

2007 19th 002470
6/5/07

DEED OF GIFT

Made this the 19th day of MARCH, 2007

Between

Sri Uday Chakraborty (DONOR)

And

Sri Tanay Chakraborty (DONEE)

MR. NIRANJAN KUMAR PAHARI

Advocate
High Court, Calcutta.

02347

802470

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

₹.1000

ONE THOUSAND RUPEES

Rs.1000

अन्तिमवर्तन पश्चिम बंगाल WEST BENGAL

A 972020

Exemptible under rule 21 and sub-rule 5 (1) of the W. B. L. R. Act, 1955 duty Stamp and Stamp duty does not require Stamp duty under the Indian Stamp Act, 1899. Schedule I.A. No. 33+4

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1127-49-141/NTD/-
28.6.95

245774

A-8789.00
E-7.00
8796.00

AN 794622 & 21/04/02
Rs. 8800

DEED OF GIFT

VALUED AT Rs. 8,00,000/- (Rupees eight lac) only

This Deed of Gift made this 19th day of March 2007

[TWO THOUSAND SEVEN]

BETWEEN

Fee Rs. 18,238/-
realised on
02/05/07

1-9
4024
200.000/-

02/05/07

02/05/07

02/05/07

02/05/07

02/05/07

02/05/07

02/05/07

02/05/07

02/05/07



पश्चिमवर्ग पश्चिम बंगाल WEST BENGAL

A 972021

2

SRI UDAY CHAKRABORTY, son of Late Jitendra Nath Chakraborty, by faith - Hindu, by occupation - Business, presently residing at BD-28, Deshbandhu Nagar, under Police Station - Rajarhat, District North 24 - Parganas, Kolkata - 700059, hereinafter referred to as the **DONOR** (which terms or expression shall unless excluded their by or repugnant to the context be deemed to mean and included his heirs, executors, administrators, and assigns) of the **FIRST PART**.

AND



पश्चिम बंगाल WEST BENGAL

A 972022

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SRI TANAY CHAKRABORTY, son of Sri Uday Chakraborty, by faith - Hindu, by occupation - Business, presently residing at BD-28, Deshbandhu Nagar, under Police Station - Rajarhat, District North 24- Parganas, Kolkata - 700059, hereinafter referred to as the **DONEE** (which terms or expression shall unless excluded their by or repugnant to the context be deemed to mean and included his heirs, executors, administrators, and assigns) of the **SECOND PART**.

WHEREAS the Binod Behari Mondal was the recorded owner of the **ALL** **THAT** piece and parcel of a plot of land measuring about 88 (eighty eight) Sataks, under Mouza - TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 208, R. S. Dag No. 215, District North - 24 Parganas.



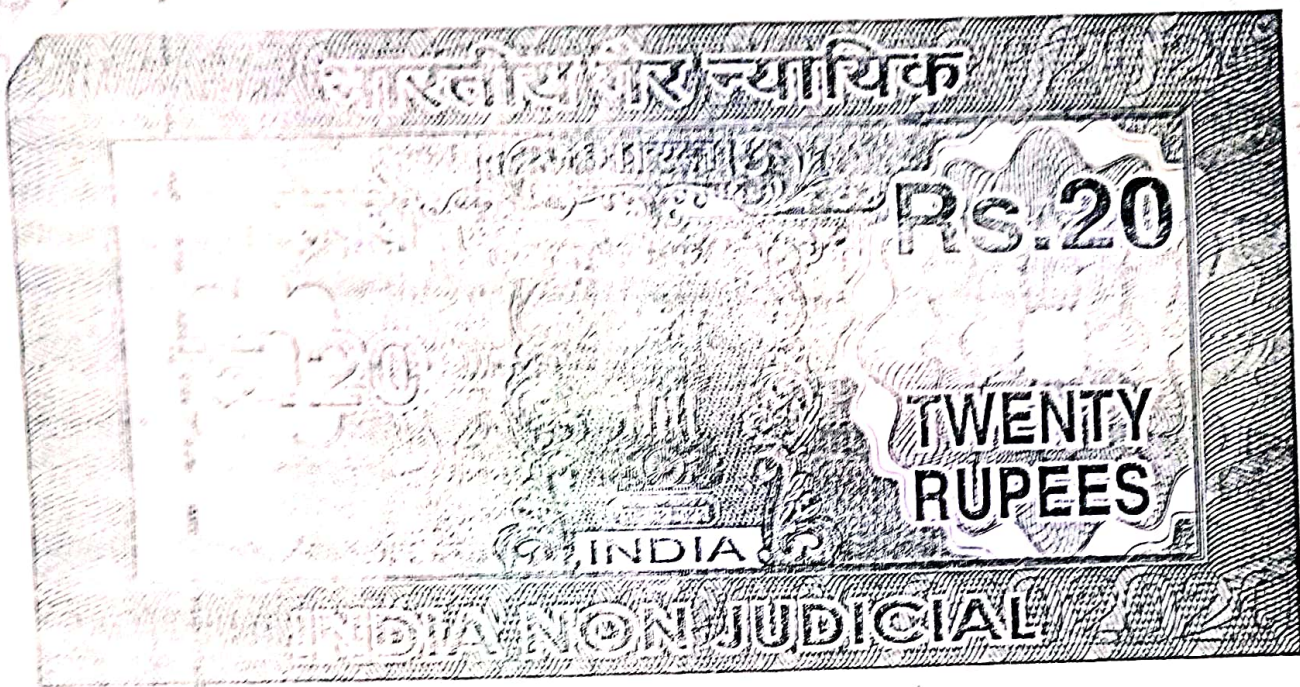
अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

