

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

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Bist Sub-Regreter-I Albert, South 24 Pargenus

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V.C. Case No. 943 Dt. 25 ful/11

25 /11/11

D.S. R.I ore South Di Pass

DEED OF GIFT

THIS DEED OF GIFT is made on this .2.5 th day of .. NOVEMBER.

2011 (Two Thousand Eleven) BETWEEN SRI TAPAS KUMAR

CHATTERJEE, son of Late Bhabesh Chatterjee, by faith – Hindu, by

Nationality – Indian, by occupation – Retired from Service, residing at 9/2,

Central Park, Police Station – Jadavpur, Kolkata – 700 032, District South

Stemp Vender Allegra Polica Court

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2740 Parwali Slukhurja

District Sub/Registrar-1 Alipore, South 24 Pargane

IDENTIFIED BY ME Kolketa-700027

24 Parganas hereinafter called and referred to as "**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

SMT. PARVATI MUKHERJEE, wife of Sri Rajiv Kumar Mukherjee and daughter of Tapas Kumar Chatterjee by faith — Hindu, by Nationality — Indian, by occupation — Household Service, residing at 9/2, Central Park, Police Station — Jadavpur, Kolkata — 700 032, District South 24 Parganas, hereinafter called and referred to as "DONEE" (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 OTHER PART.

WHEREAS one Dhukhiram Parsi by way of a registered "Mourasi Maquabari Patta" was seized and possessed a plot of land measuring about 4/4 Bighas from Haridas Roy Chowdhury, the then Zamindar, on 15th Ashara 1323 Bengali year, same as 29th June in the year 1916. The said registered "Mourasi Maquabari Patta" was registered at Sadar Registry



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office at Alipore and recorded in Book No.1, Volume No. 26, Pages 165 to 167, Being No. 1930, for the year 1916.

AND WHEREAS said plot of land measuring about 4/4 Bighas, which was seized and possessed by said Dukhiram Parsi, was situated at that time in the Taluk No. 109, under then Police Station Tollygunge and within the jurisdiction of Sub-Registry office at Alipore.

AND WHEREAS said Dukhiram Parsi died intestate leaving behind his only wife namely Gouri Bala Dasi as his legal heir or representative. After demise of said Dukhiram Parsi, his only legal heir i.e. his wife Gouri Bala Dasi, then seized and possessed the entire plot of land of said Dukhiram Parsi, according to the Hindu Law of inheritance.

AND WHEREAS due to some earlier debts of said Dukhiram Parsi since deceased, his only legal heir i.e. his wife namely Gouri Bala Dasi, after seized and possessed the said plot of land by way of inheritance, which was in the name of her husband only she, to clear all the debts of her husband i.e. Dukhiram Parsi, then mortgaged the entire plot of land to one Dedarbux Tarafdar of Jadavpur.



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AND WHEREAS due to poor economic condition of said Gouri Bala Dasi, wife of Late Dukhiram Parsi, was unable to release from the mortgage of the said entire plot of land which she seized and possessed by way of Hindu Law of inheritance from her deceased husband, from said Dedarbux Tarafdar and was compelled to sold all her possessed plot of land to said Dedarbux Tarafdar by a registered Deed of Sale, which was registered in the Sadar Joint Sub-Registry office at Alipore and which was recorded in Book No.1, Volume No. 6, Pages 264 to 268, Being No. 553, for the year 1928 and by execution of the aforesaid Deed of Sale, said Gouri Bala Dasi then to be free from all sorts of encumbrances or restrictions.

AND WHEREAS after seized and possessed the entire plot of land said Dedarbux Tarafdar then recorded his name in the "Zamindari Seresta" and then paid the taxes.

AND WHEREAS after purchasing the plot of land by said Dedarbux Tarafdar, from Gouri Bala Dasi which is comprised in Khatian No. 75 and 76 under Dag Nos. 7, 11, 12, 46 and 47 within Mouza – Rajapur, said Dedarbux Tarafdar then executed a "Kabulati" or deed of lease in favour of said Gouri Bala Dasi for staying their on the plot of land, for only three years.



