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[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

16 JAN 2020

DEED OF PARTITION

THIS DEED OF PARTITION is made this the 16th day of January, 2020 (TWO THOUSAND TWENTY), A.D;

BETWEEN

Jayyoti Bhatnagar
 Soma Bhatnagar
 Aditya Bhatnagar
 Khema Bhatnagar

[Signature]

Narash Bhatnagar

85493

13 JAN 2020

NO. DATE
 SOLD TO
 ADDRESS
 RS.

13 JAN 2020

RATAN PAL Advocate
 High Court, Calcutta
 6, Chit. Pos. 1, High Street
 Room 74, 1st Fl., K. B. Saha

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 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR
 HIGH COURT, KOLKATA-700 012

13 JAN 2020



District Sub-Registrar-III
 Alipore, South 24 Parganas

16 JAN 2020

Ratan Pal
 Advocate
 High Court, Calcutta

SRI TARUNENDU BHATTACHARYA, (PAN No. ACZPB7079D), (Aadhaar No.832765584238) son of Late Sibendra Nath Bhattacharya, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 32/1, K. P. Roy Lane, P.O Dhakuria, P.S. Garfa, Kolkata - 700 031, in the District of South 24-Parganas hereinafter called and referred to as "**FIRST PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SRI TAPAN JYOTI BHATTACHARYA, (PAN No. AAAPB8557F), (Aadhaar No.326045958580) son of Late Sibendra Nath Bhattacharya, by Nationality-Indian, by faith-Hindu, by occupation-Retired, residing at 32/1, K. P. Roy Lane, P.O Dhakuria, P.S. Garfa, Kolkata - 700 031, in the District of South 24-Parganas but presently residing at B-13, Jalvidyut Apartment, Sector -21C, Faridabad, Haryana - 121001, hereinafter called and referred to as "the Party of the **SECOND PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

AND

(1) **SMT SOMA BHATTACHARJYA**, (PAN No. AGLPB0831F), (Aadhaar No.275207101393) daughter of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bhattacharya, by Nationality-Indian, by faith-Hindu, residing at Flat No. 253 Windsor Green, F-28, Sector-50, Noida, P.O & P. S-Gautam Buddha Nagar, Uttar Pradesh-201301, (2) **SMT RHEEMA BHATTACHARYA**, (PAN No. AJKPB6126H), (Aadhaar No.586934871731) daughter of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bhattacharya, by Nationality-Indian, by faith-Hindu, residing at G 4/1, Bipasha Apartment, 143, Shankar Ghosh Road





*Sri Tarunendu Bhattacharya
S.B.*

*Sri Tapan Jyoti Bhattacharya
M.M.D.*



District Sub-Registrar-III
Alipore, South 24 Parganas

16 JAN, 2020

Extension, P.O Alipore, P.S. Chetla, Kolkata - 700 027, **(3) SRI MANASH BHATTACHARYA, (PAN No. BBQPB5253E), (Aadhaar No.823591409170)** son of Late Manindra Bhattacharya @ Manish Bhattacharya and Late Jaya Bahattacharya, by faith Hindu, Indian Citizen, residing at Flat No. G4/1 CIT Scheme, Bipasha Apartment, 143, Shankar Ghosh Road Extension, P.O Alipore, P.S. Chetla, Kolkata - 700 027, hereinafter collectively called and referred to as "the Party of the **THIRD PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **THIRD PART.**

AND

SRI ALOKESH ROY, (PAN No. AEKPR8370N), (Aadhaar No.658604600156) son of Late Amiya Kumar Roy, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 1/40, Sahid Nagar, P.O Dhakuria, P.S. Garfa, Kolkata-700 031, in the District of South 24-Parganas, hereinafter called and referred to as "the Party of the **FOURTH PARTY**" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FOURTH PART.**

WHEREAS by an indenture written in Bengali language dated 29.06.1955, the erstwhile owner, Sri Jadab Lal Chakraborty son of Late Gopal Chandra Chakraborty, being vendor therein, against valuable consideration mentioned therein, sold, granted, assured, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 2 (Two) Cottah 3 (Three) Chittack 10 (Ten) Sq. ft together with kuccha structure therein together with all right of easement on the 6'-0" wide common passage on the South and 3'-0" wide common passage on the East being norther portion of Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and

[Signature]

Alokesh Roy

*Manash Bhattacharya
S.B.*

*Jadab Lal Chakraborty
M.L.*

situated within the District South 24 Parganas, Police Station - Sadar Tollygunge, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557 recorded in C. S. Khatian No. 105 within the municipal limits of Ward No. 92 of the Calcutta Municipal Corporation, unto and to the use of Sri Sibendra Nath Bhattacharya, being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrance whatsoever. The said Indenture dated 29.06.1955 was duly registered at the office of the Sub Registrar Alipore Sadar, District 24 Parganas and recorded in Book No. I, Volume No. 80 from Pages - 249 to 254 as Being No. 4941 for the year 1955.

AND WHEREAS by an indenture written in Bengali language dated 25.09.1961, the erstwhile owner, Sri Paritosh Kumar Bandopadhyay, son of Late Nirmal Chandra Bandopadhyay, being vendor therein, against valuable consideration mentioned therein, sold, granted, assured, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 3 (Three) Cottah 0 (Zero) Chittak 0 (Zero) Sq. ft together with structure therein together with all right of easement on 3'-0" wide common passage on the East being northern portion of Pre. No. 32/1/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Sadar Tollygunge, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557 recorded in C. S. Khatian No. 105 within the municipal limits of Ward No. 77 of the previously Calcutta Corporation, unto and to the use of Sri Sibendra Nath Bhattacharya, being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrance whatsoever. The said Indenture dated 25.09.1961 was duly registered at the office of the Sub Registrar Alipore Sadar, District 24 Parganas and

S. B.
M. B.
Paritosh Kumar Bandopadhyay

Alipore R.O.

recorded in Book No. I, Volume No. 140 from Pages - 136 to 142 as Being No. 7803 for the year 1961.

AND WHEREAS while seized and possessed of the aforesaid two adjoining properties separated by a 3'-0" wide common passage in between them, said Sibendra Nath Bhattacharya mutated his name in the records of the competent authorities and started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and exercised his right of absolute ownership of the properties free from all encumbrances whatsoever.

AND WHEREAS said Sibendra Nath Bhattacharya died intestate on 09.08.1975 leaving behind him surviving as his legal heirs - [1] Smt Bipadtarini Bhattacharya (Widow), (2) Sri Tarunendu Bhattacharya (Son), (3) Sri Tapan Jyoti Bhattacharya (Son), (4) Smt Jaya Bhattacharya (Daughter) and (5) Miss Maya Bhattacharya (Daughter), who inherited the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS said Bipadtarini Bhattacharya died intestate on 25.05.1999 leaving behind her surviving as her legal heirs - (1) Sri Tarunendu Bhattacharya (Son), (2) Sri Tapan Jyoti Bhattacharya (Son), (3) Smt Jaya Bhattacharya (Daughter) and (4) Smt Maya Bhattacharya (Daughter), who inherited the undivided 1/5th share of their demised mother in the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS said Maya Bhattacharya who was a Spinster died intestate on 03.06.2009 leaving behind her surviving as his legal heirs - (1) Sri Tarunendu Bhattacharya (brother), (2) Sri Tapan Jyoti Bhattacharya (

[Signature]

ALOK K. ROY

*Sibendra Nath Bhattacharya
S.B.*

*Tapan Jyoti Bhattacharya
M.D.*

brother) and (3) Smt Jaya Bhattacharya (sister), who inherited the undivided 1/4th share of their demised sister in the aforesaid properties jointly each having equal undivided share as per the provisions of the Hindu Succession Act, 1956.

AND WHEREAS thus in the manner stated above, said Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya became seized and possessed of or otherwise well and sufficiently entitled to as the absolute joint owners each having undivided 1/3rd share in the aforesaid two properties and subsequently mutated their respective names in the records of the competent authorities and the two adjoining properties were amalgamated into a single premises and renumbered as KMC Pre. No. 32/1, K. P. Roy Lane, Kolkata - 700 031 having total land area measuring more or less 5 (Five) Cottah 3 (Three) Chittacks and 10 Sq. fts and they thereafter jointly started paying the rates, taxes and other outgoings to the competent authorities regularly and punctually in fee simple and exercised their joint right of absolute ownership of the amalgamated property free from all encumbrances whatsoever.

AND ALSO WHEREAS after partition of India a large number of residents of former East Pakistan, now known as Bangladesh, crossed over and came to the territory of the State of West Bengal from time to time due to force of circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the Government) offered all reasonable facilities to such persons (hereinafter referred to as the "Refugees") for residence of West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant land in the urban areas for homestead

Bhattacharya

P. K. Roy.

*R.B.
S.B.*

*Tapan Jyoti Bhattacharya
M.B.*

purpose.

