

44/2020

1-0062/201-00156/20



02/01/20
 2-17/9304/19

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 607128

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

[Signature]
 District Sub-Registrar-V
 Alipore, South 24 Parganas
 07 JAN 2020

DEED OF PARTITION

THIS DEED OF PARTITION IS MADE ON THIS 14th DAY OF
December, 2019 (TWO THOUSAND AND NINETEEN) A.D.

911049

14 DEC 2019

Name :
Address :
Vendor :

Bodhisatwa Basu

Advocate
Alipore Police Court
Kolkata-27

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Saren
Kolkata - 700 001

- Sajay K. Shaw



V.E.T.I
04

- Sajay K. Shaw



V.E.T.R
05

- Manoj Kundan



District Sub-Registrar-V
Alipore, South 24 Parganas

02 JAN 2020

Identified by me: _____

Bodhisatwa Basu
(Advocate)
Alipore Police Court,
Kolkata-27

BY AND BETWEEN

SRI SANJAY KUMAR SHAW (PAN-ALAPS8253J) (AADHAAR NO. 779409641134) (Mobile No.9831013306), son of Sri Lal Chand Shaw, by Religion Hinduism, by Occupation-Business, by Nationality Indian, residing at 9/5, Temple Street, P.O. Princep Street, P.S. Bowbazar, Kolkata - 700072, hereinafter called and referred to as the **PARTY OF THE FIRST PART** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assignees).

A N D

SRI MANOJ KUMAR SHAW (PAN-ALAPS8304A) (AADHAAR NO.204969388334) (Mobile No.9830085227), son of Sri Lal Chand Shaw, by Religion Hinduism, by Occupation-Business, by Nationality Indian, residing at residing at 3, Hospital Street, P.O. Princep Street, P.S. Bowbazar, Kolkata-700072, hereinafter called and referred to as the **PARTY OF THE SECOND PART** (which term or expression unless excluded by or repugnant to the context shall mean and include his heirs, successors, administrators, executors, legal representatives, assignees).

WHEREAS one Bholal Nath Mondal, Habul Mondal and Kanai Lal Mondal were jointly seized and possessed of or otherwise well and sufficiently entitle to ALL THAT land measuring about 225 decimals comprising at J.L. No.25, Mouja Nayabad, Pargana Khaspur, R.S. No. 3, R.S. Khatian No. 85, R.S. Dag No.183, under Touzi No.56 P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas.

AND WHEREAS said Bholal Nath Mondal due to his urgent need of money sold, conveyed, transferred his share land measuring about 75 decimals out of 225 decimals to his brothers Habul Mondal and Kanai Lal Mondal by Deed of Conveyance, which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume No.28, Pages 13 to 15, Being No.248, for the year 1979.

AND WHEREAS said Habul Mondal and Kanai Mondal became absolute owners of the total land measuring 225 decimals and while they were in peaceful possession and occupation of the said property said Kanai Lal Mondal sold, conveyed, transferred land measuring about 16.05 decimal out of his share to his brother Habul Mondal by Deed of Conveyance which was registered in the office of D.R. Alipore, recorded in Book No.1, Volume 34, Pages 53 to 55, Being No. 1573, for the year 1982.



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AND WHEREAS said Kanai Lal Mondal became absolute owner of the land measuring about 96 ½ decimal by way of inheritance and purchase and while he was seized and possessed the said property he died intestate leaving behind his three married daughters namely Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik, four sons namely Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal and his wife Smt. Arati Mondal as his only legal heirs and successors.

AND WHEREAS said Smt. Niyati Mondal, Smt. Sabitri Sardar and Mamata Pramanik all daughters of late Kanai Lal Mondal gifted their share to their brothers and mother by way of Deed of Gift which was registered in the office of D.R. Alipore, recorded in Book No.1, Being No.17166, for the year 1985.

AND WHEREAS Arati Mondal widow of late Kanai Lal Mondal due to her urgent need of money sold, conveyed, transferred her share of land from the total land left by said Kanai Lal Mondal and rest of the property devolved upon the four sons of Late Kanai Lal Mondal i.e. Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal.

AND WHEREAS due to better enjoyment of the said property said Shyamal Mondal, Parimal Mondal (since deceased) Arun Mondal, Amar Mondal divided 19 Cottahs 05 Chittaks 10 Chittaks land out of 96 ½ decimals of land between them and they registered a partition deed which was registered in the office of D.R. Alipore, recorded in Book No.1, volume No. 148, Pages 24 to 37, Being No. 7904 for the year 1993.

AND WHEREAS as per the said partition deed Amar Mondal got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183, which is mentioned as Lot 'C' and delineated as Yellow colour in the partition plan which is annexed with the said partition deed and Parimal Mondal since deceased got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183 which is mentioned as Lot 'B' and delineated as Blue colour in the partition plan which is annexed with the said partition deed.

AND WHEREAS said Parimal Mondal died on 10.8.1993 as bachelor and property left by him devolved upon his mother Smt. Arati Mondal as per Hindu succession Act 1955.



