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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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


 District Sub-Registrar-II
 Alipore, South 24 Parganas

3 FEB 2020

DEED OF PARTITION

THIS DEED OF PARTITION is made on this the ^{28th} day of January 2020 (Two Thousand Twenty) BETWEEN (1) **SRI NARAYAN SANKER HALDER** (PAN – ABCPH6583N), (AADHAAR NO. 8889 8408 6064), (2) **SRI SIBSANKAR HALDER** (PAN – ADDPH9369P), (AADHAAR NO.

20402

27 JAN 2020

No.....Rs. **500/-** Date.....

Name: Narayan Sankar Halder & Anthe

Address: 12 Mirbadete Sarani

Vender: Subhankar Das

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

'STAMP VENDOR

Alipur Police Court, Ksi-27

101-60

Narayan Sankar Halder

20402 = 500



604

27 JAN 2020

Narayan Sankar Halder



605

Sib Sanjay Halder



606

Pijush Kanti Halder



607

Indumati Halder

~~Register-D
South 24 Pargana~~

28 JAN 2020

Identified by.



608

S/o Subhajit Dey
S/o Rintu Dey
39, M.I. Road
402-60
Business

7224 5015 2048) both sons of Late Harihar Halder and **(3) SRI PIJUSH KANTI HALDER** (PAN – AANPH3411K), (AADHAAR NO. 6560 9859 8618) son of Late Dwarika Nath Halder, Nos. 1 to 3 all by occupation - Service and all by faith Hindu, all by nationality Indian and all are residing at 12, Nibedita Sarani, P.O. & P.S. Parnashree, Kolkata – 700 060, hereinafter jointly and collectively called and referred to as the First Party (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**

AND

SMT. INDUMATI HALDER (PAN – ACGPH8061G), (AADHAAR NO. 4519 4893 5258) wife of Late Harihar Halder, by faith - Hindu, by Occupation - Housewife, by nationality Indian and residing at 12, Nibedita Sarani,, P.O. & P.S. Parnashree, Kolkata – 700 060, hereinafter called and referred to as the Second Party (which term or expression shall unless excluded by or repugnant to the subject or context be

deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**

WHEREAS at all material time one Bajendra Lall Bhaduri, son of late Rajendra Bhaduri of Paruipara Road, District 24 Parganas (South) was the sole and absolute Owner of ALL THAT paddy land measuring more or less 01 Bigha 14 Cottahs 06 Chittacks 37 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the then South Suburban Municipality in the District 24 Parganas.

AND WHEREAS while in absolute possession and enjoyment of the aforesaid property said Bajendra Lall Bhaduri sold, conveyed and transferred a portion of his said property measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft unto and in favour of one Smt. Indira Ghose wife of Late Satyendra Bhusan Ghose by virtue of a registered Deed of Sale which was duly registered in the Sub-Registry office at Behala and was recorded in Book No. 1, Volume No. 31, Pages from 1 to 7, Being No. 2300, for the year 1962.

AND WHEREAS while in absolute possession and enjoyment of the aforesaid property to meet her some urgent need of money said Indira Ghose through her constituted Attorney sold, conveyed and transferred her said property measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft unto and in favour of one Sri Harihar Halder since deceased Smt. Indumati Halder, Sri Nirmal Kanti Halder since deceased and Sri Pijush Kanti Halder by virtue of a registered Deed of Sale which was duly registered in the District Registrar office at Alipore and was recorded in Book No. I, Volume No. 310, Pages from 289 to 300, Being No. 9509, for the year 1981.

AND WHEREAS thus Sri Harihar Halder since deceased Smt. Indumati Halder, Sri Nirmal Kanti Halder since deceased and Sri Pijush Kanti Halder became the absolute joint Owners of ALL THAT paddy land measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the then South Suburban Municipality in the District 24 Parganas (South) and subsequently they jointly got their names mutated in the records of

the Kolkata Municipal Corporation being numbered as 146B, Upendra Nath Banerjee Road, P.S. previously Behala, now Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131 and they started living there by erecting a dwelling house thereon.

