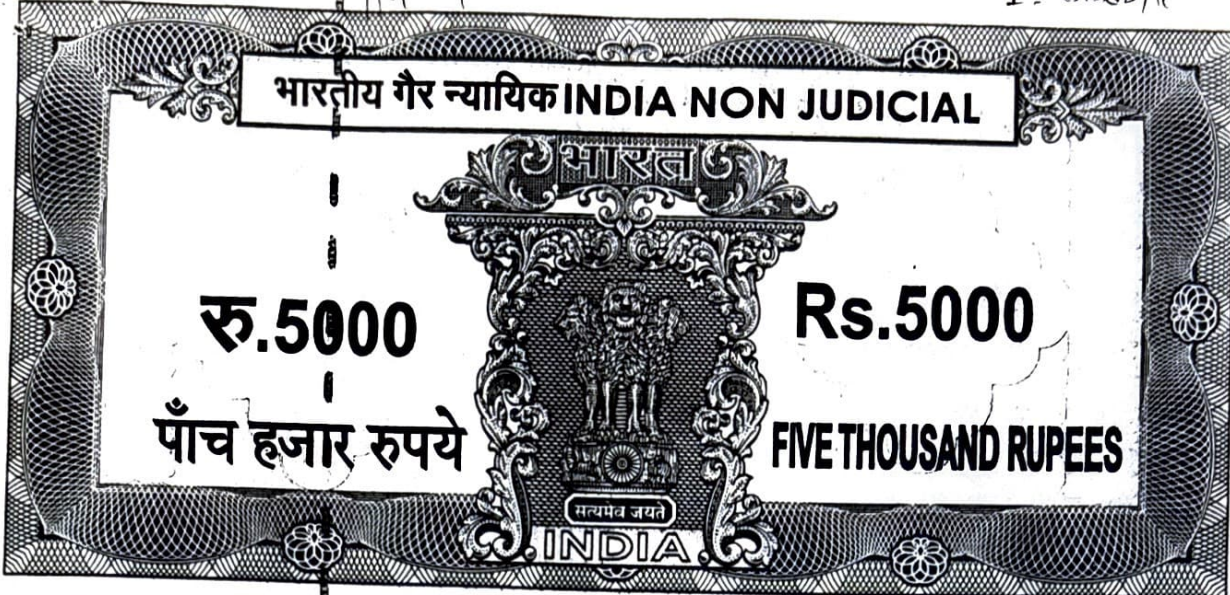


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भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000
पाँच हजार रुपये

Rs.5000
FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 259385

23454

12/30/11
 [Signature]
 8/12/11
 23

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

Add. Dist. Sub-Registrar
 Alipore, South 24 Parganas.

8 DEC 2011

DEED OF GIFT

THIS DEED OF GIFT is made this the 8th day of December,

2011 (Two Thousand Eleven) **B E T W E E N**

361 05/12/11 500/-

Sekhar De Adv

Ac

Alipore Judge's Court

V

AM

100/- 27

Licensed Stamp Vendor
Alipore Criminal Court



ADOL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.
- 8 DEC 2011

Sudipta Poddar
S/o. Gokul Ch. Poddar
98, Sreepally, Purkapatnary,
P.S. - Regent Park
Kolkata - 700093.
Service

SRI AMALENDU KUMAR GHOSH, son of Late Upendra Kumar Ghosh, by religion : Hindu, by nationality : Indian, by occupation : Retired, residing at 44, North Srirampur, Police Station : Patuli, Kolkata : 700084, District : 24 Parganas (South), hereinafter called and referred to as "the **DONOR**" (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 **ONE PART**.

AND

SRI DEBASISH GHOSH, son of Sri Amalendu Kumar Ghosh, by religion : Hindu, by nationality : Indian, by occupation : Business, residing at 44, North Srirampur, Police Station : Patuli, Kolkata : 700084, District : 24 Parganas (South), hereinafter called and referred to as "the **DONEE**" (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 **OTHER PART**.

