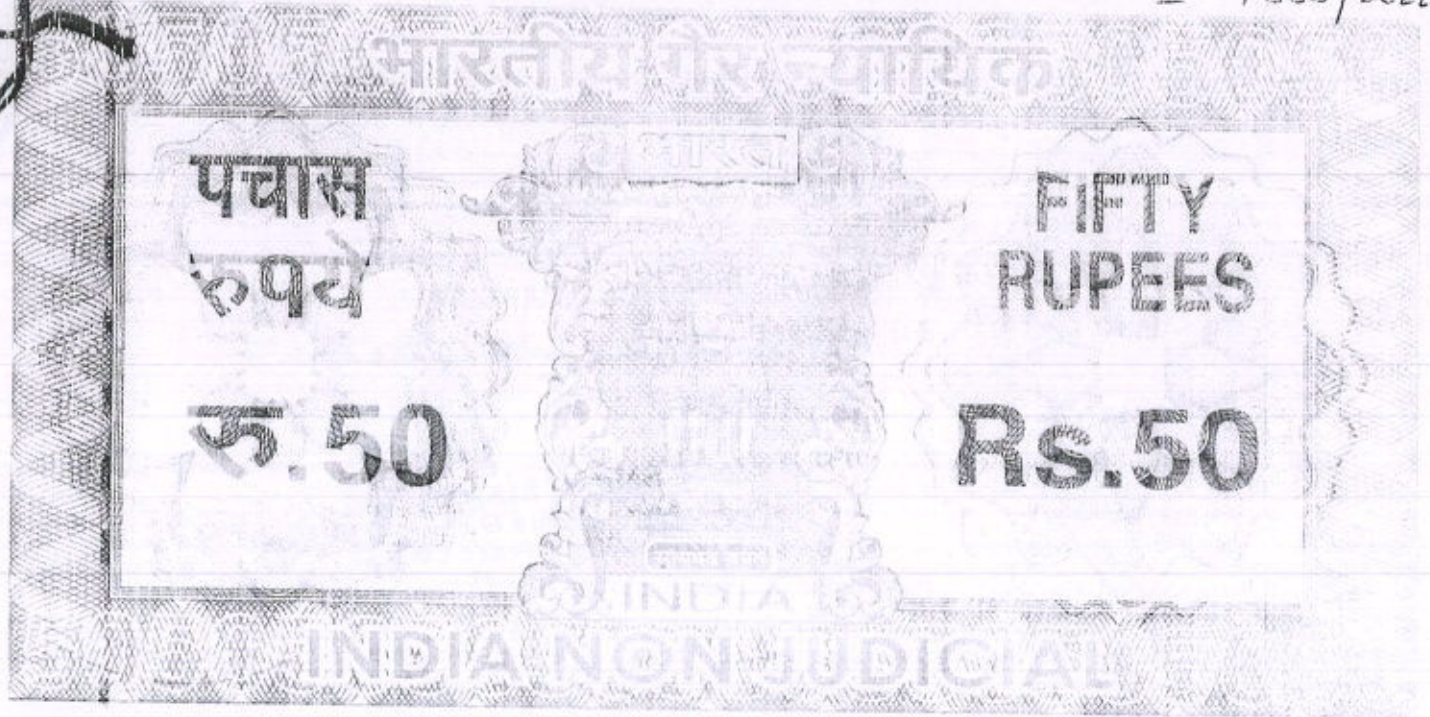


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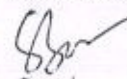


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Certified that the document is admitted in
Registration. The signature sheets and the
enclosurement sheets attached with the
document are the part of this document.


District Sub-Register-II
Asiapore, South 24-Parganas

17 JUN 2022

DEED OF PARTITION

THIS DEED OF PARTITION is made on this the 17th day of June, Two
Thousand and Twenty Two (2022) A.D.,

B E T W E E N

Sumana Bhownik

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

(1) **SRI GAUTAM SAHA**, (PAN: ASNPS8336G, AADHAAR NO. 6071 1979 8377), son of Late Kshitish Chandra Saha, by faith-Hindu, by Nationality-Indian, by Occupation-Service; and (2) **SMT. SUMITA SAHA**, (PAN: EKAPS6883P, AADHAAR NO. 2612 4999 8699), wife of Sri Gautam Saha, by faith-Hindu, by Nationality-Indian, by Occupation - Service, both residing at 43/1, Roy Bahadur Road, Post Office & Police Station : Behala, Kolkata -700034, hereinafter jointly called and referred to as the **FIRST PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, legal representatives and assigns) of the **ONE PART**.

AND

SRI KRISHNA GOPAL SAHA (PAN : BLJPS5287G, AADHAAR NO. 7894 8700 6125) son of Haripada Saha, by faith-Hindu, by Occupation - Business, Nationality-Indian; residing at 26/6B, Arya Samity Road, Post Office : Behala, Police Station : Parnasree, Kolkata-700034; as also of 24, Sashi Bhusan Mukherjee Road, Post Office: Behala, Police Station: Behala, Kolkata-700034, hereinafter called and referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, legal representatives and assigns) of the **OTHER PART**.

