveyance dated 23-03-1966 registered in the office of SR Barasat, being No. 4343 from Uma Bala Dashi and absolutely seized and possessed thereon.

AND WHEREAS while in peaceful possession, said Kumar Krishna Das recorded his name in the record of B.L.&L.R.O. under L.R. Khatian No. 457 and absolutely seized and possessed thereon.

AND WHEREAS while in peaceful possession, said Kumar Krishna Das executed a WILL in favour of Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das and the said WILL was registered on 14-06-1979, registered in the office of the additional district sub registrar at Sealdah, recorded Book III, Volume No.2, pages from 66 to 73 being No. 39 for the year 1979 and thereafter said Kumar Krishna Das died on 24-07-1985 and the Probate of the said WILL was granted by Ld. Kolkata High Court on 24-02-1987, case No.23 of 1987 in favour of his sons.

AND WHEREAS as per the terms and conditions of the said WILL being No.39/1979, said Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, **Subir Kumar**



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Das & Ajay Kumar Das became the absolute owners of the said land as above and absolutely seized and possessed thereon.

AND WHEREAS while in peaceful possession, said Subrata Das, Somnath Das, Swapan Kumar Das, Shyamal Kumar Das, Subir Kumar Das & Ajay Kumar Das amicably partitioned their landed properties by virtue of a deed of partition dated 31-08-1992, registered in the office of SR Barasat, recorded in Book No.I Volume No.131, pages from 375 to 406 being No. 9647 for the year 1992 and took possession in their own allocated portion as per said partition deed.

AND WHEREAS as per said partition deed, said Ajay Kumar Das became the absolute owner of 38 cottahs 05 chittacks 01 sq.ft., said Somnath Das became the absolute owner of 38 cottahs 04 chittacks 41 sq.ft., said Subrata Das became the absolute owner of 38 cottahs 04 chittacks 44 sq.ft., said Shyamal Kumar Das became the absolute owner of 38 cottahs 04 chittacks 44 sq.ft., said Subir Kumar Das became the absolute owner of 38 cottahs 05 chittacks 26 sq.ft. and Swapan Kumar Das became the absolute owner of 38 cottahs 06 chittacks 04 sq.ft. of land and absolutely seized and possessed their owned allocated portion of land.

AND WHEREAS by virtue of a deed of conveyance dated 10-12-1997, registered in the office of the Sub Registrar at Kadambagachi, recorded in book No.I, volume No.27, pages 279 to 286, being No. 2176 for the year 1997 said Shyamal Kumar Das sold, granted, transferred and conveyed comprised in L.R dag No 2690 an area of 3 cottahs 12 chittacks 23 sq.ft , L.R dag No-2705 an area 08 chittacks 5 sq.ft and L.R dag No.2706 an area of 4 cottahs 1 chittacks 37 sq.ft aggregating an area of 08 cottahs 06 chittacks 20 sq.ft. of land out of 38 cottahs 04 chittacks 44 sq.ft. of land which he obtained by said partition deed, unto and in favour of one Ganesh Dam, son of Late Netai Chandra Dam of Vivekananda Sarani, Barasat, Dist. North 24 Pargans, and delivered peaceful possession in his favour.

AND WHEREAS by virtue of a deed of conveyance dated 19-12-1997, registered in the office of District Registrar North 24 Parganas at Barasat, recorded in book No.I, volume No.199, pages 287 to 294, being No. 9774 for the year 1997 said Ganesh Dam sold, granted, transferred and conveyed comprised in L.R Dag No.2690 1 cottahs 12 chittacks 3 sq.ft, L.R dag no. 2705 08 chittacks 5 sq.ft and L.R Dag No 2706 04 cottahs 01 chittacks 37 sq.ft aggregating an area of 06 cottahs 06 chittacks of land unto and in favour of one Mina Biswas, wife of Sri Debdulal Biswas of 5No. Pannajhil, Barasat Dist. North 24 Parganas, and delivered peaceful possession in her favour.



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And whereas both the first part Swapam Kumar Das, Somnath Das, Ajoy Kumar Das and the second part Subrata Das form a Partnership firm name and style as M/S B.Das on 01/04/1993.