A 972023

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AND WHEREAS while thus the said Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property died intestate leaving behind his widow Smt. Padmamani Mondal, 7 (seven) daughters namely (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, (4) Smt. Hajari Bala Mondal, (5) Smt. Kalpana Sardar, (6) Smt. Laksmi Naskar and (7) Smt. Mangala Bala Gyne and only son namely Sri Panchu Gopal Mondal.

AND WHEREAS while thus after demise of said Binod Behari Mondal his legal heirs (1) Smt. Padmamani Mondal, (2) Smt. Hara Rani Naskar, (3) Smt. Kalyani Dhali, (4) Smt. Radha Rani Mondal, (5) Smt. Hajari Bala Mondal, (6) Smt. Kalpana Sardar, (7) Smt. Laksmi Naskar, (8) Smt. Mangala Bala Gyne and (9) Sri Panchu Gopal Mondal became the absolute owners of the aforesaid property by law of inheritance of his estate.



WEST BENGAL

03AA 158423

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AND WHEREAS while thus the said the legal heirs of Binod Behari Mondal absolutely seized and possessed of and/or otherwise well and sufficiently entitled to the said property the said (1) Smt. Hara Rani Naskar, (2) Smt. Kalyani Dhali, (3) Smt. Radha Rani Mondal, and (4) Smt. Hajari Bala Mondal, sold, transferred and conveyed their undivided, proportionate 4/9th share of the said property by law of inheritance in favour of Smt. Koushalya Mondal, measuring about 38 Sataks under Dag No. 217 and 215 on 09.11.1977 which is subsequently registered in the Office of the Sub-Registrar at Cossipore DumDum, which is recorded into Book No. 1, Volume No. 138, Pages 115 to 119, Being No. 6175 for the year 1977 forever and absolutely against the consideration stated therein and became the absolute joint owner.

AND WHEREAS subsequently the said Smt. Kalpana Sardar and Smt. Laksmi Naskar sold, transferred and conveyed their undivided, proportionate 2/9th share of the said property by law of inheritance in favour of Sri Panchu Gopal Mondal, measuring about .1950 Sataks under Dag No. 217 and 215 on 02.05.1983 which is subsequently registered in the Office of the Sub-Registrar at Cossipore DumDum, which is recorded into Book No. I, Volume No. 116, Pages 91 to 100, Being No. 4414 for the year 1983 forever and absolutely against the consideration stated therein and became the absolute owner.

AND WHEREAS by law of inheritance and by two Deed of Conveyance the present owner is seized and possessed of and/or otherwise well and sufficiently entitled to the said property and enjoyed the same peacefully, freely, absolutely, and without any interruptions and also mutated their names in the record of the local Municipality and Revisional Settlement and recorded into R. S. Khatian No. 114/3 in the name of Sri Panchu Gopal Mondal and Smt. Koushalya Mondal and R. S. Khatian No. 264 & 109 in the name of Sri Panchu Gopal Mondal and is paying municipal taxes upto date against their names as absolute owners and occupiers thereof.

AND WHEREAS while sized and possessed of the aforesaid property said Sri Panchu Gopal Mondal and Smt. Koushalya Mondal, sold, conveyed and transferred a portion of **ALL THAT** piece and parcel of a plot of land measuring about 4 (four) Cottahs. 14 (fourteen Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza – TEGHARIA, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station – Rajarhat, District North – 24 Parganas, unto and in favour of Sri Uday Chakraborty the Donor herein by virtue of registered Deed of Conveyance executed and registered on 27th April, 2001 in the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City and recorded into Book No. I, Volume No. 279, Pages 45 to 69, Being No. 05260 for the year 2001 was lying under their physical possession.