WHEREAS Sri Durga Prasanna Mukhopadhyay, Sri Girija Prasanna Mukhopadhyay, Sri Sunil Kumar Mukopadhyay and Smt. Kalyan Kumari Debi were the joint absolute owners in respect of **ALL THAT** piece and parcel of land measuring 8 Cottahs, be the same or a little more or less lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, Police Station : Behala, within the then South Suburban Municipality now within the territorial limits of the Kolkata Municipal Corporation, District : 24-Parganas now South 24 Parganas, together with all right of easement facilities and amenities annexed thereto.

AND WHEREAS by virtue of a registered Deed of Conveyance dated 07.04.1960 the said Sri Durga Prasanna Mukhopadhyay, Sri Girija Prasanna Mukhopadhyay, Sri Sunil Kumar Mukopadhyay and Smt. Kalyan Kumari Debi sold, transferred and conveyed their undivided 4/5th

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share being land measuring 6 Cottahs 6 Chittacks 18 Square Feet, be the same or a little more or less, out of **ALL THAT** piece and parcel of land measuring 8 Cottahs, be the same or a little more or less lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, Police Station : Behala, within the then South Suburban Municipality, District : 24-Parganas, unto and in favour of Haripada Saha and Kshitish Chandra Saha. The said Deed of Conveyance was registered at the office of District Sub-Registrar of Alipore and entered in Book No. I, Volume No. 24, Pages 287 to 291, Being No. 1584, for the year 1960.

AND WHEREAS by virtue of another registered Deed of Conveyance dated 30.07.1967, the said Sri Durga Prasanna Mukhopadhyay, Sri Girija Prasanna Mukhopadhyay, Sri Sunil Kumar Mukopadhyay and Smt. Kalyan Kumari Debi sold, transferred and conveyed undivided 1/5th share, being land measuring 1 Cottah 9 Chittacks 27 Square Feet, be the same or a little more or less, out of **ALL THAT** piece and parcel of land measuring 8 Cottahs be the same or a little more or less, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana - Balia, Police Station : Behala, within the then South Suburban Municipality, District : 24-Parganas, unto and in favour of Haripada Saha and Kshitish Chandra Saha. The said Deed of Conveyance was registered at the office of District Sub-Registrar of Alipore at Behala and entered in Book No. I, Volume No. 81, Pages 221 to 225, Being No. 4702, for the year 1967.

AND WHEREAS by virtue of Purchase as aforesaid the said Haripada Saha and Kshitish Chandra Saha became joint absolute owners in respect of **ALL THAT** piece and parcel of land measuring 8 Cottahs, be the same or a little more or less, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491, of Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana - Balia, within the then South Suburban Municipality, District : 24-Parganas.

AND WHEREAS for the better and beneficial enjoyment of the aforesaid property, the said Haripada Saha and Kshitish Chandra Saha made oral

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amicable partition amongst themselves by metes and bounds each having land measuring 4 Cottahs, be the same or a little more or less.

AND WHEREAS the said Haripada Saha got his name mutated in the records of South Suburban Municipality and the property has since been known as Municipal Holding No.24/54, Sashi Bhusan Mukherjee Road, corresponding to Mailing Address 2, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, under Ward No. 11.

AND WHEREAS subsequently the aforesaid property has been included within the territorial limits of the Kolkata Municipal Corporation, the said Haripada Saha got his name mutated in the records of the Kolkata Municipal Corporation and the property has since been known as KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, under Ward No.120.

AND WHEREAS by virtue of registered Deed of Gift dated 26.07.2001 the said Haripada Saha gifted and assigned **ALL THAT** piece and parcel of land measuring 4 Cottahs 08 Chittacks be the same or a little more or less, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Touzi No. 346, Pargana - Balia, at and being KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation in its Ward No.120, together with all right of easements, facilities and amenities annexed thereto unto and in favour of Krishna Gopal Saha. The said Deed of Gift was registered in the Office of the Additional District Sub-Registrar at Behala and entered in Book No. I, Volume No. 55, Pages 127 to 134, Being No. 2441, for the year 2003.

AND WHEREAS it is pertinent to mention herein that Haripada Saha have 50% share out of the aforesaid property being land measuring 8 (eight) Cottahs and by virtue of amicable oral partition Haripada Saha became the owner and have allocated land measuring 4(four) Cottahs, but by virtue of the Deed of Gift dated 26.07.2001, he allegedly gifted and assigned land measuring 4 Cottahs 8 Chittacks, though he was not entitled to and actually transferred land measuring 4 Cottahs, being the 50% share out of 8 Cottahs, which was purchased by the said Haripada

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Saha and his brother Kshitish Chandra Saha on the basis of the two registered Deed of Conveyance mentioned as aforesaid.

