

8-4204/23

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I-4180/2023  
I-4180/2023



पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

T 082981

by  
19/05/2023  
Dh. 1281735-

Shreosi Ghosh

Rita Senha (Ghosh)

# DEED OF PARTITION

CERTIFICATE THAT THE DOCUMENT IS ADMITTED TO REGISTRATION.  
THE SIGNATURE SHEET AND THE ENDORSEMENT SHEETS ATTACHED  
TO THIS DOCUMENT ARE THE PARTS OF THIS DOCUMENT. Contd.....P/2

Addl. District Sub-Registrar,  
Singuri-II at Bagdogra

19 MAY 2023

Shreosi Ghosh

Rita Sinha (Ghosh)

THIS DEED OF PARTITION IS MADE ON THIS  
...19th... DAY OF ...May... 2023

**SCHEDULE OF LAND**

|                 |   |                    |
|-----------------|---|--------------------|
| MARKET VALUE    | : | Rs. 12,60,000/-    |
| SET FORTH VALUE | : | Rs. 2,50,000/-     |
| TOTAL LAND      | : | 4 Decimal          |
| MOUZA           | : | Bairatisal         |
| PLOT NO.        | : | R.S. 350, L.R. 548 |
| KHATIAN NO.     | : | L.R. 7122 & 7129   |
| J.L. NO.        | : | 70                 |
| P.S             | : | MATIGARA           |
| PARAGANA        | : | PATHARGHATA        |
| DIST.           | : | DARJEELING         |

OFFICE OF THE A. D. S. R. BAGDOGRA

Shreosi Ghosh

Rita Sinha (Ghosh)

**BETWEEN**

✓ **SMT. SHREOSI GHOSH**, W/O Sri Nabin Ghosh, Hindu by religion, business by occupation, resident of S.N. Bose Road, P.O- Kadamtala, P.S- Matigara, Dist- Darjeeling, Pin- 734011 West Bengal, - Hereinafter called the **"FIRST PARTY"** (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **FIRST PART . (Pan No. AILPG1819L)**

**AND**

✓ **SMT. RITA SINHA ( GHOSH )** , D/O Late Nimai Chandra Ghosh , W/O Late Dhruba Sinha , Hindu by religion , housewife by occupation, resident of Saradapally , Shivmandir , P.O- Kadamtala , P.S- Matigara , Dist -- Darjeeling, West Bengal, India **PIN- 734011** - Hereinafter called the **"SECOND PARTY"** (Which expression shall mean and include unless excluded by or repugnant to the context her heirs, executors, successors, administrators, representatives and assigns) of the **SECOND PART . ( PAN-CFWPS3355F)**

**WHEREAS** the parties named above are the absolute owner of the land measuring 4 Decimal, recorded in L. R Khatian Nos 7122 & 7127 ,in RS Plot No- 350, corresponding to L.R Plot No- 548 , situated within Mouza- Bairatisal , J.L No 70 , under P.S- Matigara, Dist- Darjeeling, West Bengal having right, title, interest over the said land and the said land is free from all encumbrances whatsoever.

**AND**

**WHEREAS** the afore said parties had piychased the said land from Smt. Mousumi Poddar @ Mausumi Poddar W/O Sri Lipesh Ranjan Podder by was Sale being No- 040302282 for the year 2019 Registered in Book No-

Shreoshi Ghosh  
Rita Sinha (Ghosh)

I , Volume No 0403-2019 , Page from 50220 to 50238 registered at A.D.S.R Bagdora and since then both the parties are in actual and khas possession over the land and the said land is free from all encumbrances whatsoever.

**AND**

**WHEREAS** after the said purchase of the land both the parties had got their name mutated in the present settlement record and seperate Khatians were opened in their name being 7122 in the name of Rita Sinha Ghosh and 7129 in the name of Shreoshi Ghosh each having 0.02 Acres of land in RS Plot No- 350, corresponding to L.R Plot No- 548, situated within Mouza- Bairatisal, J.L No 70, under P.S- Matigara, Dist- Darjeeling West Bengal.

**AND**

**WHEREAS** the parties named above are have agreed to partition the properties detailed in the schedule hereto, in order to avoid and dispute with regards to the aforesaid property.

**AND**

**WHEREAS** in consideration of the absolute and sole ownership acquired by the each party with regards to the allotment made to such party out of the aforesaid property and in consideration of the covenants hereinafter mentioned and agreed to by all the parties named above , the parties agree to incorporate the terms of the partition of a deed of partition .

