08094 1-07615/12

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL K 426979

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

District Sub-Register-III
Alipore, South 24-parganas

17 AUG 2012

DEED OF PARTITION

THIS DEED OF PARTITION made this ...17th... Day of ...August... Two Thousand Twelve (2012) **BETWEEN 1) ADITYA TODI (HUF) represented by its Karta ADITYA TODI** son of Late Satyapal Todi by faith Hindu, by Occupation- Business, residing at 49/51, Prince Gulam Md. Shah Road Kolkata-33, **2) PRITI BAJORIA** wife of Bishnu Kumar Bajoria, by faith Hindu, by Occupation- House wife, residing at 49/50, Prince Gulam Md. Shah Road Kolkata-700 033,

03 AUG 2012

SL. No. 288 Dt. ..... Rupees 500

M/s. Sri / Smt. P. K. Chatterjee (Adv)

Address Alipore court

P.S. Kolkata - 700027

Vendor

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

Swapan Sardar
S/o Sri M. Sardar
Alipore Court
Kol - 700027
Low. clerk

Dist. Sub-Registrar - II
South 24 Parganas
17 AUG 2012

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08094 / 2012, Deed No. (Book - I , 07615/2012)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Aditya Todi (1st Party) 49/51, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033	 17/08/2012	 LTI 17/08/2012	Aditya Todi 17/8/12

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Aditya Todi (1st Party) Address -49/51, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033	Self	 17/08/2012	 LTI 17/08/2012	Aditya Todi
2	Priti Bajoria (1st Party) Address -49/50, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033	Self	 17/08/2012	 LTI 17/08/2012	Priti Bajoria
3	Bishnu Kr. Bajoria (2nd Party) Address -49/50, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033	Self	 17/08/2012	 LTI 17/08/2012	Bishnu Kumar Bajoria.
4	Rajendra Prasad Maskara (2nd Party) Address -19/a, Mandeville gardens, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 17/08/2012	 LTI 17/08/2012	Rajendra Prasad Maskara

Office of the Dist Sub-Registrar III

17/08/2012

Sub Registrar - III
Alipur, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the D.S.R. - III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 08094 / 2012, Deed No. (Book - I , 07615/2012)

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Indu Maskara (3rd Party) Address -19/a, Mandeville gardens, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 17/08/2012	 LTI 17/08/2012	Indu Maskara
6	Mridula Todi (3rd Party) Address -78, Bentinck Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001	Self	 17/08/2012	 LTI 17/08/2012	Mridula Todi

Name of Identifier of above Person(s)
Swapan Sardar
Alipore Police Court, Judges Court Road, Kolkata, Thana:-Alipore, P.O. :-Alipore ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027

Signature of Identifier with Date
Swapan Sardar

Alipur, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS

17/08/2012

Government Of West Bengal

Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07615 of 2012

(Serial No. 08094 of 2012)

On

Payment of Fees:

On 17/08/2012

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 4, 45 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 92149.00/-, on 17/08/2012

(Under Article : A(1) = 92103/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 17/08/2012)

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.-1,25,20,509/-Partition Amount Rs 74,13,108/- Conveyance Amount Rs 9,60,586/-

Certified that the required stamp duty of this document is Rs.- 94721 /- and the Stamp duty paid as: Impresive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 49000/- is paid, by the draft number 036497, Draft Date 17/08/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/08/2012
2. Rs. 45271/- is paid, by the draft number 036526, Draft Date 17/08/2012, Bank Name State Bank of India, DALHOUSIE SQUARE, received on 17/08/2012

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

Presented for registration at 13.35 hrs on :17/08/2012, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Aditya Todi (1st Party) , one of the Executants.