AND WHEREAS one Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), as a refugee displaced from East Pakistan now Bangladesh, was a such refugee who had come to use and occupy a piece of land measuring 2 (Two) cottahs 12 (twelve) chittaks be the same a little more or less in E.P. No. 130, S.P. No.384, C.S. Plot No. 1557P, in Mouja -Dhakuria, J.L.No.18, under P.S.-Kasba, S.R.O. Alipore, within the limits of the Kolkata Municipal Corporation Ward No.-92, District South 24- Parganas, for her rehabilitation.

AND WHEREAS said Nirupama Chakraborty during her possession of the aforesaid property made and published her last Will and Testament on 19.09.1974, wherein she bequeathed her aforesaid property in favour of her Nephew -Sri Gautam Chaudhuri and Neice - Sipra Chakraborty as legatee and appointed her younger brother - Sri Santosh Kumar Chaudhuri as Executor of the said Will, which was duly registered at District Registrar at Alipore, South 24 Parganas and was recorded in Book No. III, Volume No.-8, Pages No. 34 to 36 as Being No. 142 for the year 1974.

AND WHEREAS by virtue of a registered Deed of Gift dated 20.04.1989, the Governor on behalf of the Government of West Bengal donated and/or gifted the said **ALL THAT** piece and parcel of homestead land measuring 2 (Two) cottahs 12 (twelve) chittaks be the same a little more or less in E.P. No. 130, S.P. No.384, C.S. Plot No. 1557P, in Mouja -Dhakuria, J.L.No.18, under P.S.-Kasba, S.R.O. Alipore, within the limits of the Kolkata Municipal Corporation Ward No.-92, District South 24- Parganas, together with all ways paths passages, easement, privileges, appendages and appurtenances whatsoever with all easements thereto and therein unto

Bhattacharya

AlOKHA ROY

*R.B.
S.B.*

*Jayangpiti Bhattacharya
M.B.*

and to the use of said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased). The said Deed of Gift was registered at the office of the Additional District Registrar at Alipore, South 24 Parganas on the 20th day of April, 1989 and was recorded in Book No. 1, Volume No.-32, Pages No. 197 to 200 as Being No. 2375 for the year 1989. And **TO HAVE AND TO HOLD** the said land hereditaments and premises thereby given, granted and transferred unto and to the use of the said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), therein forever subject to the condition that the said Nirupama Chakraborty, wife of Late Jibon Kumar Chakraborty (since deceased), shall have no right to alienate or transfer the said plot of land in any manner within a period of ten years from the date of gift as aforesaid without obtaining prior permission of the Government of West Bengal hereinafter referred to as the '**Principal Deed**'.

R.B. S.B.
AND WHEREAS after demise of said Nirupama Chakraborty on 13.08.1991, the said Executor - Sri Santosh Kumar Chaudhuri also died on 18.05.1996 before obtaining the Probate of the Last Will of Late Nirupama Chakraborty.

Jaganjyoti Chakraborty M.D.
AND WHEREAS the beneficiaries thereafter jointly applied for grant of Letters of Administration of the last Will of Late Nirupama Chakraborty before the Learned Court of District Delegate at Alipore under Act 39 Case No. 201 of 2004 (L.A), which was granted by the Learned Court on the 5th of October, 2005 in favour of the joint applicants - Sri Gautam Chaudhuri and Smt Sipra Chakraborty.

AND WHEREAS by virtue of the said Letters of Administration, said Sri Gautam Chaudhuri and Smt Sipra Chakraborty became seized and possessed of or otherwise well and sufficiently entitled to as absolute lawful

[Signature]

Alok Roy

joint owners of ALL THAT piece and parcel of land measuring more or less 2 (Two) cottahs 12 (twelve) chittaks together with structure therein at and being Pre. No. 32B, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, E.P. No. 130, S.P. No.384 under C. S. Dag No. 1557(P) within the municipal limits of Ward No. 92 of the Calcutta Municipal Corporation and were enjoying the said property without any interruption from any person or persons free from all encumbrances.

AND WHEREAS while seized and possessed of the aforesaid property jointly as absolute owners, by a registered Deed of Conveyance dated 07.08.2006, said Sri Gautam Chaudhuri and Smt Sipra Chakraborty, being vendors therein, against valuable consideration mentioned therein, sold, granted, assured, conveyed and transferred ALL THAT piece and parcel of land measuring more or less 2 (Two) cottahs 12 (twelve) chittaks together with structure therein at and being being Pre. No. 32B, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, E.P. No. 130, S.P. No.384 under C. S. Dag No. 1557(P) within the municipal limits of Ward No. 92 of the Calcutta Municipal Corporation, unto and to the use of Sri Alokesh Roy, son of Late Amiya Kumar Roy, being the Purchaser therein and handed over physically vacant peaceful possession of the same to him forever free from all encumbrance whatsoever. The said Deed of Conveyance dated 07.08.2006 was duly registered at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, Volume No. 21 from Pages - 410 to 429 as Being No. 8418 for the year 2006.

S. B.
S. B.

Jayangyi Chakraborty
M. B.

Alokesh Roy

AND WHEREAS as the Premises No. 32/1, K. P. Roy Lane, Kolkata - 700 031 under the joint ownership of Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya and Premises No. 32B, K. P. Roy Lane, Kolkata - 700 031 under the absolute ownership of Sri Alokesh Roy, were adjoining and contiguous to each other, the respective owners decided to amalgamate the two adjoining contiguous plots in a single plot by exchanging ownership of 50% of the either plots among each other.

AND WHEREAS by a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, mutually exchanged, gifted, transferred and conveyed their respective undivided 50% share of lands of Premises No. 32/1, K. P. Roy Lane, Kolkata - 700 031 and Premises No. 32B, K. P. Roy Lane, Kolkata - 700 031 among each other. The said Deed of Amalgamation was duly registered at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 7 from Pages - 5551 to 5568 as Being No. 02959 for the year 2015.

AND WHEREAS by virtue of the aforesaid Deed of Amalgamation dated 21.04.2015, the aforesaid two contiguous plots were amalgamated in a single plot of land measuring more or less 7 (Seven) Cottahs 15 (Fifteen) Chittacks 10 (Ten) Sq. Ft and was renumbered as KMC Pre. No. 32/1, K. P. Roy Lane, Kolkata - 700 031 now within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, wherein Sri Tarunendu Bhattacharya is now having undivided 1/6th share, Sri Tapan Jyoti Bhattacharya is now having undivided 1/6th share, Smt

Bhattacharya

Alokesh Roy

*R. B.
S. B.*

*Tapanjyoti Bhattacharya
M. B.*

Jaya Bhattacharya is now having undivided 1/6th share and Sri Alokesh Roy is now having undivided 1/2 (Half) share of the aforesaid land.

AND WHEREAS said Sri Alokesh Roy is a builder cum developer of real estate properties carrying on his proprietorship business in the name and style as **M/s. RAJ CONSTRUCTION**, having its office at 1/40, Sahid Nagar, P.O. Dhakuria, P.S. Garfa, Kolkata-700 031 and is also owner of undivided 1/2 (half) share of ALL THAT piece and parcel of land measuring more or less 7 (Seven) Cottahs 15 (Fifteen) Chittacks 10 (Ten) Sq. Ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, being approached by the other co-owners for developing the aforesaid property agreed to develop the aforesaid property for better residential comforts and also for mutual benefits and entered into an Agreement for Development on 06.12.2016 with the other co-owners namely Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya, who are collectively having undivided 1/2 (Half) share of the aforesaid property. The said Agreement for Development on 06.12.2016 having some agreed terms, conditions and stipulations including their respective allocations was duly registered on the 12th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 165310 to 165355 as Being No. 160305650 for the year 2016. Simultaneously, Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya also signed, executed and registered a Development Power of Attorney on the 9th of December, 2016 appointing, nominating and constituting Sri

Tapan Jyoti Bhattacharya
M.B.

R.B.
S.B.

R. Bhattacharya

Alokesh Roy

Alokesh Roy proprietor of **M/s. RAJ CONSTRUCTION**, having its office at 1/40, Sahid Nagar, P.O. Dhakuria, P.S. Garfa, Kolkata-700 031 to effective do or cause to be done all acts, deed, things and matters necessary for the development of the aforesaid property. The said Development Power of Attorney dated 09.12.2016 was duly registered on the 9th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 167577 to 167591 as Being No. 160305743 for the year 2016.

AND WHEREAS the developer thereafter at his own cost and responsibility prepared, submitted and obtained a proposed building plan sanctioned from the Kolkata Municipal Corporation for a ground plus four storied building and is under construction, the work of construction of multi storied building as per the sanctioned plan and or proposed ground plus five storied building to be sanctioned or revised sanctioned plan from the competent authority shall be carried out at his own and responsibility of the Developer herein.

AND WHEREAS after the registration of the Agreement for Development on 06.12.2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 165310 to 165355 as Being No. 160305650 for the year 2016 and Development Power of Attorney dated 09.12.2016 registered on the 9th of December, 2016 at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore and recorded in Book No. I, CD Volume No. 1603-2016 from Pages - 167577 to 167591 as Being No. 160305743 for the year 2016 followed by obtainment of the proposed building plan sanctioned by the Kolkata Municipal Corporation authorities vide Building Permit No. 2018100260 dated 22.01.2019 for

R. B.
S. B.

Jayrajoti Bhattacharya
M. B.