**THIS PARTITION WITNESS AS FOLLOWS:**

1. That the aforesaid parties agree that the market value of the entire lot of the property detailed in the schedule below hereto 2,50,000/-

Shreosi Ghosh

Rita Sinha (Ghosh)

2. That the aforesaid property have been divided in two shares each share having been put in different schedules, i.e A, B the plan being attached hereto.
3. Pursuant to the aforesaid agreement the property mentioned in Schedule A shall be retained by the First Party, the property mentioned in Schedule B shall be retained by the Second Party.
4. Both the aforesaid parties hereby releases her interest in the properties allotted to the other parties and conveys to each of them separately the right, title and interest therein so as to constitute each party to this deed the sole and absolute owner of the property allotted to that party free and discharged from all claims and demands of the other thereto or concerning therewith as from the date of this deed.
5. The parties aforesaid mentioned have agreed that the portion shall not be open to challenge even if any debt due to any allottee is not realised or any party is deprived of property or part thereof by a stranger to this deed, but reserves the right to each party to claim further partition of any property, to be found joint property through not included in the schedule hereto.
6. The original partition deed shall be retained by the First Party and certified or true copy thereto signed by each party has been given to other party who shall be entitled to require production of the original from the First Party, if and when such party so desires.
7. That the parties have agreed that all taxes and charges in respect with the allotted properties shall be borne by the parties themselves.

Shreosi Ghosh  
Rita Sinha (Ghosh)

### **SCHEDULE OF TOTAL LAND**

All that piece and parcel of the land measuring 4 Decimal , recorded in L. R Khatian Nos 7122 & 7127 ,in RS Plot No- 350, corresponding to L.R Plot No- 548 , situated within Mouza- Bairatisal , J.L No 70 , under P.S- Matigara, Dist- Darjeeling,

The said land is butted and bounded as follows :

By the North : Land of Monoranjan Paul .

By the South: House of Narayan Ghosh and Sadesh Sarkar

By the East : Land of Nabin Ghosh

By the West : 8 ft Non- Metal road and House of Biplab Dutta & others

### **SCHEDULE – A**

#### **(PROPERTY ALLOTTED TO THE SHARE OF**

#### **Party of the FIRST PART)**

All that piece and parcel of the land measuring 1 Katha or 1.52 Decimal recorded in L. R Khatian No 7129 , in RS Plot No- 350, corresponding to L.R Plot No- 548 , situated within Mouza- Bairatisal , J.L No 70 , under P.S- Matigara, Dist- Darjeeling West Bengal

The said land is butted and bounded as follows:

By the North: Land of Monoranjan Paul.

By the South: House of Narayan Ghosh and Sadesh Sarkar

By the East: Land of Nabin Ghosh

By the West: Land of Rita Sinha (Ghosh)

**SCHEDULE - B**  
**(PROPERTY ALLOTTED TO THE SHARE OF**  
**Party of the SECOND PART)**

All that piece and parcel of the land measuring 1.5 Katha or 2.48 Decimal recorded in L. R Khatian No 7122 ( area 2 decimal ) & L.R Khatian No 7129 ( area 0.48 decimal ) , in RS Plot No- 350, corresponding to L.R Plot No- 548 , situated within Mouza- Bairatisal , J.L No 70 , under P.S- Matigara, Dist- Darjeeling West Bengal

The said land is butted and bounded as follows:

By the North: Land of Monoranjan Paul.

By the South: House of Narayan Ghosh and Sadesh Sarkar

By the East: Land of Shreoshi Ghosh

By the West: 8 ft Non- Metal road and House of Biplab Dutta & others

The site plan and the finger print sheet annexed along with this deed is the part of this deed.

IN WITNESS WHEREOF the vendor does hereunto set and subscribe their hand on this deed on the day, month year first above written.

**WITNESSES:**

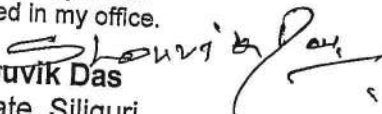
1. Gagan Das  
S/o Malin Das  
Bagdogra Bazar  
Darjeeling 734014

1. Shreosi Ghosh

2. Rita Sinha. (ex Ghosh.)

**SIGNATURE OF PARTIES**

Drafted, read over and explained the contents of this deed by me to the vendor and printed in my office.

