

11980/2024

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D-11692/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. AU 010487

12/11/2024
Q-2002833821/2024

District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration Act, 1908
Alipora, South 24 Parganas

12 NOV 2024

DEED OF PARTITION

THIS DEED OF PARTITION is made this the 12th day of November, Two Thousand and Twenty Four (2024)

BETWEEN

 MS
Advocate

06 NOV 2024

1428

DEBES KUMAR MISRA
ADVOCATE
CALCUTTA HIGH COURT
KOLKATA - 700 001

SL. NO.....Date.....
Re.....
Name.....
Address.....

SMRITI BIKASH DAS
Govt. Licence Stamp Vendor
Alipore Police Court
Kol-27



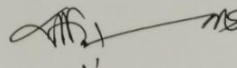
Identified by:
Hun Kun Das Hazumda
No Apay Krishna Das Hazumda
211, Cradi para road
Subashgram
Pin - 700146
Housewife

District Sub-Registrar
Registrar URS 7, 13 of
Registration 1908
Alipore, South 24 Parganas
102 NOV 2024

(1) SMT. LISI DAS MAJUMDER, (PAN-AHGP0547G), (Aadhaar No. 3650 6384 4948), wife of Sri Ajay Krishna Das Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, residing at Gadiapara Road, P.O. Kotalia, Police Station : Sonarpur, Kolkata - 700 146, District : South 24-Parganas, and (2) SRI AJAY KRISHNA DAS MAJUMDER, (PAN-AHGP0546H), (Aadhaar No.3650 3684 4448), son of Late Nilkrishna Das Majumder, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at Gadiapara Road, P.O. Kotalia, Police Station : Sonarpur, Kolkata - 700 146, District : South 24-Parganas, hereinafter jointly called and referred to as "THE FIRST PARTY" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heir/ heirs, executor/ executors, administrator/ administrators, representative/ representatives and assign/ assigns) Party of the FIRST PART

AND

(1) SMT. RUPA DAS MAZUMDAR, (PAN-AFGPM9168N), (Aadhaar No. 5368 4245 1931), wife of Late Durjoy Kumar Das Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, (2) SMT. DEOTAMA DAS MAZUMDER, (PAN-FIJPM5735E), (Aadhaar No. 6729 7481 2058), daughter of Late Durjoy Kumar Das Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian and (3) SMT. SHATAVISHA DAS MAJUMDER, (PAN-AJDPD4412F), (Aadhaar No. 6832 5763 9006), daughter of Late Durjoy Das Majumder, by faith - Hindu, by Occupation - Housewife, by Nationality - Indian, all (1) to (3) residing at D-44, Sammilani Park, Near Apex Nursing Home, Post Office- Santoshpur, Police Station- Survey Park, Kolkata- 700 075, hereinafter jointly called and referred to as "THE SECOND PARTY"



(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their legal heir/heirs, executor/ executors, administrator/ administrators, representative/ representatives and assign/assigns) Party of the **SECOND PART.**

WHEREAS one **Girish Chandra Bandyopadhyay** inhabitant of Padmapukur, within Police Station - Baruipur, presently District South 24 Parganas was the absolute recorded owner of a plot of Bastu land **measuring an area of 31 (Thirty one) Sataks** comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another plot of Bagan land **measuring an area of 14 (Fourteen) Sataks** comprising in R.S. Dag no. 27, under R.S. Khatian No. 63 measuring total land area of 45 (Forty five) Sataks and both the plots of land situated in Mouza- Subuddhipur, J.L. No. 32, Pargana- Medanmalla, Revenue Survey No. 70, Touzi No. 268, within Police Station Baruipur, Presently under Baruipur Municipality.

AND WHEREAS in life time said **Girish Chandra Bandyopadhyay** had recorded his aforesaid land and property during the Revisional Settlement Operation and his name was published in the R.S. record of Right in respect of the said Bastu land measuring an area of 31 (Thirty one) Sataks comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another plot of Bagan land measuring an area of 14 (Fourteen) Sataks comprising in R.S. Dag no. 27, under R.S. Khatian No. 63 totaling land area of 45 (Forty five) Sataks situated in Mouza- Subuddhipur, J.L. 32, Revenue Survey No. 70, Touzi No. 268 within P.S. Baruipur, and thereafter he paid the necessary rent in respect of his property to the authority

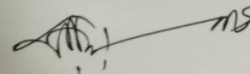
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concerned and enjoyed his said property without any interruptions and hindrances from anybody else.

AND WHEREAS in his life time said Girish Chandra Bandyopadhyay executed a Will on 19.08.1970 in respect of his said property i.e. the Bastu land measuring an area of 31 (Thirty One) Sataks comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 and another Bagan land measuring an area of 14 (Fourteen) Sataks comprising in R.S. Dag No. 27, under R.S. Khatian No. 63 totaling land area of 45 (Forty five) Sataks adjacent to each other both the plots situated in said Mouza-Subuddhipur, J.L. No. 32, R.S. No. 70, Touzi No. 268, P.S. Baruipur, District- South 24 Parganas, within Baruipur Sonarpur Municipality in favour of his son Sankar Bandyopadhyay and his son's wife , Smt. Annapurna Bandyopadhyay and he appointed his son's wife i.e. Annapurna Bandyopadhyay as Executrix for taking necessary Probate from the Learned Court in respect of the said Will.

AND WHEREAS after the death of said Girish Chandra Bandyopadhyay said Smt. Annapurna Bandyopadhyay filed an application dated 08.12.1979 according to the instruction of said Will before the Learned District Delegate at Baruipur vide Case No. 141 for the year 1977 and later on said Smt. Annapurna Bandyopadhyay took the Probate on 13.12.1979 on payment of necessary stamp duty and fees as the instruction of the Learned Court and the said Probate was granted by the Learned District Delegate Baruipur,

AND WHEREAS thus thereafter said Sankar Bandyopadhyay became the absolute owner of the said property as described in the said will duly granted by the



said Learned District Delegate Baruipur and enjoyed the said property without any hindrances and interruptions from any body else.

AND WHEREAS said Sankar Bandyopadhyay died intestate on 18.01.1986 leaving behind his only legal heirs and successors, said **Smt. Annapurna Bandyopadhyay as his wife and Smt. Sarbani Chatterjee, wife of Sri Dipak Chatterjee and Smt. Shukla Chakraborty, wife of Sri Dhurjjati Prasad Chakraborty as his married daughters** and they have jointly inherited the total said property left by Sankar Bandyopadhyay as per Hindu Succession Act. 1956 each having undivided one third share of the total property and thereafter they recorded the total property in the record of Baruipur Municipality and have paid the necessary taxes to the Authority Concerned.