AND WHEREAS after getting the aforesaid property by virtue of gift, the said Krishna Gopal Saha got his name mutated in respect of KMC Premises No.24, Sashi Bhusan Mukherjee Road, in the records of the Kolkata Municipal Corporation, under Assessee No. 41-120-11-0024-4 and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS the said Kshitish Chandra Saha was also the owner in respect of **ALL THAT** piece and parcel of land measuring 4 Cottahs, be the same or a little more or less, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, Police Station : Behala, within the then South Suburban Municipality, District : 24-Parganas, by virtue of amicable oral partition with his brother Haripada Saha.

AND WHEREAS the said Kshitish Chandra Saha constructed brick wall asbestos roofing structure upon **ALL THAT** piece and parcel of land measuring 4 Cottahs, be the same or a little more or less, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, Police Station : Behala, within the then South Suburban Municipality, District : 24-Parganas and residing there with the members of his family.

AND WHEREAS subsequently the aforesaid property has been included within the territorial limits of the Kolkata Municipal Corporation, the said Kshitish Chandra Saha got his name mutated in the records of the Kolkata Municipal Corporation and the property has since been known as KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, under Assessee No.41-120-11-0023-2 and enjoying the same by paying taxes and outgoings to the appropriate authority.

AND WHEREAS it is pertinent to mention herein that Kshitish Chandra Saha have 50% share out of the aforesaid property being land measuring 8 (eight) Cottahs and by virtue of amicable partition Haripada Saha

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became the owner and have allocated land measuring 4(four)Cottahs but he did not acquire land measuring 4 Cottah 2 Chittacks.

AND WHEREAS the said Kshitish Chandra Saha, died intestate on 27.03.1994 leaving behind his widow Bijoy Lakshmi Saha, two sons Gautam Saha and Siddhartha Saha as his heirs and successors and after the demise of Kshitish Chandra Saha his wife Bijoy Lakshmi Saha and two sons Gautam Saha and Siddhartha Saha became the joint owners of KMC Premises No.23, Sashi Bhusan Mukherjee Road.

AND WHEREAS the said Bijoy Lakshmi Saha died intestate on 11.06.2013 leaving behind her two sons Gautam Saha and Siddhartha Saha as her heirs and successors and after the demise of Bijoy Lakshmi Saha her two sons inherited her 1/3rd share and became the joint owners of KMC Premises No.23, Sashi Bhusan Mukherjee Road each having undivided 50% share therein.

AND WHEREAS the said Siddhartha Saha died intestate on 08.02.2017 leaving behind his widow Smt. Soma Saha and one son Somsiddha Deb Saha as his heirs and after the demise of Siddhartha Saha, his wife and son inherited his undivided 50% share in the aforesaid property being KMC Premises No.23, Sashi Bhusan Mukherjee Road and became the joint owners.

AND WHEREAS by virtue of a registered Deed of Gift dated 21.09.2017, the said Soma Saha and Somsiddha Deb Saha gifted their undivided 50% share being Land measuring 2(two) Cottahs, together with structure therein, out of **ALL THAT** piece and parcel of land measuring 4 Cottahs, be the same or a little more or less, whereupon brick wall tin roofing structure standing thereon, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120 under Assessee No.41-120-11-0023-2, unto and in favour of Sri Gautam Saha and Smt. Sumita Saha. The said Deed of Gift was registered at the office of Additional District Sub-Registrar, Behala, South 24 Parganas

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and entered in Book No.I, Volume No.1607-2017, Page Nos.268316 to 268359, Being No.160709246 for the year 2017.

AND WHEREAS by virtue of inheritance and Gift, Sri Gautam Saha and Smt. Sumita Saha became the joint owners of undivided share in the land of KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120.

AND WHEREAS it is pertinent to mention herein that by virtue of Purchase Kshitish Chandra Saha have 50% share out of land measuring 8 (eight) Cottahs and subsequently by virtue of inheritance his heirs got 50% share therein. By virtue of Deed of Gift dated 21.09.2017, Being No.09246 for the year 2017, the said Soma Saha and Somsiddha Deb Saha gifted and assigned undivided 50% share out of land measuring 4(four) Cottahs, together with structure standing thereon unto and in favour of Gautam Saha and Sumita Saha and the said Soma Saha and Somsiddha Deb Saha actually gifted and assigned land measuring 2 Cottahs together with structure standing thereon, not land measuring 2 Cottahs 1 Chittack together with structure standing thereon.

AND WHEREAS subsequently C.S. Dag No.1491 has been changed and transformed into R.S. & L.R. Dag No.10218 & 10219.

AND WHEREAS the said Krishna Gopal Saha got his name mutated in the records of the B.L. & L.R.O. Government of West Bengal under L.R. Khatian No.10089.

