

District: South 24-Parganas.

In the Court of the 7th Assistant District Judge at Allpore.

Title Suit No. 1 of 1963

Nanda Rani Ghose & Others ..... Plaintiffs.

-Versus-

Bejoy Ghose & Others ..... Defendants.

FINAL DECREE IN PARTITION SUIT.

*শ্রী সুনীল কুমার গোস্বামী*  
Amended V/O No. 216 dt. 25.7.1986

Smt. Nanda Rani Ghosh

2. *শ্রী সুনীল কুমার গোস্বামী (মৃত) - ১৬ জুনিয়র রোড*  
Being dead.

2(a) Sm. Kalala Ghosh W/o. Late Jiban Ghosh,

2(b) Biswanath Ghosh S/o. Late Jiban Ghosh

2(c) Sambhu Ghosh S/o. Late Jiban Ghosh

2(d) Sm. Annapurna Ghosh D/o. Late Jiban Krihsna Ghosh.

2(e) Sm. Uma Ghosh D/o. Late Jiban Ghosh

all of 11, Biren Poy Road, Nabaliapara, Behala P.S.  
Calcutta- 8.

2(f) Maya Ghosh W/o. Manmatha Ghosh 12A, Beharam Chatterjee Road, Calcutta-34, Substituted V/o. No. 219 dated 12.7.1988.

2(g) *শ্রী সুনীল কুমার গোস্বামী (মৃত), ১৬ জুনিয়র রোড*  
*কলকাতা-৮ - ১৬ জুনিয়র রোড*

For THE NET CONSTRUCTION

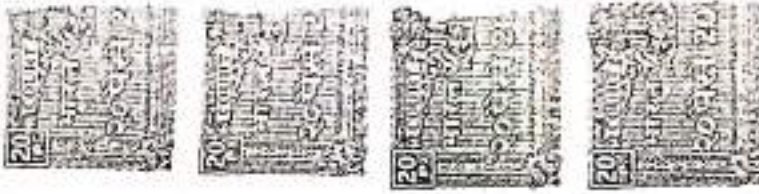
Partner *Sipau Ghosh* Partner

**Schedule of cost for the crop**

|                       |       |
|-----------------------|-------|
| Application of manure | ..... |
| Fertilizer            | ..... |
| Autumn                | ..... |
| Expenses              | ..... |
| Seeds                 | ..... |
| Tracing Expenses      | ..... |
| Other Fees (if any)   | ..... |



*[Faint, mostly illegible text, possibly bleed-through from the reverse side of the page. Some words like 'No. 1 of 1952' and 'Versus' are partially visible.]*



(2)

আসবজুও, মান্দা - (বহাল, ১৫লা - ২৬ অক্টোবর,

৪) শ্রীমতী লক্ষ্মীকান্তী - (একই স্বামী) - কোর্টের আদেশ  
Recommended v/o No. 29 dated - 26.3.63

বন্দী

বিবর্তী -

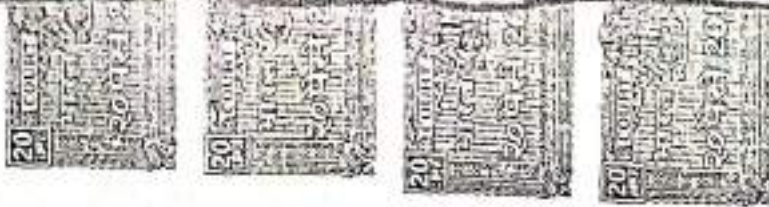
- ১) শ্রী বিজয় কান্ত (একই)
- ২) শ্রী অক্ষয় কান্ত - (একই)
- ৩) শ্রী অক্ষয় কান্ত (একই)
- ৪) শ্রী অক্ষয় কান্ত - (একই বিবর্ত - স্বতন্ত্র বিবর্তন  
(একই, মান্দা - ২০ ২০ নং নং নং নং নং নং নং  
আসবজুও, মান্দা - (বহাল, ১৫লা - ২৬ অক্টোবর,
- ৫) শ্রীমতী উম্মেশ্বরী (একই স্বামী) - (একই বিবর্তন  
(একই Recommended v/o No. 29 dated - 29.9.63  
একই বিবর্তন স্বতন্ত্র বিবর্তন স্বতন্ত্র বিবর্তন  
বন্দী ১ বিবর্তন স্বতন্ত্র বিবর্তন স্বতন্ত্র বিবর্তন -  
১০০, ১০০ ২০ ১০০, ১০০ ১০০ ১০০  
১০০)