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

Execution is admitted on 17/08/2012 by

1. Aditya Todi (1st Party)
   Karta, Aditya Todi (H U F), 49/51, Prince Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033.
   , By Profession : Business

Sd/-
Sub-Registrar - III
Alipur, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

17/08/2012 14:39:00

Government Of West Bengal

Office Of the D.S.R. - III SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 07615 of 2012

(Serial No. 08094 of 2012)

2. Priti Bajoria (1st Party), wife of Bishnu Kr Bajoria , 49/50, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste Hindu, By Profession : House wife

3. Bishnu Kr. Bajoria (2nd Party), son of Hari Kishan Bajoria , 49/50, Pr Gulam Md. Shah Road, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700033, By Caste Hindu, By Profession : Business

4. Rajendra Prasad Maskara (2nd Party)
Karta, Rajendra Prasad Maskara (H U F), 19/a, Mandeville gardens, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019.
, By Profession : Business

5. Indu Maskara (3rd Party), wife of Rajendra Prasad Maskara , 19/a, Mandeville gardens, Kolkata, Thana:-Gariahat, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : House wife

6. Mridula Todi (3rd Party)
Director, Todi Infrastructure Pvt Ltd., 78, Bentinck Street, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001.
, By Profession : Business

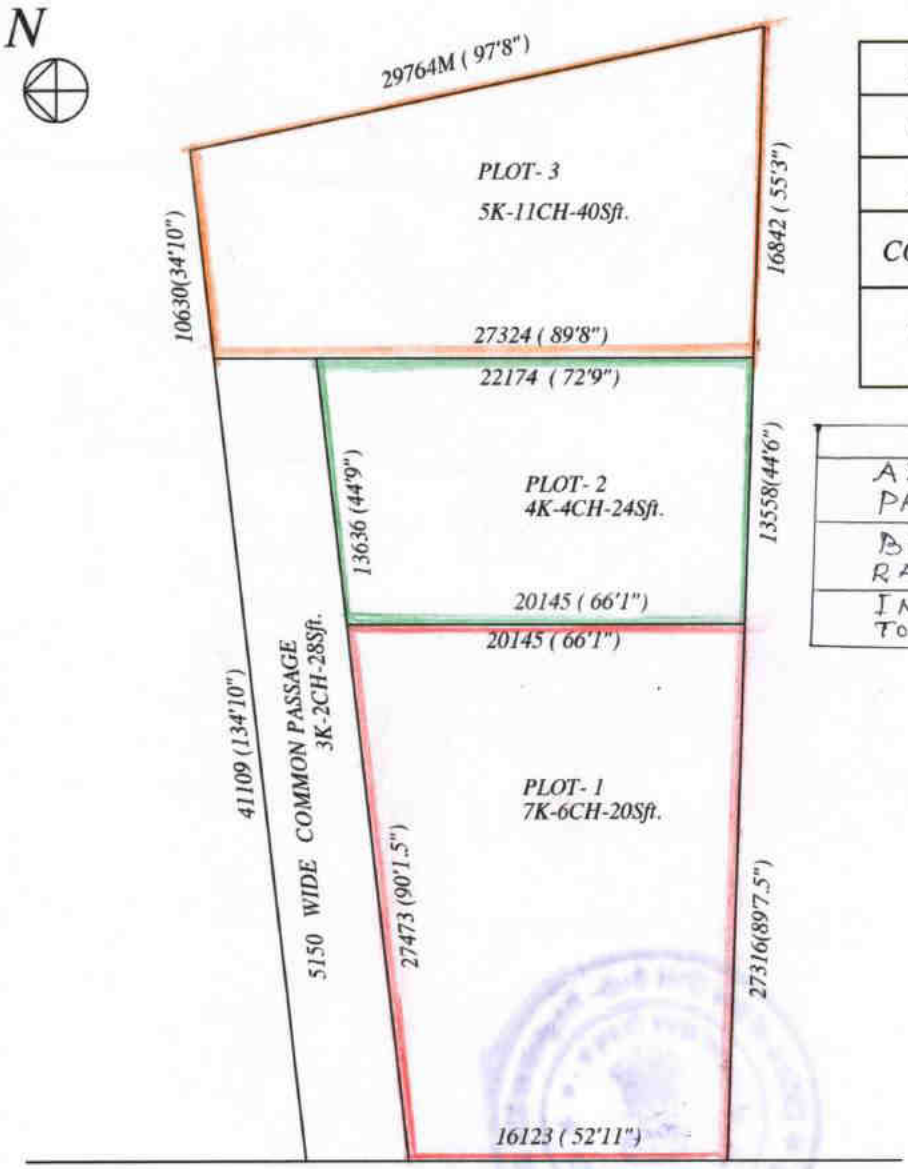
Identified By Swapan Sardar, son of M. Sardar, Alipore Police Court, Judges Court Road, Kolkata, Thana:-Alipore, P.O. :-Alipore ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Law Clerk.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

