



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

21AB 989364

Sl No. 2 - 4878 for the year 2010



FEES PAID	
1 (a)	Rs. 2.00
2 (a)	Rs. 2.00
3 (a)	Rs. 15.00
3 (b)	Rs. 10.00
G.J. Stamp	Rs. 10.00
Artificial Paper	Rs. 10.00
G.P.S	Rs. 10.00

Total Rs 14,918
 Copy Submitted on 14.9.18
 Copy Prepared on 11
 Delivered to 11
 Name of Applicant A. Ali
 Serial No. of Copy 3474

Sub-Registrar
 Raipur, Jharkhand

14.9.18

4458

2-4878

भारतीय गैर न्यायिक INDIA NON-JUDICIAL

भारत

₹. 5000

Rs. 5000

पांच हजार रुपये

FIVETHOUSAND RUPEES

INDIA

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

501228



স্বাক্ষরিত
Tilail Kr Roy
Rajesh Kr Roy

১০/৯/১০
১০/৯/১০
১০/৯/১০



Provisional number - 501
via 60228

DEED OF PARTITION

(Contd.....P/2)

Handwritten initials

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

Signature
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

29 SEP 2010

NON JUDICIAL STAMP

No. 1063 Date 28.9.10

Tarbit @ Tarbit By 2011
Jalpaiguri

Value Rs. 500/- Rs. Five thousand only

Tannoy Roy
Govt. Stamp Vendor
Bogogra
Licn. No. 546/RM
077 Lajeeling



109

Additional Dist. Sub-Registrar
Jalpaiguri

29 SEP 2010

पुणे जिल्हा न्यायालय

जेलेत करण
A- जेलेत करण

Page No. 2

15 B (9) रिकॉर्ड नं. 29

पुणे जिल्हा न्यायालय

**THIS DEED OF PARTITION IS MADE ON THE 29TH DAY OF
SEPTEMBER, 2010.**

Property of Schedule 'A' allotted to the first party.

Area : 59.4 Decimal
Value : Rs. 5,00,000/= (Rupees Five lack) only
Asses Value : Rs. 1,02,25,113/=

Property of Schedule 'B' allotted to the Second party.

Area : 39.6 Decimal
Value : Rs. 5,00,000/= (Rupees Five lack) only
Asses Value : Rs. 70,26,455/=

Property of Schedule 'C' allotted to the Third party.

Area : 45.375 Decimal
Value : Rs. 5,00,000/= (Rupees Five lack) only
Asses Value : Rs. 79,81,060/=

Property of Schedule 'D' allotted to the Fourth party.

Area : 45.375 Decimal
Value : Rs. 5,00,000/= (Rupees Five lack) only
Asses Value : Rs. 79,81,060/=

(Contd.....P/3)

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স্বাক্ষরিত

Talant Kp Roy
A-Talant Kp Roy

Page No. 3

BETWEEN

জগদ্বতী চৌধুরী



বরদেব
স্বাক্ষরিত

SRI TIBIT KUMAR ROY @ SRI TIPIT KUMAR ROY, son of late Akal Singh Roy, Hindu by religion, Business by occupation, residing at Gandhi Nagar, Word No. 43, P.O. Sevok Road, P.S. Bhakti Nagar, Dist. Jalpaiguri— hereinafter called the "FIRST PARTY" of the First Part.

AND

SRI DHANANJAY ROY, son of late Akal Singh Roy, Hindu by religion, Business by occupation, residing at Gandhi Nagar, Word No. 43, P.O. Sevok Road, P.S. Bhakti Nagar, Dist. Jalpaiguri— hereinafter called the "SECOND PARTY" of the Second Part.

AND

SMT. JAGASWATI ROY CHOWDHURY, wife of late Surendra Nath Roy Chowdhury and Daughter of late Akal Singh Roy, Hindu by religion, House wife by occupation, residing at Kawakhari, Madical More, P.O. Sushruta Nagar, P.S. Matigara, Dist. Darjeeling — hereinafter called the "THIRD PARTY" of the Third Part.

AND

SMT. BHARATI ROY, wife of late Kabil Roy, and Daughter of late Akal Singh Roy, Hindu by religion, House wife by occupation, residing at Velki Para, P.O. Sahudangi Hat, P.S. Bhakti Nagar, Dist. Jalpaiguri. ... hereinafter called the "FOURTH PARTY" of the Fourth Part.

