



पश्चिम बंगाल WEST BENGAL

2428/21

57AB 191421

Serial No. 2428 dt. 22/7/21
AK No. 1 Vol. No. 1901 Pages to
Being No. 9154 Year. 2015
Cartridge Paper Issued.....
Copying Fee Ordinary.....
Copying Fee Urgent.....
Tracing Charge for Map or Plan.....
Xeroxing Ch.....

4.00
10.00
10.00
172.00

196.00

Under Article F (1) & F (2)
Under Article G (a) & G (b)
Value of Stamp.....
Value of Court Fee.....
Value of Cartridge Paper.....
Cost of Map or Plan.....
Cost of Xeroxing.....
Total Cost of Copy.....
Copy Prepared Signed.....
Sealed and Delivered to.....
As per Order No.....

Record Keeper
Registrar of Assurances-II
Kolkata

Additional Registrar of
Assurances-I, Kolkata

22/7/21

Rahul Singha

08841/15

09/54/15



2014 पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the Document is admitted to V 582121
Registration. The Signature Sheet and the
endorsement sheet attached to this document
are the part of this Document.

110-828686/15
MV-9900 4841-

[Signature]
Additional Registrar
of Assurances-I, Kolkata

Original

24 NOV 2015

[Signature]
Anuradha Roy

THIS DEED OF PARTITION made this 23rd day of November Two
Thousand and Fifteen BETWEEN (1) SHYAMAL KUMAR DAS, son of Late
Prabhat Kiron Dass (also known as Prabhat Kiran Das) residing at 40, Banamali

[Signature]

Dass.

Anuradha Roy.

[Signature]

Rahul Singha



97352

31 OCT 2015

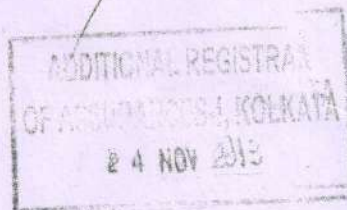
No. Date

Sold To

of

Rs.

P. CHATTERJEE
16, India Exchange Place, Kol-1
Licensed Stamp Vender
L. No. : 351-RS1989



Randeep Jalam
S/o Banaridhal Jalam
123 B Roy Bahadur Road
Kolkata 700034
Business.

Rahul Singha.

Part 14

Naskar Road, Post Office - Parnasree, Police Station - Parnasree, Kolkata-700060, having PAN: ADSPD5052A, (2) (SMT.) ANURADHA ROY, wife of Mr. Shyamal Ranjan Roy residing at Flat No.9, 110B, Netaji Subhas Road, Post Office - Behala, Police Station - Parnasree, Kolkata-700034, having PAN: AWGPR3836B and (3) DILIP KUMAR GUHA son of Late Nirmalendu Guha residing at 12/3, Dakshin Para Road, Post Office - Thakurpukur, Police Station - Thakurpukur, Kolkata-700063, having PAN: ANVPG7034Q hereinafter collectively referred to as "the FIRST PARTIES" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs executors administrators and legal representatives and/or assigns) of the ONE PART AND BASUDEV DAS, ^(also known as Basu Dev Das) son of Late Nishit Kiran Das residing at 100, Sarat Pally, Post Office - Banskroni, Police Station - Regent Park, Kolkata - 700070, having PAN: AWQPD7785B hereinafter referred to as "the SECOND PARTY" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include his heirs executors administrators and legal representatives) of the OTHER PART:

WHEREAS:

- A. One Ashalata Das, Santana Das and Nishit Kiran Das were the full and absolute owners in equal shares of ALL THAT the rooms and structures together with the piece and parcel of land thereunto belonging whereon or on part whereof the same were erected and built containing an area of 0.34 acre equivalent to 34 Sataks comprised in the entire R.S. Dag No. 627, recorded in Khatian No. 1004, in Mouza Banskroni, J.L. No. 45, Post Office Banskroni, Police Station - Regent Park (formerly Tollygunge), assessed by the Kolkata Municipal Corporation as Municipal Premises No. 100 Sarat Pally, Kolkata 700070 within Ward No. 113 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South), morefully and particularly mentioned and described in the FIRST SCHEDULE hereunder written and hereinafter referred to as "the LARGER PROPERTY." The names of the said Ashalata Das, Nishit Kiran Das and Santana Das have been recorded in the R.S. Records of Rights published on the Estate Acquisition Act, 1953 and also mutated in the assessment records of the Kolkata Municipal Corporation.
- B. The said Ashalata Das, a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law died intestate on 16th June 1989 leaving her surviving her two sons Prabhat Kiran Das and the said Nishit Kiran Das and one daughter Anjali Guha who all upon her death inherited became entitled to her one-third share in the Larger Property in equal shares.

Signature

Basu

Anuradha Roy

Rahul Singha



Handwritten signature

- C. By two deeds of Gift one dated 24th December 2008 and registered with District Sub Registrar-I, Alipore in Book I, Volume No. 9, Pages 1485 to 1499, Being No. 3724, for the year 2008 and the other dated 6th February 2009 and registered with Additional District Sub Registrar, Alipore in Book I, Volume No. 3, Pages 4488 to 4503, Being No. 667, for the year 2009 the said Nisit Kiran Das for the consideration therein mentioned conveyed and transferred by way of gift to his son, Basudev Das (the Second Party hereto) **ALL THAT** the undivided piece and parcel of land measuring 09 Cottahs 02 Chittacks 10 Square feet more or less being his entire undivided part or share in the Larger Property absolutely and forever.
- D. Certain errors inadvertently crept in the said two Deeds of Gift which were rectified by a Deed dated 3rd November 2015 and registered with the Additional Registrar of Assurances-I, Kolkata in Book No. I, CD Volume No. 1901-2015, Pages from 147826 to 147855, Being No. 190108668, For the Year 2015. The said Deed of Rectification was executed by the only heirs and legal representatives of the said Nisit Kiran Das namely his wife (Smt.) Manju Das, his only son Basudeb Das and his three daughters namely (Smt.) Japamala Chakraborty, (Miss) Gouri Das and (Smt.) Antara Sarkar inasmuch as the said Nisit Kiran Das had in the meantime died intestate on 22nd March 2009.
- E. The said Santana Das, a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law died intestate on 18th November 2010 leaving her surviving her husband Prabhat Kiran Das, one son Shyamal Kumar Das and one daughter Anuradha Roy as her only heirs and legal representatives who all upon her death inherited and became entitled to her one-third undivided part or share in the Larger Property absolutely and forever in equal shares.
- F. The said Anjali Guha, a Hindu during her lifetime and at the time of her death and governed by the Dayabhaga School of Hindu Law died, intestate, on 12th November 2012 leaving her surviving her only son Dilip Kumar Guha as her sole heir and legal representative (her husband having predeceased her) who upon her death inherited became entitled to her one-ninth undivided part or share in the Larger Property absolutely and forever.
- G. The said Prabhat Kiran Das, a Hindu died on 26th October 2012 after making his Last Will and Testament dated 20th April 2011 whereby and whereunder he gave devised and bequeathed his entire share in the Larger Property to his said son Shyamal Kumar Das. Since no executor was appointed by the said Will, his son and a beneficiary under the said Will, the said Shyamal Kumar

Rahul Singha

Das applied for Letters of Administration in respect of the said Will of Prabhat Kiran Das before the District Delegate at Alipore and the same was granted to him on 18th August 2015 in Act 39 Case No. 287 of 2014.

- H. The said Shyamal Kumar Das as the sole Administrator under the said Will of Prabhat Kiran Das by his acts assented and consented to the bequests and legacies made under such Will and made over possession of the properties including the share of the said Prabhat Kiran Das in the Larger Property to himself as the beneficiary thereof.
- I. In the premises aforesaid the parties hereto have become the full and absolute owners of the Larger Property which is an undivided one.
- J. The First Party desired to sell and transfer their parts and shares in the Larger Property but the Second Party did not wish to do so. The parties have by way of family settlement decided that the Larger Property be divided and demarcated between them by metes and bounds and the First Party may thereafter sell and transfer the portion allotted to them and the Second Party may retain the portion allotted to him.
- K. In pursuance of the aforesaid the parties have amicably and conclusively decided to partition the Larger Property by metes and bounds into two portions, one described in the **SECOND SCHEDULE** hereto to be allotted to the First Party collectively and the other described in the **THIRD SCHEDULE** hereto to be allotted to the Second Party as hereinafter contained.
- L. **NOW THIS INDENTURE WITNESSETH THAT** in the premises aforesaid and in consideration of the transfer and assurance by the Second Party to the First Party as hereinafter contained, the First Party doth hereby convey and transfer unto and to the Second Party their entire share and all right title and interest in **ALL THAT** the piece and parcel of land containing an area of 05 Cottahs 15 Chittacks 38 Square feet more or less situate lying at being a divided and demarcation portion on the Eastern Side of the Larger Property together with rooms and structures thereon and morefully and particularly mentioned and described in the **THIRD SCHEDULE** hereunder written and hereinafter referred to as "the **SECOND PARTY'S ALLOCATION**" **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the Second Party's Allocation **AND ALL** the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the First Party into out of or upon the Second Party's Allocation hereby granted conveyed and transferred to the Second Party and every of their rights and liberties **TO HAVE AND TO HOLD** the Second Party's Allocation



hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the Second Party absolutely and forever.

II. AND THIS FURTHER INDENTURE WITNESSETH THAT in the premises aforesaid and in consideration of the transfer and assurance by the First Party to the Second Party as hereinbefore contained, the Second Party doth hereby convey and transfer unto and to the First Party his entire share and all right, title and interest of and in **ALL THAT** the piece and parcel of land containing an area of 14 Cottahs 09 Chittacks 38 Square feet more or less situate lying at being a divided and demarcation portion on the Western Side of the Larger Property together with the rooms and structures thereon and morefully and particularly mentioned and described in the **SECOND SCHEDULE** hereunder written and hereinafter referred to as "the **FIRST PARTY'S ALLOCATION**" **AND** reversion or reversions remainder or remainders and the rents issues and profits of and in connection with the First Party's Allocation **AND ALL** the estate right title interest use trust property claim and demand whatsoever both at law or in equity of the Second Party into out of or upon the First Party's Allocation hereby granted conveyed and transferred to the First Party and every of his rights and liberties **TO HAVE AND TO HOLD** the First Party's Allocation hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the First Party absolutely and forever in the following share and proportion:

- (i) First Party No. 1 - Shyamal Kumar Das - three-fifth share;
- (ii) First Party No. 2 - Anuradha Roy - one-fifth share;
- (iii) First Party No. 3 - Dilip Kumar Guha - one-fifth share.

III. THE FIRST PARTY AND THE SECOND PARTY AND EACH OF THEIR RESPECTIVE HEIRS, EXECUTORS, LEGAL REPRESENTATIVES, SUCCESSOR OR SUCCESSORS-IN-OFFICE AND ASSIGNS DO AND EACH OF THEM DOTH HEREBY COVENANT WITH EACH OTHER (each of them covenanting for their respective shares of and in the said properties hereby partitioned and for their own acts and deeds and all persons lawfully or equitably claiming through under or in trust for them or any of them respectively in relation thereto) that notwithstanding any act deed or thing whatsoever by themselves or any of them respectively done or omitted willfully or knowingly suffered to the contrary the First Party and the Second Party now have good right full power and absolute authority and indefeasible title to grant, convey, transfer, assign and assure unto them respectively with appurtenances thereto in the manner aforesaid free from all encumbrances **AND THAT** the parties hereto and their and each of their respective successor or successors-in-office and assigns shall or may at all times hereafter peaceably and quietly hold use possess and enjoy the properties respectively allotted to them as aforesaid and receive the rents issues and profits thereof in the manner aforesaid without any lawful eviction interruption claim or demand whatsoever from

Signed

Signed

Anuradha Roy

Basu

Rahul Singha



or by the other of them or any person or persons having or lawfully rightfully or equitably claiming through under or in trust for it **AND FURTHER THAT** they and all persons having or lawfully rightfully or equitably claiming any estate or interest in the properties hereby partitioned through under or in trust for them or any of them shall and will from time to time and at all times hereafter at the request and costs of the party requiring the same do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the respective allotments aforesaid hereby granted and assured in the manner aforesaid as shall or may be reasonably required.

IV. PROVIDED ALWAYS AND IT IS HEREBY EXPRESSLY AND MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

- i) The parties hereto accept the allotments made to them respectively hereunder.
- ii) Each of the parties hereto shall be entitled to own hold use possess and enjoy their respective allotments with all appurtenances thereto as the full and absolute owners thereof with effect from the date hereof.
- iii) The parties have placed and posted poles/pillars showing the division of their respective portions. The First Party or his assigns shall construct a partition wall at the line of demarcation at their own costs and expenses and the said partition wall shall belong to the First Party or their assigns as the case may be.

V. AND IT IS HEREBY FURTHER MUTUALLY AGREED AND DECLARED THAT:

- a. the original of the two deeds of Gift one dated 24th December 2008 and other dated 6th February 2009 and the Deed of Rectification dated 3rd November 2015 recited hereinabove in part shall remain in the custody of the Second Party and all other original documents of title of the Larger Property shall remain in the custody of the First Party and each party doth hereby covenant with the other that the party holding the documents shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the other party or their assigns produce or cause to be produced to the other party or their assigns or attorneys or agents or as they may direct at any trial hearing commission examination or otherwise as occasion shall arise, the documents of title in their respective custody and shall also allow to take copies or extracts or abstracts therefrom and shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled. In case the Second Party transfers the Second Party's Allocation, the Second

Rahul Singha



Party shall be bound to deliver the original documents held by him to the First Party and their assigns.

- b. the original of this Deed of Partition shall remain in the custody of the Second Party (Basudev Das) and a Duplicate copy shall remain in the custody of the First Party and each Party doth hereby covenant with each other that they or their assigns or transferees shall and will unless prevented by fire or some other inevitable accident from time to time and at all times hereafter upon every reasonable request and at the costs of the other party produce or cause to be produced to the other party or their attorneys or agents or as they may direct at any trial hearing commission examination or otherwise as occasion shall arise, the documents of title in their respective custody and shall also allow to take copies or extracts or abstracts therefrom and shall and will in the meantime unless prevented as aforesaid keep the same safe unobliterated and uncanceled.

THE FIRST SCHEDULE ABOVE REFERRED TO:
(LARGER PROPERTY)

ALL THAT messuages tenements hereditaments rooms structures and premises together with the piece of parcel of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing by estimation an area of 0.34 acre or 20 Cottah 9 Chittack 31 Square feet be the same a little more or less situate lying at and being municipal premises No. 100 Sarat Pally, Kolkata-700070 comprised in the entire R.S. Dag No. 627, recorded in Khatian No. 1004, in Mouza Bansdrani, J.L. No. 45, Post Office Bansdrani, Police Station - Regent Park (formerly Tollygunge), within Ward No. 113 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South) and delineated in the Plan annexed hereto duly bordered thereon in "BLUE" and butted and bounded as follows:-

ON THE NORTH	:	by KMC Road;
ON THE SOUTH	:	partly by KMC Road and partly by part of R.S. Dag Nos. 630 and 631;
ON THE EAST	:	by R.S. Dag No. 626;
ON THE WEST	:	by KMC Road

OR HOWSOEVER OTHERWISE the same now are or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the rooms and structures is 325 Square feet more or less.