NOW THIS DEED OF GIFT WITNESSETH as follows:

That in pursuance of the said desire and out of natural love and affection the Donor ~~herein gifted, estate, right, title and interest to vest, grant, convey,~~ transfer, give, assure and assign **ALL THAT** piece and parcel of a plot of land measuring about 4 (four) Cottahs 14 (fourteen Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - **TEGHARIA**, J. L. No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, unto and in favour of one of his sons namely **SRI TANAY CHAKRABORTY**, Donee herein mentioned and described in the Schedule hereunder and delivered peaceful and vacant possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same for his use and benefit, absolutely and unconditionally forever together with title, deeds, writings, muniments and ~~other evidence of title,~~ and the Donor do hereby covenant with the Donee, his heirs, executors, administrators, representatives and assigns that **NOTWITHSTANDING** ~~any act, deeds or things hereto before done~~ executed or knowingly suffered to the contrary the Donor is now lawfully seized and possessed of the said landed property free from all encumbrances, attachments or defect in title whatsoever and that the Donor have full power and absolute authority to transfer the said landed property specifically described in the Schedule hereunder in manner aforesaid and the Donee shall hereafter peaceably and quietly hold, possess and enjoy the said property described in the Schedule without any claim or demand whatsoever from the Donor or any person claiming through or under him **AND FURTHER THAT** the Donor and his heirs, executors, administrators, representatives or assigns covenant with the Donee his heirs, executors, administrators or assigns from or against all encumbrances, charges and equities whatsoever and the Donee shall also be entitled to sell, mortgage with any financial institution, lease or otherwise alienate and the said landed property specifically described in Schedule written hereunder hereby

conveyed without any consent of the Donor, **AND FURTHER** the Donor and his heirs, executors, administrators, representatives or assigns covenant with the Donee that he will produce or caused to be produced all the writings, deeds and documents unless prevented by fire or any act of god at the request of Donee or his heirs, executors, administrators, representatives or assigns or his Advocate before any Court Authority, Government and Public Department as and when required to established the Donor's right title and interest in the said landed property and **FURTHER THIS DEED OF GIFT WITNESSETH** as the Donor and all person having or lawfully or equitably claiming any estate or interest whatsoever in the said landed property which is specifically described in Schedule or any part thereof from under or in trust for him the Donor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Donee his heirs, executors, administrators, representatives or assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring and said landed property specifically described in the Schedule and every part thereof unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents.

SCHEDULE OF THE PROPERTY

1. Village Bidhanab
~~ALL THAT~~ piece and parcel of a plot of **DANGA** land measuring about 4 (four) Cottahs ~~14~~ (fourteen Chittacks 29 (Twenty nine) Square Feet be the same a little more or less lying and situate under Mouza - **TEGHARIA, J. L.** No. 9, R. S. No. 116, Touzi No. 191, R. S. Khatian No. 258, Kri 114/3 and 264, ^{R.S.} Dag No. 215, within the local limits of Ward No. 7 of the Rajarhat Gopalpur Municipality; within the jurisdiction of the Office of the Additional District Sub-Registrar at Bidhan Nagar, Salt lake City, under Police Station - Rajarhat, District North - 24 Parganas, which is butted and bounded as follows:

ON THE NORTH : LAND OF SRI SUJAY CHAKRABORTY;
 ON THE SOUTH : TWENTY FEET WIDE ROAD;
 ON THE EAST : LAND UNDER DAG NO. 192;
 ON THE WEST : TWENTY FEET WIDE ROAD;
 Memo - No - 1127 - HG/HI/NTP/IL-4/99 dt - 28 June 1999.

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

SIGNED SEALED AND DELIVERED
 by the parties at Kolkata in the presence of:

1. *Sujay Chakraborty*
Medinipur, Bongaipur,
24.2.99 (N)

Sujay Chakraborty
SIGNATURE OF THE DONOR

2. *Sujay Chakraborty*

DD 12/7 Shu-Pasta
 BANGALURU - 59

Sujay Chakraborty
SIGNATURE OF THE DONEE

Drafted and explained by me:

Niranjana Kumar Pahari
Advocate

(Niranjana Kumar Pahari)

Advocate

High Court, Calcutta.

CLERK/
MENT
PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. - LH BOX-SMALL TO THUMB PRINTS

R.H. BOX- THUMB TO SMALL PRINTS

 <i>Wajid Hussain</i>	LH.					
	RH.					