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AND WHEREAS mutated his name in the records of Kolkata Municipal Corporation and his property is now known and numbered as Premises No. 3061, Nayabad, Kolkata-700 099 wide Assessee No. 31-109-08-6112-1 and Smt. Arati Mondal mutated her name in the records of Kolkata Municipal Corporation and her property is now known and numbered as Premises No. 3068, Nayabad, Assessee No.31-109-08-6119-4.

AND WHEREAS due to urgent need of money Amar Mondal offered to sale ALL THAT land measuring 2 Cottahs 2 Chittaks 25 sq.ft. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of premises No. 3061 Nayabad and Smt. Arati Mondal offer to sale ALL THAT land measuring 2 Cottahs 6 Chittaks 15 sq.ft. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq. ft. of premises Na. 3068 Nayabad, comprising J.L. No 25, Mouza Nayabad, Pargana Khaspur, under Touzi No.56 R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, Ward No.109 so Sri Amar Mondal and Smt Arati Mondal jointly sold transferred and conveyed **ALL THAT** land measuring 04 Cottahs 08 Chittaks 40 sq.ft. together with 200 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56, R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas, Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109 sold transferred and conveyed to the parties herein namely Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 4th day of August, 2008 which was duly registered in the office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.I, Volume No. 3, page from 5791 to 5807, being No. 05536 for the year 2008.

AND WHEREAS by virtue of an another Deed Amar Mondal offered to sale ALL THAT land measuring 2 Cottahs 1 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of premises No. 3061 Nayabad and Smt. Arati Mondal offer to sale ALL THAT land measuring 1 Cottahs 13 Chittaks 10 sq.ft. together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq. ft. of premises Na. 3068 Nayabad, comprising J.L. No 25, Mouza Nayabad, Pargana Khaspur, under Touzi No.56 R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganans, Ward No.109 so Sri Amar Mondal and Smt Arati Mondal jointly sold transferred and conveyed **ALL THAT** land measuring 03Cottahs 14 Chittaks 10



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sq.ft. together with 200 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56, R.S. Khaitan No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, District 24 Parganas, Premises No 3061, Nayabad, and 3068, Nayabad, under Ward No.109 sold transferred and conveyed to the parties herein namely Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 4th day of August, 2008 which was duly registered in the office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.1, Volume No. 3, page from 5636 to 5651, being No. 05535 for the year 2008.

AND WHEREAS as per the said partition deed Being No.7904 for the year 1993 said Arun Mondal got the land measuring about 4 Cottahs 11 Chittaks 40 sq.ft. comprised in Khatian No.85, Dag No.183, which is mentioned as Lot 'D' and delineated as Green colour in the partition plan which is annexed with the said partition deed. And mutated his records in the name of BL & L.R.O records vide memo no.18/3185/MUT/ ATM/Kasba/04, dated 28.09.2004.

AND WHEREAS said Arun Mondal while seized and possessed of the said land by way of partition Deed he died intestate on 15.7.2008 leaving behind his wife Smt. Mina Mondal and two minor children namely Subha Mondal (minor) and Manika Mondal (Minor) as his only legal heirs as successor.

AND WHEREAS Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) as a natural guardian of said Minor son and daughter filed an application for granting of permission to sell of minor portion in the Schedule property before Learned District Judge at Alipore vide Act, 32 Case No.20 of 2009 and Learned District Judge, Alipore granted permission to sell of minor portion in the Schedule property on 23.09.2010.

AND WHEREAS said Arati Mondal, wife of Late Kanai Mondal, Smt. Mina Mondal, mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) seized and possessed of the Schedule mentioned property by way of inheritance left by his husband and father as per Hindu succession Act 1956 and they have in peaceful possession, occupation enjoyment over the said property.



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AND WHEREAS due to urgent need of money said Arati Mondal, wife of Late Kanai Mondal, Smt. Mina Mondal, Mother of Minor son Subha Mondal and daughter Manika Mondal (Minor) offered to sale ALL THAT land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS structure standing thereon out of total land 4 Cottahs 11 Chittaks 40 sq.ft. of comprising in J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation under Ward No.109, District 24 Parganas South including all easement right including Road of the said property to an unto in favour of SRI BISWAJIT BISWAS, son of Sri Probhas Biswas, by faith Hindu, by occupation Business, by Nationality Indian, residing at A/ 41, Ganga Nagar, Mukundapur, P.S. Purba Jadavpur, Kolkata-700 099 by a Deed of Conveyance on 27th day of May, 2011 recorded in Book N0.I, CD Volume no.19, Pages 2788 to 2805, being no.09461, for the year 2012.

AND WHEREAS the said Sri Biswajit Biswas became absolute sole owner of abovementioned land and he paid taxes regularly to the appropriate authority vide KMC Premises no.3581, Nayabad, being Assessee no.31-1 09-08-7289-1, under Ward no. 109 and he has in peaceful possession, occupation enjoyment over the said property and said property free from all encumbrances.

AND WHEREAS due to urgent need of money the said Biswajit Biswas sold transferred and conveyed ALL THAT piece and parcel of bastu land measuring 3 Cottahs 8 Chittaks together with 100 sq.ft. RTS structure standing thereon comprising J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no.3581, Nayabad, under Ward no.109, District 24 Parganas South to Sri Sanjay Kumar Shaw and Sri Manoj Kumar Shaw by virtue of a registered Deed of Conveyance dated on 29th day of August, 2014 which was duly registered in the office of D.S.R. III at Alipore South 24 Parganas and recorded in Book No.I, CD Volume No. 16, page from 6084 to 6102, being No. 06903 for the year 2014.

AND WHEREAS on and from the various dates of purchase of the said property, the said **SRI SANJAY KUMAR SHAW** and **SRI MANOJ KUMAR SHAW** started to possess and enjoy **ALL THAT** piece and parcel of bastu land measuring **11 Cottahs 15 Chittaks 05 Sq.ft.** together with 500 sq.ft.



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RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC Premises no. 3061, 3068, 3581, Nayabad, under Ward no.109, District 24 Parganas South jointly, absolutely and without any disturbance and / or hindrance from anybody and thereafter mutated their names in the books and records of the Competent Authority of the Kolkata Municipal Corporation and also amalgamated the three premises into a single premises which has started to be known and numbered as the 3581, Nayabad and Assessee No. 311090872891.

AND WHEREAS the said **SRI SANJAY KUMAR SHAW** and **SRI MANOJ KUMAR SHAW** have voluntarily desired to demarcate their specific share in the joint property by metes and bounds, so that they may utilize the same individually without the interference of any of the other and because of the same they have placed a proposal before each other for making the entire property partitioned by metes and bounds after making a scheme plan in respect of the entire property.

Thereafter the Parties herein have made long discussions between themselves and finally after analyzing the situation sensible have voluntarily agreed, but it has been decided by both the Parties herein that the present partition will have two segment of division of the property, i.e. the First Segment which will be marked as Lot 'A', will be the individual property of the Party of the First Part herein i.e. **SRI SANJAY KUMAR SHAW** and the Second Segment which will be marked as Lot 'B', will be the individual property of the Party of the Second Part herein i.e. **SRI MANOJ KUMAR SHAW**.

Now to use and enjoy their respective specifically demarcated portion in the said joint property peacefully as also to avoid future complication, the Parties of all the Parts herein have jointly and/or amicably decided to execute this very **DEED OF PARTITION** and to make the same registered before the Competent Authority for acquiring the individual and specific right, title, interest and possession in respect of their specific individual property.

NOW THIS DEED OF PARTITION WITNESSTH THAT :

1. It is to be mentioned here that the Parties of the two parts herein have voluntarily and mutually agreed to execute the instant **DEED OF PARTITION** amicably on the basis of the terms as detailed in the instant Deed.



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2. The entire property under the partition herein is marked by Red border line in the annexed plan and described under the Schedule 'A' herein.
3. It is to mentioned here that the Parties herein have mutually settled that the entire property will be partitioned in two segments, the First Segment which will be marked as **LOT 'A'**, will be the individual property of the Party of the First Part herein i.e. **SRI SANJAY KUMAR SHAW**, which is being marked by **'BLUE'** border line in the Annexed Partition Plan and described under the **SCHEDULE 'B'** herein and the Second Segment which will be marked as **LOT 'B'**, will be the individual property of the Party of the Second Part herein i.e. **SRI MANOJ KUMAR SHAW**, which is being marked by **'GREEN'** border line in the Annexed Partition Plan and described under the **SCHEDULE 'C'** herein.
4. It has specifically been settled by and between the parties herein that **SRI SANJAY KUMAR SHAW** (the Party of the First Part herein) will retain an area of about 05 (Five) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft. as his specific individual property together with 250 sq.ft. katcha structure and the remaining 05 (Five) Cottahs 15 (Fifteen) Chittaks 25 (Twenty Five) Sq.ft. together with 250 sq.ft. katcha structure, which will be the individual property of **SRI MANOJ KUMAR SHAW** (being the Party of the Second Part herein).
5. The Parties herein will use and enjoy their respective allotment separately and peacefully as per their own choice and without any disturbance and/or hindrance from anybody.
6. All the Parties of this Deed of Partition will be entitled to record or mutate their name/s in respect of their respective allotment, in the books and records of the Competent Authorities like Kolkata Municipal Corporation, B.L. & L.R.O. etc.
7. The Properties mentioned in the Schedules are free from any suit, litigation or *lispendiens* at any forum of Law or no restraining order of any type is there in respect of the properties under the Schedule herein which can restrict the Parties herein-named from executing this Deed.
8. The Parties herein-named, by virtue of these presents, will become entitled to enter upon their respective allotments and hold, possess and enjoy the same in severalty and absolutely against each other without any claim, demand or interruption whatsoever.
9. Each of the Parties will have the necessary and required easement and quasi-easement right over the others property and/or allotment.
10. Each Party at the request and costs of the other Party/s will do execute or perform or cause to be done, executed and performed all and every such acts, deeds and things or writings whatsoever as



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may be required for further, better and perfectly assuring the allotments hereunder made or for rectification of any error or omission.