Dist. Sub. Registrar III
Alipur, South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

SITE PLAN OF R.S. DAG NO. 180 , R.S. KHATIAN NO. 82, J.L. NO. 25, TOUZI NO. 56, WARD NO. 109, BROUGH-XII, P.S. PURBA JADAVPUR. DIST.24 PGS(S). PREMISES NO: 3208, NAYABAD.



PLOT - 1	= 7K-6CH-20SFT
PLOT - 2	= 4K-4CH-24SFT
PLOT - 3	= 5K-11CH-40SFT
COMMON PASSAGE	= 3K-2CH-28SFT
TOTAL AREA	= 20K-9CH-22SFT

NAME OF OWNERS	PLOT NO.
ADITYA TODI (HUF) PRITI BAJORIA	1
BISHNU KUMAR BAJORIA RAJENDRA PRASAD MASKARA(HUF)	2
INDU MASKARA TODI INFRA STRUCTURE PVT. LTD	3

Aditya Todi (HUF)
Karta

Priti Bajoria

Indu Maskara

Todi Infrastructure Pvt. Ltd.
Director

Bishnu Kumar Bajoria

RAJENDRA PRASAD MASKARA (HUF)
KARTA

Hiranmoy Mukherjee
L.B.S. No. 1350 (I)
The Kolkata Municipal Corporation

SIGNATURE OF L.B.S.

SCALE :- 1:400 (1in 32inch0

South 24 Parganas

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hereinafter jointly called the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

1) **BISHNU KUMAR BAJORIA** son of Hari Kishan Bajoria, by faith Hindu, by Occupation- Business, residing at 49/50, Prince Gulam Md. Shaha Road Kolkata-700033, 2) **RAJENDRA PRASAD MASKARA (HUF) represented by its Karta Rajendra Prasad Maskara** son of Late Biswanath Maskara, by faith Hindu, by Occupation- Business, residing at 19/A, Mandeville Gardens Kolkata- 700019 hereinafter called the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include its, respective heirs, executors, administrators, legal representatives, Successors-in-interest and assigns) of the **SECOND PART**.

1) **INDU MASKARA** wife of Rajendra Prasad Maskara, by faith Hindu, by Occupation- House wife, residing at 19/A Mandeville Gardens, Kolkata- 700 019, **2) TODI INFRASTRUCTURE PVT LTD**, a Private Limited Company, incorporated under the Companies Act, 1956, having its Registered office at 78, Bentick Street, P.S Hare Street, Kolkata- 700001, **represented by its Director Mridula Todi wife of Aditya Todi** hereinafter called the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to include their respective heirs executors, administrators, representatives, successors-in-interest and assigns) of the **THIRD PART**.

WHEREAS some Sali land measuring about 138 Decimal Land in Mouza Nayabad, Touzi No. 56, J.L No. 25, R.S No. 3, R.S Dag Nos.180,178,177 & 171 under Khatian No. 82, P.S Jadavpur Dist. 24 Pgs (S) was belonged to one Natabar Dhara and his name was

Alipur, South 24 Parganas

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recorded in the ROR, Govt. of West Bengal as Owner of the said property.