AND WHEREAS the said Gautam Saha and Sumita Saha got their names mutated in the records of the Kolkata Municipal Corporation in respect of KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700034, in its Ward No.120, having Assessee No.41-120-11-0023-2.

AND WHEREAS the said Gautam Saha and Sumita Saha got their names mutated in the records of B.L. & L.R.O. Government of West Bengal under L.R. Khatian Nos.10087 and 10088 respectively.

AND WHEREAS the said Krishna Gopal Saha applied to the B.L. & L.R.O. for changing the character of the land from Sali to Bastu and the

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authority issued certificate in favour of Krishna Gopal Saha on 21/02/2022.

AND WHEREAS the said Gautam Saha and Sumita Saha applied to the B.L. & L.R.O. for changing the character of the land from Sali to Bastu and the authority issued certificate in favour of Gautam Saha and Sumita Saha on 07.10.2021.

AND WHEREAS for better and beneficial enjoyment of the aforesaid property the parties herein appointed a skilful surveyor for taking physical measurement of the aforesaid property and after taking measurement of the aforesaid property the total area of land comes to 7 Cottahs 14 Chittacks out of 8 (eight) Cottahs and rest of land measuring 2 Chittacks has gone to road approach for its expansion.

AND WHEREAS the First Part and the Second Part and their predecessor did not partition the aforesaid property by virtue of any instrument or from the Competent Court, though notionally divided it into two parts which was known and numbered as KMC Premises No.23 & 24 Sashi Bhusan Mukherjee Road, Police Station: Behala, Kolkata-700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120 out of which the First Party own and possesses the KMC Premises No.23, Sashi Bhusan Mukherjee Road, whereupon Building standing thereon, while the party of the Second Part own and possesses of KMC Premises No.24, Sashi Bhusan Mukherjee Road.

AND WHEREAS the First Party own and possess of **ALL THAT** piece and parcel of Bastu land measuring 3 Cottahs 14 Chittacks, be the same or a little more or less, whereupon brick wall tin roofing structure standing thereon, lying and situated in C.S. Dag No. 7148, corresponding to R.S. & L.R. Dag Nos.10218 & 10219 under C.S. Khatian No. 1491, corresponding to L.R. Khatian Nos. 10087 & 10088 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, together with all right of easements, facilities and amenities annexed thereto; **AND** the Second Part own and possess of **ALL THAT** piece and parcel of land

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measuring 4 (four) Cottahs, be the same or a little more or less, whereupon two storied building standing thereon, lying and situated in C.S. Dag No. 7148, , under C.S. Khatian No. 1491, corresponding to R.S. & L.R. Dag Nos.10218 10219, corresponding to L.R. Khatian No.10087,10088 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-00-24-2, together with all right of easements, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE-"A"** hereunder and hereinafter referred to as the "***Said Premises***".

AND WHEREAS the First Party and the Second Party have mutually decided amongst themselves and have mutually agreed and decided to do amicable partition of the said premises though it was divided notionally not actually by any instrument or from the Competent Court of law and on mutual settlement and divided of the said premises mentioned in the **SCHEDULE-"A"** hereunder into two parts as mentioned in **SCHEDULES -"B" & "C"** hereunder respectively.

AND WHEREAS as per mutual settlement, the First Party Gautam Saha and Sumita Saha have been allotted the property mentioned in **SCHEDULE-"B"** hereunder as Lot "A", while the Second Party Sri Krishna Gopal Saha has been allotted the property mentioned in **SCHEDULE-"C"** hereunder as Lot "B".

AND WHEREAS by virtue of this Deed, out of the said premises mentioned in the **SCHEDULE-"A"** hereunder the First Party Gautam Saha and Sumita Saha would be the joint Owners in respect of **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittacks, be the same or a little more or less, whereupon brick wall tin roofing structure standing thereon, lying and situated in C.S. Dag No. 7148, under C.S. Khatian No. 1491, corresponding to R.S. & L.R. Dag Nos.10218 & 10219, corresponding to L.R. Khatian Nos. 10087 & 10088 of Mouza - Behala, J.L. No. 102, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala,

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Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, together with all right of easements, facilities and amenities annexed thereto, delineated with "**Red**" border in the annexed plan as Lot "**A**", which has been specifically described in the **SCHEDULE-"B"** hereunder, while the Second Party Sri Krishna Gopal Saha would be the exclusive Owner in respect of **ALL THAT** piece and parcel of land measuring 4 (four) Cottahs, be the same or a little more or less, whereupon two storied building standing thereon, lying and situated in C.S. Dag No.7148, under C.S. Khatian No. 1491, corresponding to R.S. & L.R. Dag Nos.10218 10219, corresponding to L.R. Khatian No.10089 of Mouza - Behala, J.L. No. 2, at and being KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0024-4, together with all right of easements, facilities and amenities annexed thereto, delineated with "**Green**" border in the annexed plan as Lot "**B**", which has been specifically described in the **SCHEDULE-"C"** hereunder.