11. Each of the Parties herein will remain entitle to sell or otherwise transfer his property to anybody without having any obligation to offer any of the Parties herein.

12. The Partition shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the Parties will execute and register such further Deed or Deeds or writings as may be necessary to rectify the error/s or implement the omission/s or any further terms and conditions required to be incorporated for better use and enjoyment of their respective share.

13. The parties herein are executing one set of this Deed of Partition. The Party of the First Part shall bear all the costs, charges and expenses for the Deed of Partition and in this context, it is to be mentioned here that the Party of the First Part i.e. the said **SRI SANJAY KUMAR SHAW** will have the custody and possession of the original Deed of Partition.

14. The property under Schedule 'B' is valued at Rs. 2,00,000/- (Rupees Two Lakh) only and the property under Schedule 'C' is valued at Rs. 2,00,000/- (Rupees Two Lakh) only. Hence, the total Partition is being valued at Rs. 4,00,000/- (Rupees Six Lakh) only.

SCHEDULE 'A' ABOVE REFERRED TO
(TOTAL PROPERTY UNDER THIS DEED OF PARTITION)

ALL THAT piece and parcel of bastu land measuring **11 Cottahs 15 Chittaks 05 Sq.ft.** together with 500 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South.

The property is shown by **RED** Border line in the annexed plan.

The property is butted and bounded by:

- ON THE NORTH** : By R.S. Dag No.183(P);
ON THE SOUTH : BY 25 feet wide K.M.C. Road;
ON THE EAST : By 47 feet wide K.M.C. Road;
ON THE WEST : By 16 feet wide K.M.C. Road;



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**SCHEDULE 'B' ABOVE REFERRED TO
(INDIVIDUAL PROPERTY OF SRI SANJAY KUMAR SHAW)**

ALL THAT piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 250 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, Kolkata-700099, under Ward no.109, District 24 Parganas South..

The property is shown by **BLUE** Border line in the annexed plan.

The property of **SRI SANJAY KUMAR SHAW** is butted and bounded by:

- ON THE NORTH** : By land of Sri Manoj Kumar Shaw;
ON THE SOUTH : By 25 ft wide KMC road;
ON THE EAST : By 47 feet wide K.M.C. Road;
ON THE WEST : By 16 feet wide K.M.C. Road;

**SCHEDULE 'C' ABOVE REFERRED TO
(INDIVIDUAL PROPERTY OF SRI MANOJ KUMAR SHAW)**

ALL THAT piece and parcel of bastu land measuring **05 Cottahs 15 Chittaks 25 Sq.ft.** together with 250 sq.ft. RTS structure standing thereon lying and situated at J.L. No.25, Mouja Nayabad, Pargana-Khaspur, under Touzi No.56 R.S. Khatian No. 85, R.S. Dag No.183, P.S. previously Tollygaunge at present Purba Jadavpur, Sub-Registry office Alipore at present Sealdah, within the limits of Kolkata Municipal Corporation KMC **Premises no. 3581, Nayabad and Assessee No. 311090872891**, under Ward no.109, Kolkata-700099, District 24 Parganas South..

The property is shown by **GREEN** Border line in the annexed plan.

The property of **SRI MANOJ KUMAR SHAW** is butted and bounded by:

- ON THE NORTH** : By R.S. Dag No.183(P);
ON THE SOUTH : BY land of Sri Sanjay Kumar Shaw;
ON THE EAST : By 47 feet wide K.M.C. Road;
ON THE WEST : By 16 feet wide K.M.C. Road;



[Handwritten signature]

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IN WITNESS WHEREOF the Parties herein have set and subscribed their respective hands and signatures on the day, month and year above mentioned after going through the contents herein, understanding the meaning of the same and realizing the results thereof.

IN THE PRESENCE OF:

(1) Rakesh Kumar
S/o Yogendra Ray
8, Raja Subodh Mukherjee Sq. Kol-13

Sanjay K. Shaw

SIGNATURE OF THE PARTY OF THE
FIRST PART

(2) Pawan Kumar Jain
41, Tangra Road, Kol-15
S/o Rajendra Prasad Jain

Pawan K. Jain

SIGNATURE OF THE PARTY OF THE
SECOND PART

DRAFTED AND PREPARED BY:

Bodhisatwa Basu

BODHISATWA BASU

Advocate,

Enrollment No. WB-2138/2009

Alipore Police Court,

Kolkata-700027.