AND WHEREAS Said Natabar Dhara died intestate leaving behind him surviving his only daughter Smt. Giribala Bewa as his heir and legal representative and the property left by the deceased devolved upon her absolutely and solely and absolutely seized and possessed, by paying rents and taxes thereto.

AND WHEREAS Giribala Bewa sold 74 decimal land to One Smt. Radharani Dhara out of her total land and remaining 64 decimal land in R.S Dag No. 180 under R.S Khatian No. 82 , Mouza Nayabad absolutely seized and possessed by paying taxes thereto.

AND WHEREAS Said Giribala Bewa sold her said 64 decimal land in Mouza Nayabad, Dag No. 180, under Khatian No. 82 sold to one Sri Rajedra Nath Dhara by way of Sale Deed dated 4th December 1967 registered in the office of S.R at Alipore Dist. 24 Pgs and recorded in Book No. I, Vol. No. 154, Pages 65 to 68 Being No. 8524 for the year 1967 by which Rajendra Nath Dhara absolute Owner of the said landed property.

AND WHEREAS Said Rajendra Nath Dhara died intestate leaving behind him surviving five sons namely, Kanai Lal Dhara, Nirapada Dhara, Shyamapada Dhara, Nirmal Chandra Dhara, Gostha Dhara and two daughters namely, Smt Sukhi Porel (Dhara) and Smt Chanu Bala Sikari (Dhara) as his heirs and legal representatives and the property left by the deceased devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS Said Shayamapada Dhara also died intestate leaving behind three sons namely, Babulal Dhara, Bholanath Dhara and Mangala Dhara as his heirs and legal representatives and the undivided share of the said property left by the deceased

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South 24 Parganas

Alipur, South 24 Parganas

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devolved upon them in equal shares according to Hindu Succession Law.

AND WHEREAS the Said Kanai Lal Dhara, Nirapada Dhara, Babu Lal Dhara, Bholanath Dhara, Mangala Dhara, Nirmal Chandra Dhara, Gostha Dhara, Smt Sukhi Porel (Dhara) and Smt. Chanu Bala Sikari (Dhara), all the heirs of deceased Rajendra Nath Dhara became the absolute Owners of the said landed property measuring about 70 Cottah 15 Chittak 40 Sq.ft in R.S Dag No. 159 under R.S Khatian No. 77, R.S Dag Nos. 166, 167 & 168 under R.S Khatian No. 2, R.S Dag No. 180 under R.S Khatian No. 82 and R.S Dag No. 172, 173 & 174 under R.S Khatian No.4 and seized and possessed jointly.

AND WHEREAS to enjoy the said property and with the intervention of the well wishers and respectable persons of the locality all the heirs mutually partitioned their said landed property by way of deed of partition on 26th Sept. 2001 registered in the office of D.S.R-III, 24 Parganas (South) at Alipore and recorded in Book No.I, Being No. 6403 for the year 2001.

AND WHEREAS by virtue of the said Deed of Partition said Kanai Lal Dhara got Sali land measuring 10 Cottah 5 Chittak 20 Sq.ft in Mouza Nayabad, Dag No. 167, 168, Khatian No. 2 in Lot-A Red colour border in the Plan annexed thereto.

AND WHEREAS Said Nirapada Dhara got Sali land measuring 10 Cottah 5 Chittak 20 Sq.ft in Mouza Nayabad, Dag No. 166, 167, Hal Khatian No. 2 in Lot-B Green colour border in the Plan annexed thereto.

AND WHEREAS Said Babu Lal Dhara, Bolanath Dhara, Mangala Dhara jointly got Sali Land measuring 10 Cottah in Mouza Nayabad,

Dist Sub-Registrar

South 24 Parganas

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Hal Dag No. 159, Hal Khatian No. 77 in Lot-C Violet border in the Plan annexed thereto.