AND WHEREAS thereafter due to financial need by virtue of a registered Deed of Sale dated 02.05.1997 registered at Additional District Sub-Registrar Baruipur, South 24 Parganas and entered into Book No. 1, Volume No. 38, Page No. 37 to 46, **Deed No. 2990, for the year 1997**, said **Smt. Annapurna Bandyopadhyay, Smt. Sarbani Chatterjee and Smt. Shukla Chakraborty** sold transferred, conveyed, assigned and granted in favour of **Indu Prava Das Majumder** deceased mother of the said **Ajay Krishna Das Majumder** herein, deceased mother -in-law of the said **Smt. Rupa Das Mazumder and Smt. Lisi Das Majumder** herein and grandmother of **Smt. Deotama Das Mazumder and Smt. Shatavisha Das Majumder** herein, a demarcated plot of land measuring an area of 4 (Four) Cottahs 12 (Twelve) Chittaks 28 (Twenty eight) Sq.ft. Bastu land out of 31 (Thirty one) Sataks comprising in R.S. Dag

No. 26, under R.S. Khatian no. 572 and the Bagan land area measuring 1 (One) Cottah 2(Two) Chittaks 4(Four) Sq.ft. out of total land area of 14 (Fourteen) Sataks comprising in R.S. Dag No. 27 under R.S. Khatian No. 63 **totaling sold land area of 5 (Five) Cottahs 14 (Fourteen) Chittaks 32 (Thirty two) Sq.ft.** together with an old pucca structure standing thereon measuring an area of 150 (One Hundred Fifty) Sq.ft. marked as Letter -A in the annexed plan of the said Deed of Sale as shown by RED border line by situated in Mouza-Subuddhipur, J.L. No. 32, R.S. No. 70, Touzi No. 268, P.S. Baruipur, District -South 24 Parganas, under Baruipur Municipality Ward No. 12 (previous Ward No. 1).

AND WHEREAS after purchase said Indu Prava Das Majumder since deceased recorded her said purchased property in the record of Baruipur Municipality known as Holding No. 27, Street Name -Kulpi Road, Ward No. 12.

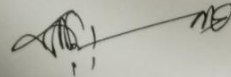
AND WHEREAS in her life time said Indu Prava Das since deceased executed and registered a Deed of Settlement and Trust in respect of her total property as described in the **SCHEDULE** of the said deed known as **Holding No. 27, Street Name – Kulpi Road** and the said Deed of Settlement and Trust was registered on 02.11.1998, registered at Additional District Sub Registrar at Baruipur, District South 24 Parganas and entered into Book No. 1, Volume No. 87, Page No. 273 to 288, Deed No. 5491 for the year 1998 as per said Deed of Settlement and Trust it has been categorically mentioned that the Settler, Smt. Indu Prava Das Majumder since deceased should remain the absolute owner and sole Trustee in her life time in respect of her said property and after her death her property should be enjoyed by her



husband Nil Krishna Das Majumder since deceased as Second Trustee and thereafter younger son namely Sri Prasanta Kumar Das Majumder since deceased should be the **Last Trustee**. After the death of all the Trustees i.e. Indu Prava Das Majumder, Nil Krishna Das Majumder and Prasanta Kumar Das Majumder the said Trust should end and thereafter the **Beneficiaries** namely her three sons i.e. of the sole Trustee namely **Sri Sanjoy Kumar Das Majumder, Sri Ajay Krishna Das Majumder and Durjoy Kumar Das Majumder** since deceased should be the absolute joint owners of the said total property known as Principal Municipal **Holding No. 27, Kulpi Road** as described in the **FIRST SCHEDULE** below each having undivided one third share of the total property.

AND WHEREAS after the death of Indu Prava Das Majumder dated 08.08.2009 and Nil Krishna Das Majumder dated 03.10.2006, the last Trustee said Prasanta Kumar Das Majumder since deceased recorded his name as the Trustee in the record of Baruipur Municipality known as Holding No. 27, Street Name Kulpi Road in respect of the entire Trust property measuring total land area of 5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft. together with an old pucca structure measuring an area of 150 (One hundred fifty) Sq.ft.

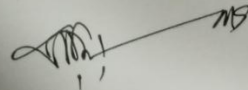
AND WHEREAS said Prasanta Kumar Das Majumder since deceased had also recorded the said Trust property in the record of B.L. & L.R.O. comprising in **L.R. Khatian No. 5141** appertaining to L.R. Dag Nos. 26 and 27 morefully described in the **FIRST SCHEDULE** below.



AND WHEREAS said sole Trustee Indu Prava Das Majumder died intestate on 08.08.2009 and said Nil Krishna Das Majumder previously died intestate on 03.10.2006 and said Last Trustee, Prasanta Kumar Das Majumder died intestate on 09.01.2023 and accordingly the aforesaid Trust has been ended on 09.01.2023 absolutely and accordingly to the said Settlement and Trust Deed dated 02.11.1998, all the **Beneficiaries namely Sri Sanjoy Kumar Das Majumder, Sri Ajay Krishna Das Majumder and Durjoy Kumar Das Majumder** since deceased become the absolute joint owners of the said property as described in the SCHEDULE-A below measuring land area of **5 (Five) Cottahs 14 (Fourteen) Chittacks 32 (Thirty two) Sq.ft.** together with old pucca structure standing thereon and each of the said Beneficiaries having undivided one third share of the said total property **each having 1 (One) Cottah 15 (Fifteen) Chittacks 25.66 (Twenty five point six six) Sq.ft.**

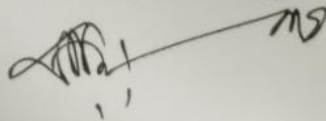
AND WHEREAS said Durjoy Kumar Das Majumder died intestate on 15.07.2021 having behind his wife and two daughters namely **Smt. Rupa Das Mazumder, Smt. Satavisha Das Majumder and Smt. Deotama Das Majumder** (Parties of the **SECOND PART** herein) respectively who have jointly inherited the undivided one third share of the said property as per Hindu Succession Act, 1956.

AND WHEREAS said **Sri Ajoy Krishna Das Majumder First Party** of this Deed of Partition purchased a demarcated plot of land **measuring an area of 6 (Six) Cottahs 9 (Nine) Chittaks 21 (Twenty one) Sq.ft.** from said Smt. Annapurna Bandyopadhyay wife of Late Sankar Bandyopadhyay and her two married daughters said Smt. Sarbani Chatterjee, wife of Sri Dipak Chatterjee and Smt. Subhra Chatterjee,



wife of Sri Dhurjjati Prasad Chatterjee by a registered Deed of Sale dated 02.05.1997, registered at Addl. District Sub – Registrar Baruipur and entered into Book No. 1, Volume No. 38, Pages from 27 to 36, **Deed No. 2989 for the year 1997**. The said property is situated at Mouza-Subuddhipur, J.L. 32, comprising in R.S. Dag No. 31, under R.S. Khatian No. 572 measuring land area of 4 (Four) Cottahs 11 (Eleven) Chittaks 6 (Six) Sq.ft. and comprising in R.S. Dag no. 27, under R.S. Khatian No.; 63, measuring land area of 1 Cottah 14 Chittaks 15 Sq.ft. totalling land area of 6 Cottahs 9 Chittaks 21 Sq.ft. part of **Municipal Holding No. 27, Kulpi Road**. After purchase said Sri Ajay Krishna Das Majumder recorded his name in the record of Municipal Authority and his property known as **Municipal Holding No. 27/A, Kulpi Road** and said Sri Ajay Krishna Das Majumder recorded his name in the record of B.L. & L.R.O. known as **L.R. Khatian No. 4686 and 5142**.