ATTESTED :- *Wajid Hussain*

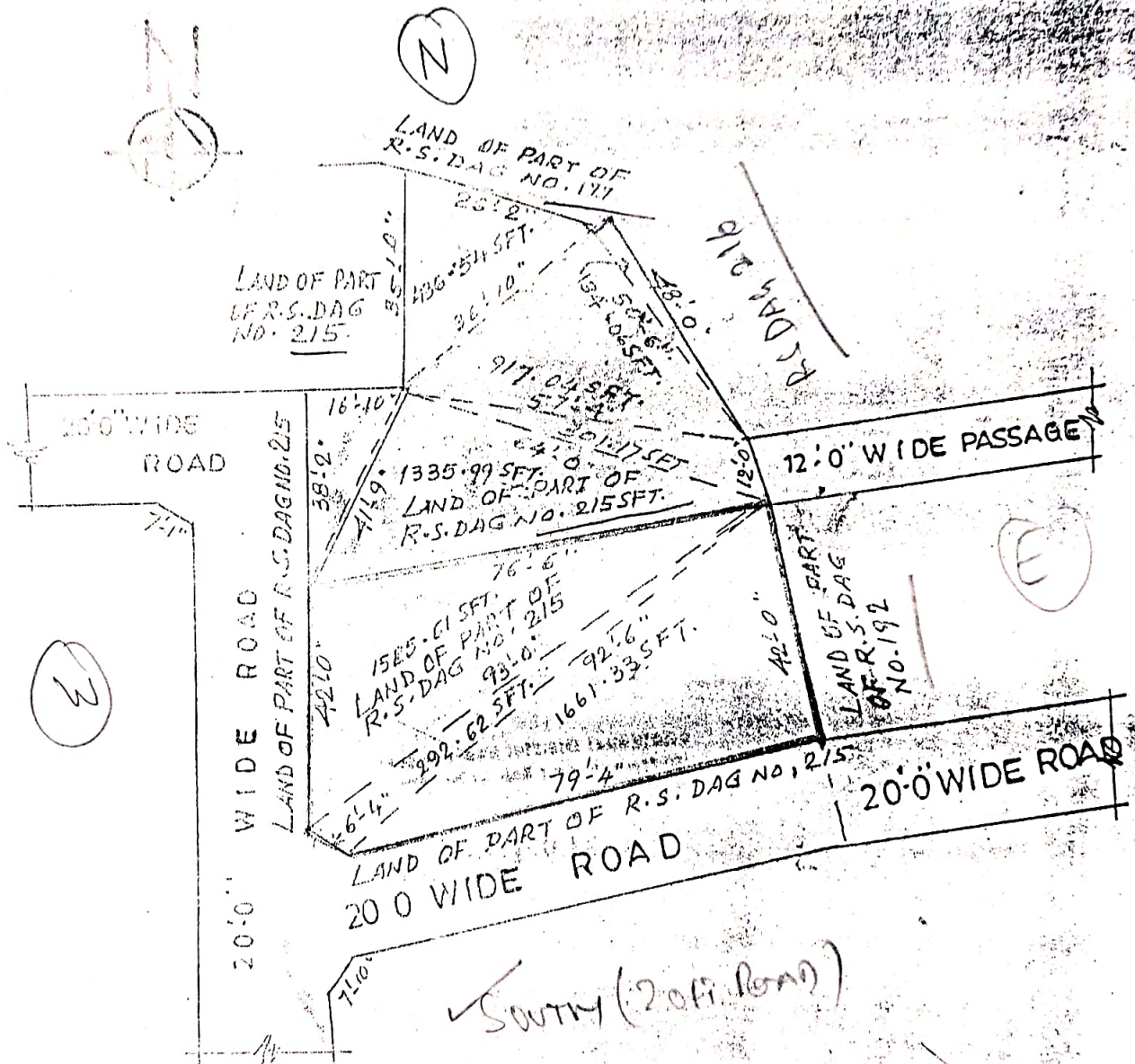
 <i>Nazim Chagrabach</i>	LH.					
	RH.					

ATTESTED :- *Nazim Chagrabach*

 PHOTO	LH.					
	RH.					

ATTESTED :-

SITE PLAN OF LAND PART OF R.S. DAG NO. 215, R.S. Khatian NO. 200, R.S. NO. 116, TO UZI NO. 191, J.L. NO. 9, BOUZA-TEGHARI, P.S. RAJARHAT, DIST. UTTAR 24 PARGANAS UNDER RAJARHAT GOPALPUR MUNICIPALITY WARD NO. 1
SCALE: 1" = 25' FT. AREA OF LAND: 4K-14CH-29SFT. (MORE OR LESS)
SHOWN IN RED COLOUR



OWNER: SRI UDAY CHAKRABORTY

Uday Chakraborty

WITNESSES: SRI TANAY CHAKRABORTY

Tanay Chakraborty

*Tanay Chakraborty
 V. Manoj
 3A, 1st Floor, B.
 K-1-1.*