AND WHEREAS Said Nirmal Chandra Dhara got Sali land measuring 10 Cottahs out of which 8 Cottah Land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82 and 2 Cottah Land in R.S Dag No. 174, R.S Khatian No. 4, P.S Purba Jadavpur in Lot-D marked by Yellow colour border in the Plan annexed thereto.

AND WHEREAS Said Gostha Dhara got Sali land measuring 10 Cottahs out of which 8 Cottah Land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82 and 2 Cottah Land in R.S Dag No. 159, R.S Khatian No. 77, P.S Purba Jadavpur in Lot-E marked by Sky colour border in the Plan annexed thereto.

AND WHEREAS Said Smt. Sukhi Porel (Dhara) got Sali land measuring 10 Cottahs 05 Chittaks out of which 4 Cottah 02 Chittak Land in Mouza Nayabad, R.S Dag No. 180, under R.S Khatian No. 82, and 3 Cottah 03 Chittak Land in R.S Dag No. 159, R.S Khatian No. 77, and 3 Cottahs land in R.S Dag No. 174, R.S Khatian No. 4 , P.S Purba Jadavpur, in Lot-F marked by Badami colour border in the Plan annexed thereto.

AND WHEREAS Said Smt. Chanu Bala Sikari (Dhara) got Sali land measuring 10 Cottahs in Mouza Nayabad, R.S Dag No. 172,173 & 174 under R.S Khatian No.4, P.S Purba Jadavpur in Lot-G marked by Orange colour border in the Plan annexed thereto.

AND WHEREAS Said Nirmal Chandra Dhara, Gostho Dhara, and Smt. Sukhi Porel (Dhara) are absolutely seized and possessed of their respective land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S) by mutating their respective names for

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their respective area of landed property in the record of the B.L & L.R.O by paying rents regularly.

AND WHEREAS the said **Nirmal Chandra Dhara**, the Vendor No. 2 therein, announced to sell his 8 Cottahs Sali land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S), morefully described in the Schedule 'B' thereunder written, free from all encumbrances at the consideration stated therein and said **Sri Gostha Dhara**, the Vendor No. 1 therein, announced to sell 8 Cottahs sali land in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S) morefully described in the Schedule 'A' thereunder written at the consideration stated therein and **Smt Sukhi Porel (Dhara)** the Vendor No. 3 therein announced to sell her 4 Cottahs 02 Chittaks sali land in Mouza Nayabad, R.S Dag No. 180 , R.S Khatian No. 82, J.L No. 25, R.S No. 3, Tuozi No. 56, P.S Purba Jadavpur, Dist. 24 Pgs (S), morefully described in the Schedule 'C' thereunder written, free from all encumbrances at the consideration stated therein and for which **Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara, Todi Infrastructure Pvt. Ltd**, jointly purchased the said entire property measuring about 20 cottahs 9 chittacks 22 sq.ft. inclusive of private passage from the said Vendors namely **Nirmal Chandra Dhara, Sri Gostha Dhara and Smt Sukhi Porel (Dhara)** upon payment of full consideration by virtue of Deed of conveyance dated 26th July, 2010 registered in the office of D.S.R. III, Alipore24 Parganas (South) and recorded in Book No. I, Volume No. 11, page from 2954 to 2974 Being No. 05727 for the year 2010.

AND WHEREAS by and under the said Deed of Conveyance the said **Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara, Todi**

Office of the Dist Sub-Registrar III
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Infrastructure Pvt. Ltd, became the joint absolute owners in equal shares of the said entire property measuring about 20 cottahs 9 chittacks 22 sq.ft. lying and situated in Mouza Nayabad, R.S. Dag No. 180, R.S. Khatian No. 82, J.L. No. 25, R.S. No. 3, Touzi No. 56, P.S. Purba Jadavpur, with thin the jurisdiction of the Kolkata Municipal Corporation, Ward No. 109, District 24 parganas (South), morefully described in the **SCHEDULE 'A'** hereunder written, and seized and possessed by mutating their names in the records of the K.M.C. being known and numbered as Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata under Assessee No. 311090863026 by paying taxes thereto.

AND WHEREAS for the purpose of Partition and/or division of the said properties being Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, into separate lots in accordance with the respective shares of the parties as aforesaid and for more convenient and exclusive possession and better use occupation and enjoyment of the divided portions the said **Aditya Todi (HUF), Priti Bajoria, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), Indu Maskara and Todi Infrastructure Pvt. Ltd**, have mutually agreed and decided to have the said property partitioned by metes and bounds by way of registered Deed of Partition in the manner hereinafter appearing viz., that the said **Aditya Todi (HUF), Priti Bajoria**, the Party of the First Part shall accept the property set out in the **SCHEDULE 'B'** hereunder written, the said **Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF),** the Party of the Second Part shall accept the property set out in the **SCHEDULE 'C'** hereunder written and the said **Indu Maskara and Todi Infrastructure Pvt. Ltd,** the Party of the Third Part shall accept the property set out in the **SCHEDULE 'D'** hereunder written, as their exclusive properties in lieu of their respective shares in the Joint Estate all questions as to accounts and mutual dealings having been waived.

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NOW THIS DEED OF PARTITION WITNESSETH

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 contained, the said **Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), the Party of the Second Part and Indu Maskara and Todi Infrastructure Pvt. Ltd, the Party of the Third Part** herein do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said **ADITYA TODI (HUF), PRITI BAJORIA, the Party of the First part** herein **ALL THAT** the property set forth in the **Schedule 'B'** hereunder written together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said **ADITYA TODI (HUF), PRITI BAJORIA, the Party of the First Part** the sole and absolute owner of the property comprised in the said **Schedule 'B'** hereunder written freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the Other parts concerning the same and **TO HAVE AND TO HOLD** the same absolutely and forever in fee simple severalty against the said **Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF),** the Party of the Second Part and **Indu Maskara and Todi Infrastructure Pvt. Ltd,** the Party of the Third Part.

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 under and by virtue of mutual transfers and releases hereunder contained, the said **Aditya Todi (HUF), Priti Bajoria, the Party of the First Part and Indu Maskara and Todi Infrastructure Pvt. Ltd, the Party of the Third Part** herein do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said **BISHNU KUMAR BAJORIA, RAJENDRA PRASAD MASKARA (HUF) the Party of the Second Part** herein **ALL THAT** the property set forth in the **Schedule 'C'**

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South 24 Parganas

Sub Registrar
Alipur, South 24 Parganas

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hereunder written, together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said **BISHNU KUMAR BAJORIA, RAJENDRA PRASAD MASKARA (HUF), the Party of the Second Part** the sole and absolute owner of the property comprised in the said **Schedule 'C'** hereunder written freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the Other parts concerning the same and **TO HAVE AND TO HOLD** the same absolutely and forever in fee simple severalty against the said **Aditya Todi (HUF), Priti Bajoria, the Party of the First Part and Indu Maskara and Todi Infrastructure Pvt. Ltd, the Party of the Third Part.**

3. 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 contained, the said **Aditya Todi (HUF), Priti Bajoria the Party of the First Part and Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF) the Party of the Second Part** herein do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said **INDU MASKARA AND TODI INFRASTRUCTURE PVT. LTD the Party of the Third Part** herein **ALL THAT** the property set forth in the **Schedule 'D'** hereunder written together with all areas, sewers, drains, water, water courses, lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said **INDU MASKARA AND TODI INFRASTRUCTURE PVT. LTD, the Party of the Third Part** the sole and absolute owner of the property comprised in the said **Schedule 'D'** freed and discharged from all rights in common and all claims, demands whatsoever of the parties of the Other parts concerning the same and **TO HAVE AND TO HOLD** the same absolutely and forever in fee simple severalty against the said **Aditya Todi (HUF), Priti Bajoria the**

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Party of the First Part and Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF) the Party of the Second Part.