AND WHEREAS said Durjoy Kumar Das Majumder since deceased purchased a demarcated plot of land measuring an area of **6 (Six) Cottahs 9 (Nine) Chittaks** from said Smt. Annapurna Bandyopadhyay, Smt. Sarbani Chatterjee and Smt. Subhra Chakraborty by a registered Deed of Sale dated 02.05.1997, registered in the Office of Addl. District Sub-Registrar, Baruipur and entered into Book No. 1, volume No. 38, Page No. 17 to 26, **Deed No. 2988 for the year 1997**. The said property is situated in Mouza-Subuddhipur, J.L. 32, comprising in R.S. Dag No. 26, under R.S. Khatian No. 572, measuring land area of 4 (Four) Cottahs 6 (Six) Chittaks 24 (Twenty Four) Sq.ft. and in R.S. Dag No. 27, under R.S. Khatian No. 63, measuring an area of 2 (Two) Cottahs 2 (Two) Chittaks 21 (Twenty One) Sq.ft. totalling land area of 6 (Six) Cottahs 9 (Nine) Chittaks being part of **Municipal Holding No. 27 Kulpi Road**, under



Baruipur Municipality, Ward No. 12, P.S. Baruipur, District-South 24 Parganas. After purchase said Durjoy Kumar Das Majumder since deceased had recorded his name in the record of Ld. B.L. & L.R.O. vide **L.R. Khatian No. 4685 and 4143** and also recorded his name in the record of Municipal Authority known as **Holding No. 27/C, Kulpi Road, within Municipal Ward No. 12** under Baruipur Municipality.

AND WHEREAS said Sanjoy Kumar Das Majumder purchased a demarcated plot of land measuring an area of **6 (Six) Cottahs 8 (Eight) Chittaks 37 (Thirty Seven) Sq.ft.** marked as 'D' in the annexed plan of the Sale Deed from the said Smt. Annapurna Bandyopadhyay, Smt. Sarbani Chatterjee and Smt. Subhra Chatterjee for a valuable consideration as mentioned in the said Deed of Sale dated 02.05.1997, registered in the Office of Addl. District Sub-Registrar Barupur and entered into Book No. 1, Volume No. 38, Page No. 7 to 16, **Deed No. 2987 for the year 1997** and said property is situated in Mouza-Subuddhipur, J.L. No. 32, comprising in R.S. Dag No. 26, under R.S. Khatian No. 572 measuring land area of 4 (Four) Cottahs 11 (Eleven) Chittaks 37 (Thirty Seven) Sq.ft. and in R.S. Dag No. 27, under R.S. Khatian No. 63, measuring land area of 1 (One) Cottah 13 (Thirteen) Chittaks totalling land area of 6 (Six) Cottahs 8 (Eight) Chittaks 37 (Thirty Seven) Sq.ft. part of the principal **Holding No. 27, Kulpi Road, within Police Station – Baruipur, District South 24 Parganas.**

AND WHEREAS due to financial need said Sri Sanjoy Kumar Das Majumder sold, conveyed, transferred, assigned and granted his aforesaid purchased land and property measuring an area of **6 (Six) Cottahs 8 (Eight) Chittaks 37 (Thirty Seven) Sq.ft.** to his brother **Sri Krishna Pada Das**, son of Late Nil Krishna Das for a valuable



consideration as mentioned therein and the said Deed of Sale was registered in the Office of Addl. District Sub-Registrar, Baraipur and entered into Book No. 1 C.D. Volume No. 8, Page from 3530 to 3544, Deed No. 2559 for the year 2011.

AND WHEREAS while in peaceful possession in the purchased property said **Sri Krishna Pada Das** sold, conveyed, assigned, transferred, and granted his total purchased land measuring an area of **6 (Six) Cottahs 8 (Eight) Chittaks 37 (Thirty Seven) Sq.ft.** to the said **Smt. Lisi Das Majumder**, wife of **Sri Ajoy Krishna Das Majumder** and **Smt. Rupa Das Majumder**, wife of **Late Durjoy Kumar Das Majumder** both are the parties of this Deed of Partition for a valuable consideration as morefully mentioned therein and the said Deed of Sale was registered on 07.05.2012 in the office of District Sub-Registrar IV, Alipore and entered into Book No. 1, CD Volume No. 12, Page No. 4240 to 4256, Deed No. 3670 for the year 2012. The name of **Smt. Lisi Das Majumder** and **Smt. Rupa Das Majumder** have been recorded in the record of the said Municipal Authority vide **Holding No. 27/B, Kulpi Road** eachy having undivided half portion of the total property i.e. **Smt. Lisi Das Majumder** has acquired the Ownership of the undivided half share of the total property i.e. **3 (Three) Cottahs 4 (Four) Chittacks 18.5 (Eighteen point five) Sq.ft.** out of **6 (Six) Cottahs 8 (Eight) Chittacks 37 (Thirty seven) Sq.ft.** and **Smt. Rupa Das Majumder** has acquired the ownership of the remaining undivided half share of land area i.e. **3 (Three) Cottahs 4 (Four) Chittacks 18.5 (Eighteen point five) Sq.ft.**

AND WHEREAS thereafter by virtue of a registered Deed of Gift dated 20.02.2023, registered in the Office of District Sub-Registrar IV, Alipore and entered



into Book No. 1, Volume No. 1604-2023, Page No. 63347 to 36675, **Deed No. 2115 for the year 2023** said **Sanjoy Kumar Das** donated and transferred his undivided $1/6^{\text{th}}$ share of the property in **Holding No. 27, Kulpi Road** as per the terms and conditions of the aforesaid registered trust and settlement Deed dated 02.11.1998 and also as per one of the Beneficiaries to the said **Smt. Lisi Das Majumder**, wife of Sri Ajay Krishna Das Majumder Party of this Deed of Partition measuring land area **15 (Fifteen) Chittaks 35.33(Thirty Five point Three Three) Sq.ft.** as more fully mentioned therein.

AND WHEREAS by virtue of another registered Deed of Gift dated 20.02.2023, registered in the office of District Sub-Registrar IV, Alipore and entered into Book No. 1, Volume No. 1604-2023, page from 63257 to 63286, **Deed No. 2116, for the year 2023** said **Sri Sanjay Kuamr Das Majumder** donated and transferred his undivided $1/6^{\text{th}}$ share of the property in **Holding No. 27, Kulpi Road**, as per terms and conditions of the aforesaid registered Trust and Settlement Deed dated 02.11.1998 and also as per one of the Beneficiaries to **Smt. Rupa Das Mazumder and Smt. Deotama Das Mazumder and Smt. Satavisha Das Majumder**, Second Parties of this Deed of Partition measuring land area of **15 (Fifteen) Chittaks 35.33(Thirty Five point Three Three) Sq.ft.** as morefully mentioned therein.

AND WHEREAS the name of Lisi Das Majumder has been published in L.R. Khatian No. 4683 and the name of Smt. Rupa das Majumder has been published as L.R. Khatian No. 4684.

AND WHEREAS by virtue of aforesaid several Deeds as aforesaid, the parties of the Deed of Partition have acquired the ownership right of the total land area together with structures standing thereon and each of the partiers herein have been enjoying the



ownership of the said property measuring an area of 25 (Twenty five) Cottahs 10 (Ten) Chittacks but as per physical measurement the net land area is 24 (Twenty four) Cottahs 11 (Eleven) Chittacks 31 (Thirty one) Sq.ft. as mentioned in the **FIRST SCHEDULE** below and they have been enjoying the same without any interruptions and hindrances. It is noted that the land area of 14 (Fourteen) Chittacks 11 (Eleven) Sq.ft. have been decreased due to passage area and encroachment of neighboring plot holders.