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স্বাক্ষরিত

Debit Mr Roy
A-Debit Mr Roy

Page No. 4

বিস্তারিত



স্বাক্ষরিত

Debit - Mr Roy

AND

(The Term "PARTY" hereinbefore mentioned - shall mean and include unless excluded by or repugnant to the context of the heirs, executors, successors, representatives, administrators, and assigns of the respective party).

AND

WHEAREAS Late Akal Singha Roy, son of Late Kandal Singha & late Chumaniswari Roy, wife of late Akal Singha Roy, both are Hindu by religion, Resident of Ghandni Nagar, Word No. 43, P.O. Sevok Road, P.S. Bhakti Nagar, Dist. Jalpaiguri, was the recorded owner of a Plot of Land total measuring 115 Katha or 189.75 Decimal, appartaining to New Plot No. 5/713 (R.S.) recorded in Khatian No. 96/1 (R.S.), within the Mouza - Dabgram, J.L. No. 2, Sheet No. 8, Pargana - Baikunthapur, P.S. Bhakti Nagar, Under Siliguri MC, Ward No. 43, Sub-Division : Jalpaiguri, Additional District Sub-Registry Office : Rajganj, District : Jalpaiguri, free from all encumbrances and charges whatsoever.

AND

WHEREAS the above named Akal Singha Roy, Son of late Kandal Singha, purchased the afforsaid land from Sri Khul Singha Roy, by a registered Sale Deed Bearing No.4453, Book No.1, Volume No. 46, Page No. 30 to 32, in the office of D.S.R. Jalpaiguri, in the year of 1968, free from all encumbrances and charges whatsoever.

(Contd.....P/5)

A
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ਜਲਪਗੁਰੀ

ਜਲਪਿਤ ਕਰ ਰਾਯ
ਜਲਪਿਤ ਕਰ ਰਾਯ

Page No. 5

ਭਰਤੀ ਰਾਯ



ਜਲਪਿਤ ਕਰ ਰਾਯ - ਜਲਪਿਤ ਕਰ ਰਾਯ

AND

WHEREAS the above named Smt. Chumaniswari Roy, wife of late Akal Singha Roy, purchased the aforesaid land from Jirendra Nath Roy, by a registered Sale Deed Bearing No.4452, Book No.I, Volume No. 41, Page No. 154 to 156, in the office of D.S.R. Jalpalguri, In the year of 1968, free from all encumbrances and charges whatsoever.

AND

WHEREAS the aboved named recorded owner 1. Late Akal Singha Roy, son of Late Kendal Singha, 2. Late Chumaniswari Roy, wife of late Akal Singha Roy, Died intestate living the parties thereof as their only legal heirs to inherit their said immovable properties as fully describe in Schedule 'X' appended below (herein after collectively referred to as TOTAL/JIONT/EJMALI for the sake of brevity), free from all encumbrances and charges whatsoever.

AND

WHEREAS above named AKAL SINGHA ROY & SMT. CHUMANISWARI ROY, died intestate leaving behind them, their legal heirs, Partitioner No.1. SRI TIBIT KUMAR ROY @ SRI TIPIT KUMAR ROY, 2. SRI DHANANJAY ROY, 3. SMT. JAGASWATI ROY CHOWDHURY, 4. SMT. BHARATI ROY, all are Sons and Doughters of late AKAL SINGHA ROY & SMT. CHUMANISWARI ROY. After the death of Late AKAL SINGHA ROY & SMT. CHUMANISWARI ROY, the above named

(Contd.....P/G)

A
adv.

15/12/2018

A - Jalait K. Roy
A - Jalait K. Roy

Page No. 6

15/12/2018



15/12/2018

Partitioner No. 1 to 4 is the full blooded brother and sister (The sole and absolute legal heirs of Late AKAL SINGHA ROY & SMT. CHUMANISWARI ROY) become the legal heirs, successors, administrators, executors, and representatives of them, free from all encumbrances and charges whatsoever.

AND

WHEREAS in view of the aforesaid facts, the parties hereof have become the Equal/Joint owners in possession of the said total Equal/Joint property in proportionate share, mutually understanding between themselves and all of them are agreed to hold the aforesaid Portion of the below schedule land as divided between them. Having permanent heritable and transmissible right title and interest therein free from all encumbrances and charges whatsoever.

AND

WHEREAS the parties thereof are experiencing various inconveniences and difficulties enjoying the said total Equal/Joint Property, and in order to overcome such inconveniences and difficulties the parties hereof have decided to make an amicable partition by METES AND BOUNDS of the said Immoveable properties and have also agreed to execute a proper partition Deed to record such amicable partition in order to avoid all future disputes and complications, and in making allotment of properties by partition. The service as rendered by the sons and daughter of the deceased predecessors in interest have been taken in to consideration.

