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23/10/08
122987

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

D 922371/100

Certified that the
Registration, Tax
and Stamp duties
are the part of this Document.



26.10.08
[Signature]

214688

THIS DEED OF PARTITION made this 23rd day of

A109987
E 7
109996

October, 2008 B E T W E E N (1) PRATAP SINGH BOTHRA, son of Late Chhatrapati Bothra, (2) SMT. SUSHILA BOTHRA, wife of Sri Pratap Singh Bothra both of 161/1, Mahatma Gandhi Road, Kolkata - 700007, hereinafter called and referred to as the FIRST PARTY

Contd.....

Partition Ayt
1. 10. 08

102116

NAME.....
 ADD/ADV.....
 RS.....
 23 OCT 2008
 SURANJAN R. JEE

Presented for Registration
 at Kolkata Registration Office
 on days of 20

Pratap Singh Bothra



20612

Pratap Singh Bothra



20613

Achok Kumar Bothra



20614

Sushila Bothra



20615

Kusum Bothra

Sudha Adak, Adv.

10, N.S. Roy Road

KOL-1

ADDITIONAL REGISTRAR @
INSURANCE-6, KOLKATA



पश्चिमवङ्ग, पश्चिम बंगाल WEST BENGAL

D 922372

- 2 -

(which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, exècutors, administrators, legal representatives and assigns) of the **FIRST PART A N D** (3) **SRI ASHOK KUMAR BOTHRA**, son of Late Chhatrapati Bothra, (4) **SMT. KUSUM BOTHRA**, wife of Sri Ashok

Contd.....

7e (107)

10/10/08

NAME: C. S. Murali
ADDRESS: ...
ISS: ...
23 OCT 2008
SURANJAN MURDERJEE
Licensed Stamp Vendor
C. C. Court
K. S. Roy Road Knt.-1



REGISTRAR OF COMPANIES
BANGALORE

Kumar Bothra, both of 161/1, Mahatma Gandhi Road, Kolkata - 700007, hereinafter called and referred to as the **SECOND PARTY** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Madan Chand Bothra, son of Late Deep Chand Bothra purchased from Ramratan Mundra and Sohanlal Mundra a plot of land measuring 59 cottahs 9 chittacks together with construction thereon by a Deed of Conveyance dated 17th September, 1981 and registered in the office of the Registrar of Assurance, Calcutta and duly registered in Book No.1, Volume No.386, Pages 81 to 86, Being No.8207 for the year 1981 lying and situate within Mouza - Barhans Partabad, P.S. Sonarpur, Sub-Registry Office - Baruipur, District 24-Parganas (South) and more fully described in Schedule - I written hereunder.

AND WHEREAS M/s. Bothra Synthetic Products, a partnership firm carrying on business and having its office at 14, Ganesh Chandra Avenue, Kolkata - 700013 wherein Sri Pratap Singh Bothra and Ashok Kumar Bothra are the partners at present, having equal half share therein, purchased from Smt. Gita Devi Mundra and her three sons a plot of land measuring 6 cottahs with 1 tiled shed and boundary wall by a Deed of Sale dated 22nd April,

Contd.....

1981 and registered in the office of the Registrar of Assurances, Calcutta and duly registered in Book No.I, Volume No.183, Pages 74 to 79, Being No.3358 for the year 1981 lying and situated within Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registry Office - Baruipur, District 24-Parganas (S) more fully described in Schedule - II written hereunder.

AND WHEREAS Smt. Sushila Bothra and Smt. Kusum Bothra purchased from Sri Sontosh Kumar Sardar a piece and parcel of land measuring 9 cottahs 1 chittack 23 sq.ft. each having undivided half share lying and situated in Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registry - Baruipur, District 24-Parganas (S) by a Deed of Sale dated 30th May, 1990 registered in the office of the Additional District Sub-Registrar Sonarpur, 24-Parganas (S) and duly registered in Book No.I, Volume No. Pages to Being No.3944 for the year 1990 morefully described in Schedule - III hereunder written.