This suit coming on this day for final disposal before Sri A.K.Das  
Assistant District Judge 7th Court, Alipore in presence of Sri

For THE NET CONSTRUCTION

Partner

*(Signature)*  
Partner



: 3 :

In presence of Sri Arabinda Berma Advocate for the Plaintiff and Sri Sushil Kumar Chatterjee Advocate for the defendants.

It is ordered,

that the suit be brought back to file and decreed finally in terms of the Commissioner's report. The report submitted by the Commissioner proceedings, field Book and plan are made part of the final decree.

স্বাক্ষরিত - ত্রৈলোক্য চক্রবর্তী - আইনজ্ঞ,

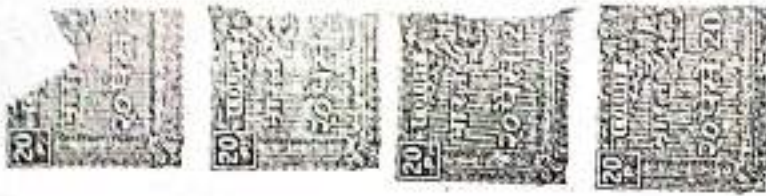
১) প্রথম ২৬ নম্বর খসড়া - বেহালদা-আমৃতসিং  
স্বাক্ষরিত - ত্রৈলোক্য চক্রবর্তী আইনজ্ঞ  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর

২) স্বাক্ষরিত আইনজ্ঞ ২৬ নম্বর ২৬ নম্বর amended  
vide order no. 29 dated 26.9.63  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর  
স্বাক্ষরিত - ২৬ নম্বর খসড়া - ২৬ নম্বর

For THE NET CONSTRUCTION

Partner

*Sipankam*  
Partner



(4)

පාලන කමිටු.

⑥ ඒ සේවක ම.ම. 299 / 0 වූ ආදායම් - ආදායම්  
ම.ම. 222 කලාං. 66 කාලය පාලන  
කමිටු.

⑦ ඒ සේවක ම.ම. 28 කාලය ආදායම් ම.ම.  
33 වූ කලාං. 60 කාලය පාලන කමිටු,

⑧ ඒ සේවක ම.ම. 002 වූ ආදායම්  
ම.ම. 326 කලාං. 328 කලාං. 03  
පාලන කමිටු.

⑨ ඒ සේවක ම.ම. 230 වූ ආදායම්  
ම.ම. 399 වූ කලාං. 28 කාලය පාලන  
කමිටු.

⑩ ගුණ 28 කාලයේ පාලන කමිටුවේ  
පාලන කමිටුවේ පාලන කමිටුවේ  
කමිටුවේ, ම.ම. 288 වූ ආදායම් ම.ම.  
326 වූ කලාං. 28 කාලය පාලන කමිටුවේ.

⑪ ඒ සේවක ම.ම. 288 වූ ආදායම් 890 වූ  
කලාං. 28 කාලය පාලන කමිටුවේ.

For THE NET CONSTRUCTION

Partner

*Sifan Sam*  
Partner



5

ସମ୍ପର୍କ ସମ୍ପର୍କ ୧୯୨୩ ମଧ୍ୟ କର୍ମ - ୩୦ କାଳ  
ସମ୍ପର୍କ ସମ୍ପର୍କ ~~ଅନୁପାଳନ~~ ~~ଅନୁପାଳନ~~ V. O. No.  
95 dt. 6.4.67.