AND WHEREAS the approximate value of the property mentioned in the **SCHEDULE-"B"** hereunder has been assessed at a sum of Rs. 10,00,000/- (Rupees Ten Lakh) only, while the approximate value of the property mentioned in the **SCHEDULE-"C"** hereunder has been assessed at a sum of Rs.10,00,000/- (Rupees Ten Lakh) only.

NOW THIS INDENTURE OF PARTITION WITNESSETH :-That in pursuance of the aforesaid agreement and in consideration of the absolute ownership acquired by the parties in respect of the allotments hereunder made and by virtue of mutual transfer and releases hereunder effected the Second Party herein hereby and hereunder grant, convey, transfer, assure, assign, confirm and release all their right, title and interest unto the said First Party herein **ALL THAT** the portion fully described in **SCHEDULE-"B"** hereunder written and shown in the plan annexed hereto with "**RED**" border together with rights, liberties, easements, paths, common passage appendages and appurtenances whatsoever so as to constitute the First Party became the sole and

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absolute owner of the property mentioned in the SCHEDULE-"B" hereunder freed and discharged from all rights in common and all claims, demands whatsoever of the Second Party concerning the same subject to terms and conditions contained herein and TO HAVE AND TO HOLD the same absolutely and for ever.

THIS INDENTURE FURTHER WITNESSETH :-That in pursuance of the aforesaid 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 transfers and releases hereunder effected, the First Party herein hereby and hereunder grant, convey, transfer, assure, assign, confirm and release all their right, title and interest unto the Second Party herein ALL THAT the property fully described in the SCHEDULE-"C" hereunder and shown in the plan annexed hereto with "GREEN" border together with rights, liberties, easements, paths, common passage appendages and appurtenances, whatsoever so as to constitute the Second Party became the sole and absolute owner of the property mentioned in the SCHEDULE-"C" hereunder freed and discharged from all rights in common and all claims, demands whatsoever of the First Party concerning the same subject to terms and conditions contained herein TO HAVE AND TO HOLD the same absolutely and forever.

NOW IT IS FURTHER AGREED BY AND BETWEEN THE PARTIES
HEREIN AS FOLLOWS:-

1. That neither of the parties shall do any acts, deeds and things which may cause damage to the land and structure existing or erected later on resulting loss and injury to the other party herein.
2. As the parties have mutated their names in the records of B.L. & L.R.O., Government of West Bengal and Kolkata Municipal Corporation there is no need to mutate their names in the concerned authorities but they will correct quantum or area of land only and paid khajna and taxes respectively.
3. The First and Second party shall obtain loan from the bank or financial institution upon their respective portion and either of the parties shall

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have no objection in obtaining loan from the bank or financial institution keeping their portion as equitable mortgage.

4. The parties shall have liberty to sell, transfer, assign or let out their portion by way of lease, rent or otherwise, to the Third Party or their nominees without the consent or approval of the Other Party.

THE SCHEDULE - "A" ABOVE REFERRED TO:

(Description of the entire premises)

ALL THAT piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittacks, whereupon brick wall tin roofing structure standing thereon, lying and situated in C.S. Dag No.7148, corresponding to R.S. & L.R. Dag Nos.10218 & 10219, under C.S. Khatian No. 1491, corresponding to L.R. Khatian Nos. 10087 & 10088 of Mouza - Behala, J.L. No. 2, R.S. No. 83, Pargana - Balia, at and being KMC Premises No.23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, together with all right of easements, facilities and amenities annexed thereto; **AND ALL THAT** piece and parcel of land measuring 4 (four) Cottahs be the same or a little more or less, whereupon two storied building standing thereon, lying and situated in C.S. Dag No. 7148, corresponding to R.S. & L.R. Dag Nos.10218 10219, under C.S. Khatian No. 1491, corresponding to L.R. Khatian No. 10089, of Mouza - Behala, J.L. No.102, at and being KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0024-4, together with all right of easements, facilities and amenities annexed thereto, which is butted and bounded as follows :-

ON THE NORTH BY : Cement Concrete Road;
ON THE SOUTH BY : 8'-0" Cement Concrete Road;
ON THE EAST BY : 14'-5" wide K.M.C Road;
ON THE WEST BY : 8'-0" Cement Concrete Road;

THE SCHEDULE - "B" ABOVE REFERRED TO:

(Property of Sri Gautam Saha & Sumita Saha valued at Rs.50,00,000/-)

ALL THAT piece and parcel of land measuring 3(three) Cottahs 14(fourteen) Chittacks, be the same or a little more or less, whereupon

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brick wall tin roofing structure measuring 500 square feet standing thereon, lying and situated in C.S. Dag No. 7148, corresponding to R.S. & L.R. Dag Nos.10218 & 10219, under C.S. Khatian No. 1491, corresponding to L.R. Khatian Nos.10087 & 10088 of Mouza - Behala, J.L. No.102, at and being KMC Premises No. 23, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700 034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0023-2, delineated with "**Red**" border in the annexed plan as Lot "**A**", including all right of easements and common facilities and amenities annexed thereto, which is butted and bounded by:-

- ON THE NORTH** :- By Property of Krishna Gopal Saha;
ON THE SOUTH :- By 8'-0" Cement Concrete Road;;
ON THE EAST :- By 14'-5" wide KMC Road;
ON THE WEST :- By 8'-0" Cement Concrete Road;

THE SCHEDULE - "C" ABOVE REFERRED TO:

(Property of Sri Krishna Gopal Saha valued at Rs.50,00,000/-)

ALL THAT piece and parcel of land measuring 4(four) Cottahs, be the same or a little more or less, whereupon two storied building standing thereon, measuring covered area of square feet (on the Ground floor measuring covered area 1000 square feet and on the First floor measuring covered area 1000 square feet), lying and situated in C.S. Dag No. 7148, corresponding to R.S. & L.R. Dag Nos.10218 10219, under C.S. Khatian No. 1491, corresponding to L.R. Khatian No.10089 of Mouza - Behala, J.L. No. 102, at and being KMC Premises No. 24, Sashi Bhusan Mukherjee Road, Police Station : Behala, Kolkata - 700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.120, under Assessee No.41-120-11-0024-4, delineated with "**Green**" border in the annexed plan as Lot "**B**", including all right of easements and common facilities and amenities annexed thereto, which is butted and bounded by:-

- ON THE NORTH** :- By Cement Concrete Road;
ON THE SOUTH :- By Property of Gautam Saha & Sumita Saha;
ON THE EAST :- By 14'-5" K.M.C Road;
ON THE WEST :- By 8'-0" Cement Concrete Road;;

Sumana Bhownik

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

IN WITNESS WHEREOF the FIRST PARTY and the SECOND PARTY have put their respective signatures on this the day, month and year first above written in presence of witnesses.

WITNESSES:

1. Debashis Bhattacharya
26B, M.L. Gupta Rd
KOL-8

1. Gautam Saha.

2. Sumita Saha

Signature of the FIRST PARTY

2. Agnivo Saha
A3/1, Roy Behndur Road.
Behala, KOL-34

Krishna Mohan Saha

Signature of the SECOND PARTY

Drafted by and prepared
in my Office:-

Subhankar Sarkar

Subhankar Sarkar
Advocate

Enrolment No. WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027

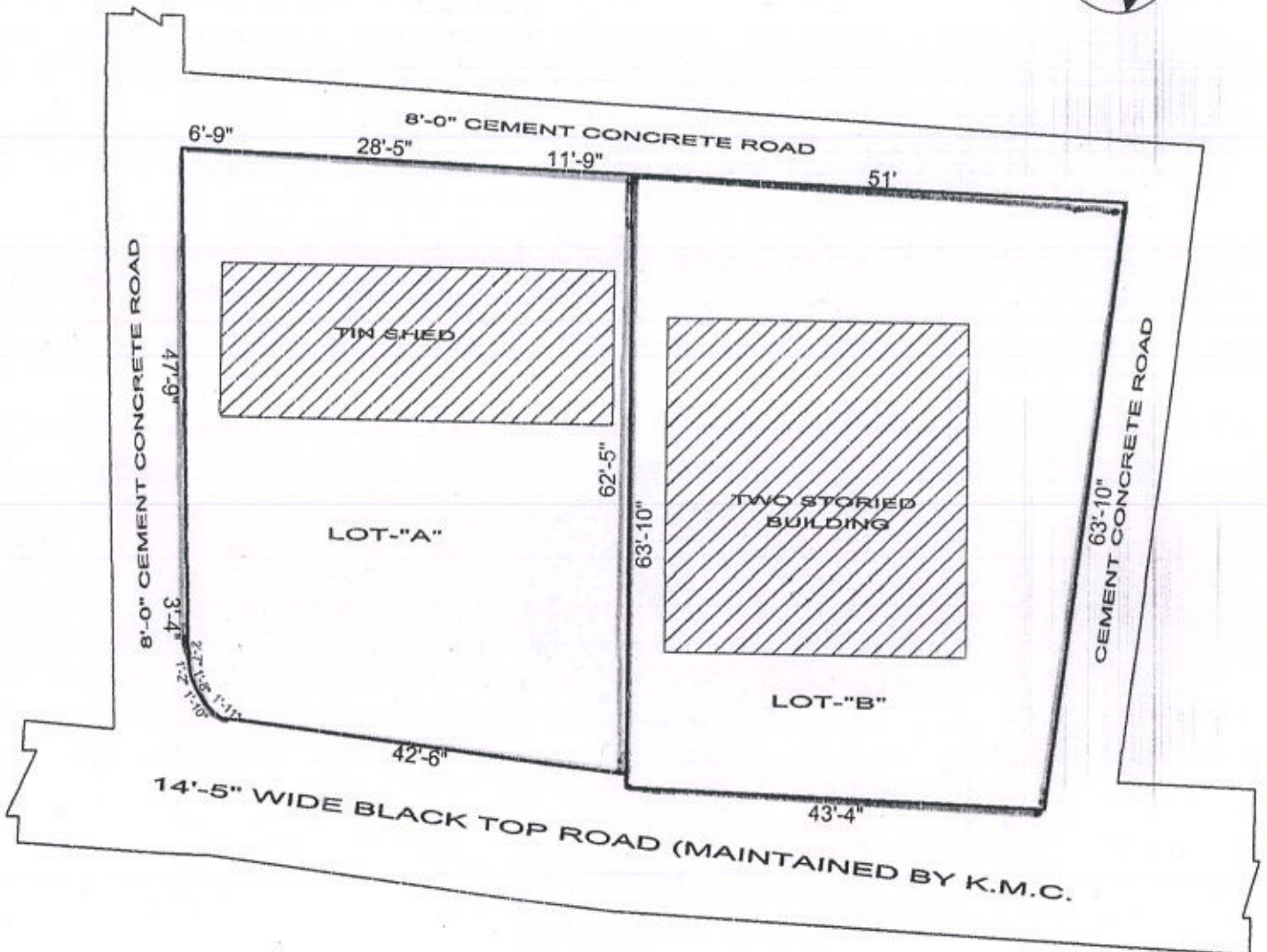
Sumana Bhattacharya

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

AN IN RESPECT OF ALL THAT PIECE AND PARCEL OF BASTU LAND MEASURING 3 (THREE) COTTAHS 14 (FOURTEEN) CHITAK WHEREUPON BRICK WALL TIN ROOFING STRUCTURE MEASURING 500 SQUARE FEET STANDING THEREON AT AND BEING KMC PREMISES NO. 23, SASHI BHUSAN MUKHERJEE ROAD, POLICE STATION : BEHALA, KOLKATA - 700 034, WITHIN THE TERRITORIAL LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, IN ITS WARD NO.120, AND ALL THAT PIECE AND PARCEL OF LAND MEASURING 4 (FOUR) COTTAHS, BE THE SAME OR A LITTLE MORE OR LESS, WHEREUPON TWO STORIED BUILDING STANDING THEREON, MEASURING COVERED AREA OF 2000, SQUARE FEET (ON THE GROUND FLOOR MEASURING COVERED AREA 1000 SQUARE FEET AND ON THE FIRST FLOOR MEASURING COVERED AREA 1000 SQUARE FEET), AT AND BEING KMC PREMISES NO. 24, SASHI BHUSAN MUKHERJEE ROAD, POLICE STATION : BEHALA, KOLKATA - 700 034, WITHIN THE TERRITORIAL LIMITS OF THE KOLKATA MUNICIPAL CORPORATION, IN ITS WARD NO.120.

Property of First Party Sri Gautam Saha & Sumita Saha delineated with "Red" border in the annexed plan as Lot "A"

Property of Second Party Sri Krishna Gopal Saha delineated with "Green" border in the annexed plan as Lot "B"



SITE PLAN
SCALE :- 1:200

1) Gautam Saha

2) Sumita Saha

Sumana Bhattacharya

Krishna Gopal Saha

1)

SIG. OF FIRST PART

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA

SIG. OF SECOND PART



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI GAUTAM SAHA

Signature : *Gautam Saha*



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SMT. SUMITA SAHA

Signature : *Sumita Saha*



Left Hand

Right Hand

	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

NAME:- SRI KRISHNA GOPAL SAHA

Signature : *Krishna Gopal Saha*

Sumana Bhownik

As Constituted Attorney of
GAUTAM SAHA
SUMITA SAHA



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

GRN Details

GRN: 192022230048588622 Payment Mode: Counter Payment
GRN Date: 13/06/2022 11:15:01 Bank/Gateway: Indian Bank
BRN : IB13062022126117 BRN Date: 13/06/2022 00:00:00
Payment Status: Successful Payment Ref. No: 2001672323/5/2022
[Query No*/Query Year]

Depositor Details

Depositor's Name: GAUTAM SAHA
Address: KOLKATA-34
Mobile: 8337060038
EMail: dconstruction.2012@gmail.com
Contact No: 8337060038
Depositor Status: Others
Query No: 2001672323
Applicant's Name: Mr Subhankar Sarkar
Identification No: 2001672323/5/2022
Remarks: Partition, Partition

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001672323/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	58779
2	2001672323/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	75006
			Total	133785

IN WORDS: ONE LAKH THIRTY THREE THOUSAND SEVEN HUNDRED EIGHTY FIVE ONLY.