AND WHEREAS Madan Chand Bothra since deceased bequeathed and gave the aforesaid land measuring 59 cottahs 9 chittacks to his nephews Sri Pratap Sigh Bothra and Sri Ashok Kumar Bothra by a Will dated 27th November, 2002 and probate of the said Will was duly granted to the aforesaid Sri Pratap Singh Bothra, the sole

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executor named in the Will of Madan Chand Bothra by the Hon'ble High Court, Calcutta in P.L.A. No.309 of 2004 and under the said Will and probate the said Sri Pratap Singh Bothra and Sri Ashok Kumar Bothra became the absolute owners of the aforesaid land measuring 59 cottahs 9 chittacks and 6 cottahs of land purchased in the name of Bothra Synthetic Products wherein they are partners having equal share each.

AND WHEREAS the parties hereto put all the three plots of land in common hotch-pot and at present the total land of the three plots is one combined plot of land morefully and particularly described in Schedule - IV written hereunder wherein the First Party and the Second Party have equal undivided half share each.

AND WHEREAS the parties have decided to separate and partition from each other and divide the plot of land by metes and bounds.

AND WHEREAS it has mutually been decided that the First Party will get the back portion of the land and the Second Party will get the front portion of the land as shown in the maps annexed hereto.

AND WHEREAS the value of the front portion is more than the value of the back portion of land. It has

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been mutually agreed that the Second Party shall give to the First Party a portion from his half share to the First Party measuring 2 cottah 1 chittack 17 sq.ft. and the land has been surveyed and divided mutually and a plan has been prepared by a qualified surveyor and it has been divided in Lot-A and Lot-B and fully described in Schedule - V written hereunder. Lot-B (Back Portion) measuring 37 cottahs 6 chittacks 21 sq. feet is hereby allotted jointly to the First Party and Lot-A (Front Portion) measuring 33 cottahs 3 chittacks 33 sq. feet is hereby allotted jointly to the Second Party. Each of the Lot-A and Lot-B are valued at Rs.1,00,00,000/- (Rupees one crore) only.

NOW THIS DEED OF PARTITION WITNESSES as follows :-

1. 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 transfers and releases hereunder effected, the said Ashok Kumar Bothra and Smt. Kusum Bothra hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Pratap Singh Bothra and Smt. Sushila Bothra ALL THAT the property set forth in the Lot-B hereto together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances

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whatsoever so as to constitute the said Ashok Kumar Bothra and Smt. Kusum Bothra the sole and absolute owner of the property comprised in the Lot-A hereto freed and discharged from all rights in common and all claims and demands whatsoever of the other parties, concerning the same TO HAVE AND TO HOLD the same absolutely and for ever in fee simple in severalty as against Pratap Singh Bothra and Smt. Sushila Bothra.

2. 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 by virtue of the mutual transfers and release hereunder contained, the said Pratap Singh Bothra and Smt. Sushila Bothra do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Ashok Kumar Bothra and Smt. Kusum Bothra ALL THAT the property set forth in the Lot-A hereto annexed together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Pratap Singh Bothra and Smt. Sushila Bothra the sole and absolute owner of the property comprised in the Lot-B hereto freed and discharged from all rights in common and all claims and demands whatsoever of the other parties, concerning the same TO HAVE AND TO HOLD the same absolutely and for ever in fee simple in severalty as against Ashok Kumar Bothra and Smt. Kusum Bothra.

Contd.....