  
**Shouvik Das**  
Advocate, Siliguri.  
Enroll. No- WB- 351/98

## EXECUTANTS SHEET

|                                                                                                          |            | Thumb                                                                             | Fore Finger                                                                       | Middle Finger                                                                      | Ring Finger                                                                         | Little Finger                                                                       |
|----------------------------------------------------------------------------------------------------------|------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <br><i>Shreosi Ghosh</i> | Left Hand  |  |  |  |  |  |
|                                                                                                          | Right Hand |  |  |   |  |  |

*Shreosi Ghosh*  
Signature with date

|                                                                                                                 |            | Thumb                                                                               | Fore Finger                                                                         | Middle Finger                                                                        | Ring Finger                                                                           | Little Finger                                                                         |
|-----------------------------------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| <br><i>Rila Sinha (Ghosh)</i> | Left Hand  |  |  |  |  |  |
|                                                                                                                 | Right Hand |  |  |   |  |  |

*Rila Sinha (Ghosh)*  
Signature with date

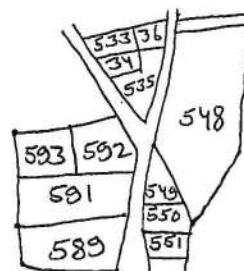
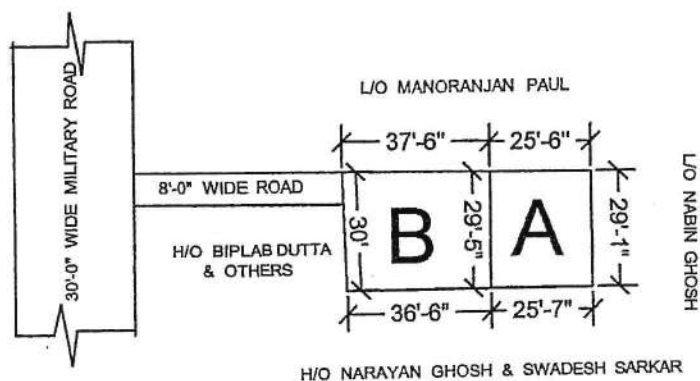
# SITE PLAN SHOWING THE LAND PARTITION OF MOUZA- BAIRATISAL, J.L. NO. 70, P.S. MATIGARA, DIST. DARJEELING.



## NAME OF PARTITIONERS

- (A). SMT. SHREOSI GHOSH  
W/O SRI NABIN GHOSH  
RESIDING AT NO. 1 S.N. BOSE ROAD,  
(OPPOSITE KALIMANDIR), SHIVMANDIR,  
P.O. KADAMTALA, P.S. MATIGARA,  
DIST. DARJEELING, PIN - 734011.
- (B). SMT. RITA SINHA (GHOSH)  
D/O LATE NIMAI CHANDRA GHOSH &  
W/O LATE DHRUBA SINHA  
RESIDING AT SARADAPALLY,  
P.O. KADAMTALA, P.S. MATIGARA,  
DIST. DARJEELING, PIN - 734011.

## MOUZA MAP



Part trace govt. survey map of mouza  
BAIRATISAL, J.L. NO. - 70,  
SCALE : 16" = 1 MILE

## SCHEDULE OF LAND

MOUZA : BAIRATISAL  
J.L. NO. : 70

Shreosi Ghosh  
Rita Sinha (Ghosh)  
Signature of partitioners

| SL. NO.  | KHATION NO.          | PLOT NO.                | AREA                          |
|----------|----------------------|-------------------------|-------------------------------|
| <u>A</u> | 7129 (L.R.), (R.S.), | 548 (L.R.), 350 (R.S.), | 1 KATHA OR 1.52 DECIMAL .     |
| <u>B</u> | 7122 (L.R.), (R.S.), | 548 (L.R.), 350 (R.S.), | 2.00 DECIMAL . 1.5 KATHA OR   |
|          | 7129 (L.R.), (R.S.), | 548 (L.R.), 350 (R.S.), | 0.48 DECIMAL . 2.48 DECIMAL . |

P.S. : MATIGARA  
DIST. : DARJEELING  
STATE : WEST BENGAL .