AND WHEREAS thereafter Harihar Halder died intestate on 16th July 2003, leaving behind him his wife Indumati Halder, two sons Sri Narayan Sankar Halder and Sri Shib Sankar Halder as his only legal heirs and successors who jointly inherited the said property left by Harihar Halder

AND WHEREAS thereafter Nirmal Kanti Halder died intestate on 28th July 2006, leaving behind his surviving widow, Smt. Runu Halder and two sons namely Sri Rupam Halder and Sri Nilam Halder as his legal heirs and successors of his undivided 1/4th share of the said property measuring more or less 4 Cottahs 05 Chittacks 03 Sq.ft together with structure standing thereon out of total property.

AND WHEREAS thereafter Smt. Runu Halder, Sri Rupam Halder and Sri Nilam Halder jointly sold, conveyed and transferred their

undivided 1/4th share of Bastu land measuring more or less 4 Cottahs 05 Chittacks 03 Sq.ft out of the total land measuring more or less 7 Cottahs 04 Chittacks 12 Sq.ft lying and situated at Mouza Dak Naskarpur Sibre, P.S. Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131 unto and in favour of Indumati Halder, Sri Narayan Sankar Halder and Sri Shib Sankar Halder by virtue of a registered Deed of Sale which was duly registered on 26.11.2007 at the office of D.S.R.-II Alipore and was recorded in Book No. I, C.D. Volume No. 106, Pages from 978 to 981, Being No. 01541, for the year 2003.

AND WHEREAS thus the Parties herein became the joint Owners of ALL THAT piece and parcel of Bastu land measuring more or less 17 Cottahs 04 Chittacks 12 Sq.ft together with tiles shed structure standing thereon lying and situated at Mouza Dak Naskarpur Sibre, now Behala Goragacha, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No.

346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060, Ward no. 131, hereinafter referred to as the said Property.

AND WHEREAS thereafter the Owners herein entered into a Development Agreement for construction cum Power of Attorney with the Developer namely OM ENTERPRISE, a proprietorship firm having its office at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, being represented by its sole proprietress SMT. SUJATA DUTTA, wife of Sri Satyajit Dutta, residing at 229, Maharani Indira Devi Road, P.O. & P.S. Parnasree, Kolkata – 700 060, under certain terms and conditions which was duly registered on 15.06.2018 at the Office of D.S.R.-II Alipore & was recorded in Book No. I, Volume No. 1602-2018, Pages from 220547 to 220605, Being No. 06578, for the year 2018.

AND WHEREAS in the said Development Agreement for construction cum Power of Attorney there were some typographical mistakes owing

to inadvertence in respect of Khatian nos. and the said mistakes were rectified or corrected by a Deed of Declaration which was duly registered in the Office of D.S.R.-II Alipore, 24 Parganas (South) and was recorded in Book No. IV, Volume No. 1602-2019, Pages from 309 to 321, Being No. 0014, for the year 2019.

AND WHEREAS the Owners herein and the said Developer agree not to enforce the said Development Agreement in change of circumstances and accordingly both the Owners herein and the said Developer have cancelled & revoked the said Development Agreement for construction cum Power of Attorney which was also registered in the Office of D.S.R.-II Alipore and was recorded in Book No. I, Volume No. 1602-2020, Pages from 24671 to 24705, Being No. 0450, for the year 2020.

AND WHEREAS now the Owners hereto while jointly seized and possessed the said land, they physically measured the said property and it was found that some portion of the land was reduced for winding of the Eastern and southern side of the said premises for use of Municipal Road and at present the physical measurement of

the said premises is now 14 Cottahs 08 Chittacks 17 Sq.ft together with 200 Sq.ft tiles shed structure standing thereon lying and situated at Mouza Dak Naskarpur Sibre, now Behala Goragacha, Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. Dag Nos. 276 & 277, within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, P.O. & P.S. Parnesree, Kolkata – 700 060, Ward no. 131, hereinafter referred to as the said Property morefully mentioned and described in First Schedule written hereunder.

AND WHEREAS for the exclusive possession and better use, occupation and enjoyment the Parties hereto divided the said property mentioned in the First Schedule and have mutually partitioned their shares by meets and bounds by demarcating their respective portions.

AND WHEREAS now the Parties hereto have jointly decided to register and execute the Deed of Partition among themselves according to their respective shares.