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Handwritten text: "Taleit K R Roy" and "A Taleit K R Roy" with a circled 'A'.

Page No. 7

AND

Handwritten text: "15/10/2019" and "GJMKR29".



Handwritten text: "no. 6010" and "Registered under - 6010".

This is a deed of Partition among the family member, the First Party, Second Party, Third Party and Fourth Party are the full blooded brother and sister and due to natural love and affection decided to make Gift in lieu of his define share to other parties. The Partitioners by there presents their actual define share is 25 % each, that is measuring 47.438 Decimal each partitioners but they are mutually decided and divide the joint/Ejmali Property by deférent share e.i 1st Party 31%, 2 nd Party 21%, 3rd Party 24% and 4rty Party 24%, measuring 59.4 Decimal , measuring 39.6 Decimal, measuring 45.375 Decimal, measuring 45.375 Decimal consecutively. The deférent share or in excess of their actual share of the aforesaid landed Property is Gifted by these deed and the same is agreed to hold the aforesaid partition with Gift within the family members of the below Schedule land as between them, having permanent heritable and transparable right title and interest therein freefrom all encumbrances and charges whatsoever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid mutual agreement to partition the said TOTAL EJMALLY/JOINT PROPERTY the parties One , Two , Three and Four part thereof DOTH hereby make final partition of there said joint immoveable properties by metes and bounds and of there said immoveable properties as hereinafter apearng in the schedule A,B ,C, D, below and the property allotted to each of the parties hereof by virtue of there respective firm and final consents as per **SCHEDULES** mentioned below as absolute Estate in proper share with permanent, heritable and transferable rights to whom it is allotted for all time to come.

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ଅଧିକାରୀଙ୍କୁ ଯାଏ

① - Jitbit K/o Roy
Jitbit K/o Roy

Page No. 8

ଉପରୋକ୍ତ ଅଧିକାରୀଙ୍କୁ ଯାଏ



ସ୍ୱାକ୍ଷର କରାଯାଇଛି
ନିମ୍ନ ଲିଖିତ
ନାମ - ଶ୍ରୀମତୀ ଶ୍ରୀମତୀ

It is further agreed by the parties thereof that infuture any of the parties thereof shall be entitled to secure any of the parties hereof shall be entitled to secure loan or Financial Assistance from any Bank or Financing Agency by mortgaging/ Immoveable property allotted in their respective names as per SCHEDULES hereunder and none of the parties shall have any right to object to it in future.

It is also declared by the parties that none of them has previously transferred, mortgaged, leasedout, contracted for sale the properties hereby partitioned and that the properties hereby partitioned are free from all encumbrances and charges whatsoever.

It is also covenanted by the parties that each of them shall hence forth own/hold/ enjoy/occupy/ possess the properties allotted to their respective names as per SCHEDULES hereunder and on conditions attached thereto, and shall mutute their respective names in the Govt. and other offices as also in the Record-of-Rights and shall pay rent/rate/tax/fees etc. for their/immoveable/properties so allotted and accepted.

It is further covenant that none of the parties here before shall ever raise any objection or claime infuture with respect to this partition or in connection with the allotment of properties as per schedules hereunder as aforesaid as mutually agreed to and accepted by them jointly and/or severally, and in no case, such objection and/or claim shall be entertained in future.

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A S
adv.

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Tibit Kr Roy
Tipit Kr Roy
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Page No. 9

SCHEDULE 'X'

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TOTAL JOINT/EJMALI PROPERTY HEREBY PARTITIONED.

All that pieces and parcel of vacant land measuring 115 Katha or 189.75 Decimal, appartaining to New Plot No. 5/713 (R.S.) recorded in Khatian No. 96/1, within the Mouza - Dabgram, J.L. No. 2, Sheet No. 8, Pargana - Baikunthapur, P.S. Bhakti Nagar, Under Siliguri MC, Ward No. 43, Sub-Division : Jalpaiguri, Additional District Sub-Registry Office : Rajganj, District : Jalpaiguri.

This Land is butted and bounded as follows :

- By the North : 20 feet wide Kutcha Road.
- By the South : Land of Sri Dhananjay Roy & Sri Tibit @ Tipit Roy.
- By the East : 7 feet wide Kutcha Road & Sri Tibit @ Tipit Roy.
- By the West : 16 feet wide Kutcha Road .