Alokesh Roy

Alokesh Roy

carrying out the work of construction of a multi storied building as per the sanctioned plan, it was found that the Owner No. 4 in the said Agreement for Development dated 06.12.2016 was not provided any constructed area or monetary sum as his allocation by mistake in Page No. 11 in Term No. 8 termed as "Owners' allocation" and also in Page No. 15 under Article -IV termed as "Consideration" and lastly in Page Nos 30 & 31 under Second Schedule termed as "**Owners' allocation**", which needs to be corrected or rectified for future ambiguity, inconvenience or misunderstanding between the parties.

AND WHEREAS as per the land areas owned by the respective owners prior to the amalgamation vide a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, the proportion of land held was as follows:-

- (1) Sri Tarunendu Bhattacharya - undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (2) Sri Tapan Jyoti Bhattacharya- undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (3) Smt Jaya Bhattacharya - undivided 1/3rd share of 5 Cottah -3 Chittack -10 Sft= 1248.33Sft.
- (4) Sri Alokesh Roy - 100% of 2 Co - 12 Ch = 1980 Sft.

AND WHEREAS thereafter as per the land areas owned by the respective owners after the amalgamation vide a registered Deed of Amalgamation dated 21.04.2015, between Sri Tarunendu Bhattacharya, Sri Tapan Jyoti Bhattacharya and Smt Jaya Bhattacharya collectively as the First Part

R. B.
S. B.

Tapan Jyoti Bhattacharya
M. B.

Bhattacharya

Alokesh Roy

therein and Sri Alokesh Roy being the Second Part therein for the purpose of amalgamation of their respective properties into a single plot of land, the proportion of land held was as follows:-

- (1) Sri Tarunendu Bhattacharya - undivided $1/6^{\text{th}}$ share of 7 Cottah -15 Chittack -10 Sft= 954.166Sft. more or less.
- (2) Sri Tapan Jyoti Bhattacharya- undivided $1/6^{\text{th}}$ share of 7 Cottah -15 Chittack -10 Sft= 954.166Sft. more or less.
- (3) Smt Jaya Bhattacharya - undivided $1/6^{\text{th}}$ share of 7 Cottah-15 Chittack -10 Sft= 954.167Sft. more or less.
- (4) Sri Alokesh Roy - undivided $1/2$ share of 7 Cottah-15 Chittack -10 Sft= 2862.5Sft. more or less.

AND WHEREAS as per the registered Agreement for Development dated 06.12.2016, the Owners therein leaving behind Sri Alokesh Roy as Owner No. 4 were allotted the following allocations:-

- (1) Sri Tarunendu Bhattacharya - Owner No.1 - In lieu of the value of his respective undivided share of aforesaid amalgamated plot of land, he was allotted with a flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C., and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration

Tapan Jyoti Bhattacharya
M.B.

T.B.
S.B.

Tarunendu Bhattacharya

Alokesh Roy

mentioned therein i.e. $1/3^{\text{rd}}$ share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which he already got $1/3^{\text{rd}}$ of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as his share.

- (2) Sri Tapan Jyoti Bhattacharya - Owner No.2 - In lieu of the value of his respective undivided share of aforesaid amalgamated plot of land, he was allotted with a flat measuring more or less 885 Sft of built up area on the North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration mentioned therein i.e. $1/3^{\text{rd}}$ share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which he already got $1/3^{\text{rd}}$ of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as his share.

R.B.
S.B.

- (3) Smt Jaya Bhattacharya - Owner No.3 - In lieu of the value of her respective undivided share of aforesaid amalgamated plot of land, she was allotted with a flat measuring more or less 885 Sft of built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including proportionate share in common facilities, utilities and amenities of the proposed ground plus four storied building along with monetary consideration

Jaya Bhattacharya
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mentioned therein i.e. 1/3rd share of Rs.6,00,000/- (Rupees Six lakhs) only equals to Rs. 2,00,000/- (Rupees Two Lakhs) only out of which she already got 1/3rd of Rs.90,000/- = Rs.30,000/- (Rupees Thirty Thousand) only as her share.

AND WHEREAS during the pendency of the construction works, one of the owner namely Smt Jaya Bhattacharya died intestate 19.10.2019, and her husband Manindra Bhattacharya @ Manish Bhattacharya died long ago leaving behind her surviving legal heirs only son namely **Manash Bhattacharya** and two married daughter namely **Soma Bhattacharjya** and **Rheema Bhattacharya (JOINTLY THIRD PART herein)** as her only legal heirs and successors inherited the aforesaid property under the provision of the Hindu Succession Act 1956.

AND WHEREAS by way of a registered Supplementary Agreement for Development with Development Power of Attorney dated 16.01.2020, the parties have amended and modified the owners' allocation as ALL THAT (i) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (ii) one flat measuring more or less 885 Sft of built up area on the North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iii) one flat measuring more or less 885 Sft of built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iv) one flat measuring 885 Sft of built up area on the North side of Fourth Floor, consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (v) one flat measuring more or less 885 Sft

S.B.
Jayanti Bhattacharya
M.B.
Manash Bhattacharya

Alok K Roy

of built up area on the South Eastern side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (vi) one flat measuring more or less 885 Sft of built up area on the South side of Fourth Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony and also six covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building as agreed earlier vide agreement for development dated 06.12.2016. The said **Supplementary Agreement for Development** with Development Power of Attorney dated ~~16.01.2020~~ has been duly registered at the office of the District Sub Registrar- III, South 24 Parganas, West Bengal at Alipore recorded in Book No. 1 as Being No. ~~0.0137~~ for the year 2020.

AND WHEREAS thus by virtue of the aforesaid Agreement for Development on 06.12.2016 and the **Supplementary Agreement for Development** dated ~~16.01.2020~~, now said **Sri Tarunendu Bhattacharya** got entitled to undivided 1/6th share, **Sri Tapan Jyoti Bhattacharya** got entitled to undivided 1/6th share, **Soma Bhattacharjya, Rheema Bhattacharya and Manash Bhattacharya jointly** got entitled to undivided 1/6th share, and **Shri Alokesh Roy** got entitled to undivided 1/2 share of **ALL THAT** (i) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (ii) one flat measuring more or less 885 Sft of built up area on the North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iii) one flat measuring more or less 885 Sft of

Tapan Jyoti Bhattacharya
M.C.

Alokesh Roy

A.B.
S.B.

Alokesh Roy

built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iv) one flat measuring 885 Sft of built up area on the North side of Fourth Floor, consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (v) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (vi) one flat measuring more or less 885 Sft of built up area on the South side of Fourth Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with six covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building as agreed earlier vide agreement for development dated 06.12.2016 under construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7.

AND WHEREAS the parties hereto are also jointly seized and possessed of or otherwise well and sufficiently entitled to become the absolute owners of 6 (Six) flats each measuring 885 Sq. ft super built up along with six covered car parking spaces each measuring 120 Square feet more or less at

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Jaganmoyee Bhattacharya

M.D.

suitable location on the ground floor together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building together with undivided proportionate share of land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, Police Station - Kasba, Sub Registration Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7 more fully and particularly mentioned and **described in the Schedule - "A" hereunder written.**

AND WHEREAS the Parties hereto are the joint Owners of the said six flats and six car parking spaces as aforesaid, which they want to mutually and amicably partition their respective flats, car parking spaces as aforesaid and as such they hereby mutually divided and separated said six flats and six car parking spaces into **Lot Nos. - 'A', 'B', 'C' and 'D'** respectively between them.

AND WHEREAS for the purpose of partition and division of the aforesaid six flats and six car parking spaces 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 thereof the parties hereto of the First, Second Third and Fourth Part have mutually agreed and decided to have the said six flats and six car parking spaces partitioned by metes and bounds in the manner hereinafter appearing viz. that party of the **First Part - Sri Tarunendu Bhattacharya** hereto shall accept the property set out as **Lot - 'A'** mentioned in the **Schedule - 'B'** hereunder written and the party hereto of

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the **Second Part - Sri Tapan Jyoti Bhattacharya** shall accept the property set out as **LOT-'B'** and mentioned in the **Schedule -'C'** hereunder written and that party of the **Third Part - Soma Bhattacharjya, Rheema Bhattacharya and Manash Bhattacharya** jointly hereto shall accept the property set out as **Lot - 'C'** and mentioned in the **Schedule - 'D'** hereunder written and that party of the **Fourth Part - Shri Alokesh Roy** hereto shall accept the property set out as **Lot - 'D'** and mentioned in the **Schedule - 'E'** hereunder written as their exclusive property in lieu of the their respective shares in joint estate.