AND THIS DEED FURTHERMORE WITNESSETH as follows :-

- a) That the said Pratap Singh Bothra shall have the custody and possession of all the documents of title as also one copy of this deed except the original conveyance dated 17th September, 1981 and the original probate of the Will of Madan Chand Bothra, and will at the request and costs of either Ashok Kumar Bothra or Smt. Kusum Bothra, their heirs, successors or assigns produce or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or commission or otherwise as may be required by him or them and unless prevented by fire or any other inevitable accident keep them safe, unobliterated and uncanceled. Sri Ashok Kumar Bothra shall have the custody and possession of the original conveyance dated 17th September, 1981 between Ramratan Mundra & Anr. as Vendors and Madan Chand Bothra as Purchaser and the original probate of the Will of Madan Chand Bothra and one copy of this deed and will at the request and costs of either Pratap Singh Bothra or Smt. Sushila Bothra, their heirs, successors or assigns produce or cause to be produced all or any of them for inspection or as evidence on their behalf at all trials, examination or

Contd.....

commission or otherwise as may be required by him or them and unless prevented by fire or any other inevitable accident keep them safe, unobliterated and uncanceled.

- b) That the properties set forth in the Lot-1 and Lot-2 hereto annexed are free from encumbrances.
- c) That no party shall be entitled to any easements or quasi-easements over the allotments made to the other parties which are all hereby extinguished.
- d) The parties shall enter upon their respective allotments and hold, possess and enjoy the same in severalty absolutely against each other without any claim, demand or interruption whatsoever.
- e) Each party shall, at the request and costs of the other parties, do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things or writings whatsoever as may be required for further better and more perfectly assuring the allotments hereunder made or for rectification of any error or omission.
- f) This partition shall not be reopened nor challenged under any circumstances by reason of any error or

Contd.....

omission whatsoever, but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify error or errors or implement the omission or commissions.

SCHEDULE - I ABOVE REFERRED TO

ALL THAT piece and parcel of Factory lands measuring .96 acres (59 cottahs 9 chittacks) lying and situated within Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registration Office - Baruipur, District 24-Parganas (South) with pucca boundary wall, pucca brick walled tin roofed factory sheds and other structures with tin roofing with fittings fixtures appendages and appurtenances thereto and all paths passages, sewerages butted and bounded in the manner following that is to say -

- ON THE NORTH : Signalling Station of B.S.F.
ON THE SOUTH : Bhattacharjee Industries and Bothra Synthetic Products.
ON THE EAST : N.C. Das and Tarit Appliances & Equipment Pvt. Ltd.
ON THE WEST : Garia Main Road.

<u>C.S. Khatian Nos.</u>	<u>C.S. Dag Nos.</u>	<u>Area in Acres</u>
<u>886</u>	<u>518</u>	.15
<u>886</u>	<u>516</u>	.15
<u>886</u>	<u>517 (Part)</u>	.035

Contd.....

- II -

<u>746</u>	<u>515</u>	.11
<u>746</u>	<u>514</u>	.10
394	513	.09
746	512	.09
464	511	.07
<u>519</u>	<u>509</u>	.06
<u>519</u>	<u>508</u>	.075
564	510 (Part)	.03

Total : .96 Acres

(59 Cottahs 9 Chittacks)

SCHEDULE - II ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 6 cottahs with one tiled shed measuring 450 sq.ft. and boundary wall. the Plot of land appertaining to -

<u>C.S. Khatian No.</u>	<u>C.S. Dag No.</u>	<u>Area</u>
655	502 (Eastern portion)	.10 Acre or 6 Cottahs

situated within Mouza - Barhans Fartabad, P.S. Sonarpur,
Sub-Registration Office - Baruipur, District : South 24-
Parganas.

SCHEDULE - III ABOVE REFERRED TO

ALL THAT piece and parcel of permanent heritable occupancy tenancy right land hereditaments and premises measuring 15 (fifteen) decimal or 9 (nine) cottahs 1 (one)

Contd.....

chittack 23 (twenty three) sq.ft. be the same a little more or less situated in Dag No.499 (Four hundred ninety nine) R.S. Khatian No.1127 (one thousand one hundred twenty seven) in Mouza - Barhans Fartabad, P.S. Sonarpur, Dist. 24-Parganas (S), A.D.S.R. Office, Sonarpur, J.L. No.47, R.S. No.7, Touzi No.109, Parganas - Madanmalla. The total Annual rent of Rs.4.17 paisa and proportionate rent of Rs.0.50 paisa only payable to the Govt. of West Bengal.