The First Party namely Sri Narayan Sanker Halder, Sri Sib Sankar Halder and Sri Pijush Kanti Halder shall jointly accept the property and / or portion setforth in the Second Schedule herein which is clearly shown in RED colour in the Map or Plan annexed herewith alongwith all easement right and facility and the same is marked as Plot "A".

The Second Party namely Indumati Halder will accept the property and / or portion setforth in the Third Schedule herein which is clearly shown in YELLOW colour in the Map or Plan annexed herewith alongwith all easement right and facility and the same is marked as Plot "B".

AND WHEREAS the set forth value of the property mentioned in the first Schedule of the present Deed is Rs. 50,00,000/- (Rupees Fifty Lakh) only and the set forth value of the property in Plot "A" is Rs. 25,00,000/- (Rupees Twenty Five Lakh) only, in Plot "B" is Rs. 25,00,000/- (Rupees Twenty Five Lakh) only.

NOW THIS INDENTURE WITNESSETH as follows :-

That in pursuance of the said Agreement and in consideration of the absolute Ownership acquired by the parties in respect of the allotment

hereunder made under and by virtue of mutual transfer and releases hereunder effected, the Second Party hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said First Party All That properties set-forth in Plot "A" together with absolute right of user of sewerage, drainage, lights, liberties, easements, appendages and appurtenants whatsoever so as to constitute the said First Party as absolute joint Owners of the property described in the Second Schedule Plot "A" of the present Deed freed and discharged from all rights and all claims demands whatsoever of the Party of the Second Part.

That in pursuance of the said Agreement and in consideration of the absolute Ownership acquired by the parties in respect of the allotments hereunder made under and by virtue of mutual transfer and releases hereunder effected, the First Party hereby jointly and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Second Party All That property mentioned in Plot "B" together with absolute right of user of sewerage, drainage, lights, liberties, easements, appendages and appurtenants whatsoever so as to constitute the said Second Party sole and absolute Owner of the

property described in the Second Schedule Plot "B" of the present Deed freed and discharged from all rights and all claims demands whatsoever of the Party of the First Part.

THIS DEED OF PARTITION WITNESSETH as follows :-

1. That both the Parties shall have right to enter into any Development Agreement with any Developer and also right to construct multi-storied building in their respective portion / plot after obtaining sanction building plan from the building department of the Kolkata Municipal Corporation.
2. That both the Parties may arrange at their own cost for separate sewerage, drainage and water connection in their respective plots if permissible by the Kolkata Municipal Corporation.
3. That until the permission is not granted or till the permission is obtained from the Kolkata Municipal Corporation, each party shall enjoy the existing sewerage and drainage line and water connection of the First Schedule Property in common.

4. That each party shall transfer their own meter in their own Plot / portion with permission from the CESC and the costs and expenses for such transfer will be borne by the both the Parties in equal share.
5. That no Parties shall be entitled to any easements or quasi-easement rights over the allotments made to the other Party which are all hereby extinguished.
6. That Parties shall hold, possess and enjoy their respective allotments hereby made absolutely against each other without any claims, demand or interruption whatsoever.
7. That after Mutation before the B.L. & L.R.O & the Kolkata Municipal Corporation each party shall apply for separate water connection for their respective portions at their own costs and expenses.
8. The First Party shall have the custody or possession of the this original partition deed and if the Second party or their legal heirs

require the original deed the then the First Party at the request of the Second Party and his legal heirs, executors, administrators, successors and assigns produce or cause to be produce of the said original partition deed for such inspection as evidence on his or their behalf at all examinations, commissions, trial or otherwise as may be required by him or them and each Party will retain certify true copies for the same.

9. That each Party shall at the request and expense of the other Parties to execute and perform or cause to be done, execute or perform all and every such acts. Deeds and things for further or more perfectly assuring the allotments herein made.
10. That the Parties hereto shall be entitled to mutate their respective names in respect of their allotments or plots in the records of B.L.& L.R.O and in the Assessment Collection Department of the Kolkata Municipal Corporation as Owner and all other authorities without any claim or objection from the other parties and to apply for separation of the said premises and have right to construct

building to their allotments or plots as per sanction plan of the Kolkata Municipal Corporation.

11. That until separation or mutation has not yet been completed in the name of the respective parties, till all the parties will bear the Corporation Tax and other Taxes in respect of the said premises collectively according to their respective shares.
12. That the partition shall neither be reopened nor challenged under any circumstances by reason of any error or omission by the parties hereto or anybody claiming under or through them but the parties hereto shall execute and register such further Deed or Deeds of Rectification or Modification as may be necessary to rectify the error or errors or omission or omissions without challenging this partition.
13. That the Parties shall be entitled to sell or transfer his / their allotments to a stranger without offering the same to other Party / Parties. It is further mentioned here that each party shall have

the liberty to mortgage his or their respective plots / portions specifically allotted by this Deed of Partition, without interruption for any other party of the present Deed for the purpose of House Building Loan and other loans.

14. That all the Parties would bear equally all the cost of this Partition Deed and its registration and all other expenses pertaining to common interest.
15. That a Sketch Map or Plan is annexed to this Deed is also a part & Parcel of this Deed of Partition.
16. That for the purpose of registration the set-forth value of the total property is valued at Rs. 50,00,000/- (Rupees Fifty Lakh) only and the market value of this property is Rs. 2,22,35,514/- (Rupees Two Crore Twenty Two Lakh Thirty Five Thousand Five Hundred Fourteen) vide query no. 16020000055831/2020 And stamp duty and registration has been paid as per market value.

FIRST SCHEDULE ABOVE REFERRED TO
Description of the Total Property
(Joint Property valued at Rs. 50,00,000/-)

ALL THAT piece and parcel of Bastu land measuring more or less 14 (fourteen) Cottahs 08 (eight) Chittacks 17 (seventeen) Sq.ft together with tiles shed structure standing thereon measuring more or less 200 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131, being Assessee no. 41-131-19-0145-3, Borough No. XIV, A.D.S.R. Behala, D.S.R.-II. Alipore, in the District of 24 Pgs (S). The Property is situated at Khudiram Bose Sarani to end of the Road, which butted & bounded by:-

- ON THE NORTH** : Land & building of Mili Manna & Goutam Halder
- ON THE SOUTH** : 17' ft wide KMC Road
- ON THE EAST** : 14' ft wide KMC Road
- ON THE WEST** : Land & building of Narendra Nath Mitra & Bipad Mouley.

SECOND SCHEDULE ABOVE REFERRED TO

PLOT "A"

Allotted in favour of First Party (1) Sri Narayan Sanker Halder

(2) Sri Sibsankar Halder and (3) Sri Pijush Kanti Halder

(Property valued at Rs. 25,00,000/-)

ALL THAT piece and parcel of Bastu land measuring more or less 07 (seven) Cottahs 04 (four) Chittacks 09 (nine) Sq.ft together with tiles shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under K.M.C. Ward no. 131, being Assessee no. 41-131-19-0145-3, A.D.S.R. Behala, D.S.R. Alipore, District of 24 Pgs (S), which is clearly shown in RED colour in the Map annexed herewith. The Property is situated at Khudiram Bose Sarani to end of the Road, which butted & bounded by:-

- ON THE NORTH** : Plot B
- ON THE SOUTH** : 17' ft wide KMC Road
- ON THE EAST** : 14' ft wide KMC Road
- ON THE WEST** : Land & building of Narendra Nath Mitra & Bipad Mouley.

THIRD SCHEDULE ABOVE REFERRED TO

PLOT "B"

Allotted in favour of Second Party Smt. Indumati Halder

(Property valued at Rs. 25,00,000/-)

ALL THAT piece and parcel of Bastu land measuring more or less 07 (seven) Cottahs 04 (four) Chittacks 08 (eight) Sq.ft together with tiles shed structure standing thereon measuring more or less 100 Sq.ft. lying and situated at Mouza Dak Naskarpur Sibre now Behala. Pargana Balia J.L. No. 2, R.S. No. 83, Touzi No. 346, under Khatian Nos. 7483 & 7484, comprised in C.S. & R.S. Dag Nos. 276 & 277 within the limits of the Kolkata Municipal Corporation being K.M.C. Premises no. 146B, Upendra Nath Banerjee Road, having its Mailing Address 12, Nivedita Sarani P.O. & P.S. Parnesree, Kolkata – 700 060 under

K.M.C. Ward no. 131, being Assessee no. 41-131-19-0145-3, A.D.S.R. Behala, D.S.R. Alipore, in the District of 24 Pgs (S), which is clearly shown in BLUE colour in the Map annexed herewith. The property is situated at Khudiram Bose Sarani to end of the Road, which butted & bounded by:-

- ON THE NORTH** : Land & building of Mili Manna & Goutam Halder
- ON THE SOUTH** : Plot A
- ON THE EAST** : 14' ft wide KMC Road
- ON THE WEST** : Land & building of Narendra Nath Mitra & Bipad Mouley.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and put their respective signatures to these presents the day, month and year first above written.

WITNESSES

1. Subhasit Dey
39, M.I. Road
Kolkata-60

Narayan Sankar Halder
Sib Sankar Halder
Pijush Kanti Halder

Signature of the First Party

2. Shyamal Das
Alipore Judge Ray
Kolkata-27,

Jadun Mal Halder

Signature of the Second Party

Drafted by :

Narayan Sankar Halder
Advocate WB-637/95.
Alipore Judges' Court,
Kolkata - 700 027.
WB637/95.

Computer prints by

Festim Mallik

fantasy

Alipore Police Court
Kolkata - 700 027

OF DEED OF PORTION AT PREMISES NO. 146B, UPENDRA NATH BANERJEE
 WARD NO. - 131, BOROUGH NO. - XIV, MOUZA - BEHALA, P.O. & P.S. - PARNASREE,
 TA- 700060, DIST. - 24 PARG (S), UNDER K.M.C.

TOTAL AREA OF LAND = 14K.-08-CH.-17 SFT. = 971.479 SQM. WITH 200 SQ.FT. TILES SHED

PLOT-A

AREA OF LAND = 7K.-04-CH.-09 SFT. = 485.752 SQM. WITH 100 SQ.FT. TILES SHED

NAME OF OWNER = i) SRI NARAYAN SANKER HALDER

ii) SRI SHIBSANKER HALDER

iii) SRI PIJUSH KANTI HALDER

PLOT-B

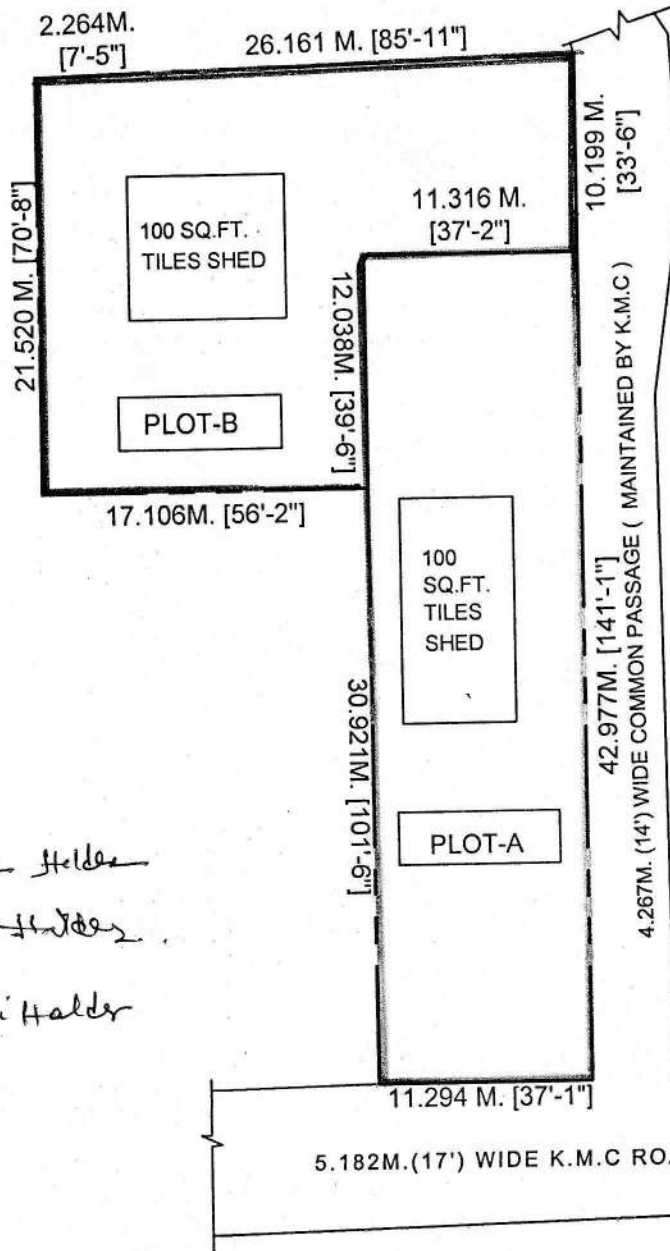
AREA OF LAND = 7K.-04-CH.-08 SFT. = 485.685 SQM. WITH 100 SQ.FT. TILES SHED

NAME OF OWNER = i) SMT. INDUMATI HALDER



SCALE :- 1:400

PLOT	COLOUR
A	RED
B	BLUE



- 1) Narayan Sankar Halder
- 2) Sibi Sankar Halder
- 3) Pijush Kanti Halder

1) Indumati Halder

Ranjit Bhattacharya
 Ranjit Bhattacharya
 REG. NO. CA/87/10587

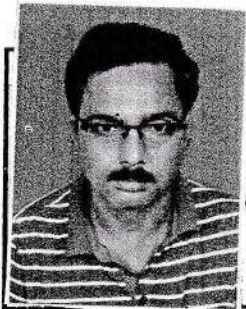
DRAWN BY



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name NARAYAN SANKER HALDER
Signature Narayan Sanker Halder



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SIB SANKAR HALDER
Signature Sib Sankar Halder



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PIJUSH KANTI HALDER
Signature Pijush Kanti Halder



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name INDUMATI HALDER
Signature Indumati Halder

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

19-201920-016659143-1

Payment Mode Online Payment

Date: 28/01/2020 11:23:16

Bank : State Bank of India

CKM0422725

BRN Date: 28/01/2020 11:25:26

DEPOSITOR'S DETAILS

Id No. : 16020000055831/4/2020

[Query No./Query Year]

Name : OM ENTERPRISE
Contact No. : 9836849387 Mobile No. : +91 9836849387
E-mail : omenterprise1185@gmail.com
Address : MAHARANI INDIRA DEVI ROAD
Applicant Name : Mr NARENDRA NATH MAJI
Office Name :
Office Address :
Status of Depositor : Seller/Executants
Purpose of payment / Remarks : Partition, Partition

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16020000055831/4/2020	Property Registration- Stamp duty	0030-02-103-003-02	166306
2	16020000055831/4/2020	Property Registration- Registration Fees	0030-03-104-001-16	129747
Total				296053







In Words : Rupees Two Lakh Ninety Six Thousand Fifty Three only







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16020000055831/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr NARAYAN SANKAR HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Partitioner			Narayan Sankar Halder 28/01/2020
2	Mr SIBSANKAR HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Partitioner			Sibsankar Halder 28/01/2020
3	Mr PIJUSH KANTI HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Partitioner			Pijushkanti Halder 28-1-2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt INDUMATI HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060	Partitioner			<i>Smt Indumati Halder</i> 28/01/2020
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SUBHOJIT DEY Son of Mr RINTU DEY 39, MID ROAD, P.O:- BEHALA, P.S:- Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060	Mr NARAYAN SANKAR HALDER, Mr SIBSANKAR HALDER, Mr PIJUSH KANTI HALDER, Smt INDUMATI HALDER			<i>Subhojit Dey</i> 28/01/20

(Samar Kumar Pramanick)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -I
I SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাক্তির আই ডি/Enrollment No.: 1040/19801/27338

To
শিবশঙ্কর হালদার
Sibsankar Halder
22/11/2012
12 NIVEDITA SARANI AIR PORT ROAD
Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060

21388350



MN213883509DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

7224 5015 2048

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



শিবশঙ্কর হালদার
Sibsankar Halder
পিতা : হরিহর হালদার
Father : HARIHAR HALDER
জন্ম সাল / Year of Birth : 1971
পুরুষ / Male

7224 5015 2048



আধার - সাধারণ মানুষের অধিকার

Sib Sankar Halder
23/01/2020



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19801/27337

To
নারায়ন শংকর হালদার
Narayan Sanker Halder
12 NIVEDITA SARANI AIR PORT ROAD
Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060



19812512

MN198125124DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8889 8408 6064

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



নারায়ন শংকর হালদার
Narayan Sanker Halder
পিতা : হরিহর হালদার
Father : HARIHAR HALDER
জন্ম সাল / Year of Birth : 1969
পুরুষ / Male

8889 8408 6064



আধার - সাধারণ মানুষের অধিকার

Narayan Sanker Halder



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19801/27336

To
ইন্দুমতি হালদার
INDUMATI HALDAR
12 NIVEDITA SARANI AIR PORT ROAD
Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060

19811733



MN198117335DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

4519 4893 5258

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



ইন্দুমতি হালদার
INDUMATI HALDAR
পিতা : কেশীশ্বর মিস্ত্রী
Father : KASHISHWAR MISTRI
জন্ম মাস / Year of Birth : 1950
মহিলা / Female

4519 4893 5258



আধার - সাধারণ মানুষের অধিকার

Indumati Halder



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहिचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

तलिकातुक्तिर आई डि/Enrollment No.: 1040/19801/27315

To
प्रीयुष कान्ति हालदार
Pijush Kanti Halder
22/11/2012
12 NO NIVEDITA SARANI
Parnasree Pally S.O
Parnasree Pally Kolkata
West Bengal 700060

21386558



MN213865584DF



आपनार आधार संख्या/ Your Aadhaar No. :

6560 9859 8618

आधार - साधारण मानुषेर अधिकार



भारत सरकार
GOVERNMENT OF INDIA



प्रीयुष कान्ति हालदार
Pijush Kanti Halder
पिता : द्वारिका नाथ हालदार
Father : DWARIKA NATH HALDER
जन्म साल / Year of Birth : 1949
पुरुष / Male

6560 9859 8618



आधार - साधारण मानुषेर अधिकार

Pijush Kanti Halder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

INDUMATI HALDER

KASHISWAR MISTRY

14/02/1950
Permanent Account Number

ACGPH8061G

Indumati Halder
Signature



Indumati Halder

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SIBSANKAR HALDER

HARIHAR HALDER

24/07/1971

Permanent Account Number

ADDPH9369P

Sibsankar Halder

Signature



Sibsankar Halder
28/02/2020

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AANPH3411K



नाम /NAME

PIJUSH KANTI HALDER

पिता का नाम /FATHER'S NAME

DWARIKANATH HALDER

जन्म तिथि /DATE OF BIRTH

21-01-1949

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.बं.-11

COMMISSIONER OF INCOME-TAX, W.B. - II

Pijush Kanti Halder

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABCPH6583N



नाम /NAME

NARAYAN SANKER HALDER

पिता का नाम /FATHER'S NAME

HARIHAR

Major Information of the Deed

Deed No :	I-1602-00916/2020	Date of Registration	03/02/2020
Query No / Year	1602-0000055831/2020	Office where deed is registered	
Query Date	10/01/2020 5:32:36 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NARENDRA NATH MAJI ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420883606, Status :Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 50,00,000/-	Rs. 2,22,35,514/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,66,806/- (Article:45)	Rs. 1,29,747/- (Article:A(1), E, M(b), H)		
Remarks	Partition Amount Rs 1,11,16,697/- Conveyance Amount Rs 18,53,382/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Upendra Nath Banerjee Road, Road Zone : (Khudiram Bose Sarani -- end of the road) , , Premises No: 146B, , Ward No: 131 Pin Code : 700060

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	14 Katha 8 Chatak 17 Sq Ft	49,40,000/-	2,21,75,514/-	Width of Approach Road: 17 Ft.,
Grand Total :				23.964Dec	49,40,000 /-	221,75,514 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	60,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	60,000 /-	60,000 /-	

Identifier Details :

Name,Address,Photo,Finger print and Signature

Mr NARAYAN SANKAR HALDER (Presentant)

Son of Late HARIHAR HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABCPH6583N, Aadhaar No: 88xxxxxxxx6064, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

2 Mr SIBSANKAR HALDER

Son of Late HARIHAR HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADDPH9369P, Aadhaar No: 72xxxxxxxx2048, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