AND WHEREAS it is understood by the Parties hereto that to avoid future complication in this matter and to make legalize the said partitions between the Parties herein, they have agreed jointly to execute and register this Deed of Partition amongst them in respect of the said six flats, six car parking spaces more fully described and written in the **SCHEDULE-"A"** hereunder, for the purpose of stamp duty the value of the total properties which are the subject matter of this Deed of Partition as assessed at **Rs. 1,80,00,000/- (Rupees One Crore Eighty Lacs) only.**

AND WHEREAS for more convenient and exclusive possession and better occupation and enjoyment of the Parties hereto have mutually agreed and decided to have the aforesaid property mentioned in the **SCHEDULE-"A"** hereunder to be partitioned by metes and bounds and the said property having been partitioned not in equal proportion as per terms and conditions of these presents and in manner hereinafter appearing i.e. **ALL THAT** one self contained and habitable flat measuring more or less **885 Sft of built up area on the South Eastern side of Second Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location

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Tapan Jyoti Bhattacharya
M. B.

Manash Bhattacharya

Alokesh Roy

on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza-Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, has been allotted to said **Sri Tarunendu Bhattacharya**, the party of the First part herein which has been referred and called hereinafter as the "**LOT-A**" more fully described written in the **SCHEDULE -"B"** hereunder have been delineated with "**Blue**" border in the MAP or PLAN marked as Annexure -"B" attached hereto being the part of these presents hereunder is valued at **Rs.30,00,000/- (Rupees Thirty Lacs) only.**

AND WHEREAS ALL THAT one self contained and habitable flat measuring more or less **885 Sft of built up area on the North side of Third Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa,

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Jaganmohini Bhattacharya
M.B.

Bhattacharya

Alok Roy

S.R. Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, has been allotted to said **Sri Tapan Jyoti Bhattacharya**, the party of the Second part herein which has been referred and called hereinafter as the "LOT-B" more fully described written in the **SCHEDULE - "C"** hereunder have been delineated with "Red" border in the MAP or PLAN marked as Annexure -"B" attached hereto being the part of these presents hereunder is valued at **Rs.30,00,000/- (Rupees Thirty Lacs) only.**

AND WHEREAS one self contained and habitable flat measuring more or less **885 Sft of built up area on the North side of Second Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with one covered car parking space measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building built on the land measuring more or less under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R. Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, has been allotted to said **Soma Bhattacharjya, Rheema Bhattacharya and Manash Bhattacharya jointly**, the party of the Third part herein which has been referred and called hereinafter as the "LOT-C" more fully described written

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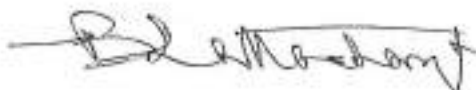
Tapan Jyoti Bhattacharya
M. D.

Bhattacharya

Alok Kumar Roy

in the **SCHEDULE - "D"** hereunder have been delineated with "**Green**" border in the MAP or PLAN marked as Annexure -"B" attached hereto being the part of these presents hereunder is valued at **Rs.30,00,000/- (Rupees Thirty Lacs) only.**

AND WHEREAS (i) one self contained and habitable flat measuring **885 Sft of built up area on the North side of Fourth Floor**, consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (ii) one self contained and habitable flat measuring more or less **885 Sft of built up area on the South Eastern side of Third Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iii) one self contained and habitable flat measuring more or less **885 Sft of built up area on the South side of Fourth Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with **3 (Three)** covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed ground plus four storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, has been allotted to said **Shri Alokesh Roy**, the party of the Fourth part herein which has been referred and called hereinafter as the "**LOT-D**" more fully described

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Jaganmohini Bhattacharya
M. B.


Alokesh Roy

written in the **SCHEDULE -"E"** hereunder have been delineated with **"YELLOW"** border in the MAP or PLAN marked as Annexure -"B" attached hereto being the part of these presents hereunder is valued at **Rs.90,00,000/- (Rupees Ninety Lacs) only.**

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said agreement and in consideration of the absolute ownership acquired by the parties in respective of allotments hereunder made and by virtue of mutual transfer and release hereunder effected, the party hereto of the Second, Third and Fourth Part doth hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the party hereto of the **First part** ALL THAT the property set forth in **Lot-"A"** and described in the **Schedule -"B"** hereunder written together with all common areas and facilities, swears, drains, water, right, liberties, easements, appendages and appurtenances whatsoever so as the constitute the party hereto of the **First Part** the sole and absolute owner of the property comprised in **Lot-"A"** and described in the **Schedule -"B"** freed and discharged from all rights in common and all claims, demands whatsoever of the party hereto of the Second, Third and Fourth Part and **TO HAVE AND TO HOLD** the same absolutely and forever in free simple in severally against the party of Second, Third and Fourth Part.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said Agreement and in consideration of the absolute ownership acquired by the parties in respective of allotments hereunder made and by virtue of mutual transfer and release hereunder effected, the party hereto of the First, Third and Fourth Part doth hereby and hereunder grant, convey, transfer, assure, assign, confirm and release

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R. B. S. B.

Alok Kumar Roy

unto the party hereto of the **Second Part** ALL THAT the property set forth in **Lot-"B"** and described in the **Schedule - "C"** hereunder written together with all common areas and facilities, swears, drains, water, right, liberties, easements, appendages and appurtenances whatsoever so as the constitute the party hereto of the **Second Part** the sole and absolute owner of the property comprised in **Lot-"B"** and described in the **Schedule -"C"** freed and discharged from all rights in common and all claims, demands whatsoever of the party hereto of the First, Third and Fourth Part and **TO HAVE AND TO HOLD** the same absolutely and forever in free simple in severally against the party of First, Third and Fourth Part.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said Agreement and in consideration of the absolute ownership acquired by the parties in respective of allotments hereunder made and by virtue of mutual transfer and release hereunder effected, the party hereto of the First, Second and Fourth Part doth hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the party hereto of the **Third Part** ALL THAT the property set forth in **Lot-"C"** and described in the **Schedule -"D"** hereunder written together with all common areas and facilities, swears, drains, water, right, liberties, easements, appendages and appurtenances whatsoever so as the constitute the party hereto of the **Third Part** the sole and absolute owner of the property comprised in **Lot-"C"** and described in the **Schedule -"D"** freed and discharged from all rights in common and all claims, demands whatsoever of the party hereto of the First, Second and Fourth Part and **TO HAVE AND TO HOLD** the same absolutely and forever in free simple in severally against the party of First, Second and Fourth Part.

Alok Roy,

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NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

That in pursuance of the said Agreement and in consideration of the absolute ownership acquired by the parties in respective of allotments hereunder made and by virtue of mutual transfer and release hereunder effected, the party hereto of the First, Second and Third Part doth hereby and hereunder grant, convey, transfer, assure, assign, confirm and release unto the party hereto of the **Fourth Part** ALL THAT the property set forth in **Lot-"D"** and described in the **Schedule -"E"** hereunder written together with all common areas and facilities, swears, drains, water, right, liberties, easements, appendages and appurtenances whatsoever so as the constitute the party hereto of the **Fourth Part** the sole and absolute owner of the property comprised in **Lot-"D"** and described in the **Schedule -"E"** freed and discharged from all rights in common and all claims, demands whatsoever of the party hereto of the First, Second and Third Part and **TO HAVE AND TO HOLD** the same absolutely and forever in free simple in severally against the party of First, Second and Third Part.

IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. It is declared that the partition and division of the joint property effected by and under these presents has been done on the basis that there is no encumbrances or charge on any of the property hereby partitioned and in case any encumbrance or charge is found at attached to any part of such property the parties herein shall be liable for the same in proportion to their respective shares in the joint property.
2. The portions hereby respectively allotted to each party shall be entered upon and henceforth held possessed and enjoyed in severally by

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Jayrajesh Shalichay
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R. B. S. R.

Alok Roy

each party without any interruption or disturbance by the other parties or any one claiming through under or in trust for them on any account whatsoever.

3. Each party will at the cost of the person requiring the, do every such act or thing as may reasonably be required for further or more perfectly assuring the property hereby transferred by these presents to the others.

4. Each of the parties hereto shall be entitled to hold and retain in their possession and custody the original documents of title relating to the property exclusively allotted to them by and under these presents. The original documents of title relating to aforesaid premises demarcated portions of which have been allotted to each of the parties hereto shall be in the custody and possession of the party hereto of the Fourth Part who shall keep and maintain the same safe, undecayed and unobliterated unless prevented from so doing by fire or any act of God and also produce the same before any court, commission or hearing if so required by the party hereto of the First, Second and Third Part.

5. That neither party shall be entitled to any easement nor quasi-easement over the allotments made to the others party which are all hereby extinguished and common areas and passage between the parties of the aforesaid shall be used, enjoyed repaired and maintained at joint costs and expenses, each having equal right and obligation therein.

6. Each of the parties hereto shall make their portion of the aforesaid premises contained and independent in all respect at their cost and expenses within six month from the date hereof and after expiry of six month it shall be lawful for each of the party hereto not to allow the others to use and enjoy any feasibility or amenity which has fallen in his/her

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portion of the said premises. If necessary each of the parties hereto shall give his consent in writing to the other for taking new and separate electric connection and other things to make each portion of the said premises self contained and independent in all respect.

7. So long the property is not separately assessed and numbered by the Kolkata Municipal Corporation, the municipal rate and taxes and all other outgoings payable in respect thereof shall be borne and paid by the parties hereto in their proportionate shares and on and from the date hereof the same shall be borne and paid by the party alone to whom such property has been allotted exclusively.

8. The Original of this Deed of the Partition shall be retained by the party hereto of the Fourth party and Certify copies of the Original Deed shall be retained by the party hereto of the First, Second and Third Part.

THE SCHEDULE - "A" ABOVE REFERRED TO AS "THE PROPERTY"

ALL THAT (i) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony **(ii)** one flat measuring more or less 885 Sft of built up area on the North side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony **(iii)** one flat measuring more or less 885 Sft of built up area on the North side of Second Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony **(iv)** one flat measuring 885 Sft of built up area on the North side of Fourth Floor, consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1

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Jaganmoyee Bhalacharya
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(one) W.C, and 1 (One) Balcony (v) one flat measuring more or less 885 Sft of built up area on the South Eastern side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (vi) one flat measuring more or less 885 Sft of built up area on the South side of Fourth Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with six covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed multi storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza-Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7 which is butted and bounded in the manner follows :-

On the North : By Prince Anwar Shah Road Connector;
 On the South : By 6'-0" wide Road;
 On the East : By 7'-6" wide Road;
 On the West : By 3'-7" wide Road and partly Colony Boundary.

The SCHEDULE -"B" above referred to
Allotted to FIRST PART - SRI TARUNENDU BHATTACHARYA
LOT - "A"

ALL THAT one self contained and habitable flat measuring more or less **885 Sft of built up area on the South Eastern side of Second Floor**

Tarunendu Bhattacharya

Alokesh Roy.

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*Tarunendu Bhattacharya
M.B.*

consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with **one covered car parking space measuring 120 Square feet more or less** at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed multi storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being **Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031** lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza-Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assesse No. 21-092-14-0126-7, hereunder have been delineated with **"Blue" border in the MAP or PLAN** marked as Annexure -"B" attached hereto being the part of these presents.

The SCHEDULE- "C" above referred to

Allotted to SECOND PART - SRI TAPAN JYOTI BHATTACHARYA

LOT - "B"

ALL THAT one self contained and habitable flat measuring more or less **885 Sft of built up area on the North side of Third Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with **one covered car parking space measuring 120 Square feet more or less** at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed multi storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being **Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031** lying and situated within the District

R. B. S. B.
Jyoti Bhattacharya
M. B.
R. Bhattacharya

Alakh Roy.

South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza-Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, hereunder have been delineated with "**Red**" border in the **MAP or PLAN** marked as Annexure -"B" attached hereto being the part of these presents.

The SCHEDULE - "D" above referred to

Allotted to THIRD PART- Soma Bhattacharjya, Rheema Bhattacharya and Manash Bhattacharya jointly

LOT - "C"

ALL THAT one self contained and habitable flat measuring more or less **885 Sft of built up area on the North side of Second Floor** consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with **one covered car parking space measuring 120 Square feet more or less** at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed multi storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being **Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031**, lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza-Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, hereunder have been delineated with "**Green**" border in the **MAP or PLAN** marked as Annexure -"B" attached hereto being the part of these presents.

R.B.
S.B.

Jaganmoyti Bhattacharya
N.B.

Alok Roy

[Handwritten signature]

The SCHEDULE - "E" above referred to
Allotted to FOURTH PART - SHRI ALOKESH ROY
LOT - "D"

ALL THAT (i) one self contained and habitable flat measuring 885 Sft of built up area on the North side of Fourth Floor, consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (ii) one self contained and habitable flat measuring more or less 885 Sft of built up area on the South Eastern side of Third Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony (iii) one self contained and habitable flat measuring more or less 885 Sft of built up area on the South side of Fourth Floor consisting of 3 (Three) Bed Rooms, 1 (One) Drawing cum dining room, 1 (One) Kitchen, 1 (one) Toilet, 1 (one) W.C, and 1 (One) Balcony along with 3 (Three) covered car parking spaces each measuring 120 Square feet more or less at suitable location on the ground floor including undivided proportionate share of land together with right of using common areas, facilities, utilities and amenities of the proposed multi storied building under process of construction on the land measuring more or less 07 (Seven) Cottahs 15 (Fifteen) Chittacks and 10 (Ten) Sq.ft at and being **Pre. No. 32/1, Kali Pada Roy Lane, Kolkata - 700 031 lying and situated within the District South 24 Parganas, P.S.-Kasba now Garfa, S.R.Office at Alipore, Mouza- Dhakuria, Pargana - Khaspur, Touji No. 230/233, J. L. No. 18, R. S. No. 5, C. S. Dag No. 1557(P), C. S. Khatian No. 105, within the municipal limits of Ward No. 92 of the Kolkata Municipal Corporation, Assessee No. 21-092-14-0126-7, hereunder have been delineated with "**YELLOW**" border in the MAP or PLAN marked as Annexure -"B" attached hereto being the part of these presents.**

[Signature]

Alokesh Roy

*R.B.
S.B.*

Jaganjit Bhattacharya

M.B

Alokesh Roy

IN WITNESS WHEREOF the parties have hereunto set and subscribed their respective hands and seals on the day month and year first mentioned above.

WITNESSES

1. *Bygey Hooa -*
25/3 K.P. Roy Lane
Alheekree
Kerl - 31

[Signature]
Signature of the FIRST PART

2. *[Signature]*
Ratan Pal
Advocate
High Court
Calcutta

Jaganzoti Bhattachary
Signature of the SECOND PART

• *Rheema Bhattachary*

• *Soma Bhattachary*

• *Manash Bhattachary*

Signature of the THIRD PART

Alok K. Roy
Signature of the FOURTH PART

Drafted by me at my office:

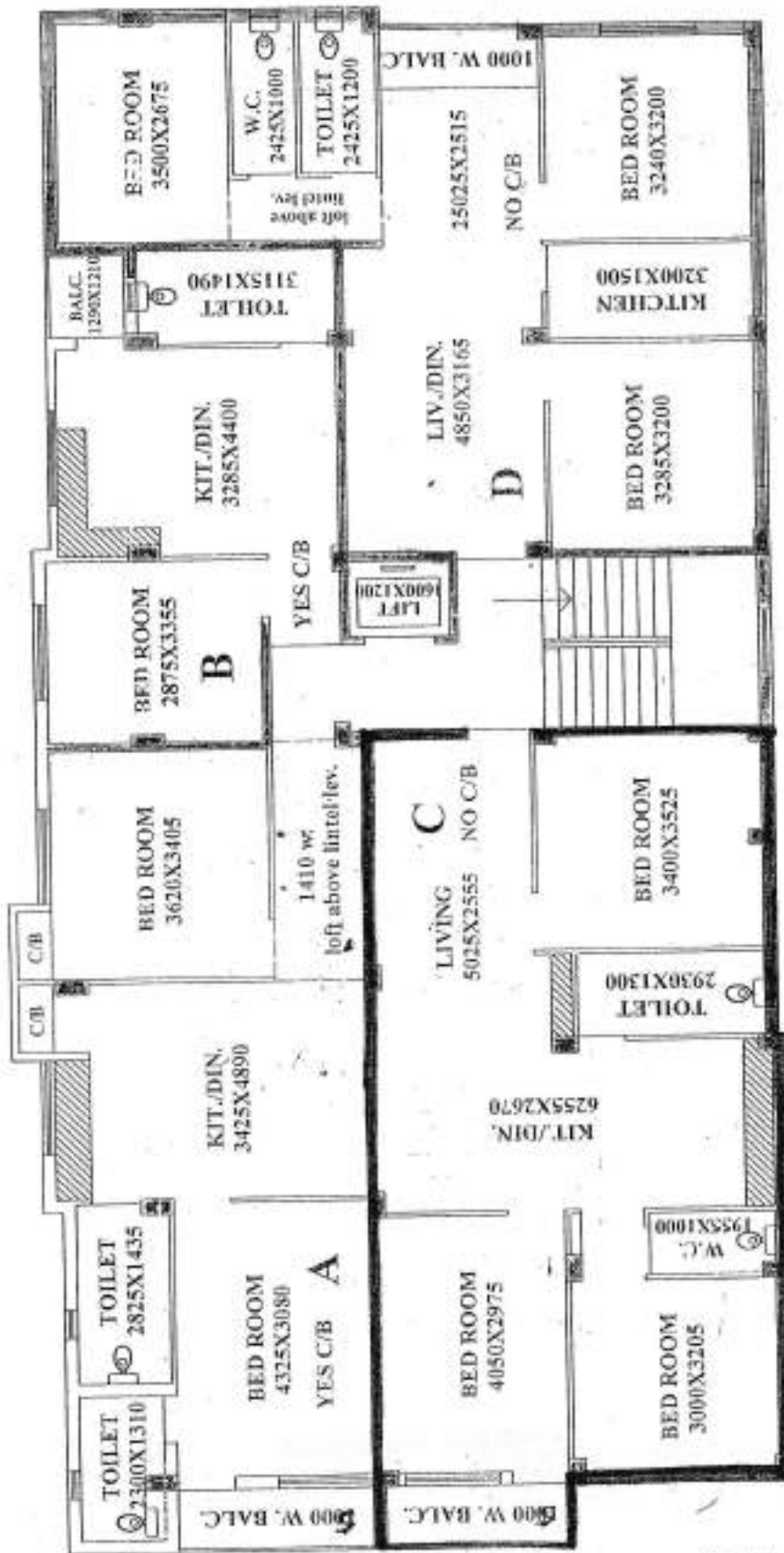
[Signature]
Ratan Pal

Ratan Pal, Advocate

High Court, Calcutta.

Enrol No. WB/675/1992.

**PROPOSED G+IV STORED RESIDENTIAL BUILDING PLAN
 AT PREMISES NO. - 32/1, K.P. ROY LANE, WARD NO. - 92
 BOROUGH NO. - X, P.S. - GARFA, UNDER THE K.M.C.**



SECOND FLOOR PLAN

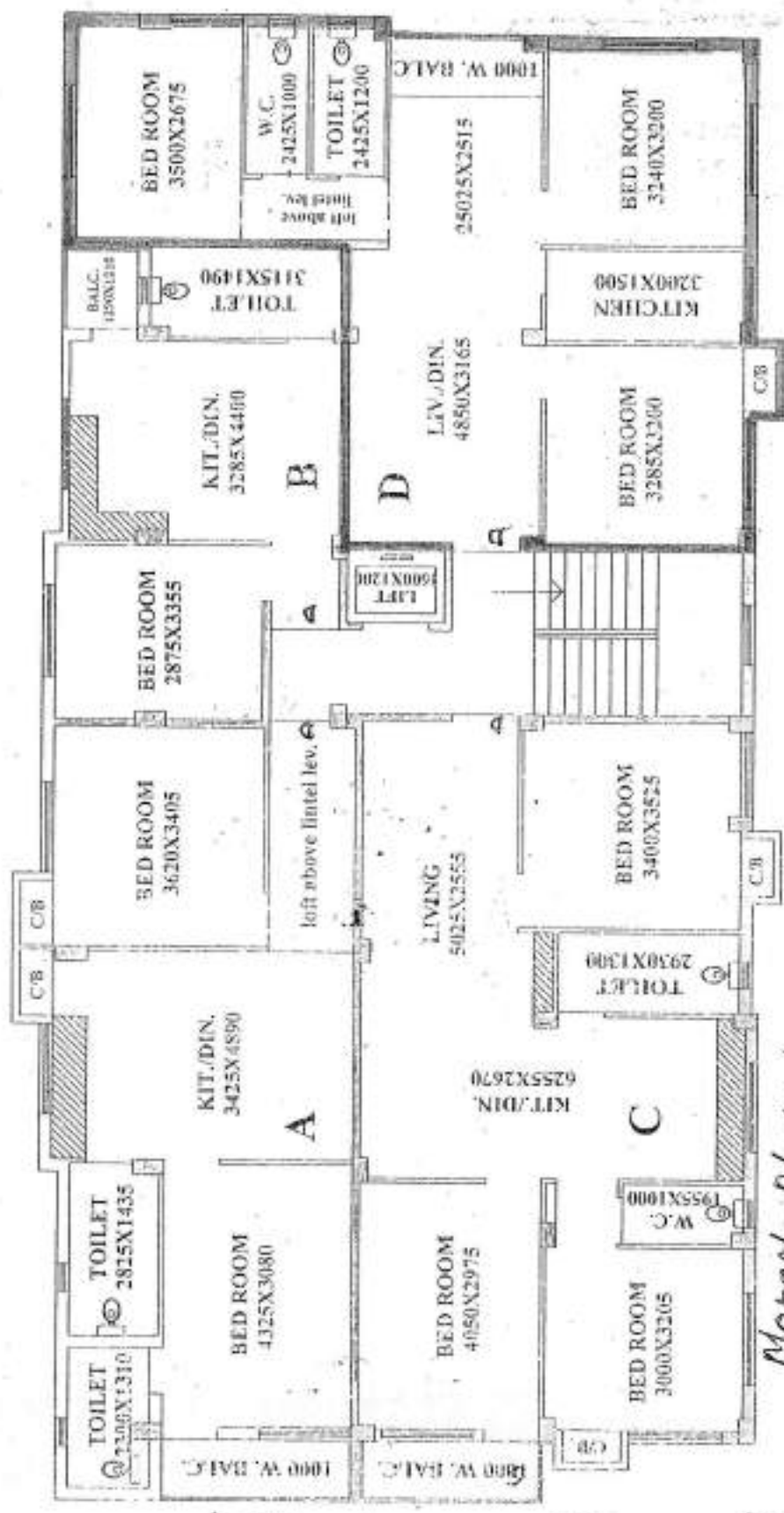
Manash Chatterjee

হাট ৭৭৫/৭৭৬
 সোনা স্ট্রীট
 প্লেসমার্কট অলয়. হাট ৭৭৫/৭৭৬

[Handwritten signature]

Japan gypli

**PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN
 AT PREMISES NO. - 32/I, K.P. ROY LANE, WARD NO. - 92
 BOROUGH NO. - X, P.S. - GARFA, UNDER THE K.M.C.**

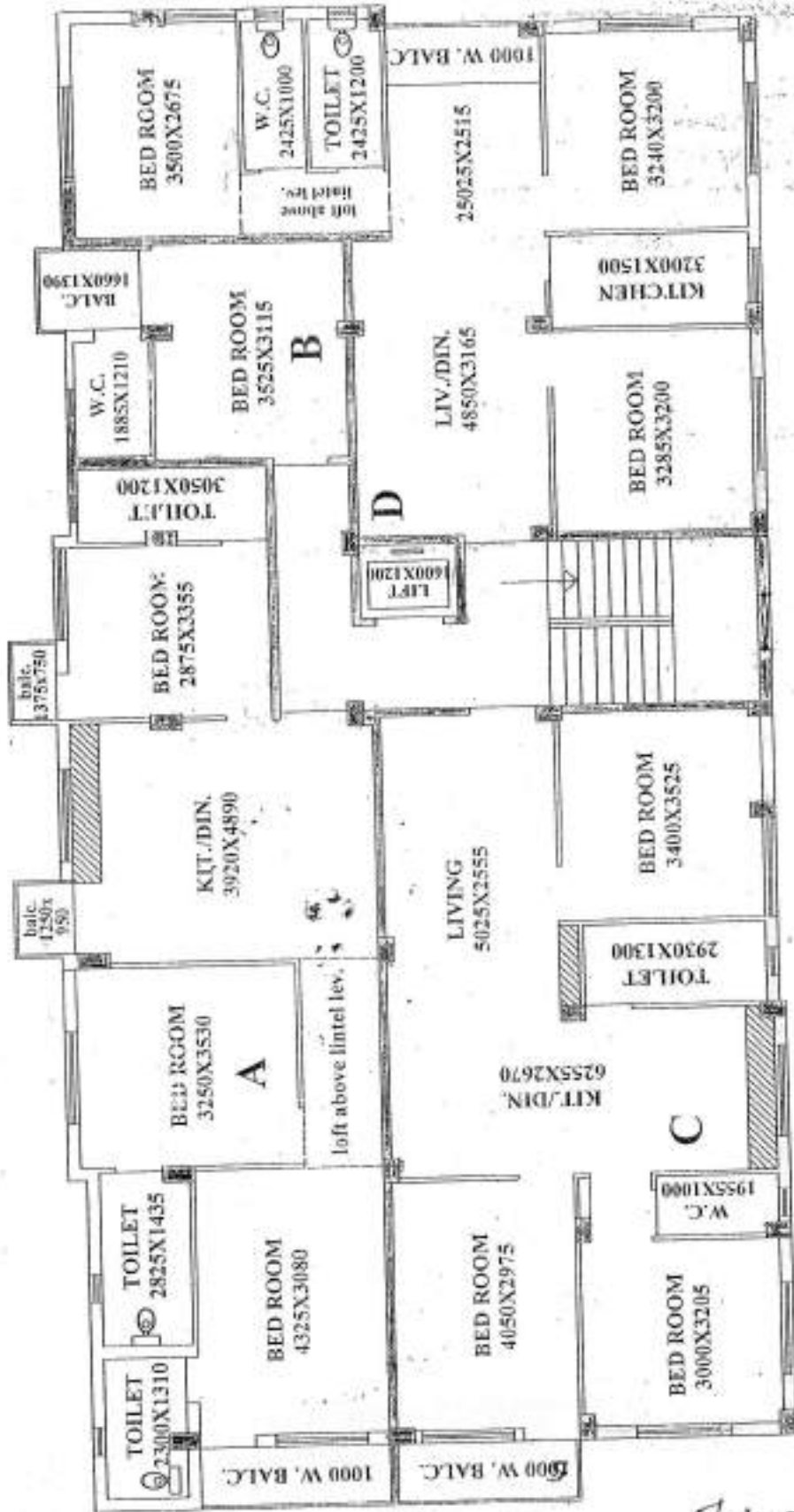


THIRD FLOOR PLAN

Manash Bhattacharya
30/10/20
Shree Mahanta Charya
30/10/20

Jaganprasad Bhattacharya

**PROPOSED G+IV STORIED RESIDENTIAL BUILDING PLAN
 AT PREMISES NO. - 32/1, K.P. ROY LANE, WARD NO. - 92
 BOROUGH NO. - X, P.S. - GARFA, UNDER THE K.M.C.**




































FOURTH FLOOR PLAN
















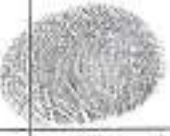










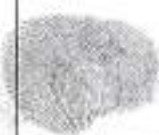










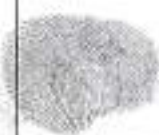










Manash Bhattacharya
20/4/04/96
Sone Bhattacharya
20/4/04/96
Manash Bhattacharya



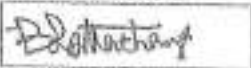
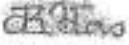
Manash Bhattacharya
20/4/04/96

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Alonah Roy</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Ed Neuberger</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				
	<i>Jagan Mohan Bhadani</i>	 Little	 Ring	 Middle	 Fore	 Thumb
		(Left Hand)				
		 Thumb	 Fore	 Middle	 Ring	 Little
		(Right Hand)				

SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>Pheena Bhat Acharya</i>					
		(Left Hand)				
						
		(Right Hand)				
						
(Left Hand)						
	<i>Suman Reddy</i>					
		(Right Hand)				
						
		(Left Hand)				
						
(Right Hand)						
	<i>Manash Ghettacharya</i>					
		(Left Hand)				
						
		(Right Hand)				
						

	<p>अवधि लेखा संख्या / PERMANENT ACCOUNT NUMBER ACZPB7079D</p> <p>नाम / NAME TARUNENDU BHATTACHARYA</p> <p>पिता का नाम / FATHER'S NAME SIBENDRA NATH BHATTACHARYA</p> <p>जन्म तिथि / DATE OF BIRTH 04-01-1942</p>	
<p>हस्ताक्षर / SIGNATURE</p> 	 <p>अध्यापक आयकर, प.सं. 11 COMMISSIONER OF INCOME-TAX, W.S. - II</p>	

Tarunendu Bhattacharya
Bhattacharya

Bhattacharya

यह कार्ड के खो / मिला जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें
सहायक अध्यापक आयकर,
प.सं. 7,
मॉरिंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Assistant Commissioner of Income-tax,
P-7,
Chowringhee Square,
Calcutta- 700 069.

Tarunendu Bhattacharya
Bhattacharya



Tapanjyoti Bhattacharya



Tapanjyoti Bhattacharya

INDIAN INCOME TAX RETURN ACKNOWLEDGEMENT

[Where the data of the Return of Income in Form ITR-1 (SAHAJ), ITR-2, ITR-3, ITR-4, ITR-5, ITR-6, ITR-7 filed and verified electronically]

Assessment Year
2019-20

PERSONAL INFORMATION AND THE ACKNOWLEDGEMENT NUMBER	Name TAPAN JYOTI BHATTACHARYA			PAN AAAPB8557F			
	Flat/Door/Block No B-13, Jal vidyut Apartment	Name Of Premises/Building/Village			Form Number ITR-1		
	Road/Street/Post Office Sector-21C	Area/Locality Faridabad					
	Town/City/District FARIDABAD	State HARYANA	Pin/Zip Code 121001	Status Individual Filed u/s 139(1)-On or before due date			
	Assessing Officer Details (Ward/Circle)		WARD 2(4), FBD				
	e-filing Acknowledgement Number		942155380290819				
	COMPUTATION OF INCOME AND TAX THEREON	1	Gross total income			1	1080275
		2	Total Deductions under Chapter-VI-A			2	113578
		3	Total Income			3	966700
		3a	Deemed Total Income under AMT/MAT			3a	0
3b		Current Year loss, if any			3b	0	
4		Net tax payable			4	107474	
5		Interest and Fee Payable			5	0	
6		Total tax, interest and Fee payable			6	107474	
7		Taxes Paid	a	Advance Tax	7a	0	
			b	TDS	7b	72997	
	c		TCS	7c	0		
	d		Self Assessment Tax	7d	35480		
	e		Total Taxes Paid (7a+7b+7c +7d)	7e	109477		
8	Tax Payable (6-7e)			8	0		
9	Refund (7e-6)			9	2000		
10	Exempt Income	Agriculture		10	0		
		Others					

Income Tax Return submitted electronically on 29-08-2019 09:56:18 from IP address 103.7.128.98 and verified by TAPAN JYOTI BHATTACHARYA having PAN AAAPB8557F on 29-08-2019 09:56:19 from IP address 103.7.128.98 using Electronic Verification Code PG9TXM6D8I generated through Aadhaar OTP mode.

DO NOT SEND THIS ACKNOWLEDGEMENT TO CPC, BENGALURU

Tapan Jyoti Bhattacharya

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGLPB0831F



नाम /NAME

SOMA BHATTACHARJYA

पिता का नाम /FATHER'S NAME

MANISH BHATTACHARJYA

जन्म तिथि /DATE OF BIRTH

08-04-1970

हस्ताक्षर /SIGNATURE

Soma Bhattacharjya

Poojinder Lal Bhatnagar
DELHI TAX SERVICES PRIVATE LIMITED

असलाह अधिकारी (कंप्यूटर सेल)
Commissioner of Income-tax(Computer Operations)

Soma Bhattacharjya

इस कार्ड को खो / मिला जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर सेल),
पूर्वी ब्लॉक-II, तल संख्या-3,
विवेकानन्द मार्ग,
रामकृष्ण पुरम, नई दिल्ली-110066.

In case this card is lost/foand, kindly inform/return to the issuing authority :

Commissioner of Income-tax(Computer Operations),
Level III, East Block II,
Vivekananda Marg, R.K.Puram,
New Delhi - 110066.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MANASH BHATTACHARYA
MANISH BHATTACHARYA
25/09/1982

Permanent Account Number

BBQPB5253E

Manish Bhattacharya
Signature



Manash Bhattacharya

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: 3, सेक्टर 11, सी.डी.डी.बेलपुर,
नवी मुंबई-400 614.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RHEEMA BHATTACHARYA

MANISH BHATTACHARYA

27/05/1978

Permanent Account Number

AJKPB6126H

Rheema Bhattacharya

Signature



13042010

इस कार्ड के लॉस / पाणे पर कुणवा सुबिध धरें / लीटाए
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, सप्लायर चेंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Handwritten marks at the bottom of the page.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVERNMENT OF INDIA



पैनकार्ड संख्या कार्ड
Permanent Account Number Card

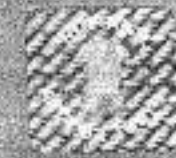
AEKPR8370N

नाम / Name
ALOKESH ROY

पिता का नाम / Father's Name
AMIYA KUMAR ROY

जन्म तिथि / Date of Birth
01/11/1981

Alokesh Roy
Signature



Alokesh Roy

यदि कार्ड खो जाता है / यदि कार्ड चुराया जाता है / यदि कार्ड
अपव्यक्त है / तब भी कार्ड को सुरक्षित रखें।
यदि कार्ड खो जाता है / तब भी कार्ड को सुरक्षित रखें।
यदि कार्ड खो जाता है / तब भी कार्ड को सुरक्षित रखें।
यदि कार्ड खो जाता है / तब भी कार्ड को सुरक्षित रखें।

If this card is lost / lost / lost, card is invalid
Please inform to
Income Tax PAN Service Unit, NSDE
5th floor, Mantri Building,
Plot No. 341, Survey No. 9918,
Model Colony, Near Deep Busstand, Chandigarh,
Punjab - 161 016

Tel: 91-20-2721 6045, Fax: 91-20-2721 6046
e-mail: nsinfo@nsd.gov.in

Alokesh ROY


भारत सरकार
Government of India



রাজন পাল
Rajan Pal
পিতা - লক্ষ্মন চন্দ্র পাল
Father - Lakhman Chandra Pal
ন-সংক্রান্ত - 110021488
সঙ্গ / Note



6841 0299 0642

আধার - মাধারণ মানুষের অধিকার



भारत सरकार
Government of India

ভারত সরকার
Unique Identification Authority of India

Address: 2/34, JADAV
CARSI, Hattu, Kolkata, Hattu,
West Bengal, 700070

6841 0299 0642





/ /

Major Information of the Deed






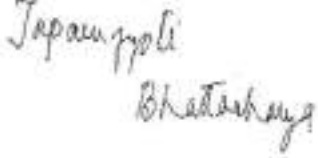


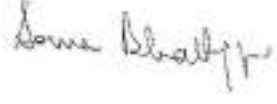
Deed No :	I-1603-00141/2020	Date of Registration	16/01/2020
Query No / Year	1603-1000187485/2019	Office where deed is registered	
Query Date	21/08/2019 2:04:17 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Ratan Pal Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8697893055, Status : Advocate		
Transaction	Additional Transaction		
[0501] Partition, Partition	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,80,00,000/-	Rs. 4,26,92,400/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,11,178/- (Article:45)	Rs. 2,14,229/- (Article:A(1), E, M(b), H)		
Remarks	Partition Amount Rs 2,13,46,200/- Conveyance Amount Rs 72,110/- Received Rs. 0/- (only) from the applicant for issuing the assement slip.(Urban area)		



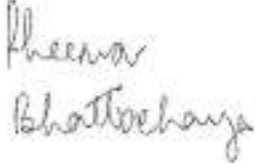


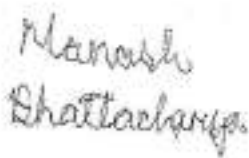


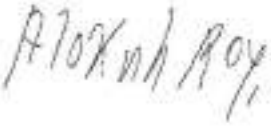
Apartment Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. P. Roy Lane, Premises No: 32/1, Ward No: 092, Road Zone : Zone Name: (On P.A.S Connector – On P.A.S Connector), . Pin Code : 700031




Sc h No.	Plot No Details	Khatian Details	Floor Area (In Sq.Ft.)	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1			Covered : 1770, Super Built-up Area: 2124	54,00,000/-	1,31,68,800/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 80 Ft. , Other Amenities: Lift Facility, New Flat ,
A2			Covered : 1770, Super Built-up Area: 2124	54,00,000/-	1,29,56,400/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 80 Ft. , New Flat ,
A3			Covered : 1770, Super Built-up Area: 2124	54,00,000/-	1,31,68,800/-	Floor No: 4, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 Year, Approach Road Width: 80 Ft. , Other Amenities: Lift Facility, New Flat ,
A4			Area of Covered Garage: 720	18,00,000/-	33,98,400/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Cemented, Age of Flat: 0 Year, Approach Road Width: 80 Ft. , Other Amenities: Lift Facility, New Flat ,

Partitioner Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr Tarunendu Bhattacharya Son of Late Sibendra Nath Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>16/01/2020</p>	<p>Finger Print</p>  <p>LTI 16/01/2020</p>	<p>Signature</p>  <p>16/01/2020</p>
<p>32/1, K. P. Roy Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACZPB7079D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>				
2	<p>Name</p> <p>Mr Tapan Jyoti Bhattacharya Son of Late Sibendra Nath Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>16/01/2020</p>	<p>Finger Print</p>  <p>LTI 16/01/2020</p>	<p>Signature</p>  <p>16/01/2020</p>
<p>32/1, K. P. Roy Lane, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AAAPB8557F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>				
3	<p>Name</p> <p>Smt Soma Bhattacharjya Daugther of Late Manindra Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>	<p>Photo</p>  <p>16/01/2020</p>	<p>Finger Print</p>  <p>LTI 16/01/2020</p>	<p>Signature</p>  <p>16/01/2020</p>
<p>Windsor Green, F-28, Sector - 50, P.O:- Gautam Buddha Nagar, P.S:- NOIDA SECTOR-49, District:- Gautam Buddha Nagar,Uttar Pradesh, India, PIN - 201301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AGLPB0831F, Aadhaar No: 27xxxxxxxx1393, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office</p>				

4	Name	Photo	Finger Print	Signature
	Smt Rheema Bhattacharya Daughter of Late Manindra Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office			
	16/01/2020	16/01/2020	16/01/2020	
Bipasha Apartment, 143, Shankar Ghosh Road Exnt, Flat No: G4/1, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJKPB6126H, Aadhaar No: 58xxxxxxxx1731, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Manash Bhattacharya Son of Late Manindra Bhattacharya Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office			
	16/01/2020	16/01/2020	16/01/2020	
Bipasha Apartment, 143, Shankar Ghosh Road Extn, Flat No: G4/1, P.O:- Alipore, P.S:- Chetla, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BBQPB5253E, Aadhaar No: 82xxxxxxxx9170, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				
6	Name	Photo	Finger Print	Signature
	Shri Alokesh Roy (Presentant) Son of Late Amiya Kumar Roy Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office			
	16/01/2020	16/01/2020	16/01/2020	
1/40, Sahid Nagar, P.O:- Dhakuria, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEKPR8370N, Aadhaar No: 65xxxxxxxx0156, Status :Individual, Executed by: Self, Date of Execution: 16/01/2020 , Admitted by: Self, Date of Admission: 16/01/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Ratan Pal Son of Late Lakshman Chandra Pal B, Old Post Office Street, P.O:- G P O, P.S:- Hare Street, District-Kolkata, West Bengal, India, PIN - 700001			
	16/01/2020	16/01/2020	16/01/2020
Identifier Of Mr Tarunendu Bhattacharya, Mr Tapan Jyoti Bhattacharya, Smt Soma Bhattacharjya, Smt Rheema Bhattacharya, Shri Manash Bhattacharya, Shri Alokesh Roy			

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.)
A1	Mr Tarunendu Bhattacharya	1	16.6600	1062 Sq Ft	50	65,84,400/-
A1	Mr Tapan Jyoti Bhattacharya	2	16.6700	1062 Sq Ft	50	65,84,400/-
A2	Smt Soma Bhattacharjya	3	5.5500	354.071 Sq Ft	16.67	21,59,832/-
A2	Smt Rheema Bhattacharya	3	5.5600	354.071 Sq Ft	16.67	21,59,832/-
A2	Shri Manash Bhattacharya	3	5.5600	353.858 Sq Ft	16.66	21,58,536/-
A2	Shri Alokesh Roy	4	50.0000	1062 Sq Ft	50	64,78,200/-
A3	Shri Alokesh Roy	4	50.0000	2124 Sq Ft	100	1,31,68,800/-
A4	Mr Tarunendu Bhattacharya	1	16.6600	119.952 Sq Ft	16.66	5,66,173/-
A4	Mr Tapan Jyoti Bhattacharya	2	16.6700	120.024 Sq Ft	16.67	5,66,513/-
A4	Smt Soma Bhattacharjya	3	5.5500	39.96 Sq Ft	5.55	1,88,611/-
A4	Smt Rheema Bhattacharya	3	5.5600	40.032 Sq Ft	5.56	1,88,951/-
A4	Shri Manash Bhattacharya	3	5.5600	40.032 Sq Ft	5.56	1,88,951/-
A4	Shri Alokesh Roy	4	50.0000	360 Sq Ft	50	16,99,200/-

Endorsement For Deed Number : I - 160300141 / 2020

On 21-08-2019

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 4,26,92,400/- Partition Amount Rs 2,13,46,200/- Conveyance Amount Rs 72,110/-

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 16-01-2020

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 12:38 hrs on 16-01-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Alokesh Roy, one of the Executants.

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

Execution is admitted on 16/01/2020 by 1. Mr Tarunendu Bhattacharya, Son of Late Sibendra Nath Bhattacharya, 32/1, K. P. Roy Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 2. Mr Tapan Jyoti Bhattacharya, Son of Late Sibendra Nath Bhattacharya, 32/1, K. P. Roy Lane, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Retired Person, 3. Smt Soma Bhattacharjya, Daughter of Late Manindra Bhattacharya, Windsor Green, F-28, Sector - 50, P.O: Gautam Buddha Nagar, Thana: NOIDA SECTOR-49, , Gautam Buddha Nagar, UTTAR PRADESH, India, PIN - 201301, by caste Hindu, by Profession House wife, 4. Smt Rheema Bhattacharya, Daughter of Late Manindra Bhattacharya, Bipasha Apartment, 143, Shankar Ghosh Road Exnt, Flat No: G4/1, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 5. Shri Manash Bhattacharya, Son of Late Manindra Bhattacharya, Bipasha Apartment, 143, Shankar Ghosh Road Extn, Flat No: G4/1, P.O: Alipore, Thana: Chetla, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession Others, 6. Shri Alokesh Roy, Son of Late Amiya Kumar Roy, 1/40, Sahid Nagar, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business Indetified by Mr Ratan Pal, . . Son of Late Lakshman Chandra Pal, 6, Old Post Office Street, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,14,229/- (A(1) = Rs 2,14,183/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,14,229/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 22/08/2019 4:39PM with Govt. Ref. No: 192019200062651411 on 22-08-2019, Amount Rs: 1,45,613/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AERGDL0 on 22-08-2019, Head of Account 0030-03-104-001-16

Online on 16/01/2020 12:44PM with Govt. Ref. No: 192019200153762001 on 16-01-2020, Amount Rs: 68,616/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999502826 on 16-01-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,11,078/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 1,11,078/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AD1303, Amount: Rs.100/-, Date of Purchase: 13/01/2020, Vendor name: Anjushree Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 22/08/2019 4:39PM with Govt. Ref. No: 192019200082651411 on 22-08-2019, Amount Rs: 76,747/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0AERGDL0 on 22-08-2019, Head of Account 0030-02-103-003-02

Online on 16/01/2020 12:44PM with Govt. Ref. No: 192019200153782001 on 16-01-2020, Amount Rs: 34,331/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 999502826 on 16-01-2020, Head of Account 0030-02-103-003-02



Asish Goswami

DISTRICT SUB-REGISTRAR

**OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS**

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2020, Page from 6268 to 6322

being No 160300141 for the year 2020.



AS

Digitally signed by ASISH GOSWAMI
Date: 2020.01.17 15:50:17 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/01/17 03:50:17 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)