[Handwritten signature]

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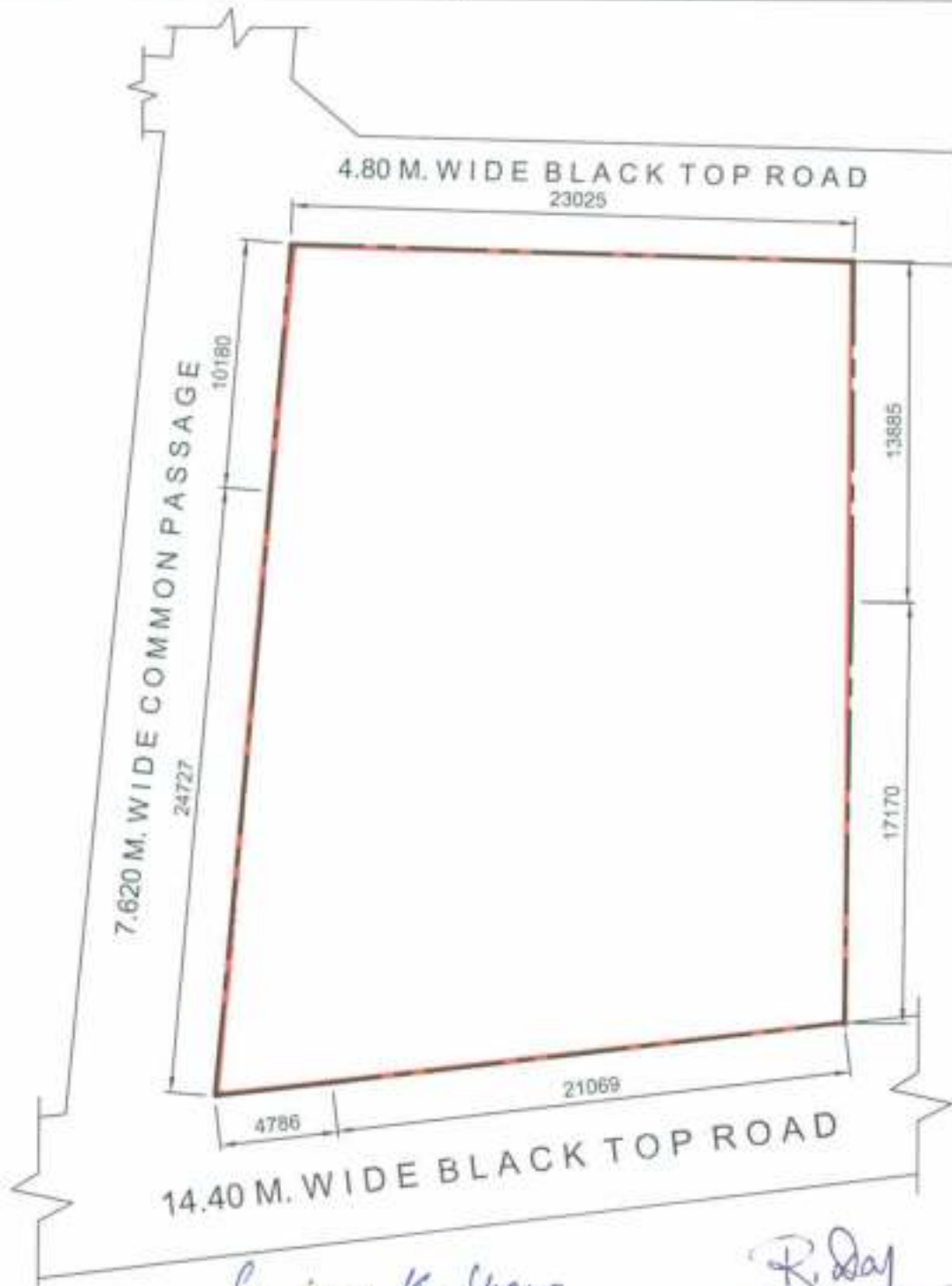
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**SITE PLAN OF LAND AT MOUZA-NAYABAD, J.L. NO-25, R.S. KHATIAN
NO. 85, R.S. DAG NO. 183, P.S. PURBA JADAVPUR, UNDER K.M.C.
WARD NO. 109, BOROUGH NO. XII. DIST. 24 PGS.(S).**

TOTAL AREA OF LAND-798.872 SQ.M.
11 KT. 15 CH. 5 SFT.

AREA DEMARCATED BY RED BORDER 

SCALE = 1 : 200



Sanjay K. Shaw
Harij Kundan

R. Das
RAAJ DAS
I.S. No. 1363 (I)
Kolkata Municipal Corporation



[Handwritten signature]