AND WHEREAS the Parties of the **FIRST PART AND SECOND PART** herein are now the absolute joint Owners of the said net land area of excluding passage area measuring total area of **land measuring 24 (Twenty Four) Cottahs 11 (Eleven) Chittacks 31 (Thirty One) Sq.ft.** as per present physical measurement as described in the **FIRST SCHEDULE** hereunder written and each of the Parties of the **FIRST PART AND SECOND PART** namely **SMT. LISI DAS MAJUMDER, SRI AJAY KRISHNA DAS MAJUMDER and SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER and SMT. SHATAVISHA DAS MAJUMDER** having their undivided half share of the said entire land and the Parties herein are jointly owned and possessed of absolutely and sufficiently entitled to the said Plot of land measuring total net land area of **24 (Twenty Four) Cottahs 11 (Eleven) Chittacks 31 (Thirty One) Sq.ft.** as per present physical measurement as mentioned in the **FIRST SCHEDULE** hereunder written. It is pertinent to mention that both the Parties i.e. **Parties of the FIRST PART** and **Parties of the SECOND PART** of this **Deed of Partition** have been enjoying the total property measuring an area of **24 (Twenty four) Cottahs 11 (Eleven) Chittacks 31 (Thirty one) Sq.ft.** as per physical measurement as **one Unit** and they have been enjoying the same without

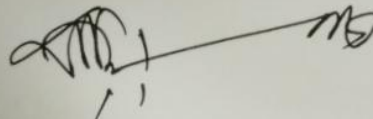


any hindrances, obstructions and interruptions from any body else and both the Parties accordingly are now the co-owners of the total property as mentioned in the **FIRST SCHEDULE** below.

AND WHEREAS the Parties hereto are the joint Owners of the property as mentioned in the **FIRST SCHEDULE** below hereto as absolute co-owners.

AND WHEREAS the Parties have agreed to have the said entire land together with structure as described in the **FIRST SCHEDULE** herein partitioned and divided by metes and bound for better enjoyment and effective control and dealings of their respective shares.

AND WHEREAS for the purpose of **Partition and Division** of the said property into two separate **LOTS** in accordance with the respective shares of the Parties as aforesaid and for more convenient and exclusive possession and better use, occupation and enjoyment of the divided portion the said Parties of the **FIRST PART AND SECOND PART**, have mutually and amicably settled and decided to have the said total properties partitioned by the metes and bounds in the manner hereinafter appearing, that the said Parties of the **FIRST PART** namely **SMT. LISI DAS MAJUMDER AND SRI AJAY KRISHNA DAS MAJUMDER** shall accept the properties set out in the "**LOT-A**" of the **SECOND SCHEDULE** hereunder written measuring land area of **12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty Eight) Sq.ft.** marked by colour **RED** in the annexed plan and the said Party of the **SECOND PART** i.e. namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAJUMDER and SMT. SHATAVISHA DAS MAJUMDER** shall accept the properties as described in the "**LOT-B**" of the **SECOND SCHEDULE** hereunder written measuring an area of **12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty**

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Eight) Sq.ft. together with an old structure marked by colour **GREEN** in the annexed plan as their exclusive properties in lieu of their respective share in the joint estate.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respect of their respective allotments hereunder made and written by virtue of mutual transfers and release hereunder contained the said Parties of the **SECOND PART** namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAJUMDER and SMT. SHATAVISHA DAS MAJUMDER**, hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Parties of the **FIRST PART** namely **SMT. LISI DAS MAJUMDER and SRI AJAY KRISHNA DAS MAJUMDER**, **ALL THAT** the demarcated portion as set forth in '**LOT-A**' marked by **RED** border line of the annexed plan as described in the **SECOND SCHEDULE** hereto measuring an area of **12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty Eight) Sq.ft.** and also togetherwith right to use the easement rights upon the adjacent passage area hereunder written so as to constitute the said Parties of the **FIRST PART** namely **SMT. LISI DAS MAJUMDER and SRI AJAY KRISHNA DAS MAJUMDER** who are the absolute Owners of the Property measuring an area of **12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty Eight) Sq.ft.** comprised in the said '**LOT-A**' of the **SECOND SCHEDULE** hereunder written **marked with RED border line** in the annexed plan freed and discharged from all rights and all claims demands whatsoever of the Parties of the **SECOND PART**

namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER and SMT. SHATAVISHA DAS MAJUMDER and TO HAVE AND TO HOLD** the same absolute and forever in fee simple in severally against the said Parties of the **SECOND PART**, herein namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER and SMT. SHATAVISHA DAS MAJUMDER.**

2. That in pursuance of the said Agreement and in consideration of the absolute ownership acquired by the parties in respect of their respective allotments hereunder made and written by virtue of the mutual transfer and release hereunder contained the said Parties of the **FIRST PART** namely **SMT. LISI DAS MAJUMDER and SRI AJAY KRISHNA DAS MAJUMDER** hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Parties of the **SECOND PART** namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER and SMT. SHATAVISHA DAS MAJUMDER, ALL THAT** the demarcated portion as set forth in '**LOT-B**' marked by Colour **GREEN** of the annexed plan as described in the **SECOND SCHEDULE** hereto measuring an area of **12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty Eight) Sq.ft.** together with an old existing tile shed measuring an area of 150 (One Hundred Fifty) Sq.ft. and together with right to use the easement rights upon the passage hereunder written so as to constitute the said Parties of **SECOND PART** namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER and SMT. SHATAVISHA DAS MAJUMDER**, who are the absolute owners of the

Handwritten signature and initials, possibly 'MS' or 'MSD', with a long horizontal line extending to the right.

property measuring an area of 12 (Twelve) Cottahs 5 (Five) Chittaks 38 (Thirty Eight) Sq.ft. together with an old tile shed comprised in said 'LOT-B' of the **SECOND SCHEDULE** hereunder written marked with 'GREEN' border line of the annexed plan freed and discharged from all rights and all claims demands whatsoever of the Parties of the **FIRST PART** namely **SMT. LISI DAS MAJUMDER** and **SRI AJAY KRISHNA DAS MAJUMDER** concerning the same **TO HAVE AND TO HOLD** the same absolutely and forever in fee simple in severally as against the Parties of the **FIRST PART SMT. LISI DAS MAJUMDER AND SRI AJAY KRISHNA DAS MAJUMDER.**

AND THIS INDENTURE FURTHERMORE WITNESSETH AS FOLLOWS :-

- a) That both the parties herein have decided to make the payment of entire stamp duty and registration fees for obtaining separate original Deed of partition as regards the joint property as mentioned in the **FIRST SCHEDULE** below and as per their desire two original Deed of Partition have been prepared along with two separate queries for registration. Accordingly necessary payments have been made through net-banking for two separate Deed of Partition by the individual Parties. The said Parties of the **FIRST PART** shall have the custody and possession of all the original link deeds of title and one First copy of original **DEED OF PARTITION** and the Parties of the **SECOND PART** shall have the custody of the Second Copy of the original Deed of Partition and at the request and cost of the Parties of the **SECOND PART** and their heirs

successors or assigns, the Party of the **FIRST PART** shall produce or cause to be produced all or any of them for inspection or as evidence on their behalf as regards the link deeds at all trials, examinations or commissions or otherwise-wise as may be required by them and unless prevented by fire or any other inevitable accident, safe, them unobliterate and uncanceled and each of the Parties herein may take certified copy from the registration office for their necessity. Each of the parties shall have right to mortgage or charged their individual Original Deed of Partition as and when necessary.

- b) That the land and properties set forth on 'LOT-A' and 'LOT-B', of the **SECOND SCHEDULE** under hereto morefully described and delineated in the Map/plan annexed herewith are free from all encumbrances and it has not yet been charged and/or encumbered by the Parties herein.
- c) That no party shall be entitled to any easement or quasi easements over the allotments made to the other party which are all hereby extinguished.
- d) That the Parties shall enter upon their respective allotments and hold possesses and enjoy the same forever in severally and absolutely against each other without any claim demand or interruption whatsoever.
- e) That each party shall at the request and cost of the other party do execute and perform or cause to be done, executed and performed all and every such acts, costs and things or writings or whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.

A handwritten signature, possibly 'MS', is written over a horizontal line. Below the line, there are some small, illegible marks that could be initials or a date.

- f) That each party shall be entitled to transfer, gift, mortgage, sell, lease or enter into any agreement (s) with other otherwise transfer for their individual allotment to any one when necessary and each party will/shall also co-operate the other party for such necessary transfer or mutation in the record of Baruipur Municipality and in the record of Ld. B.L. & L.R.O. under jurisdiction in connection with their individual or respective '**LOT**' as mentioned in the **SECOND SCHEDULE** below when called for.
- (g) This **PARTITION** shall not be re-opened nor challenged under any circumstances by reason or any error or omission whatsoever, but the parties shall execute and register Deed or Deeds as may be necessary for rectification of the error or errors or implement the omission or omissions.
- (h) That the Parties shall bear or pay all costs charges and expenses in connection with the preparation, execution and registration of this Deed of Partition and also Stamp Duty in equal shares and certified copy of the Deed of Partition if required for the same as mutually agreed by both the Parties herein.
- (i) That the each of the Parties shall get the mutation in connection with their within mentioned separate individual '**LOT**' as described herein and each of the Parties shall give full co-operation to the other Parties for mutation of their separate individual '**LOT**' and after mutation each of the Parties shall pay the necessary taxes to the concerned Municipality in connection



with their respective 'LOT' as described in the **SECOND SCHEDULE** hereunder written.

- (j) That all revenue taxes and other public charges in respect of the property shall be borne by the Party to whomsoever, the same has by virtue of this Deed of Partition been allotted but previous liabilities of land taxes or Municipality taxes or other taxes of the entire land and structure as on this day shall be borne and paid by the Parties equally.
- (k) That a map or plan has been attached in this Deed of Partition in which entire property has been shown and the portion of the Parties of the **FIRST PART** herein namely **SMT. LISI DAS MAJUMDER AND SRI AJAY KRISHNA DAS MAJUMDER** have been shown by **RED** Border line in the annexed plan and this portion is called as "**LOT-A**" property which is exclusively owned by the parties of the **FIRST PART** herein namely **SMT. LISI DAS MAJUMDER AND SRI AJAY KRISHNA DAS MAJUMDER LOT-A** property has been described in the **SECOND SCHEDULE** below. The portion of the Parties of the **SECOND PART** herein namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER AND SMT. SHATAVISHA DAS MAJUMDER** have been shown by **GREEN** Border line in the annexed plan and this portion is called as "**LOT-B**" Property which is exclusively owned by the Parties of the **SECOND PART** herein namely **SMT. RUPA DAS MAZUMDAR, SMT. DEOTAMA DAS MAZUMDER, SMT. SHATAVISHA DAS MAJUMDER** and the **LOT-B** property has been described in the **SECOND SCHEDULE** below.

- (l) That the entire net land area excluding road area as per present physical measurement is 24 (Twenty Four) Cottahs 11 (Eleven) Chittacks 31 (Thirty One) Sq.ft. together with an old structure standing thereon and the each Party shall enjoy their separate LOT as described in the **LOT-'A'** and **LOT-'B'**, property of the **SECOND SCHEDULE** hereunder written shown in the annexed plan by "**RED**" and "**GREEN**", border line respectively.
- (m) That immediate after completion of the registration of this **DEED OF PARTITION** both the Parties shall erect the common boundary wall to divide and demarcate their portion of the property and both the Parties shall bear proportionate cost of the common boundary wall.
- (n) That one structure is now standing in the **LOT-B** property wherein one electric meter has been installed in the name of Sri Ajay Krishna Das Majumder and the parties of the **FIRST PART** shall shift the said existing electric meter in the **LOT-A** property as their cost as early as possible and the parties of the **FIRST PART** shall also remove the existing caretaker residing in the said structure elsewhere at their cost.

That the valuation of the entire property is **Rs.3,00,20,000/- (Rupees Three Crore Twenty Thousand) only**. The valuation of "**LOT-A**" Property is hereby assessed as **Rs.1,50,00,000/- (Rupees One Crore Fifty Lac) only**. The valuation of "**LOT-B**" is hereby assessed as **Rs.1,50,20,000/- (Rupees One Crore Fifty Lac Twenty Thousand) only**. Thus the necessary Stamp Duty has been paid upon one **LOT** herein on market value duly assessed by the Learned Registering Authority in accordance with law.

FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE ENTIRE NET LAND)

ALL THAT piece and parcel of the Bastu land measuring an area of 24 (Twenty Four) Cottahs 11 (Eleven) Chittacks 31 (Thirty One) Sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 under L.R. Khatian No. 4683, 4684, 5142, 4686, 5141, 4143 and 4685 measuring Bastu land area of 31 (Thirty One) Decimals as per record and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 L.R. Khatian No. 4683, 4684, 5142, 4686, 5141, 4143 and 4685 measuring Bagan land area of 14 (Fourteen) Sataks as per record and but as per physical measurement the land area of R.S. Dag No.26 measuring an area of 17 (Seven) Cottahs 14 (Fourteen) Chittacks 12 (Twelve) Sq.ft. and Land area of R.S. Dag No. 27 measuring an area of 6 (Six) Cottahs 13 (Thirteen) Chittacks 19 (Nineteen) Sq.ft. and the two Dags are situated adjacent to each other within Baruipur Municipality Ward No.12, Holding No. 27, 27A, 27B and 27C, Street Name : Kulpi Road, arising out of Principal Holding No. 27, Kulpi Road, P.S. Baruipur, Kolkata- 700144, District -South 24 Parganas and the entire property is shown in the annexed Plan by 'RED' border line and the entire i.e. total property is butted and bounded by :

<u>ON THE NORTH</u>	:	Part of R.S. Dag No. 28 and 29 ;
<u>ON THE SOUTH</u>	:	Part of R.S. Dag No. 25;
<u>ON THE EAST</u>	:	Property of R.S. .Dag No. 24;
<u>ON THE WEST</u>	:	34'-0" wide Kulpi Road.

Value of the entire property is Rs.3,00,20,000/-(Rupees Three Crore Twenty Thousand) only.

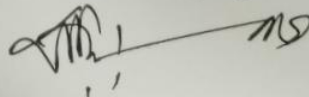


SECOND SCHEDULE ABOVE REFERRED TO
'LOT-A'
(DESCRIPTION OF THE PORTION OF THE PARTIES OF THE FIRST
PART NAMELY SMT. LISI DAS MAJUMDER AND SRI AJAY KRISHNA
DAS MAJUMDER)

ALL THAT piece and parcel of net land area measuring 12 (Twelve) Cottahs 05 (Five) Chittacks 38 (Thirty eight) Sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 measuring Bastu land area of 9 (Nine) Cottahs 0 (Zero) Chittacks 19 (Nineteen) Sq.ft. and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 measuring Bagan land area of 3 (Three) Cottahs 5 (Five) Chittacks 19 (Nineteen) Sq.ft. and the two Dags are situated side by side and adjacent to each other under L.R. Khatian No. 4683, 4684, 5142, 4686, 5141, 4143 and 4685, within Baruipur Municipality Ward No.12, Holding No. 27, 27/A, 27/B, 27/C, Street Name: Kulpi Road, arising out of Principal Holding No. 27, Kulpi Road, P.S. Baruipur, Kolkata- 700144, District -South 24 Parganas shown in the annexed Plan demarcated by 'RED' border line and marked with 'LOT-A' Property. This 'LOT-A' property is exclusively owned by the Parties of the FIRST PART. The LOT-A property is butted and bounded by :

<u>ON THE NORTH</u>	:	LOT-B property;
<u>ON THE SOUTH</u>	:	R.S. Plot No.25;
<u>ON THE EAST</u>	:	R.S. Plot No. 24;
<u>ON THE WEST</u>	:	34'-0" wide Kulpi Road.

Value of the 'LOT-A' property is Rs.1,50,00,000/-(Rupees One Crore Fifty Lac) only.



SECOND SCHEDULE ABOVE REFERRED TO (LOT -B)
(DESCRIPTION OF THE PORTION OF LAND OF THE PARTIES OF
THE SECOND PART i.e. NAMELY SMT. RUPA DAS MAZUMDAR, SMT.
DEOTAMA DAS MAZUMDER AND SMT. SHATAVISHA DAS
MAJUMDER)

ALL THAT piece and parcel of net land area measuring 12 (Twelve) Cottahs 05 (Five) Chittacks 38 (Thirty eight) Sq.ft. alongwith tile shed measuring an area of 150 (One hundred fifty) sq.ft. situated in Mouza - Subuddipur, J.L. No.32, R.S. No.70, Touzi No.268, in R.S. Dag and L.R. Dag No.26, under R.S. Khatian No.572 measuring Bastu land area of 8 (Eight) Cottahs 13 (Thirteen) Chittacks 38 (Thirty eight) Sq.ft. and in R.S. Dag No. and L.R. Dag No. 27, under R.S. Khatian No. 63 measuring Bagan land area of 3 (Three) Cottahs 8 (Eight) Chittacks 0 (Zero) Sq.ft. and the two Dags are situated side by side and adjacent to each other under L.R. Khatian No. 4683, 4684, 5142, 4686, 5141, 4143 and 4685, within Barupur Municipality Ward No.12, Holding No. 27, 27/A, 27/B, 27/C, Street Name : Kulpi Road, arising out of Principal Holding No. 27, Kulpi Road, P.S. Baruipur, Kolkata- 700144, District -South 24 Parganas shown in the annexed Plan demarcated by 'GREEN' border line and marked with 'LOT-B' Property. This 'LOT-B' property is exclusively owned by the party of the SECOND PART. The LOT-B property is butted and bounded by:

<u>ON THE NORTH</u>	:	R.S. Plot No.28 and 29;
<u>ON THE SOUTH</u>	:	LOT-A property;
<u>ON THE EAST</u>	:	R.S. Plot No. 24;
<u>ON THE WEST</u>	:	34'-0" wide Kulpi Road.

Value of the 'LOT-B' property is Rs.1,50,20,000/-(Rupees One Crore Fifty Lac Twenty Thousand) only.



IN WITNESS WHEREOF, the Parties of the FIRST PART AND SECOND PART, herein put their respective hands and seals the day, month and year first above written.

WITNESS:

1. Mun Mun Das Majumdar Lisi Das Majumdar
211, Gradipara road, Subashya
P.O - Kodalia 700046

Ajoy Krishna Das Majumdar

SIGNATURES OF THE FIRST PART

2. Abhijit Kumar Mishra Rupa Das Majumdar
69/1, Baghajatin Place Deetama Das Majumdar
Kolkata - 700086 Shatabisha Das Majumdar

SIGNATURES OF THE SECOND PART

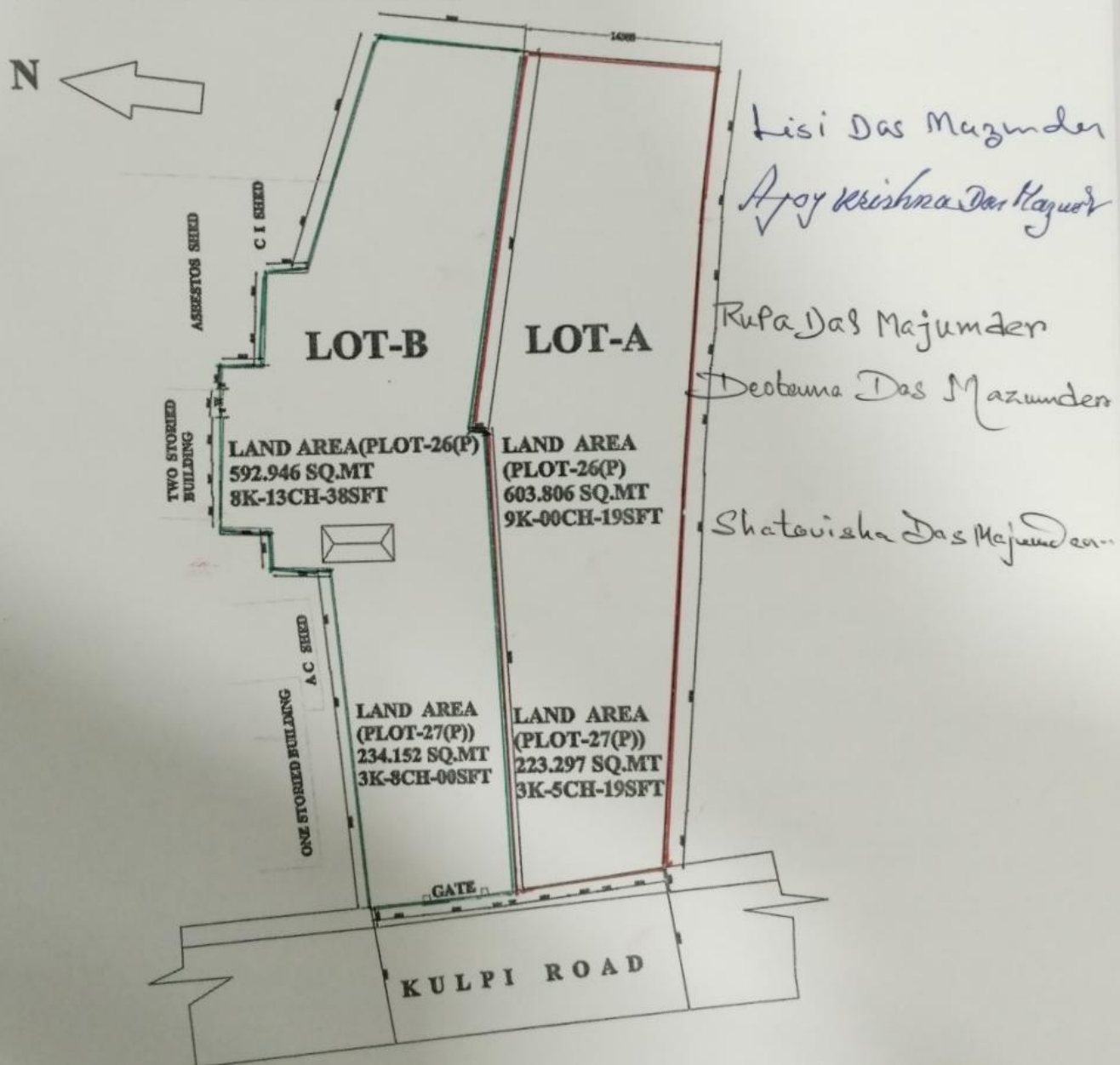
Read over, explained in Vernacular to the Parties and admitted to be correct and as per the instructions given by the parties, drafted by me and prepared in my chamber.

Deb Kumar Misra (Signature)

(MR. DEBES KUMAR MISRA)
ADVOCATE [Enrollment No.F/364/329/1989]
HIGH COURT, CALCUTTA
Resi-cum-Chamber :69/1, Baghajatin
Place, Kolkata-700086
MOB. 9830236148 (D.K.M.),
9051446430 (Somes),
9836115120 (Tapesh)

**PARTITION PLAN OF THE PROPERTY AS MENTIONED
BELOW SITUATED AT MOUZA-SUBBUDDHIPUR.JL.NO-32.
COMPRISING IN L.R. & R.S. DAG NO-26 & 27 UNDER L.R
KHATIAN NO-4683,4684,5142,5141,4143,4686 & 4685 UNDER
BARUIPUR MUNICIPALITY WARD NO-12. HOLDING
NO-27,27/A, 27/B & 27/C. STREET NAME - KULPI
ROAD.ARISING OUT OF PRINCIPAL HOLDING NO. 27 KULPI
ROAD, POLICE STATION- BARUIPUR, DISTRICT 24
PARGANAS (SOUTH).**

LOT	OWNED BY	LAND AREA	COLOUR
LOT-A	PARTIES OF THE FIRST PART	12K-5CH-38SFT	RED
LOT-B	PARTIES OF THE SECOND PART	12K-5CH-38SFT ONE SHED AREA 150 SFT.	GREEN



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... LISI DAS MAJUMDER

Signature... Lisi Das Majumder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... AJAY KRISHNA DAS MAJUMDER

Signature... Ajay Krishna Das Majumder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name... RUPA DAS MAJUMDER

Signature... Rupa Das Majumder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name DEOTAMA DAS MAZUMDER

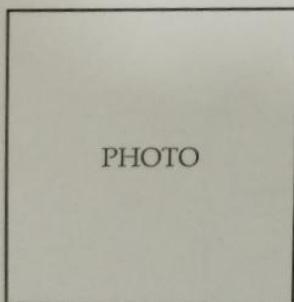
Signature Deotama Das Mazumder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name SHATAUSHA DAS MAJUMDER

Signature Shatausha Das Majumder



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
left hand					
right hand					

Name

Signature

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



192024250269660978

GRN Details

GRN:	192024250269660978	Payment Mode:	SBI Epay
GRN Date:	10/11/2024 22:46:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7169754848828	BRN Date:	10/11/2024 22:47:39
Gateway Ref ID:	66860955	Method:	State Bank of India WIBMO PG DC
GRIPS Payment ID:	101120242026966096	Payment Init. Date:	10/11/2024 22:46:27
Payment Status:	Successful	Payment Ref. No:	2002833821/4/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr AJAY KUMAR PATHAK
Address:	4SIGHT IMPRESSION GARIA KOLKATA
Mobile:	9831236045
Email:	pathakajaykr@yahoo.com
Period From (dd/mm/yyyy):	10/11/2024
Period To (dd/mm/yyyy):	10/11/2024
Payment Ref ID:	2002833821/4/2024
Dept Ref ID/DRN:	2002833821/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002833821/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	83420
2	2002833821/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	164538
Total				247958

IN WORDS: TWO LAKH FORTY SEVEN THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	2002833821/2024	Office where deed will be registered
Query Date	10/11/2024 12:32:33 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate	
Transaction	Additional Transaction	
[0501] Partition, Partition	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 3,00,20,000/-	Rs. 3,28,14,811/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 83,520/- (Article:45)	Rs. 1,64,538/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Partition Amount Rs 1,64,29,906/- Conveyance Amount Rs 22,501/-	

Land Details :

District: South 24-Parganas, Thana: Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 -- Ward no-8) , Mouza: Subuddhipur, , Ward No: 012, Holding No:27 JI No: 32, , Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Use	ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-572	Bastu	Bastu	9 Katha 19 Sq Ft	1,10,00,000/-	1,19,60,631/-	Width of Approach Road: 34 Ft.,
L2	RS-27	RS-63	Bagan	Bagan	3 Katha 5 Chatak 19 Sq Ft	40,00,000/-	44,24,274/-	Width of Approach Road: 34 Ft.,
L3	RS-26	RS-572	Bastu	Bastu	8 Katha 13 Chatak 38 Sq Ft	1,10,00,000/-	1,17,47,147/-	Width of Approach Road: 34 Ft.,
L4	RS-27	RS-63	Bagan	Bagan	3 Katha 8 Chatak	40,00,000/-	46,37,759/-	Width of Approach Road: 34 Ft.,
		TOTAL :			40.8054Dec	300,00,000 /-	327,69,811 /-	
		Grand Total :			40.8054Dec	300,00,000 /-	327,69,811 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3, L4	150 Sq Ft.	20,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	20,000 /-	45,000 /-	

Partitioner Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Lisi DAS Majumdar Wife of Shri Ajay Krishna Das Majumder, Gadiapara Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX0, PAN No. ahxxxxxx7g, Aadhaar No.: 36xxxxxxxx4948, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Shri Ajay Krishna Das Majumdar Son of Late Nilkrishna Das Majumder, Gadiapara Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5, PAN No. ahxxxxxx6h, Aadhaar No.: 36xxxxxxxx4448, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Smt Rupa Das Mazumdar Wife of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nursing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. afxxxxxx8n, Aadhaar No.: 53xxxxxxxx1931, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Smt Deotama Das Mazumder Daughter of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nurshing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX6, PAN No. fixxxxxx5e, Aadhaar No.: 67xxxxxxxx2058, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	Smt Shatavisha Das Majumder Daughter of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nursing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX7, PAN No. ajxxxxxx2f, Aadhaar No.: 68xxxxxxxx9006, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self



Query No: 2002833821 of 2024, Printed On : Nov 10 2024 7:17PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-11692/2024	Date of Registration	12/11/2024
Query No / Year	1604-2002833821/2024	Office where deed is registered	
Query Date	10/11/2024 12:32:33 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Somesh Mishra High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8017593682, Status : Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 3,00,20,000/-	Rs. 3,28,14,811/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 83,520/- (Article:45)	Rs. 1,64,570/- (Article:A(1), E)		
Remarks	Partition Amount Rs 1,64,29,906/- Conveyance Amount Rs 22,501/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

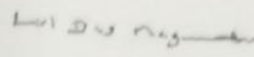
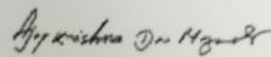
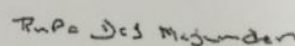
District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Kulpi Road, Road Zone : (Ward no-8 – Ward no-8) , Mouza: Subuddhipur, , Ward No: 012, Holding No:27 JI No: 32, Pin Code : 700144

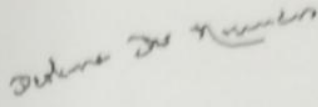
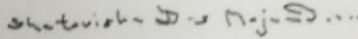
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-26	RS-572	Bastu	Bastu	9 Katha 19 Sq Ft	1,10,00,000/-	1,19,60,631/-	Width of Approach Road: 34 Ft.,
L2	RS-27	RS-63	Bagan	Bagan	3 Katha 5 Chatak 19 Sq Ft	40,00,000/-	44,24,274/-	Width of Approach Road: 34 Ft.,
L3	RS-26	RS-572	Bastu	Bastu	8 Katha 13 Chatak 38 Sq Ft	1,10,00,000/-	1,17,47,147/-	Width of Approach Road: 34 Ft.,
L4	RS-27	RS-63	Bagan	Bagan	3 Katha 8 Chatak	40,00,000/-	46,37,759/-	Width of Approach Road: 34 Ft.,
TOTAL :					40.8054Dec	300,00,000 /-	327,69,811 /-	
Grand Total :					40.8054Dec	300,00,000 /-	327,69,811 /-	

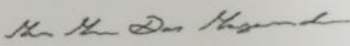
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L3, L4	150 Sq Ft.	20,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	20,000 /-	45,000 /-	

Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Lisi DAS Majumdar Wife of Shri Ajay Krishna Das Majumder Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office	Photo  12/11/2024	Finger Print  Captured LTI 12/11/2024	Signature  12/11/2024
Gadiapara Road, City:- , P.O:- Kotalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ahxxxxxx7g, Aadhaar No: 36xxxxxxxx4948, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office				
2	Name Shri Ajay Krishna Das Majumdar (Presentant) Son of Late Nilkrishna Das Majumder Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office	Photo  12/11/2024	Finger Print  Captured LTI 12/11/2024	Signature  12/11/2024
Gadiapara Road, City:- , P.O:- Kotalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ahxxxxxx6h, Aadhaar No: 36xxxxxxxx4448, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office				
3	Name Smt Rupa Das Mazumdar Wife of Late Durjoy Kumar Das Majumder Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office	Photo  12/11/2024	Finger Print  Captured LTI 12/11/2024	Signature  12/11/2024
D-44, Sammilani Park, Near Apex Nursing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: afxxxxxx8n, Aadhaar No: 53xxxxxxxx1931, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
Smt Deotama Das Mazumder Daughter of Late Durjoy Kumar Das Majumder Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office	 12/11/2024	 Captured LTI 12/11/2024	 12/11/2024
D-44, Sammilani Park, Near Apex Nurshing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: fixxxxxx5e, Aadhaar No: 67xxxxxxxx2058, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office			
Smt Shatavisha Das Majumder Daughter of Late Durjoy Kumar Das Majumder Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office	 12/11/2024	 Captured LTI 12/11/2024	 12/11/2024
D-44, Sammilani Park, Near Apex Nursing Home, City:- , P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: ajxxxxxx2f, Aadhaar No: 68xxxxxxxx9006, Status :Individual, Executed by: Self, Date of Execution: 12/11/2024 , Admitted by: Self, Date of Admission: 12/11/2024 ,Place : Office			

Identifier Details :			
Name	Photo	Finger Print	Signature
Mun Mun Das Majumder Daughter of Ajay Krishna Das Majumder Gadiapara Road, City:- , P.O:- Kodalia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700146	 12/11/2024	 Captured 12/11/2024	 12/11/2024
Identifier Of Smt Lisi DAS Majumdar, Shri Ajay Krishna Das Majumdar, Smt Rupa Das Mazumdar, Smt Deotama Das Mazumder, Smt Shatavisha Das Majumder			

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	Smt Lisi DAS Majumdar	1	25.0000	7.44677 Dec	50	59,80,316/-
L1	Shri Ajay Krishna Das Majumdar	1	25.0000	7.44677 Dec	50	59,80,316/-
L2	Smt Lisi DAS Majumdar	1	25.0000	2.75458 Dec	50	22,12,137/-
L2	Shri Ajay Krishna Das Majumdar	1	25.0000	2.75458 Dec	50	22,12,137/-
L3	Smt Rupa Das Mazumdar	2	17.0000	4.82714 Dec	33	38,76,559/-
L3	Smt Deotama Das Mazumder	2	17.0000	4.82714 Dec	33	38,76,559/-
L3	Smt Shatavisha Das Majumder	2	16.0000	4.97342 Dec	34	39,94,030/-
L4	Smt Rupa Das Mazumdar	2	17.0000	1.90575 Dec	33	15,30,460/-
L4	Smt Deotama Das Mazumder	2	17.0000	1.90575 Dec	33	15,30,460/-
L4	Smt Shatavisha Das Majumder	2	16.0000	1.9635 Dec	34	15,76,838/-

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.)
S1	Smt Rupa Das Mazumdar	3	17.0000	49.5 Sq Ft	33	14,850/-
S1	Smt Deotama Das Mazumder	4	17.0000	49.5 Sq Ft	33	14,850/-
S1	Smt Shatavisha Das Majumder	5	16.0000	51 Sq Ft	34	15,300/-

Endorsement For Deed Number : I - 160411692 / 2024

On 12-11-2024

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 13:04 hrs on 12-11-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Ajay Krishna Das Majumdar , 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 3,28,14,811/- . Partition Amount Rs 1,64,29,906/- Conveyance Amount Rs 22,501/-

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

Execution is admitted on 12/11/2024 by 1. Smt Lisi DAS Majumdar, Wife of Shri Ajay Krishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession House wife, 2. Shri Ajay Krishna Das Majumdar, Son of Late Nilkrishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by Profession Business, 3. Smt Rupa Das Mazumdar, Wife of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nursing Home, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 4. Smt Deotama Das Mazumder, Daughter of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nurshing Home, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife, 5. Smt Shatavisha Das Majumder, Daughter of Late Durjoy Kumar Das Majumder, D-44, Sammilani Park, Near Apex Nursing Home, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mun Mun Das Majumder, , , Daughter of Ajay Krishna Das Majumder, Gadiapara Road, P.O: Kodalia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700146, by caste Hindu, by profession House wife

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,64,570.00/- (A(1) = Rs 1,64,524.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,64,538/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2024 10:47PM with Govt. Ref. No: 192024250269660978 on 10-11-2024, Amount Rs: 1,64,538/-, Bank: SBI EPay (SBlePay), Ref. No. 7169754848828 on 10-11-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 83,520/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 83,420/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1428, Amount: Rs.100.00/-, Date of Purchase: 06/11/2024, Vendor name: Smriti Bikash Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/11/2024 10:47PM with Govt. Ref. No: 192024250269660978 on 10-11-2024, Amount Rs: 83,420/-, Bank: SBI EPay (SBlePay), Ref. No. 7169754848828 on 10-11-2024, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 340214 to 340251
being No 160411692 for the year 2024.



Digitally signed by Anupam Halder
Date: 2024.11.19 15:25:44 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 19/11/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.