

ADEAR Sonapur Date no - 11858 for 08

भारतीय गैर न्यायिक



INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

27AA 522533



5647/08

₹	6
₹	8
₹	20
₹	4
Total	38

12/12/08

Seed no - 11858 for 08

For SURAKHA CONSTRUCTION

Sunitha
Partner

Samin Saha
Partner

এস. এল. নং 687 তারিখ 10/12/2008

নাম

ঠিকানা

মূল্য 190/-

ভেডার - মনোজানি দেব
সোনারপুর - এ. ডি. ডাম আর. ও

L. H. CHANDRAN (1998)
Sole Civil Court

F (I)	2-00
F (II)	2-00
C (I)	6-00
G	8-00
S	20-00
T	4-00
E	10-00
B	10-00



52-00
copy of this document
and delivery to the applicant
as per order No. 5647/08

Addl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.

For SURAKHA CONSTRUCTION
Surothi Saha Partner
Samir Sankar Partner

12-12-08

11589

I 11858/68



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

386341

Q. No. 18562 dt. 7/11/08



Haran Naskar



This document is to be read in conjunction with the document No. 18562 dt. 7/11/08.

Asst. District Sub-Registrar
Sonapur, South 24 Parganas

DEC 2008

45/10/637
 8-5000
 80 12/6/08
 19/6/08

THIS DEED OF PARTITION made this 5th Day of
December, Two Thousand Eight (2008) BETWEEN SRI
 HARAN NASKAR son o Late Satish Naskar by faith Hindu, by
 occupation - Cultivation residing at Garagacha, P.S. Sonapur, Dist.

For SURAKHA CONSTRUCTION
 Partner *[Signature]*
 Partner *[Signature]*
 Partner

- 7 DEC 2008

Handwritten notes and signatures at the top of the page, including a signature that appears to be "Sami Sander".

Handwritten text: "Dokumen No. Day", "Asli - Pullo Gaur", "End - 27"



Handwritten text: "Attd. Uki Sub-Registrar", "South 24 Parganas"

- 5 DEC 2008

Swapan Sarda
3/c monmatha Sarda
vill far fua
P.S. Joyndahar (C)
Pin - 743122



For SURAKHA CONSTRUCTION
Sami Sander
Partner

24 Parganas (S), hereinafter called the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the ONE PART.

A N D

SRI SUNIL NASKAR s/o Late Satish Naskar by faith - Hindu, by occupation - Cultivation, residing at Garagacha, P. S. Sonarpore, Dist. 24 Parganas (S), hereinafter called the OWNER (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the OTHER PART

WHEREAS 49 decimal Sali land in Dag No. 64, Khatian No. 86, R.S. No. 41, Touzi No. 56, J.L. No. 45 in Mouza - Garagacha and 63 decimal Sali Land in Mouza Garagacha, Dag No. 239 under Khatian No. 39, 24 Parganas belonged to the Trustees Khagendra Nath Dey Sarkar, Narendra Nath Dey Sarkar, Smt. Lilabati Dey Sarkar, Birendra Nath Dey Sarkar, Amarendra Nath Dey Sarkar, Samarendra Nath Dey Sarkar, Jyanendra Nath Dey Sarkar, Dhirendra Nath Dey Sarkar, Sachindra Nath Dey Sarkar, Smt. Mrinalini Dey Sarkar and Hirendra Nath Dey Sarkar by virtue of Trust Deed dated 19.12.53 registered in the office of Joint Sub-Registrar Sadar at Alipore and recorded in Book No. 1, Vol. No. 131, Pages 168 to 190, Being No. 8018 for the year 1953 by dividing two Schedule of properties in Schedule 'Ka' and Schedule 'Kha' mentioned thereon out of which

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For SURAKHA CONSTRUCTION

Santh Saha
Partner

Sanjay Sarkar
Partner



For SURAKHA CONSTRUCTION

Santhi Devi

Partner

Samir Saha

Partner

'Kha' Schedule property was under them/committee having every right to transfer etc and all the moneys will be deposited for the development of the Trustee and the said Trustee was named as Ramanath Dey Sarkar Religious Charitable Trust.

AND WHEREAS under Revisional Settlement the said properties under 'Kha' Schedule measuring 1.12 decimal Sali land under Khatian No. 118, Dag No. 66 - 49 decimal, Khatian No. 39, Dag No. 246 - 63 decimal published in the R.O.R. in the name of the said Charitable Trust.

AND WHEREAS the said 'Kha' Schedule properties again published in L.R. Settlement R.O.R. under Krishi Khatian 166, Dag No. 72 measuring 49 decimal Sali Land Krishi Khatian No. 166, Dag No. 270 measuring 63 decimal Sali land in the name of the said Charitable Trust.

AND WHEREAS the said landed property was cultivated by the cultivator Sri Haran Naskar and Sunil Naskar and their names were recorded as Bargadar in the L.R. Settlement R.O. R.

AND WHEREAS the Committee Members of the Ramanath Dey Sarkar Religious Charitable Trust Sri Hirendra Nath Dey Sarkar, Somnath Dey Sarkar, Pratipendra Dey Sarkar, Rebindra Nath Sarkar, Smt. Dhruba Sarkar were ignorant about their properties and as such Sri. Haren Dey and Biren Halder were appointed as their representatives to look after their properties properly and to distribute

For SURAKHA CONSTRUCTION

Senthil

Partner

Samin Sarkar

Partner



For SURAKHA CONSTRUCTION
Sanath Saha *Samir Saha*
Partner Partner

the said properties to the farmer by dividing small plots and to collect customer etc.

AND WHEREAS as per Trust Deed the said Committee Members surveyed the area of land and prepared scheme with facilities of Road, common passages, drain etc. and decided to gift 34 cottah 2 chittak land in favour of the said Haran Naskar and Sunil Naskar and on 11.8.1999 by virtue of Deed of gift the said Committee Members Sri Hirendra Nath Dey Sarkar and others jointly gifted the said 34 Cottahs 2 chittak Sali Land in Mouza - Garagacha, J. L. No. 45, Tonzi No. 56, R.S. No. 41, under Dist. Settlement Survey Dag No. 239, under Khatian No. 39, under Revisional Settlement Dag No. 246, Khatian No. 39 and under L. R. Settlement Kri Khatian No. 166, Dag No. 270, Rajpur Sonarpur Municipality Ward No. 1, P.S. Sonarpur, Dist. 24 Parganas(S) and the said Deed of Gift was registered in the office of A.D.S.R. Sonarpur, Dist. 24 Parganas (S) and recorded in Book No. 1, Vol. No. 135, Pages 29 to 39, Being No. 7960 for the year 2002.

AND WHEREAS by virtue of the said deed of gift the said Sri Haran Naskar the Party of the One Part herein and Sri Sunil Naskar the Party of the Other Part herein became the absolute Owner of the said landed property and jointly seized and possessed of the said property by constructing tolly shed Darimaneing and paca wall tolly shed structure thereon, morefully described in First Schedule hereunder written.

For SURAKHA CONSTRUCTION

Sunil Naskar

Partner

Sami Salon

Partner



For SURAKHA CONSTRUCTION

Smith Saha

Partner

Gamin Saha

Partner

AND WHEREAS to maintain the future relationship both the parties hereto have decided to have the said properties partitioned by metes and bounds in the manner hereinafter appearing viz., that the said Sri Haran Naskar shall accept the property set out in the Second schedule and the said Sunil Naskar shall accept the property set out in the Third Schedule as their exclusive property in lieu of their half share in the joint estate all questions as to accounts and mutual dealings having been waived.

NOW THIS INDENTURE WITNESSETH 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 Sri Sunil Naskar the Party of the Other Part herein hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Sri Haran Naskar the Party of the One Part herein, ALL THAT the property set forth in the Second Schedule hereto together with all areas, sewers drains, water, water courses, lights, liberties, easements, appendages and appurtenances, whatsoever so as to constitute the said Sri Haran Naskar, the sole and absolute Owner of the property comprised in the said Second Schedule freed and discharged from all rights in common and all claims, demands, whatsoever of the parties of the Other Parts concerning the same TO HAVE AND TO HOLD the

For SURAKHA CONSTRUCTION

Sunil Naskar

Partner

Haran Naskar

Partner

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For SURAKHA CONSTRUCTION
Swath Dahi Partner
Samir Saha Partner

same absolutely and for ever in fee simple in severalty against the said Sri Sunil Naskar, the Party of the Second 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 by virtue of the mutual transfers and release hereunder contained, the said Sri Haran Naskar do hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the said Sri Sunil Naskar ALL THAT the property set forth in the Third Schedule hereto annexed together with all areas, sewers, drains, water, water courses lights, liberties, easements, appendages and appurtenances whatsoever so as to constitute the said Sri Sunil Naskar the sole and absolute Owner of the property comprised in the Third Schedule 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 forever in fee simple in severalty as against the said Sri Haran Naskar, the Party of the First Part.

3. And this Indenture Further more Witnesseth as follows

i) That the said Sri Haran Naskar shall have the custody and possession of all the documents of title as also the original of this deed and at the request and costs of either said Sri Sunil Naskar, his 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

For SURAKHA CONSTRUCTION

Sunil Naskar

Partner

Samir Sankar

Partner



For SURAKHA CONSTRUCTION

Santhi Saha

Partner

Samir Saha

Partner

or them and unless prevented by fire or any other inevitable accident keep them safe, unobliterated and uncanceled.

ii) 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.

iii) That both 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 and a interruption whatsoever.

iv) That each party shall at the request and costs of the other party, do execute and perform or cause to be done, executed and performed all and every such acts, deeds and things 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.

v) This partitions 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 omissions.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 54 conah 2 chittaeks more or less together with pacca wall tolly shed structure measuring about 450 sq. fts. and tolly shed Darma wall structure measuring

For SURAKHA CONSTRUCTION

Santh Saha

Partner

Samir Sarkar

Partner



For SURAKHA CONSTRUCTION

Santhi Dahi

Partner

Samir Sarda

Partner

1400 sq. ft. more or less lying and situated in Mouza - Garagacha, J.L. No. 45, Touzi No. 56, R.S. No. 41, under Dist. Settlement Khatian No. 39, Dag No. 239, under Revisional Settlement Khatian No. 39 Dag No. 246 and under L.R. Settlement Kri Khatian No. 166, Dag No. 270, P. S. Sonarpur, District 24 Parganas (S) under Rajpur Sonarpur Municipality Ward No. 1 out of total land measuring .63 decimal except area for Road, common passage, Drain and other areas and the said property is butted and bounded as follows :

- On the North : By 12' wide Road
On the South : By R.S. Dag No. 245
On the East : By R.S. Dag No. 247, 248
On the West : By R.S. Dag No. 183

THE SECOND SCHEDULE ABOVE REFERRED TO

(Property hereby allotted to Shri Haran Naskar the

Party of the One Part)

ALL THAT Sali Land measuring 17 Cottah 1 chittak more or less together with paca wall tolly shed structure measuring 450 sq. ft. more or less in Mouza - Garagacha, J.L. No. 45, R.S. Khatian No. 39, R.S. Dag No. 246(P) P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality Ward No. 1, Dist. 24 Parganas (S) along with easement rights of road in the East side and North side Marked as LOT 'A' and clearly demarcated by RED Border in the Plan annexed hereto

Estimated Value of the Schedule property is Rs. 10,00,000/- only

For SURAKHA CONSTRUCTION

Sumit Saha

Partner

Samir Saha

Partner



For SURAKHA CONSTRUCTION
Sumit Saha *Samiu Saha*
Partner Partner

THE THIRD SCHEDULE ABOVE REFERRED TO

(Property hereby allotted to Shri Sunil Naskar

the Party of the Other Part)

ALL THAT Sali (land measuring 17 Cottah 1 chittak more or less together with paca wall tolly shed structure measuring 450 sq. ft. more or less in Mouza Garagacha, J.L. No 45, R.S Khatian No 39, R.S. Dag No. 246(P) P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality Ward No. 1, Dist. 24 Parganas (S) along with easement rights of road in the East side and North side Marked as LOT 'B' and clearly demarcated by GREEN Border in the Plan annexed hereto

Estimated Value of the Schedule property is Rs. 10,00,000/- only

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

SIGNED SEALED AND DELIVERED

In the presence of:

1. Chirantan Roy
1/50, Anjyogarth
Kolkata 700 077 Wb.

2. Anirban Kumar
1/10 A, Sree Chatterjee
10.1.92

Haran Naskar

(Sri Haran Naskar)

SIGNATURE OF THE ONE PART.

Sunil Naskar

(Sri Sunil Naskar)

SIGNATURE OF THE OTHER PART.

Drafted by:

P. K. Chatterjee

Advocate

Alipore Court, Kolkata - 27

Printed by

Prasanta Roy

Alipore Court, Kolkata - 27

For SURAKHA CONSTRUCTION

Santhi Saha

Partner

Samir Saha

Partner



For SURAKHA CONSTRUCTION
Santhi Saha . . . *Samir Saha*
Partner . . . Partner

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

Name

Signature

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

Name

Signature *Haran Narkar*

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

Name

Signature *S. K. Narkar*

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

Name

Signature

For SURAKHA CONSTRUCTION
Santhi Sahi Partner
Samir Sahi Partner



For SURAKHA CONSTRUCTION

Santhi Saha
Partner

Samir Saha
Partner

STATE OF MICHIGAN
 COUNTY OF WASHTENAW
 DEPARTMENT OF LAND AND WATER
 DIVISION OF LAND AND WATER
 DIVISION OF LAND AND WATER

SECTION	OWNER	ACRES	DATE	STATUS
1	WALTON, NICKAL	A	1980	RENT
2	EDWIN, NICKAL	B	1980	RENT



Edwin Nickal

Samir Senan

For SURAKHA CONSTRUCTION
 Partner
 Samir Senan
 Partner







For SURAKHA CONSTRUCTION
Santhi Deb Partner
Samir Sanlan Partner

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. SONARPUR, District- South 24-Parganas
 Signature / LTI Sheet of Serial No. 11589 / 2008, Deed No. (Book - I , 11858/2008)

I. Signature of the Presentant

Name of the Presentant	Photo	Finger-Print	Signature with date
Haran Naskar			Haran Naskar 5/12/08

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

Sl. No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Haran Naskar Address -Garagache South 24 Parganas	Self		 LTI 05/12/2008	Haran Naskar
2	Sunit Naskar Address -Garagache South 24 Parganas	Self		 LTI 05/12/2008	Sunit Naskar

Name of Identifier of above Person(s)
 Swapan Sarder
 PS-Jaynagar VIII, Purpua, South 24 Parganas

Signature of Identifier with Date

Swapan Sarder
5/12/08

For SURAKHA CONSTRUCTION
 South 24 .. Samir Saha
 Partner



For SURAKHA CONSTRUCTION

Santhi Reddy

Partner

Samir Sankar

Partner

Government Of West Bengal
Office of the A. D. S. R. SONARPUR
SONARPUR
Endorsement For deed Number: I-11858 of :2008
(Serial No. 11589, 2008)

On 05/12/2008

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 4,45 of Indian Stamp Act, 1899, also under section 14 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs 10.00/-

Payment of Fees:

Fee Paid in rupees under article .A(1) = 49654/- B = 7/- on 05/12/2008

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- 4514657/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 22583 /- and the Stamp duty paid as Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 17650/- is paid by the draft number 492928, Draft Date 04/12/2008 Bank Name State Bank Of India, Tollygunge, received on :05/12/2008

Presentation (Under Section 52 & Rule 22A(3) 45(1))

Presented for registration at 13.32 hrs on :05/12/2008, at the Office of the A. D. S. R. SONARPUR by Haran Naskar one of the Executants

Admission of Execution (Under Section 58)

Execution is admitted on 05/12/2008 by
1. Haran Naskar, son of Lt. Satish Naskar, Garagacha South 24 Parganas, Thana Sonarpur, By caste Hindu, by Profession : Cultivation
2. Sunil Naskar, son of Lt. Satish Naskar, Garagacha South 24 Parganas, Thana Sonarpur, By caste Hindu, by Profession : Cultivation
Identified By Swapan Sardar, son of Mahmotha Sardar, Vill. Pulpua South 24 Parganas 743372 Thana: Jaynagar, by caste Hindu, By Profession : Business

(Upal Kumar Chakrabarty)
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF
SONARPUR
Govt. of West Bengal

For SURAKHA CONSTRUCTION
Swathida Partner
Samir Saha Partner



For SURAKHA CONSTRUCTION
Santh Saha Partner
Samir Saha Partner

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 44
Page from 2028 to 2042
being No 11858 for the year 2008.



am

(Utpal Kumar Chakrabarty) 05-December-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. SONARPUR
West Bengal



For SURAKHA CONSTRUCTION
Sumit Saha Partner
Samir Saha Partner

Certified to be a Xerox True Copy

Checked by
Seni B
12.12.08

Adtl. Dist. Sub-Registrar
Sonarpur, South 24 Pgs.
12.12.08