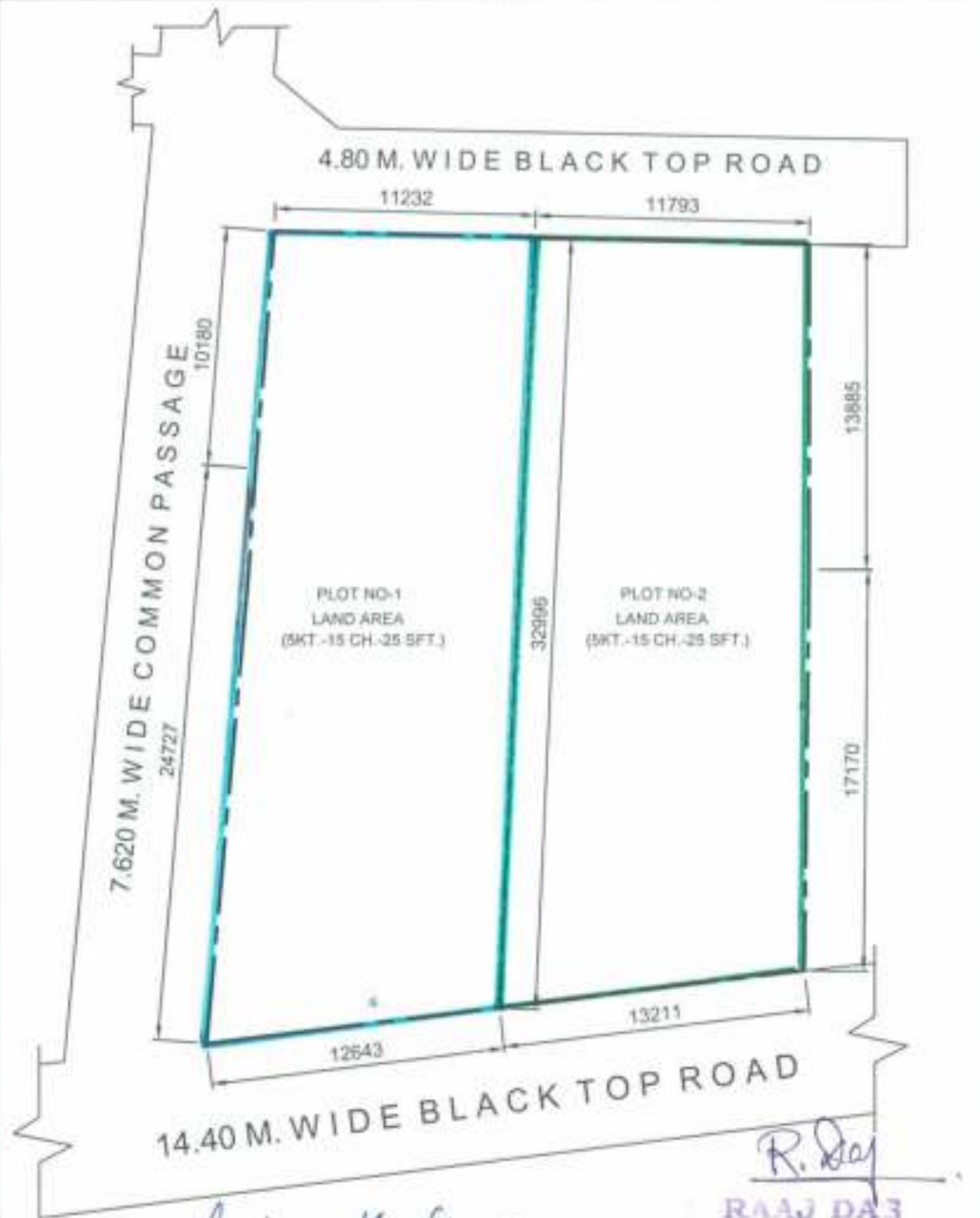
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SITE PLAN OF LAND AT MOUZA-NAYABAD, J.L. NO-25, R.S. KHATIAN NO. 85, R.S. DAG NO. 183, P.S. PURBA JADAVPUR, UNDER K.M.C. WARD NO. 109, BOROUGH NO. XII. DIST. 24 PGS.(S).

TOTAL AREA OF LAND-798.872 SQ.M. 11 KT, 15 CH. 5 SFT.	PLOT NO- 1 = 398.436 SQ.M. 5 KT.-15 CH.-25 SFT.	PLOT NO- 1 DEMARCATED BY BLUE BORDER
	PLOT NO- 2 = 398.436 SQ.M. 5 KT.-15 CH.-25 SFT.	PLOT NO- 2 DEMARCATED BY GREEN BORDER

SCALE = 1 : 200



*Sanjay K. Shaw
Manoj K. Shaw*

R. Das
RAAJ DAS
C.I.T. No. 1362 (I)
Kolkata Municipal Corporation



W

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Alipore, South 24 Parganas

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

Name

Signature



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

Name SANJAY KUMAR SHAW

Signature Sanjay K. Shaw



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

Name MANOJ KUMAR SHAW

Signature Manoj Kumar Shaw

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

Name







Signature



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas
Signature / LTI Sheet of Query No/Year 16300001718304/2019

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJAY KUMAR SHAW 9/5 TEMPLE STREET, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072	Partitioner			<i>Sanjay K. Shaw</i> 02/01/2020
2	Mr MANOJ KUMAR SHAW 3, Hospital Street, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072	Partitioner			<i>Manoj Kumar Shaw</i> 02/01/2020
Sl No.	Name and Address of identifier	Identifi	Photo	Finger Print	Signature with date
1	Mr BODHISATWA BASU Son of Mr P K BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	Mr SANJAY KUMAR SHAW, Mr MANOJ KUMAR SHAW			<i>Bodhisatwa Basu</i> 02/01/2020

(Krishnendu Talukdar)