THE SECOND SCHEDULE ABOVE REFERRED TO:
(FIRST PARTY'S ALLOCATION)

Rahul Singha



ALL THAT messuages tenements hereditaments rooms structures and premises together with the piece of parcel of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing by estimation an area of 14 Cottah 9 Chittack 38 Square feet be the same a little more or less situate lying at and being a divided and demarcated portion on the western side of municipal premises No. 100 Sarat Pally, Kolkata-700070 comprised in the entire R.S. Dag No. 627, recorded in Khatian No. 1004, in Mouza Bansdroni, J.L. No. 45, Post Office Bansdroni,, Police Station – Regent Park (formerly Tollygunge), within Ward No. 113 of the Kolkata Municipal Corporation, in the District of 24 Parganas (South) and delineated in the Plan annexed hereto duly bordered thereon in “RED” and marked as LOT ‘A’ and butted and bounded as follows:-

ON THE NORTH : by KMC Road;
 ON THE SOUTH : partly by KMC Road and partly by part of R.S. Dag Nos. 630 and 631;
 ON THE EAST : by the Second Party’s Allocation;
 ON THE WEST : by KMC Road

OR HOWSOEVER OTHERWISE the same now are or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the rooms and structures is 225 Square feet more or less.

THE THIRD SCHEDULE ABOVE REFERRED TO:
(SECOND PARTY’S ALLOCATION)

ALL THAT messuages tenements hereditaments rooms structures and premises together with the piece of parcel of land or ground thereunto belonging whereon or on part whereof the same are erected and built containing by estimation an area of 5 Cottah 15 Chittack 38 square feet be the same a little more or less situate lying at and being a divided and demarcated portion on the eastern side of municipal premises No. 100 Sarat Pally, Kolkata-700070 comprised in the entire R.S. Dag No. 627, recorded in Khatian No. 1004, in Mouza Bansdroni, J.L. No. 45, Post Office Bansdroni, Police Station – Regent Park (formerly Tollygunge), within Ward No. 113 of the Kolkata Municipal Corporation in the District of 24 Parganas (South) and delineated in the plan annexed hereto duly bordered thereon in “GREEN” and marked as LOT ‘B’ and butted and bounded as follows:-

ON THE NORTH : by KMC Road;
 ON THE SOUTH : by part of R.S. Dag No. 631;
 ON THE EAST : by R.S. Dag No. 626;
 ON THE WEST : by the First Party’s Allocation

OR HOWSOEVER OTHERWISE the same now are or heretofore were or was situated butted bounded called known numbered described or distinguished. Be it mentioned that the area of the rooms and structures is 100 Square feet more or less.

Amarendra Ray *Singh*

Rahul Singh



Handwritten signature or text at the bottom of the page, possibly reading "John Smith".

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

SIGNED SEALED AND DELIVERED

by the **FIRST PARTY** at Kolkata in the presence of:

[Signature]
110 B, N.S. Road,
Kolkata - 700034
Pratima Das.

1. Shyamal Kumar Das
2. Anuradha Roy.
3. Dilip Kumar Gosh.

SIGNED SEALED AND DELIVERED

by the **SECOND PARTY** at Kolkata in the presence of:

Basu deb Das.

[Signature]
(SUBHRATYOTI DAS)

Pratima Das.
158, Bangur Avenue
Block. B.
Calcutta - 55

[Signature]
[Signature]