SCHEDULE 'A'

(PROPERTY ALLOTTED TO THE FIRST PARTY SRI TIBIT ROY @ TIPIT ROY)

All that pieces and parcel of Land measuring 36 Katha or 59.4 Decimal, appartaining to Plot/Dag No. 5/713(R.S.), recorded in Khatian No. 96/1, within the Mouza - Dabgram, J.L. No. 2, Sheet No.8, Pargana - Baikunthapur, P.S. Bhakti Nagar, Under Siliguri MC, Ward No. 43, Sub-Division : Jalpaiguri, Additional District Sub-Registry Office : Rajganj, District : Jalpaiguri.

This Land is butted and bounded as follows :

- By the North : 20 feet wide Kutcha Road.
- By the South : Land of Tibit Kumar Roy Tipit Kumar Roy.
- By the East : 7 feet wide Kutcha Road.
- By the West : 12 feet wide Kutcha Road.

(Contd.....P/ 10)

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শ্রী সৌভাগ্য রায়
Tibit Kr Roy
A - Tibit Kr Roy

জগদমতি রায়
স্বা



স্বা
স্বা - স্বা

Page No. 11

SCHEDULE 'D'

(PROPERTY ALLOTTED TO THE FOURTH PARTY - SMT. BHARATI ROY)

All that pieces and parcel of vacant Land measuring 27.5 Katha or 45.375 Decimal, apertaining to Plot/Dag No. 5/713(R.S.), recorded in Khatian No. 96/1, within the Mouza - Dabgram, J.L. No. 2, Sheet No. 8, Pargana - Baikunthapur, P.S. Bhakti Nagar, Under Siliguri MC, Ward No. 43, Sub-Division : Jalpaiguri, Additional District Sub-Registry Office : Rajganj, District : Jalpaiguri.

This Land is butted and bounded as follows :

- By the North : Land of Jagaswati Roy Chowdhury
By the South : Land of Sri Dhananjay Roy & Sri Tibit Roy & Others.
By the East : Land of Sri Dhananjay Roy & Sri Tibit Roy.
By the West : 16 feet wide Kutcha Road.

The aforesaid land is also clearly shown in the annexed sketch map and marked is a part and parcel of this indenture.

(Contd.....P/12)

A
adv.

INWITNESS WHEREOF the partitioners in good health and conscious mind hereunto sets and subscribed their hands on this Deed on this deed on day, month and year first above written

ଅନୁକ୍ରମିକ ଭାବେ

୧) ଜିଜିତ କିମ୍ବି ପାଣି
୨) ଜିଜିତ କିମ୍ବି ପାଣି

WITNESS

1. Sishupal Roy
S/o. Shananjay Roy
Sevake Road
S/o. ...
Dist. Jalpaiguri

କାର୍ଯ୍ୟକାରୀ ହେଉଥିବାରୁ



ସ୍ୱାକ୍ଷର

SIGNATURE OF THE PARTITIONERS

2. ...
...
...
...
...

Drafted by me as per instructions of all the parties herein printed, readover and explained by me in my office.

Ali Akhtar Mosleuddin Ahmed
ALI AKHTAR MOSLEUDDIN AHMED
ADVOCATE / SILIGURI

Enrollment No. F-529/494/2003

Finger Prints of _____

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

Finger Prints of _____

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

উসমান আলী
Signature

Finger Prints of _____

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

আবুল কালাম
Signature

Finger Prints of _____

Passport
Photo

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

Signature _____

Finger Prints of _____



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Hand					

Delish K. Roy
Delish K. Roy

Signature _____

Finger Prints of _____

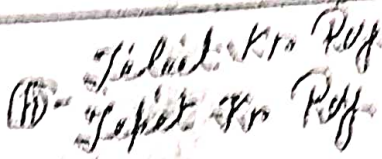
Passport
Photo

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



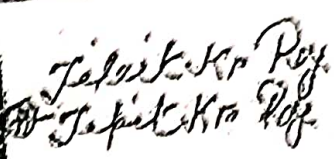


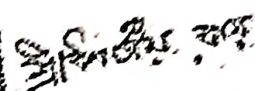


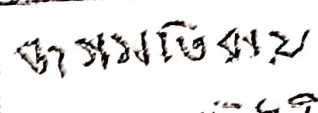


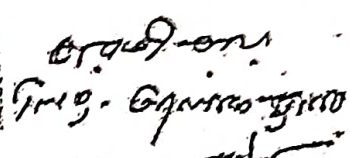
Signature _____

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. RAJGANJ, District - Jalpaiguri
 Signature / LTI Sheet of Serial No. 04453 / 2010, Book No. (Book - I , 04278/2010)