WHEREAS Smt. Hemlata Ghosh, mother of the present Donor with her own money and for her own benefit acquired by purchase a

piece or parcel of rayati occupancy holding land measuring 5 (Five) Cottahs and 23 (Twenty-Three) Square Feet lying and situate within Mouza : Baishnabghata, Police Station : Tollygunge, District : 24 Parganas, appertaining to C.S. Dag No.1078, C.S. Khatian Nos.184 & 400, Revisional Settlement Khatian Nos.711 & 712, under a Sale Deed, executed on the 21st day of April, 1961 and registered in Book No.I, Volume No.76, Pages 57 to 63, Being No.3306 for the year 1961, Sub-Registration Office at Alipore.

AND WHEREAS the said Hemlata Ghosh was seized and possessed of or otherwise well and sufficiently entitled to the said piece of land since the date of her aforesaid purchase.

AND WHEREAS the said Hemlata Ghosh for the use and occupation of herself, her sons namely, Amiya Kumar Ghosh, Bimal Kumar Ghosh, Amalendu Kumar Ghosh i.e. the Donor herein and Umapada Ghosh and their respective wives and children, built and constructed a brick built messuages, dwelling house and tenement on the part of the said purchased land.

AND WHEREAS the said Hemlata Ghosh, for providing future benefit to her aforesaid sons, executed a Deed of Settlement on the 3rd day of March, 1966 in respect of the said messuages land and holding described in the SCHEDULE of the said Deed of Settlement.

AND WHEREAS the said Hemlata Ghosh appointed the aforesaid four sons and herself as the Trustees for the said messuages land, holding hereinafter called "the **SETTLED PROPERTY**" in the said Deed of Settlement and transferred the said messuages land and holding in favour of the Trustees **TO HAE AND TO HOLD** the same subject to certain terms and conditions.

AND WHEREAS the said Deed of Settlement was registered in Book No.I, Volume No.22, Pages 273 to 278, Being No.1760 for the year 1966 in the Office of the Sub-Registrar at Alipore Sadar.

AND WHEREAS the Trustees effected improvement upon the said single storied messuages and constructed the upper storey with self contained Flats consisting of 2 (Two) bed rooms, kitchen, dining space and toilet and the said messuages consists of two self contained Flats on the Ground Floor and two self contained Flats

:: 5 ::

on the Upper Floor with a staircase leading from the Ground Floor to the roof.

AND WHEREAS in the said Deed of Settlement, the Settlor Hemlata Ghosh made provision that after one year from the date of death of the Settlor, the settlement shall cease and the trust property, the said messuages land and holding shall vest in the aforesaid four Trustees absolutely in equal shares.

AND WHEREAS the said messuages land and holding was later assessed as Holding No.44, North Srirampur, within the Municipality of Jadavpur, Police Station : Jadavpur, District : 24 Parganas (South).

AND WHEREAS the Settlor Hemlata Ghosh, mother of the aforesaid Parties, Trustees, died on 3rd day of July, 1978.

AND WHEREAS the aforesaid Parties, the Trustees according to the Provision No.7 of the said Deed of Settlement became absolutely entitled to the said messuages land and holding the trust property on and from the 3rd day of July, 1979 in equal shares.

AND WHEREAS the aforesaid Parties are seized and possessed of the said messuages land and holding more particularly described in SCHEDULE - "A" hereunder.

AND WHEREAS the aforesaid Parties mutated their respective names in the Jadavpur Municipal Register and were paying Municipal taxes thereof and receiving separate receipts in the name of the each Party.

AND WHEREAS while seized and possessed of the said **SCHEDULE - "A"** property, the aforesaid Parties mutually agreed to effect amicable partition by way of registration of a Deed of Partition of the said messuages land and holding in four Lots allotting each Lot to each Party leaving the staircase leading from the Ground Floor to the roof lying on the Western side of the Building and the vacant land lying on the Southern side of the Building and passages on the Eastern, Western and Northern sides of the Building as ejmali property for common use of the Parties thereof.