3 Mr PIJUSH KANTI HALDER

Son of Late DWARIKA NATH HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AANPH3411K, Aadhaar No: 65xxxxxxxx8618, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

4 Smt INDUMATI HALDER

Wife of Late HARIHAR HALDER 12, NIBEDITA SARANI, P.O:- PARNASREE, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACGPH8061G, Aadhaar No: 45xxxxxxxx5258, Status :Individual, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/01/2020

, Admitted by: Self, Date of Admission: 28/01/2020 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHOJIT DEY Son of Mr RINTU DEY 39, MID ROAD, P.O:- BEHALA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700060			

Identifier Of Mr NARAYAN SANKAR HALDER, Mr SIBSANKAR HALDER, Mr PIJUSH KANTI HALDER, Smt INDUMATI HALDER

& Alloted Share for each Partitioner

No.	Partitioner Name	Party Number	Defined Share in (%)	Alloted share	Alloted share in (%)	Share in Market Value (In Rs.)
L1	Mr NARAYAN SANKAR HALDER	1	16.6700	2 Katha 7 Chatak	16.783	37,21,720/-
L1	Mr SIBSANKAR HALDER	1	16.6700	2 Katha 7 Chatak	16.783	37,21,720/-
L1	Mr PIJUSH KANTI HALDER	1	25.0000	2 Katha 6 Chatak 9 Sq Ft	16.4387	36,45,377/-
L1	Smt INDUMATI HALDER	2	41.6600	7 Katha 4 Chatak 8 Sq Ft	49.9952	1,10,86,697/-

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	Mr NARAYAN SANKAR HALDER	1	16.6700	33.33 Sq Ft	16.665	9,999/-
S1	Mr SIBSANKAR HALDER	1	16.6700	33.33 Sq Ft	16.665	9,999/-
S1	Mr PIJUSH KANTI HALDER	1	25.0000	33.34 Sq Ft	16.67	10,002/-
S1	Smt INDUMATI HALDER	2	41.6600	100 Sq Ft	50	30,000/-

28-01-2020

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

Presented for registration at 19:00 hrs on 28-01-2020, at the Private residence by Mr NARAYAN SANKAR HALDER, 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 2,22,35,514/- Partition Amount Rs 1,11,16,697/- Conveyance Amount Rs 18,53,382/-

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

Execution is admitted on 28/01/2020 by 1. Mr NARAYAN SANKAR HALDER, Son of Late HARIHAR HALDER, 12, NIBEDITA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 2. Mr SIBSANKAR HALDER, Son of Late HARIHAR HALDER, 12, NIBEDITA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 3. Mr PIJUSH KANTI HALDER, Son of Late DWARIKA NATH HALDER, 12, NIBEDITA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession Service, 4. Smt INDUMATI HALDER, Wife of Late HARIHAR HALDER, 12, NIBEDITA SARANI, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by Profession House wife

Indetified by Mr SUBHOJIT DEY, , Son of Mr RINTU DEY, 39, M I D ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Business

S-a

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 03-02-2020

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 : 4 of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,29,747/- (A(1) = Rs 1,29,701/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,29,747/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 28/01/2020 11:25AM with Govt. Ref. No: 192019200166591431 on 28-01-2020, Amount Rs: 1,29,747/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKM0422725 on 28-01-2020, Head of Account 0030-03-104-0016

Stamp Duty

that required Stamp Duty payable for this document is Rs. 1,66,806/- and Stamp Duty paid by Stamp Rs 500/-
line = Rs 1,66,306/-
Description of Stamp
Stamp: Type: Impressed, Serial no 20402, Amount: Rs.500/-, Date of Purchase: 27/01/2020, Vendor name: S DAS
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/01/2020 11:25AM with Govt. Ref. No: 192019200166591431 on 28-01-2020, Amount Rs: 1,66,306/-,
Bank: State Bank of India (SBIN0000001), Ref. No. CKM0422725 on 28-01-2020, Head of Account 0030-02-103-003-
02

Samar Kumar Pramanick

Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 40682 to 40723

being No 160200916 for the year 2020.



Sa

Digitally signed by SAMAR KUMAR
PRAMANICK
Date: 2020.02.06 13:12:36 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/02/06 01:12:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)