Butted and Bounded

ON THE NORTH : R.S. Dag No.566.
ON THE SOUTH : R.S. Dag No.500.
ON THE EAST : R.S. Dag No.498 & part of Dag No.1291.
ON THE WEST : R.S. Dag No.512 & 521.

SCHEDULE - IV ABOVE REFERRED TO

ALL THAT piece and parcel of Factory land measuring 3 Bighas 10 Cottahs 10 Chittacks 9 sq.ft. lying and situated in Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registration Office - Baruipur, District - 24 Parganas (South), comprised in C.S. Dag No. 499, 502, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517 and 518 butted and bounded on :-

EAST : Private Housing Complex
WEST : Garia Main Road
NORTH : Govt. Wireless Station
SOUTH : Partly by Public Road & Partly by Housing Complex

Contd.....

SCHEDULE - V ABOVE REFERRED TO

LOT - A (ASHOK KUMAR BOTHRA & SMT. KUSUM BOTHRA)

ALL THAT piece and parcel of Factory land measuring 1 Bigha 13 Cottahs 3 Chittacks, 33 sq.ft. lying and situated in Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registration Office - Baruipur, District - 24 Parganas (South), comprised in C.S. Dag No. 508, 509, 514, 515, 516, 517 and 518 butted and bounded on :-

EAST : Partly By Lot B and partly by other factories
WEST : Garia Main Road & Private Houses
NORTH : Govt. Wireless Station
SOUTH : Private Housing Complex

LOT - B (PRATAP SINGH BOTHRA AND SMT. SUSHILA BOTHRA)

ALL THAT piece and parcel of Factory land measuring 1 Bigha 17 Cottahs 6 Chittacks, 21 sq.ft. lying and situated in Mouza - Barhans Fartabad, P.S. Sonarpur, Sub-Registration Office - Baruipur, District - 24 Parganas (South), comprised in C.S. Dag No. 499, 502, 509, 510, 511, 512, 513, 514 and 515 butted and bounded on :-

EAST : Private Housing Complex
WEST : Lot A
NORTH : Govt. Wireless Station
SOUTH : Public Road and other factories

IN WITNESS WHEREOF the parties hereto have

Contd.....

executed these presents in triplicate on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by Pratap Singh Bothra in the presence of :

1. Sushila Adak, Adv.
10, K. S. Roy Road
Kul - 1

Pratap Singh Bothra
PRATAP SINGH BOTHRA
FIRST PARTY

2. N. H. Laxkar
10, K. S. Roy Rd.
Kul - 1

SIGNED, SEALED AND DELIVERED by Smt. Sushila Bothra in the presence of :

1. Sushila Adak, Adv.

Sushila Bothra
SUSHILA BOTHRA
FIRST PARTY

2. Mr. H. Laxkar
10, K. S. Roy Road.
Kul - 1

SIGNED, SEALED AND DELIVERED by Ashok Kumar Bothra in the presence of :

1. Sushila Adak, Adv.

Ashok Kumar Bothra
ASHOK KUMAR BOTHRA
SECOND PARTY

2. Mr. H. Laxkar
10, K. S. Roy Rd.
Kul - 1

SIGNED, SEALED AND DELIVERED by Smt. Kusum Bothra in the presence of :

1. Sushila Adak, Adv.

Kusum Bothra
KUSUM BOTHRA
SECOND PARTY

2. N. H. Laxkar
10, K. S. Roy Road.
Kul - 1

Drafted by
C. S. Hirawat
Advocate

Signature

217/6x/1

DATED THIS _____ DAY OF OCTOBER 2023

Registered in
Book No.
Page No.
Date No.
Vol. No.