DRAWN BY  
Manoranjan Roy  
Land Surveyor  
Registration No.- 1976707006 .  
Matigara

# WITNESS

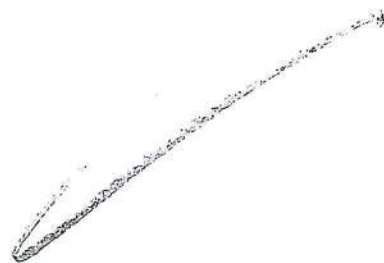


PHOTO



THUMB

Clayton Don



## Major Information of the Deed

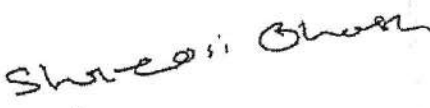
|                                         |                                                                                                                                  |                                         |            |
|-----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|------------|
| Deed No :                               | I-0403-04180/2023                                                                                                                | Date of Registration                    | 19/05/2023 |
| Query No / Year                         | 0403-2001281735/2023                                                                                                             | Office where deed is registered         |            |
| Query Date                              | 19/05/2023 8:46:11 AM                                                                                                            | A.D.S.R. BAGDOGRA, District: Darjeeling |            |
| Applicant Name, Address & Other Details | S Das<br>Siliguri, Thana : Siliguri, District : Darjeeling, WEST BENGAL, PIN - 734001, Mobile No. : 9832052942, Status :Advocate |                                         |            |
| Transaction                             |                                                                                                                                  | Additional Transaction                  |            |
| [0501] Partition, Partition             |                                                                                                                                  |                                         |            |
| Set Forth value                         |                                                                                                                                  | Market Value                            |            |
| Rs. 2,50,000/-                          |                                                                                                                                  | Rs. 12,60,000/-                         |            |
| Stamp duty Paid(SD)                     |                                                                                                                                  | Registration Fee Paid                   |            |
| Rs. 6,930/- (Article:45)                |                                                                                                                                  | Rs. 6,300/- (Article:A(1))              |            |
| Remarks                                 | Partition Amount Rs 4,78,800/- Conveyance Amount Rs 1,51,200/-                                                                   |                                         |            |

### Land Details :

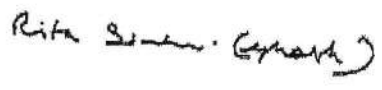
District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734011

| Sch No | Plot Number          | Khatian Number | Land Proposed | Use ROR | Area of Land | Set Forth Value (In Rs.) | Market Value (In Rs.) | Other Details                  |
|--------|----------------------|----------------|---------------|---------|--------------|--------------------------|-----------------------|--------------------------------|
| L1     | LR-548 (RS :-)       | LR-7129        | Bastu         | Bastu   | 1.52 Dec     | 1,00,000/-               | 4,78,800/-            |                                |
| L2     | LR-548 (RS :-)       | LR-7122        | Bastu         | Bastu   | 2 Dec        | 1,00,000/-               | 6,30,000/-            | Width of Approach Road: 8 Ft., |
| L3     | LR-548 (RS :-)       | LR-7129        | Bastu         | Bastu   | 0.48 Dec     | 50,000/-                 | 1,51,200/-            | Width of Approach Road: 8 Ft., |
|        |                      | <b>TOTAL :</b> |               |         | <b>4Dec</b>  | <b>2,50,000 /-</b>       | <b>12,60,000 /-</b>   |                                |
|        | <b>Grand Total :</b> |                |               |         | <b>4Dec</b>  | <b>2,50,000 /-</b>       | <b>12,60,000 /-</b>   |                                |

### Partitioner Details :

| Sl No | Name, Address, Photo, Finger print and Signature                                                                                                                                             |                                                                                                     |                                                                                                            |                                                                                                           |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| 1     | <b>Name</b><br><b>Mrs Shreosi Ghosh</b><br>Wife of Mr Nabin Ghosh<br>Executed by: Self, Date of Execution: 19/05/2023<br>, Admitted by: Self, Date of Admission: 19/05/2023 , Place : Office | <b>Photo</b><br> | <b>Finger Print</b><br> | <b>Signature</b><br> |
|       | 19/05/2023                                                                                                                                                                                   | 19/05/2023                                                                                          | LTI                                                                                                        | 19/05/2023                                                                                                |

S N Bose Road, City:- , P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: aixxxxxx9I, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023  
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

| Name                                                                                                                                                                                                       | Photo                                                                                           | Finger Print                                                                                           | Signature                                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <b>Mrs Rita Sinha Ghosh (Presentant)</b><br>Daughter of Late Nimai Chandra Ghosh<br>Executed by: Self, Date of Execution: 19/05/2023<br>, Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office | <br>19/05/2023 | <br>LTI<br>19/05/2023 | <br>19/05/2023 |

Sarada Pally, Shivmandir, City:- , P.O:- Kadamtala, P.S:-Matigara, District:-Darjeeling, West Bengal, India, PIN:- 734011 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: CFxxxxxx5F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/05/2023  
 , Admitted by: Self, Date of Admission: 19/05/2023 ,Place : Office

#### Identifier Details :

| Name                                                                                                                                                     | Photo                                                                                            | Finger Print                                                                                     | Signature                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| <b>Mr Tapan Das</b><br>Son of Mr Malin Das<br>Bagdogra, City:- , P.O:- Bagdogra, P.S:- Naxalbari, District:-Darjeeling, West Bengal, India, PIN:- 734014 | <br>19/05/2023 | <br>19/05/2023 | <br>19/05/2023 |

Identifier Of Mrs Shreosi Ghosh, Mrs Rita Sinha Ghosh

#### 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      | Mrs Shreosi Ghosh    | 1            | 50.0000              | 1.52 Dec      | 100                  | 4,78,800/-                     |
| L2      | Mrs Rita Sinha Ghosh | 2            | 50.0000              | 2 Dec         | 100                  | 6,30,000/-                     |
| L3      | Mrs Rita Sinha Ghosh | 2            | 50.0000              | 0.48 Dec      | 100                  | 1,51,200/-                     |

## Land Details as per Land Record

District: Darjeeling, P.S:- Matigara, Gram Panchayat: ATHARAKHAI, Mouza: Bairatishal, JI No: 70, Pin Code : 734011

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                            | Owner name in English as selected by Applicant |
|--------|----------------------------------------|------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 548, LR Khatian No:- 7129 | Owner:শ্রেয়সী ঘোষ, Gurdian:নবীন ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,           | Mrs Shreosi Ghosh                              |
| L2     | LR Plot No:- 548, LR Khatian No:- 7122 | Owner:রীতা সিংহা ঘোষ, Gurdian:নিমাই চন্দ্র ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre, | Mrs Rita Sinha Ghosh                           |
| L3     | LR Plot No:- 548, LR Khatian No:- 7129 | Owner:শ্রেয়সী ঘোষ, Gurdian:নবীন ঘোষ, Address:নিজ , Classification:বাস্তু, Area:0.02000000 Acre,           | Mrs Shreosi Ghosh                              |

Cn 19-05-2023

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 45 of Indian Stamp Act 1899.

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

Presented for registration at 13:55 hrs on 19-05-2023, at the Office of the A.D.S.R. BAGDOGRA by Mrs Rita Sinha Ghosh , 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 12,60,000/-. Partition Amount Rs 4,78,800/- Conveyance Amount Rs 1,51,200/-

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

Execution is admitted on 19/05/2023 by 1. Mrs Shreosi Ghosh, Wife of Mr Nabin Ghosh, S N Bose Road, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession Business, 2. Mrs Rita Sinha Ghosh, Daughter of Late Nimai Chandra Ghosh, Sarada Pally, Shivmandir, P.O: Kadamtala, Thana: Matigara, , Darjeeling, WEST BENGAL, India, PIN - 734011, by caste Hindu, by Profession House wife

Indetified by Mr Tapan Das, , Son of Mr Malin Das, Bagdogra, P.O: Bagdogra, Thana: Naxalbari, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,300.00/- ( A(1) = Rs 6,300.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,300/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 12:50PM with Govt. Ref. No: 192023240061100471 on 19-05-2023, Amount Rs: 6,300/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CGFUCB9 on 19-05-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 6,930/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 5,930/-

Description of Stamp

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

2. Stamp: Type: Impressed, Serial no 1675, Amount: Rs.1,000.00/-, Date of Purchase: 18/05/2023, Vendor name: R Yadav

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/05/2023 12:50PM with Govt. Ref. No: 192023240061100471 on 19-05-2023, Amount Rs: 5,930/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CGFUCB9 on 19-05-2023, Head of Account 0030-02-103-003-02



**Yogen Tshering Bhutia**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BAGDOGRA**  
**Darjeeling, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0403-2023, Page from 80907 to 80922  
Serial No 040304180 for the year 2023.



Digitally signed by YOGEN TSHERING  
BHUTIA  
Date: 2023.05.19 17:22:54 +05:30  
Reason: Digital Signing of Deed.

(Yogen Tshering Bhutia) 2023/05/19 05:22:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BAGDOGRA  
West Bengal.

(This document is digitally signed.)

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