Major Information of the Deed

Deed No :	I-1602-07888/2022	Date of Registration	17/06/2022
Query No / Year	1602-2001672323/2022	Office where deed is registered	
Query Date	04/06/2022 3:10:37 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhankar Sarkar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8276936406, Status : Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,23,79,480/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 58,829/- (Article:45)	Rs. 75,006/- (Article:A(1), E)		
Remarks	Partition Amount Rs 68,12,026/- Conveyance Amount Rs 6,07,500/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sashi Bhushan Mukherjee Road, Road Zone : (Premises Not located on Roy Bahadur Road (Ward-120) --) , , Premises No: 23, , Ward No: 120 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 14 Chatak		53,60,776/-	Width of Approach Road: 15 Ft.,

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sashi Bhushan Mukherjee Road, Road Zone : (Premises Not located on Roy Bahadur Road (Ward-120) --) , , Premises No: 24, , Ward No: 120 Pin Code : 700034



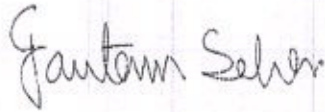


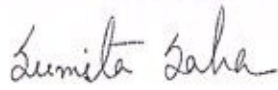
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	4 Katha		55,33,704/-	Width of Approach Road: 15 Ft.,
Grand Total :				12.9938Dec	0 /-	108,94,480 /-	



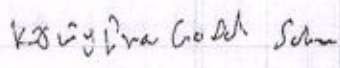
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					

S2	On Land L2	2000 Sq Ft.	0/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2500 sq ft	0 /-	14,85,000 /-	

Partitioner Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GAUTAM SAHA (Presentant) Son of Late Kshitish Saha Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office	 17/06/2022	 LTI 17/06/2022	 17/06/2022
43/1, Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ASxxxxxx6G, Aadhaar No: 60xxxxxxxx8377, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mrs SUMITA SAHA Wife of Mr Gautam Saha Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office	 17/06/2022	 LTI 17/06/2022	 17/06/2022
43/1, Roy Bahadur Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: EKxxxxxx3P, Aadhaar No: 26xxxxxxxx8699, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office				

3	Name	Photo	Finger Print	Signature
	Mr KRISHNA GOPAL SAHA Son of Late Haripada Saha Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office			
		17/06/2022	LTI 17/06/2022	17/06/2022
26/6b, Arya Samity Road, City:- , P.O:- Behala, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BLxxxxxx7G, Aadhaar No: 78xxxxxxxx6125, Status :Individual, Executed by: Self, Date of Execution: 17/06/2022 , Admitted by: Self, Date of Admission: 17/06/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Goutam Jana Son of Mr Mahitosh Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	17/06/2022	17/06/2022	17/06/2022
Identifier Of Mr GAUTAM SAHA, Mrs SUMITA SAHA, Mr KRISHNA GOPAL SAHA			

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 GAUTAM SAHA	1	37.5000	2 Katha 14 Chatak	74.1936	39,77,350/-
L1	Mrs SUMITA SAHA	1	12.5000	1 Katha	25.8065	13,83,426/-
L2	Mr KRISHNA GOPAL SAHA	2	50.0000	4 Katha	100	55,33,704/-

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 GAUTAM SAHA	1	37.5000	375 Sq Ft	75	1,01,250/-
S1	Mrs SUMITA SAHA	2	12.5000	125 Sq Ft	25	33,750/-
S2	Mr KRISHNA GOPAL SAHA	3	50.0000	2000 Sq Ft	100	13,50,000/-

Endorsement For Deed Number : I - 160207888 / 2022

On 17-06-2022

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 11:30 hrs on 17-06-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr GAUTAM SAHA , 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 1,23,79,480/-. Partition Amount Rs 68,12,026/- Conveyance Amount Rs 6,07,500/-

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

Execution is admitted on 17/06/2022 by 1. Mr GAUTAM SAHA, Son of Late Kshitish Saha, 43/1, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Service, 2. Mrs SUMITA SAHA, Wife of Mr Gautam Saha, 43/1, Roy Bahadur Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession House wife, 3. Mr KRISHNA GOPAL SAHA, Son of Late Haripada Saha, 26/6b, Arya Samity Road, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Mr Goutam Jana, , Son of Mr Mahitosh Jana, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74,241/- (A(1) = Rs 74,195/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,006/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 12:00AM with Govt. Ref. No: 192022230048588622 on 13-06-2022, Amount Rs: 75,006/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB13062022126117 on 13-06-2022, Head of Account 0030-03-104-001-16

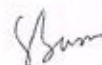
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 58,380/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 58,779/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 500485, Amount: Rs.50/-, Date of Purchase: 15/06/2022, Vendor name: S B Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/06/2022 12:00AM with Govt. Ref. No: 192022230048588622 on 13-06-2022, Amount Rs: 58,779/-, Bank: Indian Bank (IDIB000C001), Ref. No. IB13062022126117 on 13-06-2022, Head of Account 0030-02-103-003-02



Suman Basu

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 302615 to 302639

being No 160207888 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.07.04 18:13:05 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 2022/07/04 06:13:05 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)