AND WHEREAS by virtue of a deed of conveyance dated 05-06-1998, registered in the office of the District Registrar North 24 Parganas at Barasat, recorded in book No.1, volume No.77, pages 223 to 232, being No. 3709 for the year 1998 said Mina Biswas sold, granted, transferred and conveyed said purchased land an area of 06 cottahs 06 chittacks of land in Dag No. 2690, 2705 & 2706, unto and in favour of M/s. B. Das, a partnership firm represented by its partners Swapam Kumar Das, Ajay Kumar Das, Somnath Das & Subrata Das and delivered peaceful possession in their favour.

AND WHEREAS by virtue of a deed of conveyance dated 05-06-1998, registered in the office of the District Registrar North 24 Parganas at Barasat, recorded in book No.1, volume No.77, pages 233 to 241, being No. 3710 for the year 1998 said Ganesh Dam sold, granted, transferred and conveyed 02 cottahs 20 sq.ft. of land in Dag No. 2690, unto and in favour of said M/s. B. Das, represented by its partners Swapam Kumar Das, Ajay Kumar Das, Somnath Das & Subrata Das and delivered peaceful possession in their favour.

AND WHEREAS the said M/s. B. Das partnership firm is dissolved on 31/03/2007 with the terms and conditions both the first part Swapam Kumar Das, Somnath Das, Ajoy Kumar Das and the second part Subrata Das became the equal joint owner of the land of the dissolved partnership firm and the first part will get 3/4th of the total share and the second part will get 1/4th of the total share.

AND WHEREAS by the above mentioned way **Parties of the First Part & Second part herein** jointly became the owners of the aforesaid landed properties and they divided the said landed properties into two plots and absolutely seized and possessed thereon.

AND WHEREAS due to avoid future litigation and conflicts the parties above named unanimously decided to get their respective share in the land measuring an area **13.87 decimals more fully described in the Schedule "A" below** by amicable partition in the following manner.

AND WHEREAS for the purpose of partition and/or division of the said properties into two separate lots in accordance with their respective share of the Parties as aforesaid and for more convenient and exclusive possession and better use, occupation and



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enjoyment of the divided portion, the said Parties of the present Deed of Partition have mutually agreed and decided to have the said property partitioned by metes and bounds viz. the **Parties of the First Part** shall accept the property set forth in the **Schedule 'B' out of 'A' Schedule property** and the **Party of the Second Part** shall accept the property set forth in the **Schedule 'C' out of the 'A' Schedule property**.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of allotments hereunder made under and by virtue of mutual transfers and releases hereunder contained in the said Parties of the Second Part do hereby grant, convey, transfer, assure, assign, confirm and release unto the said **Parties of the First Part** **ALL That** properties set forth in the **Schedule 'B' hereto** together with all areas, sewers, drains, water, water-courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute said Parties of the First Part the sole and absolute owner of the property comprised in the said **Schedule 'B'** free and discharged from all rights in common and all claims demands whatsoever of the parties of the other parts concerning the same and **TO HAVE AND TO HOLD** the same absolutely and forever in fee simple in severalty against the said Party of the Second Part and Parties of the First Part **are** entitled and empowered to mutate **their** names in the Government Serestha and also in the **Paschim Khilkapur Gram Panchayet** and pay rents and taxes directly to the concerned authority and **they** entitled to transfer **their** allotment i.e. **'B' Schedule Property** to anyone **they** like by sale, gift lease or mortgage or by any other lawful means as prescribed in the Law of Transfer of Property Act.

That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of allotments hereunder made under and by virtue of mutual transfer and releases hereunder contained in the said Party of the First Part do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said **Party of the Second Part** **ALL THAT** the properties set forth in the **Schedule 'C'** hereto annexed together with all areas, sewers, drains, water, water-courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Party of the Second Part the sole and absolute owner of the property comprised in the **'C' Schedule** hereto free and discharged from all rights in common and all claims demands whatsoever of the other part concerning the same



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TO HAVE AND TO HOLD the same absolutely and forever in fee simple in severalty as against Party of the First Part and the Party of the Second Part is entitled and empowered to mutate **his** name in the Government Serestha and also in the **Gram Panchayet** and pay rents and taxes directly to the concerned authority and **he is** entitled to transfer **his** allotment i.e. 'C' Schedule Property to anyone **he** likes by sale, gift, lease or mortgage or by any other lawful means as prescribed in the Law of Transfer of Property Act.