AND THIS DEED FURTHERMORE WITNESSETH as follows:

a) That the said **Aditya Todi (HUF) the Party of the First Part** shall have the custody and possession of all the documents of title as also the original of this deed and at the request and cost of either **Priti Bajoria, the Party of the First Part, Bishnu Kumar Bajoria, Rajendra Prasad Maskara (HUF), the Party of the Second Part and Indu Maskara and Todi Infrastructure Pvt. Ltd the Party of the Third Part** or their respective 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 uncancelled.

b) That no party shall be entitled to any easements or quasi easements over allotments made to the other parties which are all hereby extinguished.

c) The parties shall enter upon their respective allotments and hold, possession and enjoy the same in severalty absolutely against each other without any claim, demand or interruption whatsoever.

d) Each party shall at the request and cost 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

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hereunder made or for rectification of any error or omission.

e) That each of the parties hereto shall mutate their names in the records of the Kolkata Municipal Corporation for their respective areas mentioned in the Schedule hereunder written and shall pay their taxes to the K.M.C. accordingly.

f) This partition shall not be reopened nor challenged under any circumstances by reason of any error or omission whatsoever, but the parties shall execute and register such further deed or deeds or writings as may be necessary to rectify the error or errors or implement the omission or commissions.

THE SCHEDULE "A" ABOVE REFERRED

(Description of the Entire property)

ALL THAT piece and parcel of Sali land total measuring about 20 Cottahs 9 Chittaks 22 Sq.ft, lying and situated in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, within the jurisdiction of the K.M.C, Ward No. 109, being Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, under Assessee No. 311090863026, Dist. 24 Parganas (South), alongwith all easement rights, butted and bounded as follows :

ON THE NORTH : R.S Dag No. 180

ON THE SOUTH : R.S Dag No. 181

ON THE EAST : Land of Smt. Sukhi Porel

ON THE WEST : K.M.C Black top Road 20'ft wide.

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THE SCHEDULE "B" ABOVE REFERRED

(Property allotted to ADITYA TODI (HUF) & PRITI BAJORIA)

ALL THAT piece and parcel of Sali land measuring about 7 cottahs 6 Chittacks 20 Sq.ft. out of total land measuring about 20 Cottahs 9 Chittaks 22 Sq.ft, lying and situated in Mouza Nayabad, R.S. Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, within the jurisdiction of the K.M.C, Ward No. 109, being part of Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, Dist. 24 Parganas (South), together with easement rights of common passage in the Northern side and all other easement rights, clearly mentioned in **"PLOT- I"** and demarcated by **"RED"** border in the plan annexed hereto and butted and bounded as follows :

ON THE NORTH	:	5.15m common passage;
ON THE SOUTH	:	R.S. Dag No. 181;
ON THE EAST	:	Plot No. 2 (Part of R.S. Dag No. 180);
ON THE WEST	:	20'ft. wide KMC Black top Road.

The Estimated value of the property is **Rs.20,00,000/- (Rupees Twenty Lakh) only.**

THE SCHEDULE "C" ABOVE REFERRED

(Property allotted to BISHNU KUMAR BAJORIA, RAJENDRA PRASAD MASKARA (HUF))

ALL THAT piece and parcel of Sali land measuring about 4 cottahs 4 Chittacks 24 Sq.ft. out of total land measuring about 20 Cottahs 9 Chittaks 22 Sq.ft, lying and situated in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, being Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata , within the jurisdiction of the K.M.C, Ward No. 109, being part of Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, Dist. 24 Parganas (South), together with easement rights of common passage in the

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Northern side and all other easement rights, clearly mentioned in **"PLOT- II"** and demarcated by **"GREEN"** border in the plan annexed hereto and butted and bounded as follows :

ON THE NORTH	:	5.15m common passage;
ON THE SOUTH	:	R.S. Dag No. 181;
ON THE EAST	:	Plot No. 3 (Part of R.S. Dag No. 180);
ON THE WEST	:	Plot No. 1 (Part of R.S. Dag No. 180).

The Estimated value of the property is **Rs.10,00,000/- (Rupees Ten Lakh) only.**

THE SCHEDULE "D" ABOVE REFERRED

(Property allotted to INDU MASKARA AND TODI INFRASTRUCTURE PVT. LTD)

ALL THAT piece and parcel of Sali land measuring about 5 cottahs 11 Chittacks 40 Sq.ft. out of total land measuring about 20 Cottahs 9 Chittaks 22 Sq.ft, lying and situated in Mouza Nayabad, R.S Dag No. 180, R.S Khatian No. 82, J.L No. 25, R.S No. 3, Touzi No. 56, being Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, within the jurisdiction of the K.M.C, Ward No. 109, being part of Premises No. 3208, Nayabad, P.S. Purba Jadavpur, Kolkata, Dist. 24 Parganas (South), together with easement rights of common passage in the Northern side and all other easement rights, clearly mentioned in **"PLOT- III"** and demarcated by **"ORANGE"** border in the plan annexed hereto and butted and bounded as follows :

ON THE NORTH	:	R.S. Dag No. 180;
ON THE SOUTH	:	R.S. Dag No. 181;
ON THE EAST	:	R.S. Dag No. 179;
ON THE WEST	:	5.15m common passage & Plot -2 (Part of R.S. Dag No. 180).

The Estimated value of the property is **Rs.15,00,000/- (Rupees Fifteen Lakh) only.**

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IN WITNESSES WHEREOF all the parties have subscribed their respective hands on the day month and year first above written.

SIGNED SEALED AND DELIVERED

In the presence of:

1. Praveen Maskara
19/A Mandeville Gardens
Kol-19.

Aditya Todi (HUF)
Karta

Priti Bajoria

SIGNATURE OF THE OWNERS PARTY OF THE FIRST PART

2. Swapan Sarkar
Alipore Court
Kol - 700027

Bishnu Kumar Bajoria
RAJENDRA PRASAD MASKARA (HUF)
Karta

SIGNATURE OF THE OWNERS PARTY OF THE SECOND PART

Todi Infrastructure Pvt. Ltd.
Director

SIGNATURE OF THE OWNERS PARTY OF THE THIRD PART

Drafted by :

P. K. Chattopadhyay

Advocate
Alipore Court,
Kolkata – 700 027.

Printed by :

Subal Jana
Gariahat,
Kolkata-700019

Office of the Dist Sub-Registrar
South 24 Parganas

Sub-Registrar - III
Alipur, South 24 Parganas

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PHOTO

Name ADITYA TODI

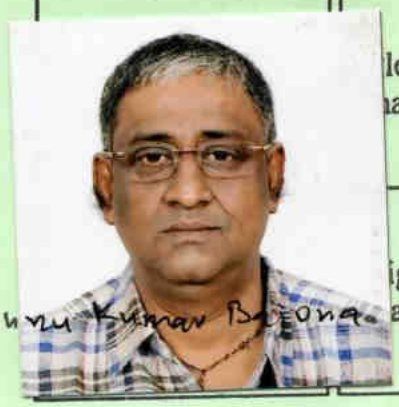
Signature

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PRITI BAJORIA

Signature Priti Bajoria

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					



Name BISHNU KUMAR BAJORIA

Signature Bishnu Kumar Bajoria.

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAJENDRA PRASAD MAPKARA

Alipur, South 24 Parganas

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					

Name Indu Marakala

Signature Indu Marakala

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Mridula Todi

Signature Mridula Todi

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature .....

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 1318 to 1340
being No 07615 for the year 2012.

(Ashoke Kumar Biswas) 22-August-2012
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal

D.S.R - III
South 24 Parganas
Alipore