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





Major Information of the Deed

Deed No :	I-1630-00156/2020	Date of Registration	16/01/2020
Query No / Year	1630-0001718304/2019	Office where deed is registered	
Query Date	10/11/2019 9:38:01 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BODHISATWA BASU ALIPORE POLICE COURT, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831528996, Status :Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,00,000/-	Rs. 2,36,87,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 59,238/- (Article:45)	Rs. 1,18,481/- (Article:A(1), E, M(b), H)		
Remarks	Partition Amount Rs 1,18,43,500/- Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S. - Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 3581, Ward No: 109 Pin Code : 700099

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	5 Katha 15 Chatak 25 Sq Ft	1,30,000/-	1,17,68,500/-	Width of Approach Road: 48 Ft.,
L2			Bastu	5 Katha 15 Chatak 25 Sq Ft	1,30,000/-	1,17,68,500/-	Width of Approach Road: 48 Ft.,
		TOTAL :		19.7083Dec	2,60,000 /-	235,37,000 /-	
	Grand Total :			19.7083Dec	2,60,000 /-	235,37,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	70,000/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
S2	On Land L2	250 Sq Ft.	70,000/-	75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete				
	Total :	500 sq ft	1,40,000 /-	1,50,000 /-	



Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SANJAY KUMAR SHAW (Presentant) Son of Mr LAL CHAND SHAW 9/5 TEMPLE STREET, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALAPS8253J, Aadhaar No: 77xxxxxxxx1134, Status :Individual, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Pvt. Residence</p>
2	<p>Mr MANOJ KUMAR SHAW Son of Mr LAL CHAND SHAW 3, Hospital Street, P.O:- PRINCEP STREET, P.S:- Bowbazar, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700072 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALAPS8304A, Aadhaar No: 20xxxxxxxx8334, Status :Individual, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/12/2019 , Admitted by: Self, Date of Admission: 02/01/2020 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p>Mr BODHISATWA BASU Son of Mr P K BASU ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027</p>			
Identifier Of Mr SANJAY KUMAR SHAW, Mr MANOJ KUMAR SHAW			

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	Mr SANJAY KUMAR SHAW	1	50.0000	9.85417 Dec	100	1,17,68,500/-
L2	Mr MANOJ KUMAR SHAW	2	50.0000	9.85417 Dec	100	1,17,68,500/-

11/10/2020



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 SANJAY KUMAR SHAW	1	50.0000	250 Sq Ft	100	75,000/-
S2	Mr MANOJ KUMAR SHAW	2	50.0000	250 Sq Ft	100	75,000/-





Endorsement For Deed Number : I - 163000156 / 2020

On 19-11-2019

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 2,36,87,000/- . Partition Amount Rs 1,18,43,500/-



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 02-01-2020

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

Presented for registration at 17:45 hrs on 02-01-2020, at the Private residence by Mr SANJAY KUMAR SHAW , one of the Executants.

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

Execution is admitted on 02/01/2020 by 1. Mr SANJAY KUMAR SHAW, Son of Mr LAL CHAND SHAW, 9/5 TEMPLE STREET, P.O: PRINCEP STREET, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business, 2. Mr MANOJ KUMAR SHAW, Son of Mr LAL CHAND SHAW, 3, Hospital Street, P.O: PRINCEP STREET, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700072, by caste Hindu, by Profession Business

Indetified by Mr BODHISATWA BASU, , Son of Mr P K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,481/- (A(1) = Rs 1,18,435/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 1,17,731/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2019 1:56PM with Govt. Ref. No: 192019200099427901 on 27-11-2019, Amount Rs: 1,17,731/-,
Bank: State Bank of India (SBIN0000001), Ref. No. IK0AILYIR8 on 27-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,238/- and Stamp Duty paid by by online = Rs 58,762/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 27/11/2019 1:56PM with Govt. Ref. No: 192019200099427901 on 27-11-2019, Amount Rs: 58,762/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0AILYIR8 on 27-11-2019, Head of Account 0030-02-103-003-02



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 07-01-2020

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,18,481/- (A(1) = Rs 1,18,435/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 750/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2020 3:17PM with Govt. Ref. No: 192019200138024771 on 02-01-2020, Amount Rs: 750/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJXIDJ8 on 02-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 59,238/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 376/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 811049, Amount: Rs.100/-, Date of Purchase: 14/12/2019, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/01/2020 3:17PM with Govt. Ref. No: 192019200138024771 on 02-01-2020, Amount Rs: 376/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AJXIDJ8 on 02-01-2020, Head of Account 0030-02-103-003-02

Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-01-2020

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 : 45 of Indian Stamp Act 1899.



Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 10114 to 10146

being No 163000156 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR

Date: 2020.01.27 17:46:45 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/01/27 05:46:45 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)

GOVT. OF WEST BENGAL
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 192019200099427901

GRN Date: 27/11/2019 13:54:41

BRN: IK0AILYIR8

Payment Mode

Online Payment

Bank: State Bank of India

BRN Date: 27/11/2019 13:56:18

81

DEPOSITOR'S DETAILS

Id No. : 16300001718304/6/2019

[Query No./Query Year]

Name : SANJAY KUMAR SHAW

Contact No. : Mobile No. : +91 9831013306

E-mail : koolinfan@rediffmail.com

Address : 95 TEMPLE STREET KOLKATA 700072

Applicant Name : Mr BODHISATWA BASU

Office Name :

Office Address :

Status of Depositor : Seller/Executants

Purpose of payment / Remarks : Partition, Partition Payment No 6

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16300001718304/6/2019	Property Registration- Stamp duty	0030-02-103-003-02	58762
2	16300001718304/6/2019	Property Registration- Registration Fees	0030-03-104-001-16	117731

Total

176493

In Words : Rupees One Lakh Seventy Six Thousand Four Hundred Ninety Three only



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

GRN: 19-201920-013802477-1

Payment Mode

Online Payment

GRN Date: 02/01/2020 15:15:35

Bank : State Bank of India

BRN : IK0AJXIDJ8

BRN Date: 02/01/2020 15:17:22

(2)

DEPOSITOR'S DETAILS

Id No. : 16300001718304/12/2019

(Query No./Query Year)

Name : SANJAY KUMAR SHAW

Contact No. :

Mobile No. : +91 9831013306

E-mail : homesgamma@yahoo.com

Address : 95 TEMPLE STREET KOLKATA 700072

Applicant Name : Mr BODHISATWA BASU

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Partition, Partition Payment No 12

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount(₹)
1	16300001718304/12/2019	Property Registration- Stamp duty	0030-02-103-003-02	376
2	16300001718304/12/2019	Property Registration- Registration Fees	0030-03-104-001-16	750

Total

1126

In Words : Rupees One Thousand One Hundred Twenty Six only





S. K. Shaw
Sanjay K. Shaw

A faint circular stamp is visible below the handwritten text.



भारत सरकार
GOVERNMENT OF INDIA

नाम / Name
Sanjay Kumar Shaw
Religion / धर्म / Religion
Father : LAL CHAND SHAW

Year of Birth: 1970
Sex / लिंग / Sex
Male

7794 0964 1134



आधार - साधारण मानुषेअधिकार

S.K. Shaw

Sanjay K. Shaw





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

UIDAI, এ.সি. টেম্পল স্ট্রিট
ইন্ডিয়া আই আই আই, কোলকাতা
কলিকতা, ৭০০০৭২

Address: 0/5, TEMPLE
STREET, Princep Street S.
O, Princep Street, Kolkata,
West Bengal, 700072

1947
1800 182 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bangalore-560 001

J. K. Shaw
Sanjay K. Shaw

2014/14/14/14/14



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANOJ KUMAR SHAW
LALCHAND SHAW
29/11/1967



Permanent Account Number

ALAPS8304A



Signature

Manoj Kumar Shaw.





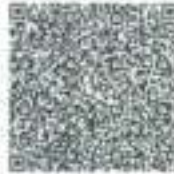
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
 Unique Identification Authority of India
Government of India

ওপেক্টার নম্বর / Enrollment No. : 1040/21104/31119

03/03/2014
 To
MANOJ KUMAR SHAW
 নামক কুমার শাও
 2ND FLOOR
 3, HOSPITAL STREET
 NEAR HND CINEMA
 Princep Street
 Princep Street, Kolkata
 West Bengal - 700072



KL800767766FT
 80076776



আপনার আধার সংখ্যা / Your Aadhaar No. :

2049 6938 8334

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার
 Government of India

নামক কুমার শাও
MANOJ KUMAR SHAW
 পিতা : লালচন্দ শাও
 Father : Lalchand Shaw

২০০৯/০৩/০৩ 20/11/1967
 পুরুষ / Male

2049 6938 8334

আধার - সাধারণ মানুষের অধিকার

Manoj Kumar Shaw





তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



টিকানা, ২য় তল
৩, হস্পিটাল স্ট্রীট
হিন্দ চিনেমা প্রিন্সিপ
স্ট্রীট, কোলকাতা, পশ্চিম বঙ্গ,
৭০০০৭২

ভারতীয় আধার প্রমাণীকরণ
Unique Identification Authority of India

Address: 2ND FLOOR, 3,
HOSPITAL STREET, NEAR
HIND CINEMA, Princep
Street, Kolkata, Princep
Street, West Bengal, 700072

2049 6938 8334



1847
1800 300 1847



help@uidai.gov.in



www.uidai.gov.in

Nancy Kundan



INDIAN UNION DRIVING LICENCE
WEST BENGAL STATE

WB-2020120400722 Issue Dt: 01/08/2012	
Name	BODHISATWA BASU
S/DW of	PRADIP KR BASU
Blood Gr.	B+ D.O.B. 17/10/1985
Address	V-54/23 BRAHMAPUR GHOSH PARA PS-BANSORONI, GARIA KOLKATA 700084



Signature of the License Holder

Holder's Sign

L Authority
South 24 PGS

Authorised to Drive Throughout India	
Valid Till	Vehicle Class
N.T. 31/07/2032	ISSUE Dt 01/08/2012
Trans	LMV-MT 01/08/2017
App No 82390617	
Print Date 07/07/2017	

Bodhisatwa Basu



[Handwritten signature]

District Sub-Registrar-V
Alipore, South 24 Parganas
02 JAN 2020