AND this indenture further morewitnesseth as follows:-

- a) That save and except the property set forth in the Schedule of Property hereunder written is free from all encumbrances, liens, charges and mortgages whatsoever.
- b) That neither party shall be entitled to any easements or quasi-easements over the allotments made to the other party which is all hereby extinguished.
- c) The parties shall enter upon their respective allotments and hold, possess and enjoy the same in severally absolutely against each other without any claim, demand or interruption whatsoever.
- d) Each party shall, at the request of the other party at the costs of the said 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 and for rectification of any error or omission.
- e) That 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 deed of deeds of writing as may be necessary to rectify the error/errors or implement the omission or omissions.
- f) That the original document of this partition deed shall be in the custody and possession of the **FIRST PARTIES**. The **FIRST PARTIES** do hereby covenants that they and their heirs, successors, legal representatives and assigns shall produce or caused to be produced and/or handover the said original deed to the **SECOND PARTY**, his heirs, successors, executors, and assigns, either jointly or severally as and when reasonably required by **him** or **them**. The **SECOND PARTY** also covenant that **he** and **his** heirs, successors, executors, and assigns, shall return the original deed to the **FIRST PARTIES** or their heirs,



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successors, and assigns, as the case may be immediate after the purpose for which deed was taken, is over.

g) That the **FIRST PARTIES** shall keep the Original deed safe unobliterated and uncanceled unless prevented by fire or any other inevitable accident.

h) That this deed of partition is effective from the date of its execution.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of the entire property to be partitioned)

ALL THAT piece and parcel of **Shali / Itkhola** land measuring an area 03 cottah 12 chittacks 23 sq.ft. comprised in **R.S. & L.R. Dag No.2690, Bastu** vacant land measuring an area 08 chittacks 05 sq.ft. comprised in **R.S. & L.R. Dag No.2705** and **Shali** land measuring an area 04 cottahs 01 chittacks 37 sq.ft. comprised in **R.S. & L.R. Dag No.2706, aggregating an area 08 cottahs 06 chittacks 20sq.ft** equivalent to **13.87 decimals**, under R.S. Khatian No 805& 888 L.R. Khatian No.457, situated at **Mouza Barbaria**, J.L. No. 8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of Additional District Sub Registrar at Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayet, in the Dist. of North 24 Parganas known as Lot-A & Lot-B, which is butted and bounded by:

ON THE NORTH	:	Dag No.2690	\
ON THE SOUTH	:	80 ft.wide Barrackpur Road / State Highway- 2	
ON THE EAST	:	Land of Subrata Das.	
ON THE WEST	:	Dag No.2687 & 2706	

THE SCHEDULE 'B' ABOVE REFERRED TO
(Allotted in favour of the Party of the First Part)

LOT- A

Out of the "A" Schedule Property **ALL THAT** piece and parcel of **Shali / Itkhola** land measuring an area 02 cottah 13 chittacks 17 sq.ft. equivalent to 4.68 decimal **out of** 03 cottah 12 chittacks 23 sq.ft. comprised in **R.S. & L.R. Dag No.2690, Bastu** vacant land measuring an area 06 chittack 04 sq.ft equivalent to 0.63 decimal **out of** 08 chittacks 05 sq.ft. comprised in **R.S. & L.R. Dag No.2705** and **Shali** land measuring an area 03 cottahs 01 chittacks 16 sq.ft equivalent to 5.10 decimals **out of** 04 cottahs 01 chittacks 37 sq.ft. comprised in **R.S. & L.R. Dag No.2706, aggregating an**



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area 06 cottahs 04 chittacks 37 sq.ft equivalent to 10.41 decimals, under R.S. Khatian No. 805 & 888 L.R. Khatian No.457, situated at Mouza Barbaria, J.L. No.8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayet, in the Dist. of North 24 Parganas. The said property is shown and delineated in the plan annexed hereto and boundary line marked by RED Colour and marked as LOT A, which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Land of Swapan Kumar Das.
<u>ON THE SOUTH</u>	:	80 Feet Wide Barrackpore Road/ State Highway.
<u>ON THE EAST</u>	:	Land of Subrata Das
<u>ON THE WEST</u>	:	Dag No.2687 & 2706

THE SCHEDULE 'C' ABOVE REFERRED TO
(Allotted in favour of the Party of the Second Part)