B E T W E E N
(1) PRATAP SINGH BOTHRA,
(2) SMT. SUSHILA BOTHRA
.....FIRST PARTY
A N D
(3) SRI ASHOK KUMAR BOTHRA,
(4) SMT. KUSUM BOTHRA
.....SECOND PARTY

DEED
OF
PARTITION

OPTIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA



OPTIONAL REGISTRAR OF
ASSURANCES-1, KOLKATA

Mr. C.S. Hirawat,
Advocate
10, K. S. Roy Road,
Kolkata - 700001.

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-11239 of :2009
(Serial No. 12112, 2008)
(Duplicate Deed of the Original Deed No I -10546, 2009)

On 23/10/2008

Payment of Fees:

Fee Paid in rupees under article : A(1) = 109989/- .E = 7/- on 23/10/2008

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.28 hrs on :23/10/2008, at the Office of the A.R.A.-I KOLKATA by Pratap Singh Bothra ,one of the Executants.

Admission of Execution(Under Section 58)

Execution is admitted on 23/10/2008 by

1. Pratap Singh Bothra., son of Lt Chhatrapati Bothra ,161, M G Road Kol - 7 ,Thana .. By caste Hindu,by Profession :Others
 2. Sushila Bothra., wife of Pratap Singh Bothra ,161, M G Road Kol - 7 ,Thana .. By caste Hindu,by Profession :Others
 3. Ashok Kuar Bothra., son of Lt Chhatrapati Bothra ,161, M G Road Kol - 7 ,Thana .. By caste Hindu,by Profession :Others
 4. Kusum Bothra , wife of Ashok Bothra ,161, M G Road Kol - 7 ,Thana .. By caste Hindu,by Profession :Others
- Identified By Sudha Adak, daughter of . 10, K S Roy Road Kol - 1 Thana .. by caste Hindu,By Profession :Advocate.

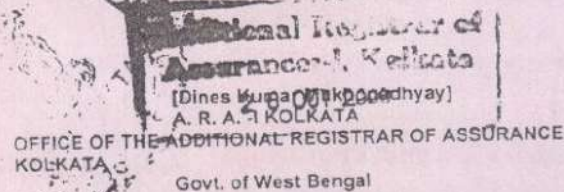
Name of the Registering officer :Ramananda Das
Designation :A. R. A. -I KOLKATA

On 14/03/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Partition Amount has been assessed at Rs- 28000000/-, for Conveyance Amount has been assessed at Rs- 1500000/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 10 /- and the Stamp duty paid as: Impressive Rs- 100

Name of the Registering officer :Dines Kumar
Mukhopadhyay
Designation :A. R. A. -I KOLKATA


OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF
KOLKATA
Govt. of West Bengal

FINGERPRINTS OF PARTIES



Pratap Singh Bothra.

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Sushila Bothra

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ashok Kumar Bothra.

LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Kusum Bothra

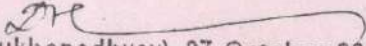
LEFT HAND	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb

RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

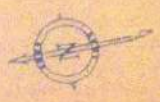
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 61 to 83
being No 11239 for the year 2009.