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AND WHEREAS the aforesaid Parties delineated the said messuages land and holding in a Plan depicting each Lot by Lot : "A", Lot : "B", Lot : "C" & Lot : "D".

AND WHEREAS the aforesaid Parties mutually agreed to allot Lot : "A" to the First Party, Amiya Kumar Ghosh, Lot : "B" to the Second Party Bimal Kumar Ghosh, Lot : "C" to the Third Party Amalendu Kumar Ghosh i.e. the Donor herein and Lot : "D" to the Fourth Party Umapada Ghosh for the exclusive possession and enjoyment of each Lot by each Party in exclusive of others.

AND WHEREAS the said Deed of Partition was executed on 29th day of April, 1982 and registered in Book No.I, Volume No.129, Pages 170 to 182, Being No.3655, for the year 1982 in the Office of the Registrar of Assurances, Calcutta.

AND WHEREAS while seized and possessed of the said Flat, the details of which is morefully described in **SCHEDULE** - "B" hereinbelow, the Donor out of his natural love and affection desirous of making a Deed of Gift of the said Flat unto and in favour of his only son, the Donee herein, do hereby execute this

:: 8 ::

Indenture and transfer the said property in favour of the Donee and the Donee accepts the same accordingly.

AND WHEREAS the value of the said Flat has been estimated at Rs.10,00,000/- (Rupees Ten Lac) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the natural love and affection the Donor herein forever release and discharge the Donee as well as the said Flat on the Southern portion of the First Floor including 04'-00 wide passage measuring 694.61 Square Feet super built-up area be the same a little more or less of the said Building together with proportionate undivided impartible share in the land comprised in the said Building at Premises No.44, North Srirampur, Police Station : Patuli, Kolkata : 700084, within the limits of the Jadavpur Municipality, in its Ward No.110, District : 24 Parganas (South), the Donor hereby grant, transfer, convey, assign and assure unto the Donee of the said Flat, morefully and particularly described in the **SCHEDULE** - "B" hereunder written and hereinafter for the sake of the brevity referred to as "the **SAID FLAT**", together with undivided impartible proportionate share in the land i.e. the land as fully described in

the **SCHEDULE** - "A" hereunder written, **TOGETHER WITH** the exclusive rights in favour of the Donee to be used and to occupy the said Flat exclusively and the common parts in common with other Owners of the said Building **AND ALSO** all rights, benefits, advantages, claims and demands **TO HOLD AND TO ENJOY** the said Flat by the Donee for his residential purpose **AND ALSO** all rights in common parts, for beneficial use and enjoyment of the said Flat together with proportionate share and other easement rights and reversion or reversions, remainder or remainders and the rents, issues and profits of and in connection with said Flat **AND ALL** estate, rights, title, interest property, claim and demand whatsoever of the Donor into or upon the said Flat and the said proportionate share and all other rights and properties in connection with the said Flat hereby granted, gifted, assigned and assured and/or intended so to be and every part or parts thereof respectively **TOGETHER WITH** every rights, liberties and appurtenances whatsoever to and unto the Donee free from all encumbrances trust, liens and attachment and other stipulations and provisions in connection with the beneficial use and enjoyments of the said Flat and/or said proportionate share, **TO**

HAVE AND TO HOLD the said Flat and rights hereby granted, gifted, assigned and assured and every parts therefore respectively absolutely and forever **SUBJECT TO** the Donee paying and discharging taxes and impositions on the said Flat wholly and other common expenses with other Co-Owners of the Building and all other outgoings in connection with the said Flat wholly and the said Building proportionately.

THE DONOR DOTH HEREBY COVENANTS WITH THE DONEE as follows :-

- A. The interest which the Donor doth hereby profess to transfer, subsists and that the Donor has the full right and power and absolute authority to grant, gift, unto the Donee the said Flat together with the above mentioned rights in the manner aforesaid.
- B. It shall be lawful for the Donee from time to time and at all times hereafter to enter into and to hold and enjoy the said Flat and every part thereof and to receive rents, issues and profits thereof without any interruption, disturbance claim or demand whatsoever from or by the Donor and freed and

cleared from and against all manner of encumbrances, trust, liens and attachments whatsoever.