LOT -B

Out of the "A" Schedule Property ALL THAT piece and parcel of Shali/Itkhola land measuring an area 15 chittacks 6 sq.ft equivalent to 1.56 decimals out of 03 cottah 12 chittacks 23 sq.ft. comprised in R.S. & L.R. Dag No.2690, Bastu vacant land measuring an area 02 chittacks 01 sq.ft equivalent to 0.21 decimals out of 08 chittacks 05 sq.ft. comprised in R.S. & L.R. Dag No.2705 and Shali land measuring an area 01 cottah 21 sq.ft equivalent to 1.69 decimal out of 04 cottahs 01 chittacks 37 sq.ft. comprised in R.S. & L.R. Dag No.2706, aggregating an area 02 cottahs 01chittacks 28 sq.ft equivalent to 3.46 decimals, under R.S. Khatian No. 805 & 888 L.R. Khatian No.457, situated at Mouza Barbaria, J.L. No.8, Re.Sa. No.24, Touzi No.146, under P.S. Barasat at present Duttapukur, within the jurisdiction of ADSR Kadambagachi, under the limits of Paschim Khilkapur Gram Panchayet, in the Dist. of North 24 Parganas. The said property is shown and delineated in the plan annexed hereto and boundary line marked by GREEN Colour and marked as LOT B, which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Land of Subrata Das And Others
<u>ON THE SOUTH</u>	:	80 Feet Wide Barrackpore Road / State Highway.
<u>ON THE EAST</u>	:	Land of Subrata Das
<u>ON THE WEST</u>	:	LOT -A(party of the 1st part)

IN WITNESSES whereof the Parties of the First & Second Part herein above have subscribed their respective hands and seal on the day, month and year first above written.



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SIGNED, SEALED AND DELIVERED
BY THE PARTIES IN THE PRESENCE
OF WITNESSES:-

- 1) Swapam Borthor,
801, H.I. Road -
Kolkata - 700065

Swapam Kumar Das

Somnath Das
(SOMNATH DAS)

Apurva Kumar Das

SIGNATURE OF THE FIRST PART

- 2) Champak Sarkar
Dakshin Chitra,
N. 24 pgs.

Subrata Das
(Subrata Das)

SIGNATURE OF THE SECOND PART

Drafted as per information
given by both the parties

Swapam Borthor
Advocate " Swapam Borthor,

High Court Kolkata
F-83/79 of 1986

Composed by :
S. Adhikary
S. Adhikary
Barasat Court



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SPECIMEN FORM FOR TEN FINGERPRINTS



Supra Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Somnath Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Ajay Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Subodh Kumar Das

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



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জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ৪৫৭

[১৫০২০০৮]

মৌজা- বড় বড়িয়া

জে.এল.নং- ৮

খানা- দত্তপুকুর



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ৫.০৪

(৩) মোট দাগের সংখ্যা- ৩৭

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	কুমার কৃষ্ণ দাস	স্বত্ব	
পিতা-	সীতানাথ দাস		
ঠিকানা-	14 নং বনমালী চ্যাটার্জী স্ট্রীট কলিকাতা---		

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ একর হেক্টর
২৬৮৪/০৩৫৭	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ২০১১,৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.১৪	০.২১৯৩	০.০৩
২৬৮৫	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ২০১১,৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.২৮	০.৮৬০৪	০.২৫
২৬৮৬	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.২৮	০.০৬১৯	০.০২
২৬৮৮	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.১০	০.০৯৫০	০.০১
২৬৮৮/০২৫৮	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.১৯	০.১৬৩৮	০.০৩
২৬৮৯	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	০.১৬	০.১৪৭৫	০.০২
২৬৯০	শালি/ইটখোলা	৪(২ক,২খ) ধারা প্রযোজ্য গত খং নং - ৩১৩৪ হস্তান্তরের ধরণ - রে: ক: মূলে	১.০৪	০.৮২৭৯	০.৮৬

জেলা- উত্তর ২৪ পরগনা খতিয়ান নং- ৪৫৭

[১৫০২০০৮]



মৌজা- বড় বাড়িয়া জে.এন.নং- ৮

থানা- দত্তপুকুর

(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ৫.০৪

(৩) মোট দাগের সংখ্যা- ৩৭

	(৪) অত্রস্থলের দখলকারের বিবরণ	(৫) স্বর	(৬) মন্তব্য
নাম-	কুমার কৃষ্ণ দাস	রাজত	
পিতা-	সীতানাথ দাস		
ঠিকানা-	১৪ নং বনমালী চ্যাটার্জী ট্রাষ্ট কলিকাতা---		

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মাধ্য অত্রস্থলের অংশ	দাগের মাধ্য অত্রস্থলের জমির অংশের পরিমাণ
					একর হেক্টর
২৬৯১	শালি/ইটখানা	৪(২খ)। ৪(২ক)। ধারা প্রযোজ্য	০.৪১	০.০৭৫৫	০.০২
২৭০৫	বালু	গত খং নং - ৩৫৪৭ হস্তান্তরের ধরণ - রে: ক: মূলে	০.৭০	০.৪৩৯৫	০.০২
২৭০৬	শালি	গত খং নং - ৩৫৪৭ হস্তান্তরের ধরণ - রে: ক: মূলে	০.২৫	০.২৯২৬	০.০৭
২৭১৮	শালি		০.৪৯	০.৩৫০০	০.১৬
মোট দাগের সংখ্যা- সাইত্রিশ মাত্র					



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240298550318

GRN Details

GRN:	192023240298550318	Payment Mode:	SBI Epay
GRN Date:	28/11/2023 17:50:13	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	7064531353418	BRN Date:	28/11/2023 17:51:47
Gateway Ref ID:	202333237052468	Method:	State Bank of India New PG CC
GRIPS Payment ID:	281120232029855030	Payment Init. Date:	28/11/2023 17:50:13
Payment Status:	Successful	Payment Ref. No:	2002813921/6/2023
[Query No*/Query Year]			

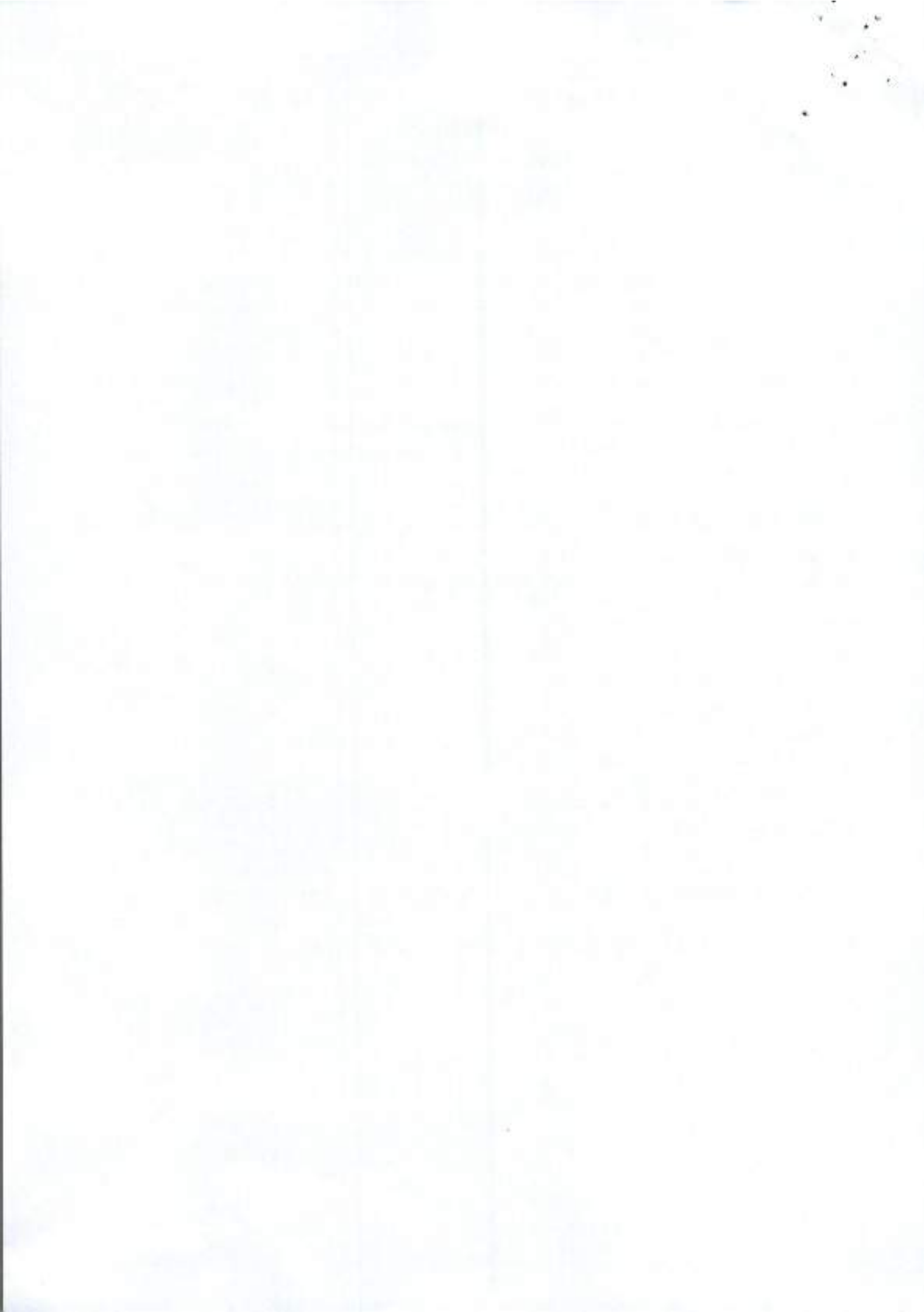
Depositor Details

Depositor's Name:	Mr SWAPAN BARDHAN
Address:	97 B Harish Mukherjee Road,Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL
Mobile:	7711994494
Email:	operations@westroad.in
Period From (dd/mm/yyyy):	28/11/2023
Period To (dd/mm/yyyy):	28/11/2023
Payment Ref ID:	2002813921/6/2023
Dept Ref ID/DRN:	2002813921/6/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002813921/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	8085
2	2002813921/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	16014
Total				24099

IN WORDS: TWENTY FOUR THOUSAND NINETY NINE ONLY.





Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



281120232029855030

GRIPS Payment Detail

GRIPS Payment ID:	281120232029855030	Payment Init. Date:	28/11/2023 17:50:13
Total Amount:	24099	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7064531353418	BRN Date:	28/11/2023 17:51:47
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr SWAPAN BARDHAN
Mobile: 7711994494

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240298550318	Directorate of Registration & Stamp Revenue	24099
Total			24099

IN WORDS: TWENTY FOUR THOUSAND NINETY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

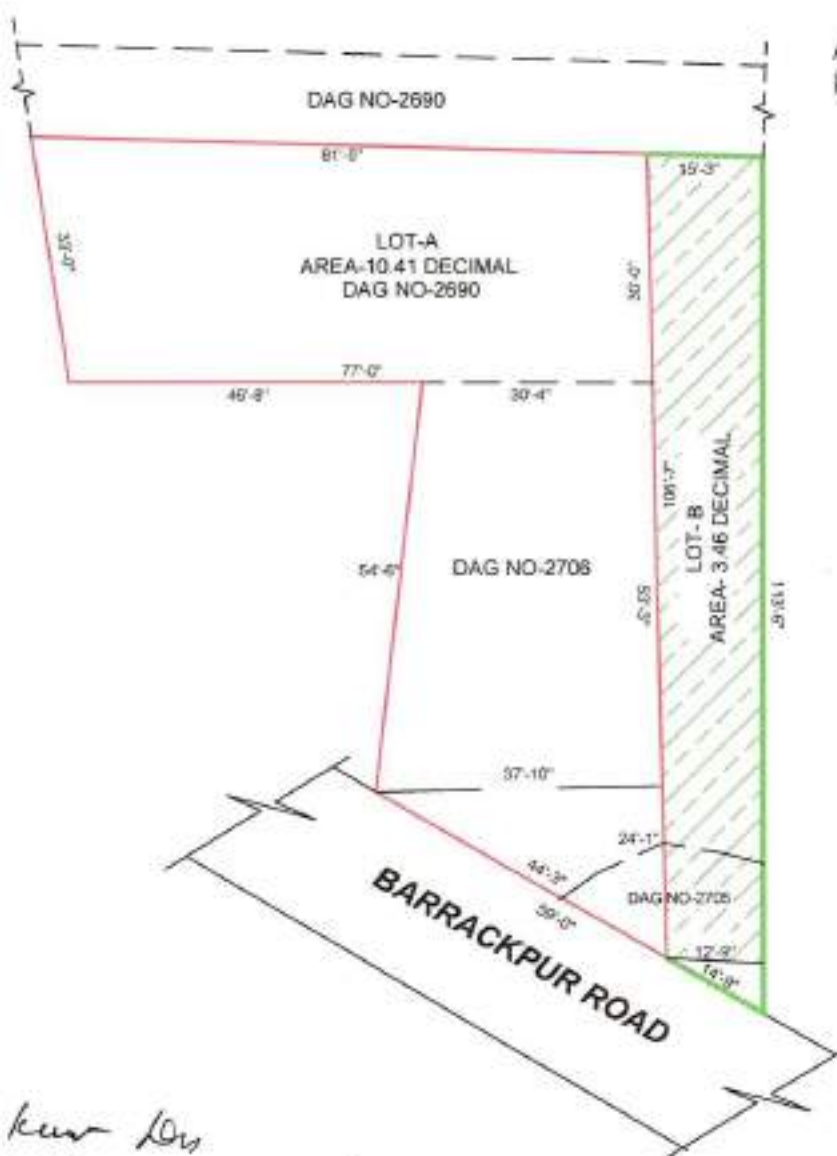


SITE PLAN OF R.S & L.R DAG NO-2690,2705,2706 AT MOUZA-BARBARIA, L.R.KH NO-457 J.L NO-8, UNDER PASCHIM KHILKAPUR GRAM PANCHAYAT, P.S.-DUTTAPUKUR (FORMERLY BARASAT), DIST.- NORTH 24 PARGANAS, PIN 700126, WEST BENGAL

AREA BREAKUP			
LOT NO.	DAG NO.	AREA(DEC)	AREA(KATHA)
LOT A	2690	4.68	2K-13CH-17 SQFT
	2705	0.83	6CH-4 SQFT
	2706	5.10	3K-1CH-16 SQFT
LOT B	2690	1.56	15CH-6 SQFT
	2705	0.21	2CH-1SQFT
	2706	1.69	1K-0CH-21 SQFT



Additional District Sub-Registrar
Kadambagachi, North 24 Pgs



Suman Kumar Das

Sorunath Das

Pranab Kumar Das

DRAWN BY-

Pranab Kumar Das

PRANAB KUMAR DAS

(Suburban Dns)

SIGNATURE OF FIRST PARTY

SIGNATURE OF SECOND PARTY



Additional District Sub-Registrar
Kadambegachi, North 24 Pgs.

29 NOV 2023

Major Information of the Deed

Deed No :	I-1519-05764/2023	Date of Registration	29/11/2023
Query No / Year	1519-2002813921/2023	Office where deed is registered	
Query Date	12/11/2023 11:32:28 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	SWAPAN BARDHAN 97 B Harish Mukherjee Road, Thana : Bhawanipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910907626, Status : Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 64,00,000/-	Rs. 64,00,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 8,095/- (Article:45)	Rs. 16,014/- (Article:A(1), E)		
Remarks	Partition Amount Rs 15,97,018/- Conveyance Amount Rs 2,982/-		

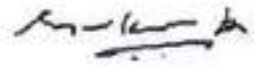
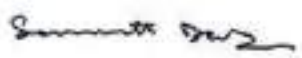
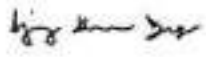
Land Details :

District: North 24-Parganas, P.S:- Barasat, Gram Panchayat: PASCHIM KHILKAPUR, Mouza: Barbaria, JI No: 8, Pin Code : 700126

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-2690	RS-805	Bastu	Itkhola	6.24 Dec	25,00,000/-	25,00,000/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	RS-2705	RS-805	Bastu	Bastu	0.84 Dec	12,00,000/-	12,00,000/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L3	RS-2706	RS-888	Bastu	Shali	6.79 Dec	27,00,000/-	27,00,000/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
		TOTAL :			13.87Dec	64,00,000 /-	64,00,000 /-	
	Grand Total :				13.87Dec	64,00,000 /-	64,00,000 /-	



Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SWAPAN KUMAR DAS (Presentant) Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	29/11/2023	LTI	29/11/2023
Hari Mohan Dutta Road, Block/Sector: Dum Dum Contonment, 15E, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4K, Aadhaar No: 36xxxxxxxx9860, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SOMNATH DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	29/11/2023	LTI	29/11/2023
Hari Mohan Dutta, Block/Sector: Dum Dum Contonment, 15E, City:- Dum Dum, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx5J, Aadhaar No: 43xxxxxxxx8673, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr AJOY KUMAR DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	29/11/2023	LTI	29/11/2023
Barbaria, City:- Not Specified, P.O:- Jagannathpur, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AJxxxxxx8E, Aadhaar No: 47xxxxxxxx7780, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				



4	Name	Photo	Finger Print	Signature
	Mr SUBRATA DAS Son of Late Kumar Krishna Das Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office		 Captured	
	29/11/2023	29/11/2023	LT1	29/11/2023
Kakurgachi Road, Block/Sector: Orchid Tower, Flat No: 5A, City:- Not Specified, P.O:- Kakurgachi, P.S:-Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AExxxxxx8K, Aadhaar No: 38xxxxxxxx4053, Status :Individual, Executed by: Self, Date of Execution: 29/11/2023 , Admitted by: Self, Date of Admission: 29/11/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHAMPAK SARKAR Son of Late Debendra Nath Sarkar Village:- Dakshin Chatra, P.O:- Dakshin Chatra, P.S:-Baduria, District:-North 24-Parganas, West Bengal, India, PIN:- 743247		 Captured	
29/11/2023	29/11/2023	29/11/2023	29/11/2023
Identifier Of Mr SWAPAN KUMAR DAS, Mr SOMNATH DAS, Mr AJOY KUMAR DAS, Mr SUBRATA DAS			

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 SWAPAN KUMAR DAS	1	25.0000	1.56 Dec	25	6,25,000/-
L1	Mr SOMNATH DAS	1	25.0000	1.56 Dec	25	6,25,000/-
L1	Mr AJOY KUMAR DAS	1	25.0000	1.56 Dec	25	6,25,000/-
L1	Mr SUBRATA DAS	2	25.0000	1.56 Dec	25	6,25,000/-
L2	Mr SWAPAN KUMAR DAS	1	25.0000	0.21 Dec	25	3,00,000/-
L2	Mr SOMNATH DAS	1	25.0000	0.21 Dec	25	3,00,000/-
L2	Mr AJOY KUMAR DAS	1	25.0000	0.21 Dec	25	3,00,000/-
L2	Mr SUBRATA DAS	2	25.0000	0.21 Dec	25	3,00,000/-
L3	Mr SWAPAN KUMAR DAS	1	25.0000	1.7 Dec	25.0368	6,75,994/-
L3	Mr SOMNATH DAS	1	25.0000	1.7 Dec	25.0368	6,75,994/-
L3	Mr AJOY KUMAR DAS	1	25.0000	1.7 Dec	25.0368	6,75,994/-





Endorsement For Deed Number : I - 151905764 / 2023

On 29-11-2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 11:55 hrs on 29-11-2023, at the Office of the A.D.S.R. KADAMBAGACHI by Mr SWAPAN KUMAR DAS , 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 64,00,000/-. Partition Amount Rs 15,97,018/- Conveyance Amount Rs 2,982/-

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

Execution is admitted on 29/11/2023 by 1. Mr SWAPAN KUMAR DAS, Son of Late Kumar Krishna Das, Hari Mohan Dutta Road, Sector: Dum Dum Contonment, 15E, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24 -Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 2. Mr SOMNATH DAS, Son of Late Kumar Krishna Das, Hari Mohan Dutta, Sector: Dum Dum Contonment, 15E, P.O: Dum Dum, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Business, 3. Mr AJOY KUMAR DAS, Son of Late Kumar Krishna Das, Barbaria, P.O: Jagannathpur, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 4. Mr SUBRATA DAS, Son of Late Kumar Krishna Das, Kakurgachi Road, Sector: Orchid Tower, Flat No: 5A, P.O: Kakurgachi, Thana: Manicktalla, , North 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr CHAMPAK SARKAR, , Son of Late Debendra Nath Sarkar, P.O: Dakshin Chatra, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743247, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 16,014.00/- (A(1) = Rs 16,000.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 16,014/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2023 5:51PM with Govt. Ref. No: 192023240298550318 on 28-11-2023, Amount Rs: 16,014/-, Bank: SBI EPay (SBIEPay), Ref. No. 7064531353418 on 28-11-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

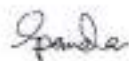
Certified that required Stamp Duty payable for this document is Rs. 8,095/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 8,085/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1324, Amount: Rs.10.00/-, Date of Purchase: 06/10/2023, Vendor name: Sudip Ghosh

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/11/2023 5:51PM with Govt. Ref. No: 192023240298550318 on 28-11-2023, Amount Rs: 8,085/-, Bank: SBI EPay (SBIEPay), Ref. No. 7064531353418 on 28-11-2023, Head of Account 0030-02-103-003-02



SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1519-2023, Page from 134110 to 134134
being No 151905764 for the year 2023.



Spanda

Digitally signed by SMRITIKANA SEN
Date: 2023.12.01 13:28:42 +05:30
Reason: Digital Signing of Deed.

(SMRITIKANA SEN) 01/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