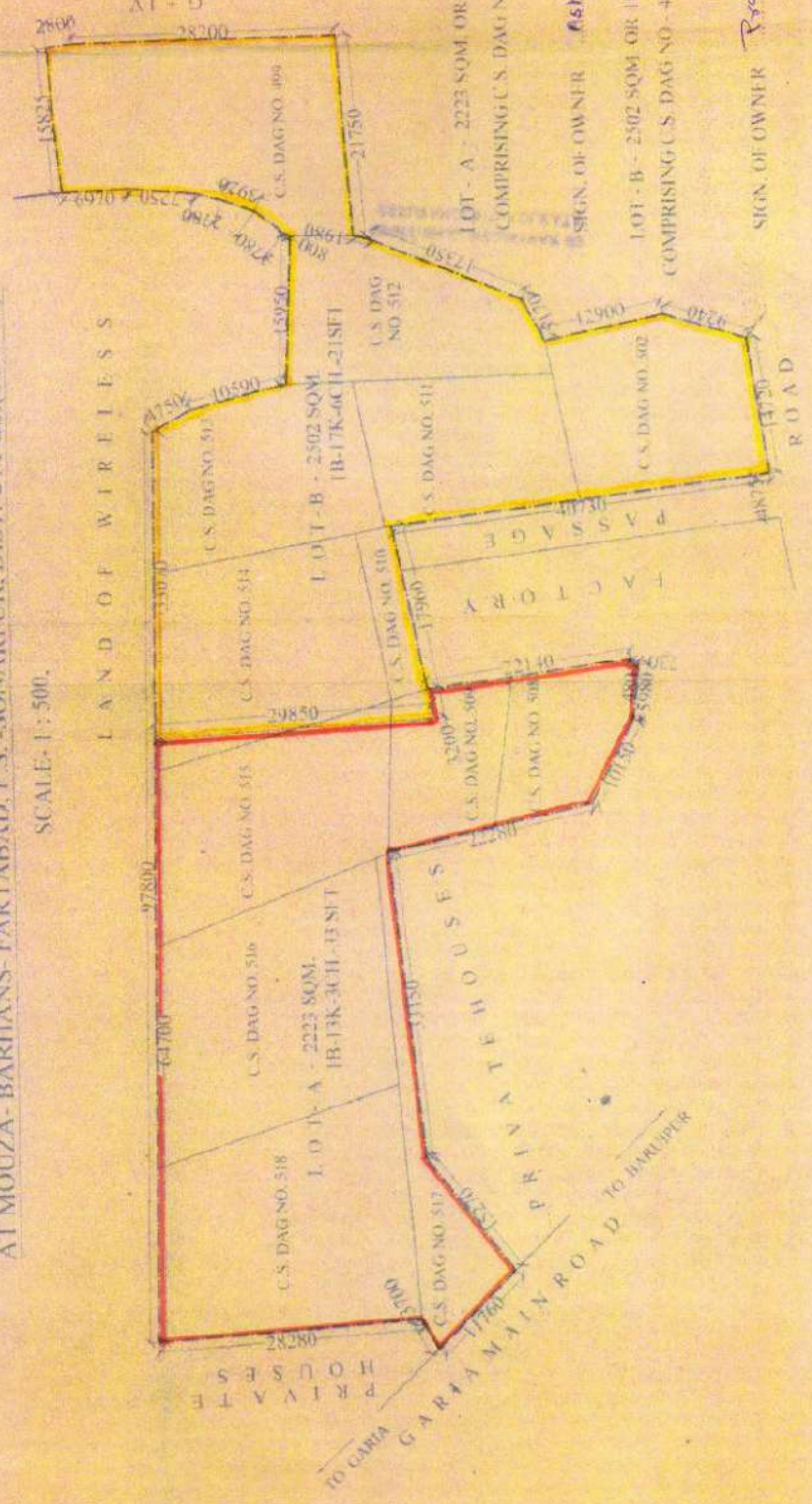



(Dines Kumar Mukhopadhyay) 27-October-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

PARTITION PLAN OF
 C.S. DAG NO. -499,502,508,509,510,511,512,513,514,515,516,517,518;
 AT MOUZA-BARHANS-FARTABAD, P.S.-SONARPUR, DIST.-24 PGS.(SOUTH).
 SCALE: 1:500.



HOUSING COMPLEX
 G-1A



LOT - A - 2223 SQM. OR 1B-17K-3CH-33 SET
 COMPRISING C.S. DAG NO.-508,509,514,515,516,517,518

SIGN. OF OWNER: Ashok Kumar Bhatia

LOT - B - 2502 SQM. OR 1B-17K-6CH-21SET
 COMPRISING C.S. DAG NO. -499,502,509,510,511,512,513,514,515

SIGN. OF OWNER: Pradyip Singh Bhatia

ASHOK KUMAR BHATIA
 Surveyor
 87, Patna 21-aver Singh Road
 Patna 800 016 3rd Floor
 DRAWN BY