Given under my hand and seal  
of this court this 15th day of  
June 1973.

certified that the addresses  
given above are the same  
filed by the parties.

sdt- Illegible.  
D.W.

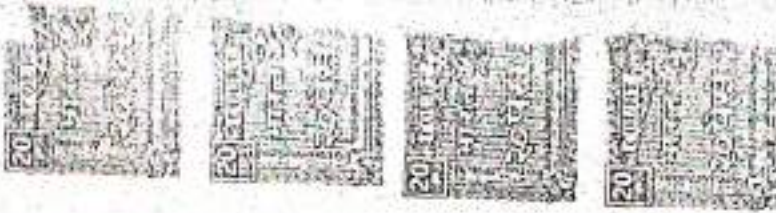
sdt- A.K.Dwo  
Assistant District Judge  
7th court, Alipore  
South 24-parganas,  
6.4.75

Typed by one:  
Bamanjit  
22/12/98

For THE NET CONSTRUCTION

Partner

*(Signature)*  
Partner



Made Part of the Final Decree :

District : South 24-Parganas.

In the Ld. 7th Court of Asstt. District Judge at Alipora.

Title Suit No. 1 of 1963.

1. Smt. Nanda Rani Ghosh wife of Late Nepal Chandra Ghosh,

2. Sri J. ban Krishan Ghosh, son of Late Habul Chandra Ghosh

3. Sri Anath Bandhu Ghosh, son of Late Gopal Chandra Ghosh

all are residing at 11, Nabalia Para Road, Muradpore, P.S. Behala, at present Thakurpukur, Calcutta- 700 034,

District : South 24-Parganas.

4. Smt. Laxmi Rani Ghosh,

wife of late Gopal Chandra Ghosh, residing at 11, Nabalia Para Road, Muradpore, P.S. Behala at present Thakurpukur, Calcutta- 700 034, District : South 24-Parganas.

....Plaintiffs.

.Versus-

1. Sri Bijoy Krishna Ghosh,

2. Sri Ajoy Kumar Ghosh,

3. Sri Mritunjoy Ghosh,

4) Sri Bimal Kumar Ghosh,

sons of Late Debendra Nath Ghosh, all are residing at 11,

Nabalia Para Road, Muradpore, P.S. Behala, at present

For THE NET CONSTRUCTION

Partner

*Signature*  
Partner



: 2 :

at present Thakurpur, District : South 24-Parganas,  
Calcutta- 34.

5. Smt. Ushabala Ghosh,

wife of late Debendra Nath Ghosh, residing at 11, Nabalia  
Para Road, Muradpore, P. S. Behala at present Thakurpur,  
Calcutta- 34, District : South 24-Parganas.

..... Defendants.

S I R,

FINAL REPORT OF THE PARTITION COMMISSIONER:

I have the Honour to state most respectfully that being  
appointed Commissioner for making partition of the suit  
properties in the above suit, I have completed the commission  
work and her to submit my final report as follows :-

1. That I have been appointed Commissioner for effecting  
partition of the suit properties according to the shares of t  
the plaintiffs and the defendants in present of the suit  
properties as per preliminary decree passed in the above  
suit.

2. Subject matter of partition of the instant suit are the  
basta land along with structures, bagan land and sali land  
and pukur lying and situate within Mouza- Muradpore, under  
Khatian No. 9 Dag No. 251, under Khatian No. 72, Dag No. 279,  
under Khatian No. 171/1, Dag No. 212, under Khatian No. 14,

For THE NET CONSTRUCTION

Partner

*[Signature]*  
Partner





: 3 :

No. 44, Dag No. 45/64, under Khatian No. 302, Dag No. 693, and 694, under Khatian No. 120, Dag No. 677, within Mouza Mondalpara, under Khatian No. 154, Dag No. 493, under Khatian No. 151, Dag No. 470, and 492. The instant suit was decreed in preliminary form on the 5th day of July, 1967, and declaring plaintiffs' jointly and 8 annas share and the defendants jointly got 8 annas share in the suit properties. The plaintiff No. 1 filed an application praying for declaring her 1/6th share in the suit properties and for the direction upon the ld. Commissioner to give separate allotment of 1/6th share in the suit properties and your Honour was pleased to declare the plaintiff no. 1's 1/6th share and directed me for separate allotment of the plaintiff No. 1, Smt. Nanda Rani Ghosh's 1/6th share in the suit properties.

3. After issuing notices upon the parties I went to the suit properties on 6.9.1984, 31.3.1985, 21.12.1985, 4.1.1987, 28.2.1987, 8.4.1967, 25.4.1967, 4.5.1991, 23.3.1991, and made my local investigation in respect of the suit properties in presence of the plaintiffs and the defendants with reference to the preliminary decree, R.S. Map No R.S. Record of Rights, etc.

For THE NET CONSTRUCTION

Partner

*Dipankar Ghosh*  
Partner



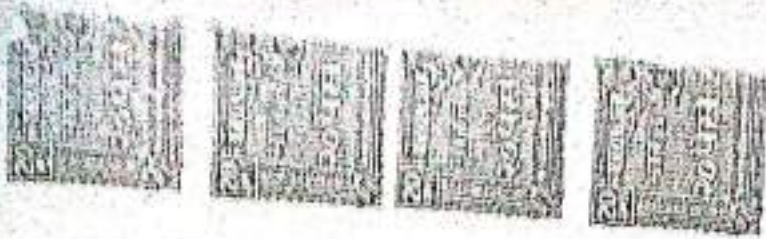
: 4 :

4. That the plaintiff No. 1 filed before me certified copy of preliminary decree, passed in the instant suit R.S. Maps for all the Mouzas, R.S. Record of rights, for all the mouza, and all other relevant papers for the purpose of the instant commission work.
5. That I made my local investigation of all the suit properties and verified the suit properties with the R.S. Maps, R.S. Record of Rights, with reference to the preliminary decree passed in the instant suit. I measured the suit properties wherever necessary for proper identification of the suit properties with the help of metallic tap and I noted the same in my field books, I duly checked the metallic tap before my survey work and found it to be in order. During the survey work I took due precaution so that no error can be made. I selected all the old building corners being the fixed points and those are reliable fixed points and I ~~was~~ verified their fixities by independent measurement and I was fully satisfied regarding the fixed points and I noted all the measurements in my field book which are filed herewith.
6. After returning home, I inked my field book and plotted the same in the scale of 40' ft. 1" inch and

For THE NET CONSTRUCTION

Partner

*Ripau Am*  
Partner



15 :

inch and prepared partition plan with reference to the preliminary decree, R.<sup>d</sup>. Maps, R.S. Plan, in such a way that the aforesaid fixed points may exactly coincide and the general lie of the field may also satisfactorily agreed then I expected the areas left fro partition.

7. That I prepared my batulation and classification sheet and also allotment sheet showing the added plaintiff No. 1's 1/6th share, plaintiffs nos. 2 to 4's 1/3rd share and defendants' 1/2 share. I extracted the area according to the shares of the parties in my allotment sheet and the allotment of added plaintiff No. 1 has been shown within red border line plaintiff Nos. 2 to 4's joint allotments have been shown within green border line and defendants joint allotment have been shown within blue border line and the common areas for common use of the parties have been shown within yellow border line in the partition plans which are annexed with my report, and which do form part of my report.

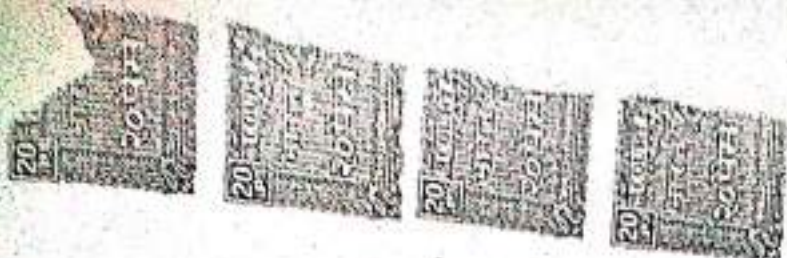
8. Now I shall deal with the valuation as per respective allotment according to the shares of the parties,

It appears that the defendants have constructed building at their own cos. in Mouza- Murespore in Dag No. 261

For THE NET CONSTRUCTION

Partner

*Sipal Singh*  
Partner



: 6 :

281 and at Mouza- Mondalpara on portions of Dag No. 493 and accordingly all these buildings have been allotted to the defendants jointly. The defendants and plaintiff, Nos. 2 to 4 failed to file any valuation allotment report and accordingly I tried my best to maintain the existing possession of the parties at the time of making my allotment. I verified and perused the present market value of the suit properties on local enquiry and I came to the conclusion that the suit properties are valued @ Rs 20,000,00 per cottah. i.e. @ Rs 28/- per square feet.

1. Valuation of the plaintiff No. 1's 1/5th share in the suit properties are as follows :-

|  |                         |
|--|-------------------------|
| ✓ a) In mouza Muradpore, Dag No. 281 ✓         | 4483 sq. ft. ✓          |
| b) In Mouza Muradpore, Dag No. 279 & 278       | 4095 Sq. ft.            |
| c) In Mouza Muradpore, Dag No. 693 & 694       | 825 sq. ft              |
| d) In Mouza Muradpore, Dag No. 677             | 1740 sq. ft.            |
| e) In Mouza Muradpore, Dag No. 212             | 5662 sq. ft.            |
| f) In Mouza Muradpore, Dag No. 46/64           | 5296 sq. ft.            |
| g) In Mouza Mondalpara, Dag No. 470 & 492, 493 | 8205 sq. ft.            |
|  | <del>8205 sq. ft.</del> |
| Total  | <u>30306 sq. ft.</u>    |

Valuation of the land : 30306 sft. x Rs 28/- = 8,48,568.00  
 Building after depreaction Rs 30,000.00  
 Total valuation :- Rs 8,78,568.00

For THE NET CONSTRUCTION

Partner

*[Handwritten Signature]*  
Partner



: 7 :

V 1) Valuation of the allotment of the plaintiff Nos. 1 to 4's 1/3rd share in the suit properties as follows :-

|  |                      |
|--|----------------------|
| ✓ a) In Mouza Muradpore, Dag No. 281 ✓         | 8965 sq. ft. ✓       |
| b) In Mouza Muradpore, Dag No. 279 & 278       | <u>8190 sq. ft.</u>  |
| c) In Mouza Muradpore, Dag No. 693 & 694       | 1650 sq. ft.         |
| d) In Mouza Muradpore, Dag No. 677             | 3480 sq. ft.         |
| e) In Mouza Muradpore, Dag No. 212             | 11324 sq. ft.        |
| f) In Mouza Muradpore, Dag No. 46/64           | 10592 sq. ft.        |
| g) In Mouza Mondalpara, Dag No. 470, 492 & 493 | <u>16410 sq. ft.</u> |
| Total :-                                       | 60611 sq. ft.        |

Valuation of land : 60611 sq. ft. x Rs 28/- = 16,97,108.00

Building after depreciation  
(including bath & Privy)

Total Valuation :- Rs 60,000.00  
Rs 17,57,108.00

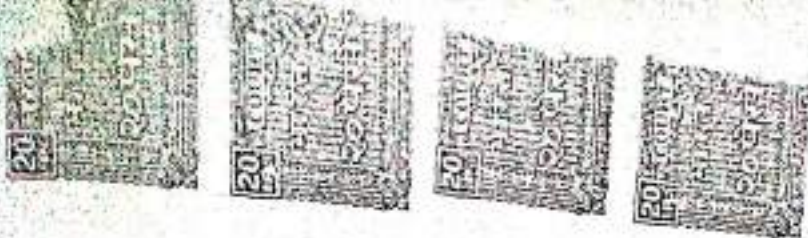
iii) Valuation of the defendant's 1/2 share in the suit properties are as follows :-

|  |                      |
|--|----------------------|
| ✓ a) In Mouza Muradpore, Dag No. 281 ✓   | 13447 sq. ft. ✓      |
| b) In Mouza Muradpore, Dag No. 279 & 278 | <u>12285 sq. ft.</u> |
| c) In Mouza Muradpore, Dag No. 693 & 694 | 2479 sq. ft.         |
| d) In Mouza Muradpore, Dag No. 677       | 5220 sq. ft.         |
| e) In Mouza Muradpore, Dag No. 212       | 16989 sq. ft.        |

For THE NET CONSTRUCTION

Partner

*[Signature]*  
Partner



: 8 :

|   |                     |
|---|---------------------|
| f) In Mouza Muralpore, Dag No. 46/64        | 15888 sq. ft        |
| g) In Mouza Mondalpara, Dag No. 470,492,493 | 24615 sq. ft        |
| Total : :-                                  | <u>90923 sq. ft</u> |

Valuation of the land : 90923 sq. ft. @ 29/- Rs 25,458,44/-

Building after depreciation including  
bath & privy

|                       |
|-----------------------|
| Rs 90,000/-           |
| <u>Rs 26,35,844/-</u> |

9. The total valuation of the suit properties for the purpose of stamp duty is as follows :-

|  |                        |
|--|------------------------|
| a) Total valuation of the plaintiff No. 1's      |                        |
| 1/6th share                                      | Rs 8,78,568.00         |
| b) Total valuation of the plaintiff No. 2 to 4's |                        |
| 1/3rd share in the suit properties               | Rs 17,57,108.00        |
| c) Total valuation of the defendants'            |                        |
| 1/2 share in the suit properties                 | Rs 26,35,844.00        |
|  | <u>Rs 52,71,520.00</u> |

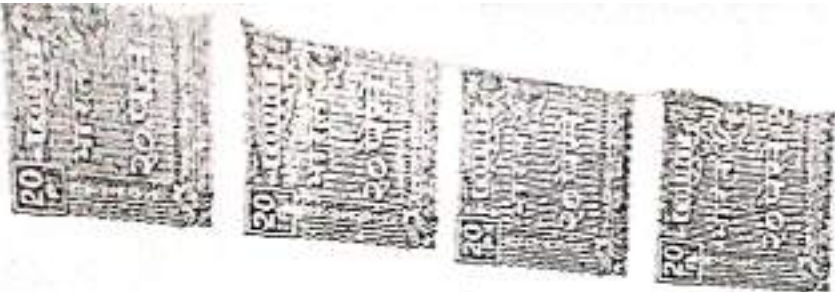
Total valuation of the suit properties is Rs 52,71,520.00 (Rupees fifty two lacs seventy one thousand and five hundred twenty) only for the purpose of the Stamp Duty and no coalty money is payable in terms of preliminary judgement and the allotment has been made according to the share of the parties.

9. Thus I beg to submit my report along with the writ, proceedings, field, book, partition plan and other

For THE NET CONSTRUCTION

Partner

Partner



: 9 :

and other papers which may kindly be treated as part of this report.

Yours faithfully,  
Sd/- Sukumar Chaudhuri,  
Advocate.

Encls : as above

Dated :- 26.5.1993

Typed by me :-

*Banani*  
*22/12/98*

For THE NET CONSTRUCTION

Partner

*Ripal An.*  
Partner



Examined and found to be a true copy and correctly stamped  
*Godinda Nayak*  
23/12/88  
Clerk.

Received by the Court  
*Prad Kishor*  
Charitable Trust, Judge's Court  
Magistrate's Court, Alipore  
Assessed on 18 Dec 1 of 1978

23/12/88