- C. The Donor shall from time to time and at all times hereafter upon every reasonable request and at the cost of the Donee make do acknowledge, execute and perform all such further and/or other lawful and reasonable acts, deeds, matters and things whatsoever for further bettering or more perfectly assuring the said Flat together with the rights hereby granted unto the Donee and in the manner aforesaid.
- D. The said Flat and rights hereby gifted are free from all encumbrances, attachments, liens, lispendances whatsoever made or any person or persons lawfully and equitably claiming as aforesaid.
- E. The Donor shall not do anything or make any grant whereby the rights of the Donee hereunder may be prejudicially affected and shall do all acts as may be necessary to ensure the rights available to the Donee and as Co-Owners hereunder from the other Co-Owners.

- F. The Donor shall duly fulfill and perform all its obligations and covenants elsewhere herein expressly contained.

THE DONEE DOTH HEREBY DECLARES AND COVENANTS WITH THE DONOR as follows :-

- A. The Donee shall observe, fulfill and perform the covenants hereunder written and shall regularly pay and discharge all taxes and impositions for the said Flat wholly and common expenses proportionately and all other outgoings in connection with the said Flat wholly and the said Building proportionately from and after the date of this gift.
- B. The Donee has received possession of the said Flat and he will not raise any other or further claim for the same.
- C. The Donee shall not for any reason whatsoever obstruct the other Owners of the Building transferring the proportionate share of land and/or parts thereof or any other Flat or Flats or other portions of the said Building to any person or persons.

D. **THE DONEE AGREES AND UNDERTAKES :-**

- i. To co-operate in the management and maintenance of the common parts of the said Building with other Co-Owners of the Building.
- ii. To co-operate with other Co-Owners of the Building for quiet peaceful and beneficial enjoyment of the said property and/or the common parts.
- iii. To allow the other Owners of the Building and their workmen to enter into the said Flat for carrying out the works required for the common purpose.
- iv. To pay regularly and punctually water, electricity charges, all outgoings and the rates and taxes for and/or in respect of the said Building proportionate and for the said Flat wholly.

THE SCHEDULE - "A" ABOVE REFERRED TO

(DESCRIPTION OF THE ENTIRE PROPERTY)

ALL THAT the two storied brick built dwelling house together with the land thereunto belong thereon or on part whereof the same is

erected and built containing by estimation an area of 5 (Five) Cottahs 23 (Twenty-Three) Square Feet which land has been shown in the Scheme Plan as Plot No.21 being a portion of the rayati holding comprised of C.S. Dag No.1076, under C.S. Khatian Nos.184 & 400, Revisional Khatian Nos.711 & 712, annexed to the Sale Deed dated the 21st April, 1961, registered in the Office of the Sub-Registrar at Alipore Sadar in Book No.I, Volume No.76, Pages 57 to 63, Being No.3306 for the year 1961, within Thana : Tollygunge thereafter Jadavpur now Patuli, Sub-Registration Office Alipore Sadar, Pargana : Khaspur, R.S. No.19, J.L. No.28, Mouza : Baishnabghata, Touzi No.151, District : 24 Parganas Annual Rent .55 Paisa payable to the Collector, 24 Parganas on behalf of the State of West Bengal. The said messuages land and premises is now within the Jadavpur Municipality and is assessed as 44, North Srirampur, butted & bounded as follows :-

- ON THE NORTH** : Partly by ~~10~~¹⁰/₄₀" wide common passage and partly by Plot No.14 of the Scheme Plan ;
- ON THE SOUTH** : By Plot No.24 of the Scheme Plan ;

IN WITNESSES WHEREOF the Donor of the One Part as well as the Donee of the Other Part (by way of acceptance of the said Gift) have put their respective hands the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. *Sudipta Poddar*
98, Sreepally, Furkapatinary
Kolkata - 700093.