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AND WHEREAS after expiry of three years on 26th day of August 1932 said Dedarbux Tarafdar then executed a registered deed of lease in favour of one Shekh Mohammed Gazi and after execution of the said registered deed of lease, said Shekh Mohammed Gazi as a monthly tenant, stayed their for only three years.

AND WHEREAS the said Gouri Bala Dasi before completion of her lease period i.e. three years, she left her possession from the said plot of land and handed over the possession of the said plot of land to Dedarbux Tarafdar.

AND WHEREAS after expiry of the aforesaid deed of lease, said Dedarbux Tarafdar again on 11th September in the year 1936 executed a registered deed of lease for three years in favour of one Tasduk Hossein Shah his said plot of land and gave permission to said Tasduk Hossein Shah to manufacture of brick and said deed of lease was registered in Sub-Registry office at Alipore and recorded as being no. 4382 for the year 1936.

AND WHEREAS after expiry of the period of earlier mentioned deed of lease, the entire plot of land then came automatically to the possession of said Dedarbux Tarafdar.



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AND WHEREAS after seized and possessed the entire plot of land, said Dedarbux Tarafdar announced to sell out his entire plot of land. After that announcement one "Central Land & Building Society Limited" a public limited company incorporated under the Indian Companies Act 1913 and having its registered office at 2/2, Southern Avenue, expressed their willingness to purchase the said entire plot of land situated in Mouza – Rajapur, comprised in J.L. No. 23, Revenue Survey No. 14, Dag No. 11, Khatian No. 75 and 76, within the local jurisdiction of the Kolkata Municipal Corporation, Ward No. 102 at present Police Station Jadavpur.

AND WHEREAS on 5th April 1943 said "Central Land & Building Society Limited" then purchased the entire plot of land at the aforesaid area from said Dedarbux Tarafdar, by a registered Deed of Sale, which was registered in the Alipore Sadar Registry office and which was recorded in Book No.1, Volume No. 26, Pages 191 to 200, Being No. 871, for the year 1943.

AND WHEREAS after seized and possessed the said land measuring about 1.16 Satak from Dedarbux Tarafdar, the then owner i.e. the Central Land & Building Society Limited" then developed the said entire plot of land and announced for sale.



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AND WHEREAS one Bhabesh Chatterjee, son of Late Shyama Charan Chatterjee of 1 No. Devendra Sen Lane, Kasba, District South 24 Parganas, then expressed his willingness to purchase a plot of land from the said Central Land & Building Society Limited" through a Government notification. According to his willingness then said Bhabesh Chatterjee, purchased a plot land measuring about 4 (four) Cottahs out of the total land measuring about 1.16 Sataks at the Mouza – Rajapur, comprised in Dag No. 11, Khatian No. 76, J.L. No. 23, Revenue Survey No. 14, which the plot of land is now situated within the local jurisdiction of the Kolkata Municipal Corporation, Ward No. 102, Police Station now at Jadavpur with some consideration by a registered Deed of Sale, which was registered in the Sub-Registry office at Alipore and which was recorded in Book No.1. Volume No. 12, Pages 255 to 257, Being No. 506, for the year 1953.

AND WHEREAS after seized and possessed the said plot of land measuring about 4 (four) Cottahs which is described in the Schedule 'A' herein, said Bhabesh Chatterjee then started to construct a 2-storied building measuring about 1300 Sq.ft super built up area (at ground floor 900 Sq.ft super built up area and first floor 400 Sq.ft super built up area) thereon which is described in the Schedule "B". After completion of the building said Bhabesh Chatterjee then started to live in that building with



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his family members since the year 1953 and from them he started to enjoy his property free from all sorts of encumbrances.

AND WHEREAS said Bhabesh Chatterjee after seized and possessed the said plot of land, died intestate leaving behind his wife namely Smt. Kamala Chatterjee and two sons namely Sri Jaganntah Chatterjee and Sri Tapas Chatterjee and two daughters namely Smt. Mukti Devi Bhattacharya (nee Chatterjee) and Smt. Tripty Mukherjee (nee Chatterjee) as his legal heirs.

AND WHEREAS after demise of the said Bhabesh Chatterjee, his entire possessed plot of land along with 2-storied building standing thereon then automatically inherited to his aforesaid legal heirs, according to the law of Hindu inheritance. After seized and possessed the said plot of land which is described in the Schedule 'A' & Schedule "B" herein by the legal heirs of the Late Bhabesh Chatterjee they then enjoyed the said property in whole free from all encumbrances.

AND WHEREAS in the year 1981said Smt. Kamala Chatterjee, wife of Late Bhabesh Chatterjee and Smt. Mukti Devi Bhattacharya (nee Chatterjee) and Smt. Tripty Mukherjee (nee Chatterjee), the two daughters of Bhabesh Chatterjee transferred and conveyed their own shares upon the said plot of



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land and the said 2-storied building standing thereon by a Deed of Gift to said Sri Jagannath Chatterjee and Sri Tapas Kumar Chatterjee as unclaimed. The said Deed of Gift was registered in the Office of Sub-Registrar at Alipore and recorded in Book No. 1, Volume No. .!!..., Pages .77... to ..79... Being No. .0386..., for the year 1981.

AND WHEREAS after execution of the said Deed of Gift said Sri Tapas Kumar Chatterjee and Sri Jagannath Chatterjee became the absolute joint owners of the said plot of land along with the said 2-storied building standing thereon which is described in the Schedule 'A' & 'B' respectively herein and which is the gifted property herein.

AND WHEREAS after seized and possessed the said plot of land said Sri Jagannath Chatterjee died as unmarried and leaving behind his only brother namely said Tapas Chatterjee as his only legal heir and said Sri Tapas Kumar Chatterjee then inherited upon the share of Sri Jagannath Chatterjee as only legal heir of Late Jagannath Chatterjee and then said Sri Tapas Kumar Chatterjee became the absolute owner of the said plot of land measuring about 4 Cottahs and the 2-storied structure thereon measuring about 1300 Sq.ft super built up area (at ground floor 900 Sq.ft S.B.A. and first floor 400 Sq.ft S.B.A.).



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AND WHEREAS said Sri Tapas Kumar Chatterjee while seized and possessed of the aforesaid plot of land along with the 2-storied pucca structure thereon as absolute owner, he then mutated his name in the Assessment Register of the Kolkata Municipal Corporation and the said land and building numbered as Kolkata Municipal Corporation Premises No. 157, Central Park, Kolkata – 700 032 under Kolkata Municipal Corporation, Ward No. 102, vide Assessee No. 31-102-05-0157-5 also known as mailing address and plot no. 9/2, Central Park, Kolkata – 700 032.

AND WHEREAS by virtue of the Hindu law of inheritance said Sri Tapas Kumar Chatterjee became the absolute owner of all that piece and parcel of land measuring about 4 (four) Cottahs 0 (zero) Chittaks and 0 (zero) Sq.ft. along with 2-storied pucca structure measuring about 1300 Sq.ft super built up area (at ground floor 900 Sq.ft S.B.A. and first floor 400 Sq.ft S.B.A.) thereon lying and situated at Mouza — Rajapur, Dag No. 11, Khatian No. 76, Revenue Survey No. 14, J.L. No. 23, being Kolkata Municipal Corporation Premises No. 157, Central Park, Plot No. 9/2, Central Park, herein after referred to as the 'said Premises' morefully and particularly mentioned and described in the Schedule 'C' written hereunder and also showed in the Map or Plan with RED verge annexed hereto.



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decided to transfer and convey his undivided share into the said property morefully and particularly mentioned and described in the Schedule 'B' written hereunder unto and in favour of the DONEE herein, who is the only daughter of the DONOR herein. It is particularly needful to mention herein that the DONOR of this Deed of Gift, has two legal heirs i.e. one son namely Ananda Chatterjee and one daughter namely Smt. Parvati Mukherjee (nee Chatterjee) said daughter of the DONOR herein died intestate on leaving behind his only wife namely Smt. Manjusree Chatterjee. It is needful to mention herein that there was no issue of Late Ananda Chatterjee. After demise of said Ananda Chatterjee his only wife said Manjusree Chatterjee again remarriage with someone. The DONOR herein as the DONOR and DONEE Cherish love and respect to each other.

- 1. The Donee is the daughter of the Donor.
- 2. The Donee has accepted this gift.
- 3. For the purpose of stamp duty payable on these presents the value of the gifted property as mentioned in the Schedule 'C' hereunder written is valued as at Rs. 36,00000/-... (Rupees. Thinks. Six..................................) only and these presents have been stamped accordingly.

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NOW THIS INDENTURE WITNESSETH as follows:-

That in consideration of the premises and for natural love and affection of the Donor for the Donee and for the purpose of effecting his said desire he, the Donor herein doth hereby freely, voluntarily without any undue influence, coercion etc. out of his own accord and free will, transfer, convey, assure and assign unto the said Donee ALL THAT the said undivided full share of land in the said premises measuring about 4 (four) Cottahs along with 1300 Sq.ft. super built up area pucca structure standing thereon built in the year 1953 lying and situated at Mouza - Rajapur, J.L. No. 23, Revenue Survey No. 14, Khatian No. 76, C.S. Dag No. 11, being The Kolkata Municipal Corporation Premises No. 157, Central Park also known as mailing address 9/2, Central Park, Kolkata - 700 032, within the local jurisdiction of The Kolkata Municipal Corporation Ward No. 102, Police Station - Jadavpur, District South 24 Parganas, free from all sorts of encumbrances, morefully and particularly described in Schedule 'C' hereunder written OR HOWSOEVER OTHERWISE the said portion heriditaments and premises or any part there of now situated butted and bounded called known number described distinguished TOGETHERWITH fixture, sewere, drains, ways, paths, passages, boundary wall, water courses, light, rights, liberties, privileges, easements and appurtenances whatsoever to the said portion heriditaments and premises,



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belonging to or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenances thereto and all the estate, right, title, interest claim and demand whatsoever of the Donor into or upon the said portion heriditaments and premises or any part thereof together with all deeds pattahs and muniments of title whatsoever in anywise relating to or concerning the said hereditaments and premises of any part thereof which now are or hereafter shall or may be in the possession power or control of the Donor, his heirs, executors, administrators, representatives and / or assigns or any other person or persons from whom he or they or any of them may procure the same without any action or suit TO HAVE AND TO HOLD the said portion hereditaments and premises hereby granted or expressed so to be unto and to the use of the Donee absolutely and forever AND the Donor doth hereby covenant with the Donee that notwithstanding any act deed or thing by the Donor done and executed or knowingly suffered to the contrary, she the Donor is now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said undivided portion hereditaments and premises hereby granted or expressed so to be and every part there of for a perfect and indefeasible estate of inheritance without any manner of condition use trust or other thing whatsoever AND THAT notwithstanding any such act, deed or thing whatsoever as aforesaid the Donor has now good right and full power to



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grant the said undivided portion hereditaments and premises hereby granted or expressed so to be unto and to the use of the Donee in manner aforesaid AND the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said undivided portion hereditaments and premises and receive the rents issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Donor or any person or persons lawfully and equitably claiming from under or in trust for them AND that free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Donor or any person or persons lawfully or equitably claiming under or in trust for his AND THAT the Donor and all person or persons having or lawfully claiming any estate or interest in the said undivided portion hereditaments and premises or any part thereof from under or in trust for the Donee shall and will from time to time and at all times hereafter at the request and costs of the Donee and execute or cause to be done or executed all such acts and things whatsoever for further and more perfectly assuring the said undivided portion more particularly described in the Schedule 'C' hereunder written and every part thereof unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required.



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SCHEDULE 'A'

(Description of the land purchased by Late Bhabesh Chatterjee)

ALL THAT piece and parcel of land measuring about 4 (four) Cottahs 0 (zero) Chittaks 0 (zero) Sq.ft. within Mouza – Rajapur, comprised in C.S. Dag No. 11, J.L. No. 23, Khatian No. 76, Revenue Survey No. 14, within the local limits of the Kolkata Municipal Corporation, Ward No. 102, Police Station – Jadavpur, in the District South 24 Parganas and is butted and bounded as follows:-

ON THE NORTH: Plot Nos. 11/2 and 11/3

ON THE SOUTH : 24 ft wide Road

ON THE EAST ? Plot Nos. 9/1

ON THE WEST : Plot Nos. 9/3

SCHEDULE 'B'

(Description of the 2-storied building)

ALL THAT piece and parcel of undivided total share of land measuring about 4 (four) Cottahs 0 (zero) Chittaks 0 (zero) Sq.ft. and total share of the two storied structure measuring about 1300 Sq.ft. S.B.A. (at ground floor 900 Sq.ft S.B.A. and first floor 400 Sq.ft S.B.A.) standing there upon the aforesaid land at Premises No. 157, Central Park, Kolkata – 700 032, which



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is lying and situated at Mouza – Rajapur, comprised in C.S. Dag No. 11, Khatian No. 76, J.L. No. 23, Revenue Survey No. 14 togetherwith all easement rights, common areas, facilities and amenities annexed thereto as mentioned in Schedule 'A' Corporation Assessee No. 31-102-05-157-5, Kolkata – 700 032, Police Station – Jadavpur, District South 24 Parganas.

SCHEDULE 'C'

(Description of the Gifted Property)

about 4 (four) Cottahs 0 (zero) Chittaks 0 (zero) Sq.ft. and total share of the two storied structure measuring about 1300 Sq.ft. super built-up area (at ground floor 900 Sq.ft & B.A. and first floor 400 Sq.ft S.B.A.) standing there upon the aforesaid land at Premises No. 157, Central Park, Kolkata – 760 032, which is lying and situated at Mouza – Rajapur, comprised in C.S. Dag No. 11, Khatian No. 76, J.L. No. 23, Revenue Survey No. 14 togetherwith all easement rights, common areas, facilities and amenities annexed thereto as mentioned in Schedule 'A' Corporation Assessee No. 31-102-05-157-5, Kolkata – 700 032, Police Station – Jadavpur, District South 24 Parganas.



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

SIGNED SEALED AND DELIVERD By the parties at Kolkata in presence of the following

WITNESSES

1. Name: Aroonima Mukher Address: 9/2 Central Park Signature: Avoorinalikhuje

> SIGNATURE OF THE DONOR (SRI TAPAS KUMAR CHATTERJEE)

> > I accept the Gift

Address: 46, Debendra Ghosh Road, K Signature: KOL - 25

SIGNATURE OF THE DONEE (PARVATI MUKHERJEE [NEE CHATTERJEE])

Drafted by:

Advocate.

(ADVOCATE) Alipore Judge's & Criminal Court Kolkata 700 027

Computer prints by

Alipore Police Court Kolkata - 700 027.



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SITE PLAN OF PREMISES NO: 157 CENTRAL PARK, KOLKATA-700032. SITUATED ON A TWO STORIED BUILDING SUPER BUILT UP AREA: 1300 SFT. (IN THE GROUND FLOOR 900 SFT. SBA. AND ON THE FIRST FLOOR 400 SFT. SBA.) UNDER MOUZA: RAJAPUR, J.L.NO: 23, R.S.

NO: 14, DAG NO: - 11, KHATIAN NO: 76, POLICE STATION: -

JADAVPUR, UNDER KOLKATA MUNICIPAL CORPORATION WARD NO: 102, HOLDING NO: 9/2 CENTRAL PARK DISTRICT: SOUTH 24 PARGANAS,

GIFTED AREA OF LAND: 04 COTTAH O CHHITAK OSF.T.

SCALE-1"=25'-0"

PLOT NO-11/2 & 11/3 PLOT NO-11/2 & 11/3 25'-0" PLOT NO-11/2 & 11/3 PLOT NO-0" 24'-0" WIDE ROAD A

SIGNATURE OF DONOR: - Japas Kumar chank

SIGNATURE OF DONEE: -

Parvali Huklurja

BISWAJIT PAL SURVEY COMMISSIONER BARUIPUR COURT,



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Government Of West Bengal

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

Endorsement For Deed Number: I - 03894 of 2011 (Serial No. 04426 of 2011)

On

Payment of Fees:

On 25/11/2011

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

Presented for registration at 19.30 hrs on :25/11/2011, at the Private residence by Tapas Kuamr Chatterjee ,Executant.

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

Execution is admitted on 25/11/2011 by

- 1. Tapas Kuamr Chatterjee, son of Late Bhabesh Chatterjee , 9/2, Central Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O.:- Pin:-700032, By Caste Hindu, By Profession : Retired Person
- 2. Parvati Mukherjee, wife of Rajiv Kumar Mukherjee, 9/2, Central Park, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700032 , By Caste Hindu, By Profession: House wife

Identified By Sarba Chatterjee, daughter of .., Alipore Civil & Criminal Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700027 , By Caste: Hindu, By Profession: Advocate. .

> (Humayun Ali) DISTRICT SUB-REGISTRAR-I

On 28/11/2011

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.- 7157125/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 35806 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

> (Humayun Ali) DISTRICT SUB-REGISTRAR-I

On 28/12/2011

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),5 of Indian Stamp Act 1899.

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I

EndorsementPage 1 of 2

28/12/2011 12:24:00

Government Of West Bengal

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

Endorsement For Deed Number : I - 03894 of 2011 (Serial No. 04426 of 2011)

Payment of Fees:

- Amount By Cash

Rs. 78773/-, on 28/12/2011

(Under Article : A(1) = 78727/-, E = 14/-, H = 28/-, M(b) = 4/- on 28/12/2011)

Deficit stamp duty

Deficit stamp duty Rs. 30850/- is paid, by the draft number 652533, Draft Date 24/11/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 28/12/2011

Detroit State of Persons

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(Humayun Ali) DISTRICT SUB-REGISTRAR-I

> (Humayun Ali) DISTRICT SUB-REGISTRAR-I

EndorsementPage 2 of 2

28/12/2011 12:24:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I CD Volume number 20 Page from 1476 to 1498 being No 03894 for the year 2011.

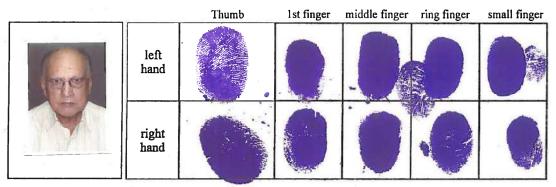


(Humayun Ali) 28-December-2011 DISTRICT SUB-REGISTRAR-I Office of the D.S.R.-I SOUTH 24-PARGANAS West Bengal

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РНОТО	lest hand					
	right hand		3		•	

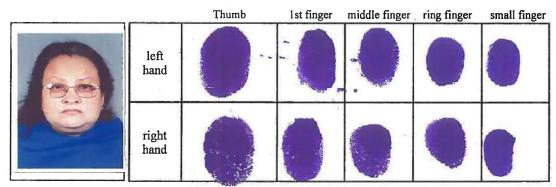
Name

Signature



Name RITAPAS KUMAR CHATTERJEE

Signature Japas Kumer Chaly



Name SMT. PARVATI MURHERJEE.
Signature Parvali Hullwyu

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PHOTO	right hand			-		A. e

Name

Signature



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Alipore, South 24 Pargames
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