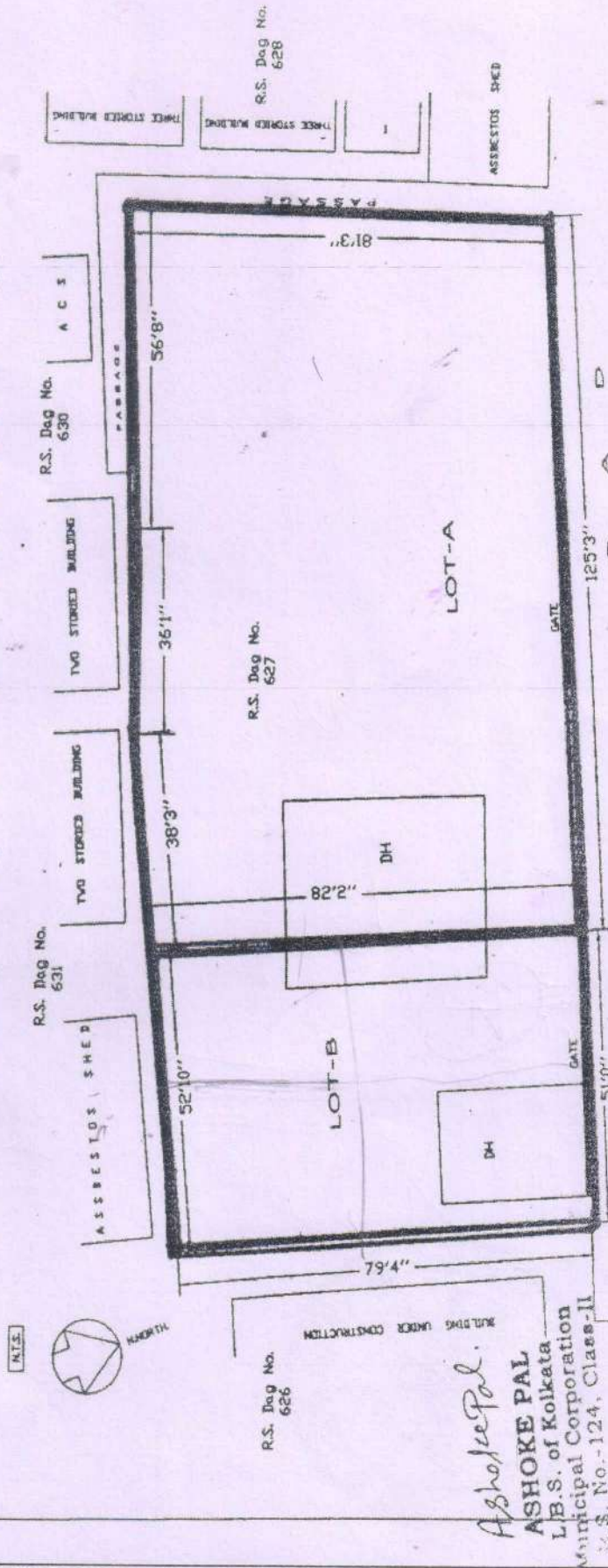
Proprietor of M/s. Singha Construction
& As Constituted Attorney of
Sri Basudeb Das @ Basudev D.

Rahul Singha.



PLAN OF PREMISES NO. 100 SARAT PALLY, KOLKATA-700070, (COMPRISED IN THE ENTIRE R.S. DAG NO. 627, RECORDED IN KHATAN NO. 1004, IN MOUZA BANSRONI, J.L. NO. 45), POST OFFICE - BANSRONI, POLICE STATION - REGENT PARK, WITHIN WARD NO. 113 OF THE KOLKATA MUNICIPAL CORPORATION, IN THE DISTRICT OF 24 PARGANAS (SOUTH) MEASURING 20 COTTAH 9 CHITTACK 31 SQUARE FEET (MORE OR LESS).

LOT-A (MARKED IN 'RED')	14 COTTAH 9 CHITTACK 38 SQUARE FEET
LOT-B (MARKED IN 'GREEN')	5 COTTAH 15 CHITTACK 38 SQUARE FEET
TOTAL (MARKED IN 'BLUE')	20 COTTAH 9 CHITTACK 31 SQUARE FEET



Basu delo Das.
Shyamal Kumar Das
Srip Kumar Chel
Anwadhya Roy.

Rahul Singha.

Proprietor of Basu Singh Construction
& As Constituted Attorney of
Sri Basudev Das @ Basudev Das



Sri Banarshi Das & Banarshi Das
& Co. Constable
Calcutta

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2015, Page from 164525 to 164547
being No 190109154 for the year 2015.



Digitally signed by SUJAN KUMAR
MAITY
Date: 2015.11.28 14:57:02 +05:30
Reason: Digital Signing of Deed.

Certified to be a true Copy

(Sujan Kumar Maity) 28/11/2015 14:57:01
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.



Da 22-7-21 this document is digitally signed.)
CHECKED BY

Additional Registrar of
Assurances-I, Kolkata

22/7/21

28/11/2015 Query No:-19011000323656 / 2015 Deed No :I - 190109154 / 2015, Document is digitally signed.