I. Signature of the Presentant


Name of the Presentant	Signature with Date
Sri Tibit Kumar Roy	 29 SEP 2010

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Tibit Kumar Roy Address - Ghandia Nagar Ward No. 43, Thana - Bhalanagar, District - Jalpaiguri, WEST BENGAL, India, P.O. :- Sercha Road	Self		 LTI 29/09/2010	 5905
2	Dhanrajy Roy Address - Ghandia Nagar Ward No. 43, Thana - Bhalanagar, District - Jalpaiguri, WEST BENGAL, India, P.O. :- Sercha Road	Self		 LTI 29/09/2010	 5906
3	Jagannath Roy Choudhury Address - Karmakhandi Medical Nurs., Thana - Matigara, District - Darjeeling, WEST BENGAL, India, P.O. :- Sushruta Nagar	Self		 LTI 29/09/2010	 5907
4	Bharet Roy Address - Haldigara, Thana - Bhalanagar, District - Jalpaiguri, WEST BENGAL, India, P.O. :- Sushruta Hat	Self		 LTI 29/09/2010	 5908

Name of Identifier of above Dishupal Roy
 Sercha Road, Thana - Bhalanagar, District - Jalpaiguri,
 WEST BENGAL, India, P.O. :- Sercha Road



Signature of Identifier with Date

 Dishupal Roy 29/9/10
 Additional Dist. Sub-Registrar
 Rajganj, Jalpaiguri
 29 SEP 2010

(Harayan Chandra Saha)
 ADDITIONAL DISTRICT SUB-REGISTRAR
 Office of the A. D. S. R. RAJGANJ



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : I - 04878 of 2010

(Serial No. 04453 of 2010)

On 29/09/2010

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 : 33(i), 45, 5 of Indian Stamp Act 1899. also under section 14 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 273999/- , E = 21/- on 29/09/2010

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 for Partition Amount has been assessed at Rs.- 22988575/-; for Gift Amount has been assessed at Rs.-1921691/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 124581 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

Deficit: stamp duty

Deficit stamp duty Rs. 119600/- is paid, by the draft number 253779, Draft Date 28/09/2010, Bank Name State Bank of India, NORTH BENGAL MED COLL, SILLIGURI, received on 29/09/2010

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

Presented for registration at 13.56 hrs on :29/09/2010, at the Office of the A. D. S. R. RAJGANJ by Sri Tibit Kumar Roy Alias Tipt Kumar Roy, one of the Executants.

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

Execution is admitted on 29/09/2010 by

1. Sri Tibit Kumar Roy Alias Tipt Kumar Roy, son of Late Akal Singh Roy, Ghandhi Nagar Ward No. 43,, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road, By Caste Hindu, By Profession : Business
2. Sri Dhananjay Roy, son of Late Akal Singh Roy, Ghandhi Nagar Ward No. 43,, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sevoke Road, By Caste Hindu, By Profession : Business
3. Smt Jagaswati Roy Chowdhury, wife of Late Surendra Nath Roy Chowdhury, Kawakhari Medical More,, Thana:-Matigara, District:-Darjeeling, WEST BENGAL, India, P.O. :-Sushruta Nagar, By Caste Hindu, By Profession : House wife
4. Smt Bharati Roy, wife of Late Kabil Roy, Velkipara, Thana:-Bhaktinagar, District:-Jalpaiguri, WEST BENGAL, India, P.O. :-Sahudandi Para, By Caste Hindu, By Profession : House wife



Additional Dist. Sub-Registrar
Rajganj, Jalpaiguri
29 SEP 2010

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. RAJGANJ
District:-Jalpaiguri

Endorsement For Deed Number : 1 - 04878 of 2010
(Serial No. 04453 of 2010)

Identified By Sishupal Roy, son of Dhananjoy Roy, Sevoke Road, Thana:-Bhaktinagar,
District:-Jalpaiguri, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession: Others.

(Narayan Chandra Saha)
ADDITIONAL DISTRICT SUB-REGISTRAR



Narayan
Additional Dist Sub-Registrar
Rajganj, Jalpaiguri

25 SEP 2010

(Narayan Chandra Saha)

ADDITIONAL DISTRICT SUB-REGISTRAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 13
Page from 3765 to 3784
being No 04878 for the year 2010.



Narayan

(Narayan Chandra Saha) 29-September-2010
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. RAIGANJ
West Bengal

Certified to be a true copy

[Signature]
Additional Dist. Sub-Registrar
Raiganj, Jalpaiguri

14.9.18

CHECKED BY

[Signature]
14.9.18

Digitally signed by GAUTAM RAY CHAUDHURY
Date: 2016.04.18 16:32:48 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.