Anandakumar Ghosh
Signature of the **DONOR**

2. *Ritendra Lal Das*
358, Arnesone Pally
Kolkata - 700060.

The Donee doth hereby accept the Gift and take over possession of the said Flat, described in the **SCHEDULE - "B"** hereinabove.

Debnish Ghosh
Signature of the **DONEE**

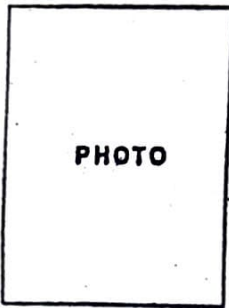
Drafted by me :-

Shekhar De
SHEKHAR KUMAR DE
Advocate
Alipore Judges' Court, Kol-27.

Computer Typed by:

Sujit Majumder
"Pratilipi"
Alipore Judges' Court, Kol-27.

PRESENTANT



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME

SIGNATURE



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME AMARENDA KUMAR GHOSH

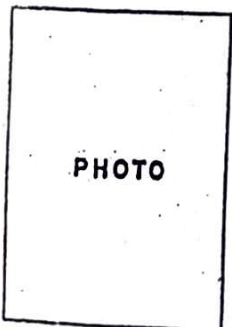
SIGNATURE Amarendra Kumar Ghosh



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Left Hand					
Right Hand					

NAME DEBASISH GHOSH

SIGNATURE Debasish Ghosh





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME





SIGNATURE

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A. D. S. R. ALIPORE, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11464 / 2011, Deed No. (Book - I , 08865/2011)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Debasish Ghosh	 08/12/2011	 LTI 08/12/2011	<i>Debasish Ghosh</i> 08-12-2011

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Amalendu Kumar Ghosh Address -44 , North Sirampur , P . S. - Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self	 08/12/2011	 LTI 08/12/2011	<i>Amalendu Kumar Ghosh</i>
2	Debasish Ghosh Address -44 , North Sirampur , P . S. - Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084	Self	 08/12/2011	 LTI 08/12/2011	<i>Debasish Ghosh</i>

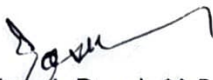
Name of Identifier of above Person(s)
 Sudipta Poddar
 98, Purba Putiary, Sreepally, Kolkata, Thana:-Regent
 Park, District:-South 24-Parganas, WEST BENGAL,
 India, P.O. :- Pin :-700093

Signature of Identifier with Date
Sudipta Poddar
 8.12.11

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 38
Page from 4043 to 4064
being No 08865 for the year 2011.




(Arbab Basu) 08-December-2011
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. ALIPORE
West Bengal



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 08865 of 2011

(Serial No. 11464 of 2011)

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR


(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR



Government Of West Bengal
Office Of the A. D. S. R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 08865 of 2011
(Serial No. 11464 of 2011)

On

Payment of Fees:

On 08/12/2011

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 : 33(i),4 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 13148/-, on 08/12/2011

(Under Article : A(1) = 13134/- ,E = 14/- on 08/12/2011)

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 for Gift in Favour of family members has been assessed at Rs.- 1194729/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 5994 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 994/- is paid, by the draft number 580121, Draft Date 07/12/2011, Bank Name State Bank of India, ALIPORE, received on 08/12/2011

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

Presented for registration at 12.30 hrs on :08/12/2011, at the Office of the A. D. S. R. ALIPORE by Debasish Ghosh ,Claimant.

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

Execution is admitted on 08/12/2011 by

1. Amalendu Kumar Ghosh, son of Lt. Upendra Kumar Ghosh , 44 , North Sirampur , P . S. - Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Retired Person
2. Debasish Ghosh, son of Sri Amalendu Kumar Ghosh , 44 , North Srirampur , P . S. - Patuli, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700084 , By Caste Hindu, By Profession : Business

Identified By Sudipta Poddar, son of Gokul Ch Poddar, 98, Purba Putiary, Sreepally, Kolkata, Thana:-Regent Park, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700093 , By Caste: Hindu, By Profession: Service.

(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR