

3129/15

3135/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

U 917288



Additional Registrar of
Assurance-IV, Kolkata

DEED OF GIFT

23-12-15

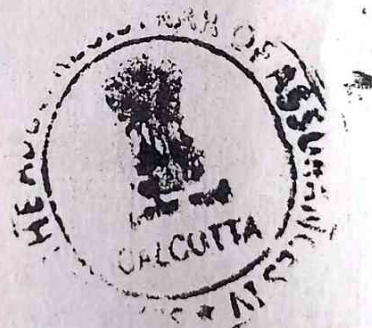
THIS DEED OF GIFT made this the 2nd day of December, Two Thousand and Fifteen (2015) at Kolkata.:

BY

SMT. SHANTIMOYEE CHATTERJEE, wife of Late Binoy Kumar Chatterjee, by faith Hindu, by Nationality Indian, by Occupation House-wife, residing at EB-2/1, Jyangra, P.O. – Jyangra, P.S. - Baguiati, Kolkata – 700 059 (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean & include her heirs, successors, executors, administrators, legal representatives, and assigns) hereinafter called the **DONOR** of the

FIRST PART :

Gora Chand Chatterji



22 UEL 2010

Identified by me
Frankie Drake

**12/1, Lindsay Street,
Annex Bldg., 4th Floor,
Kolkata-700 087.**



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - IV KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19041000376922/2015

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SHANTIMOYEE CHATTERJEE EB-2/1, JYANGRA, P.O:- JYANGRA, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700059	Donor		2352 	 22/12/15
2	Shri GORA CHAND CHATTERJEE 147, LAKE TOWN, Block/Sector: B, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089	Donee		 2331	 22/12/15
Sl No.	Name and Address of Identifier	Identifier of			Signature with date
1	Mr PRABIR SAHA Son of Late K M SAHA HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001	Smt SHANTIMOYEE CHATTERJEE, Shri GORA CHAND CHATTERJEE			 22/12/15

Gora Chand Chatterjee

(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR
OF ASSURANCE

ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
22 DEC 2014

IN FAVOUR OF

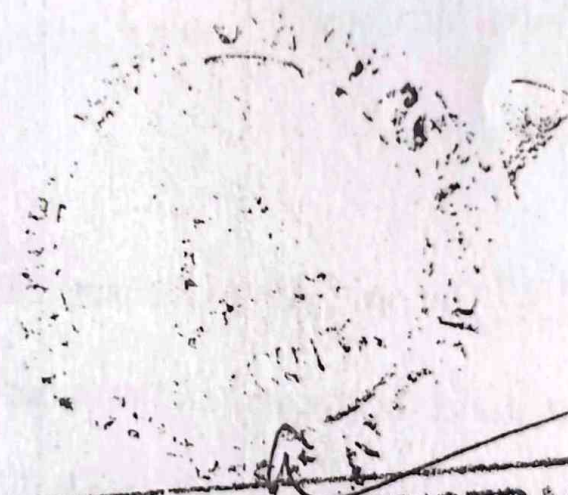
SRI GORA CHAND CHATTERJEE, son of Late Binoy Kumar Chatterjee, by faith Hindu, by Nationality Indian, by Occupation Retired, residing at 147, Lake Town, Block - B, P.O. - Lake Town, P.S. - Lake Town, Kolkata - 700 089, (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean & include his heirs, successors, executors, administrators, legal representatives, and assigns) hereinafter called the DONEE of the OTHER PART :

WHEREAS one Abdul Aahamed Mondal of Sakin - Hariyara was enjoy 99 Satak of land in total as Khas of Village - Jyangra, Touzi No.3027 of Dist. - 24-Parganas (North), out of which 49 Satak was initially owned by one Ashutosh Bagui being subsequently acquisitioned by District - Collector, North 24-Parganas and 50 Satak was initially owned by one Jugal Krishna Mondal being subsequently acquisitioned by District-Collector, North 24-Parganas.

AND WHEREAS the said Abdul Aahamed Mondal during the period of enjoyment under khas transferred, sold, conveyed and assigned the said plot of land measuring 99 Satak to one Moulabi Mohammad Musa and Moulabi Mohammad Abdul Kayum Ding of 43, Clive Street, Kolkata, vide Sale Deed registered Cossipore-Dum Dum Registry Office, vide Book No.I, Volume No.14, Pages from 248 to 250, being No.3483 for the year 1942.

AND WHEREAS the said Monlabi Mohammad Musa and Moulabi Mohammad Abdul Kayum Ding being joint owner of the aforesaid properties, sold, conveyed, transferred and assigned to one Mohammad Jahoorul Haque of Sakin - Hariyara on 11.03.1955; 49 Satak of Danga land of C.S. Khatian No.90, corresponding to C.S. Dag No.1819 and 50 Satak of Danga land of C.S. Khatian No.245, corresponding to C.S. Dag No.1417 in total 99 Satak

Gora Chand Chatterji



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA

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along with 25 Satak of land, bagan in nature of C.S. Khatian No.245 corresponding to C.S. Dag No.1416 registered in Cossipore-Dum Dum Registry Office vide Book No.I, Volume No.34, Pages from 168 to 181 being No.1919 for the year 1955. The said Jahoorul Haque during the period of enjoyment under khas recorded his name in the Settlement Record as owner under C.S. Khatian No.90 corresponding to R.S. Khatian No.205 and C.S. Khatian No.196 corresponding to R.S. Khatian No.47 respectively.

AND WHEREAS the said Jahoorul Haque sold, conveyed and transferred the aforesaid 99 Satak of land property with garden and others to one Nani Gopal Bhattacharya on 22.02.1967 by a Saf Kobala registered in Cossipore-Dum Dum Sub-Registry Office, vide Book No.I, Volume No.28, Pages from 35 to 38, being No.1397 for the year 1967.

AND WHEREAS thus the said Nani Gopal Bhattacharya became absolute owner and in possession of the aforesaid property with right, title and interest on it. He also mutated his name in the government record by paying taxes regularly.

AND WHEREAS the said Nani Gopal Bhattacharya then divided the land khas in nature purchased by him into number of small plots keeping provision for road in between plots according to a plan and sold some of them.

AND WHEREAS due to financial crisis, Nani Gopal Bhattacharya, the owner, out of the unsold plots, sold, conveyed, transferred and assigned one plot admeasuring 3 Cottahs to Smt. Brata Bhattacharya, wife of Sri Salil Bhattacharya of 6/1B, Beltala Road, P.S. - Bhowanipur, Kolkata - 700 026 by a Saf Sale Deed registered on 13.03.1990 before A.D.S.R., Bidhannagar, vide Book No.I, Volume No.41, Pages from 91 to 100, for the year 1904.

Gosa Chand Chatterjee



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22 DEC 2010

AND WHEREAS the said Brata Bhattacharya again transferred, conveyed, sold and assigned the schedule mentioned land property to Smt. Shantimoyee Chatterjee, wife of Late Binoy Kumar Chatterjee, the donor herein, therein the purchaser, by a Bengali Saf Kobala dated 6th August, 2003 for the consideration mentioned therein and registered before Additional Registrar of Assurances-II, Kolkata and recorded in Book No.I, Volume No.I, Pages from 1 to 19, being No.03863 for the year 2005.

AND WHEREAS thus Smt. Shantimoyee Chatterjee became absolute owner of the said plot of land and have full power and authority to transfer the same to any one of her choice.

AND WHEREAS the said Smt. Shantimoyee Chatterjee, 81 years old, has become physically sick and is depending on her sons. Hence, out of natural love and affection that she bear unto her son, SRI GORA CHAND CHATTERJEE, wants to transfer the schedule mentioned plot of land by way of Gift with full right, title and interest thereupon.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

1. That in pursuance of the said gratitude and in consideration of natural love and affection which the said Donor has for the said Donee, the said Donor out of her own free will without fraud, coercion or undue influence from anybody whatsoever and in full possession of her sense, do hereby gift, convey, grant, transfer and confirm unto the said Donee TOGETHER WITH all privilege, profits, advantages and all other appurtenances whatsoever to the said plot of land, hereditaments, TO HAVE AND TO HOLD said land, tenements, hereby gifted unto and to the use of the said Donee and his successor forever.

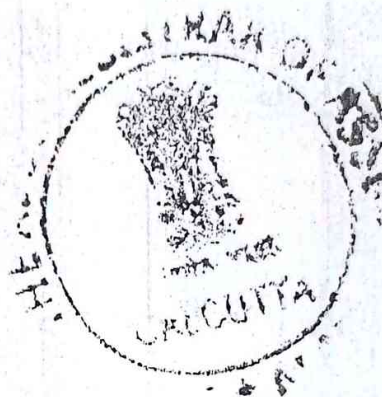
Gora Chand Chatterjee



Handwritten signature
27 Nov 2011

2. That the said Donee shall and may from time to time at all times hereafter peaceably and quietly enter upon, have & hold, occupy, possess, and enjoy the said property hereby gifted, without any hindrance whatsoever from/by said Donor or any person or persons claiming from, under or in trust of her.
3. That the Donee does hereby accept the gift.
4. That the Donor, if necessary, shall execute any further Deed of Assurance that may be necessary in order to perfect the title of the Donee in respect of the said property as described in the Schedule hereunder.
5. That the gift of the said property is absolute and without any consideration whatsoever.
6. That the Donee shall hold the plot of land hereby conveyed for ever and shall be able to exercise all the rights of ownership.
7. That the Donor declares that the said gift is irrevocable and is without any reservation of any kind of benefits directly or indirectly reserved for the Donor or any person/persons of behalf of her.
8. That the said Donee shall have the absolute title, right, interest on the gifted plot of land as mentioned in the schedule herein and no other person will have any right on it.
9. For stamp duty purpose, the gifted property is valued at Rs.1,00,000/- (Rupees One Lac) only.

Goda Chand Chatterji



CONFIDENTIAL & CONTRARY
TO THE PROVISIONS OF THE
22 DEC 2010

THE SCHEDULE ABOVE REFERRED TO
(Plot of Land Gifted)

ALL THAT one piece and parcel of land, danga in nature, measuring **3 (Three) Cottahs** be the same a little more or less, situate and lying in Mouza – Jyangra, J. L. No.16, Touzi No.3027, Arabinda Pally, P.S. – Rajarhat, under Bidhannagar Municipal Corporation, **Ward No.15**, comprised in R. S. Khatian No.205 pertaining to R. S. Dag No.1459, District – 24-Pargnas (North) together with all rights of casements and appurtenances thereto and all rights of use in, over, under and beneath the 12 feet wide Road on the Eastern and Western sides and butted and bounded in the manner following that is to say :

ON THE NORTH : Shukla alias Sampa Ganguly's land;

ON THE SOUTH : House of Mrinal Bose;

ON THE EAST : 12 ft. wide Road;

ON THE WEST : 12 ft. wide Road.

*Gora Chandra
Chatterji*

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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
22 DEC 2010

IN WITNESS WHEREOF we have set and subscribed their hand and seal in the day,
month and year first above written.

WITNESSES:

1. Gautam Chatterjee
22/A Indraprastha Aptt.
P.O. - Raghunathpur
Tughoria
Kolkata - 700059

Read and explained,
before me by the donor,

Shantimoyee Chatterjee
(SHANTIMOYEE CHATTERJEE)
DONOR:

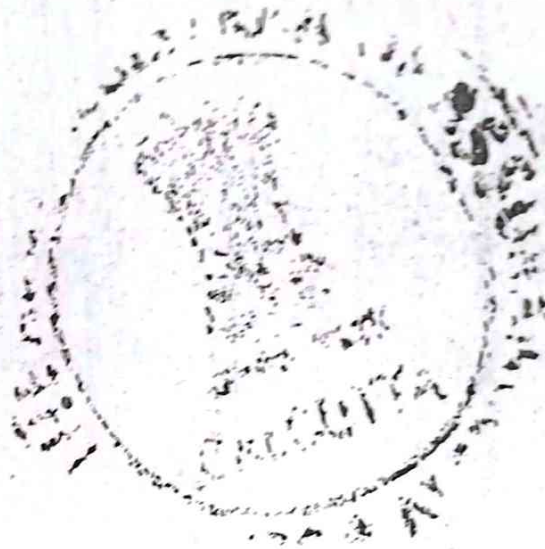
2. Sanat Bhowmik
12/1, Lindsay Street,
Kolkata - 700 087

Gora Chand Chatterjee
(GORA CHAND CHATTERJEE)
DONEE:

Drafted by me:

Bibhas Saha
(BIBHAS SAHA)

Advocate:
12/1, Lindsay Street,
Annex Building, 4th Floor,
Kolkata - 700 087.
Enrolment No. F-60/68 of 1981.



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
22 DEC 2010

SITE PLAN OF MOUTHA-JYANGRA, T.L. NO. 16 C.S. DAG NO-1417

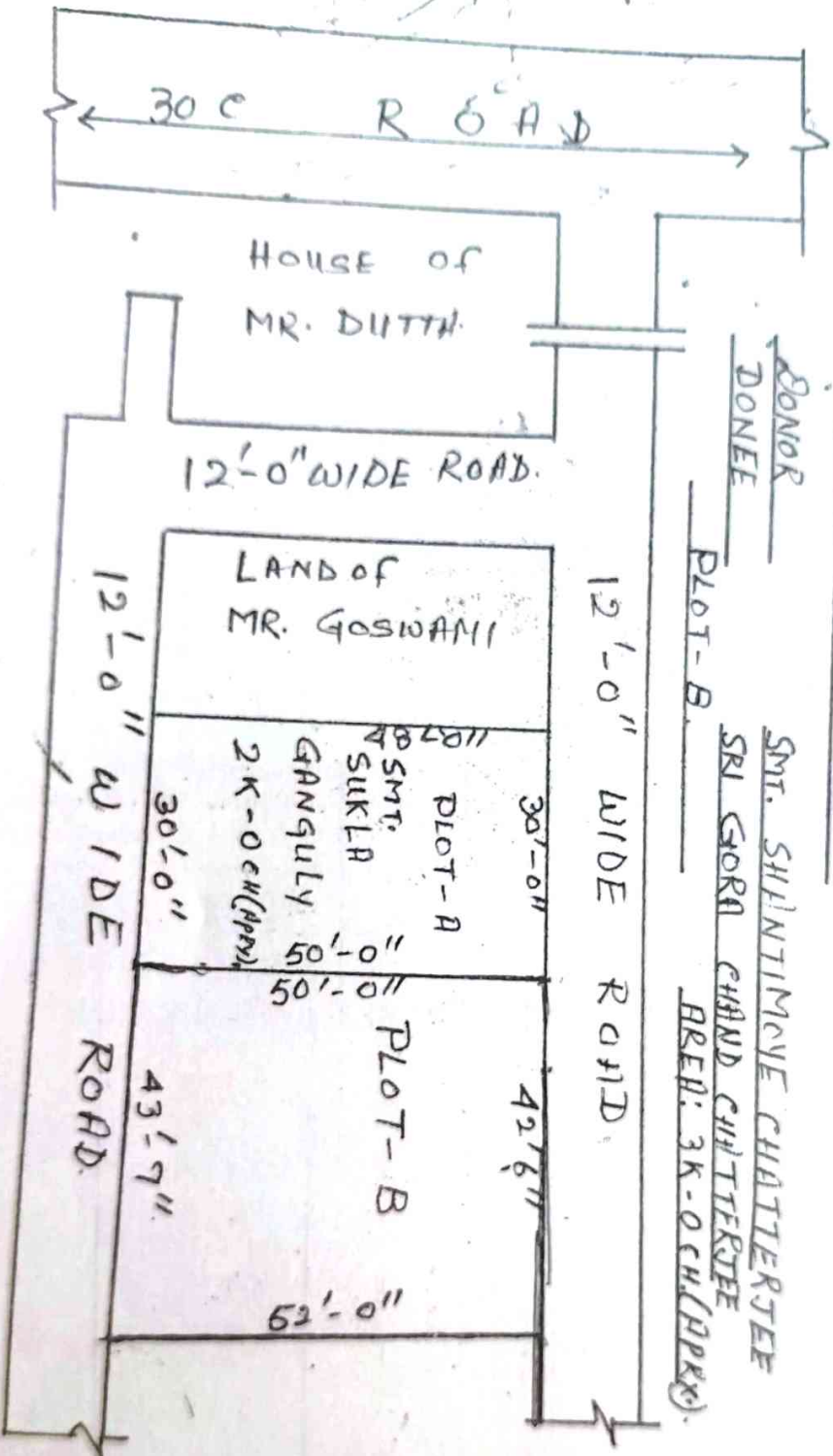
C.S. KHATTIAN NO. 90. R.S. DAG NO. 1457, R.S. KHATTIAN NO. 205

R.S. RAJAKHAT. DIST. 24 PGS. (NORTH)

SCALE: 20'-0" = 1" INCH

DONOR
DONEE

SMT. SHANTIMOYE CHATTERJEE
SRI GORA CHAND CHATTERJEE
AREA: 3K-0CH (APX)



SIGNATURE OF DONOR.

SIGNATURE OF DONEE

TRACED BY
S. Manna

Gora Chand
Chatterjee



ADDITIONAL REGISTRAR
OF ASSURANCES IV, KOLKATA
22 DEC 1954

or & Donee Details

Seller, Buyer and Property Details

Presentant Details

Name and Address of Presentant

Shri GORA CHAND CHATTERJEE

Son of Late BINOY KUMAR CHATTERJEE

147, LAKE TOWN, Block/Sector: B, P.O:- LAKE TOWN, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700089

Donor Details

Name, Address, Photo, Finger print and Signature

Smt SHANTIMOYEE CHATTERJEE

Wife of Late BINOY KUMAR CHATTERJEE

EB-2/1, JYANGRA, P O:- JYANGRA, P.S:- Baguiati, Rajarhat-gopalpore, District:-North 24-Parganas, West Bengal, India, PIN - 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India,; Status : Individual; Date of Execution : 22/12/2015; Date of Admission : 22/12/2015; Place of Admission of Execution : Pvt. Residence

Gora Chand
Chatterjee

Donee Details

Name, Address, Photo, Finger print and Signature

Shri GORA CHAND CHATTERJEE

Son of Late BINOY KUMAR CHATTERJEE

147, LAKE TOWN, Block/Sector: B, P.O. - LAKE TOWN, P.S. - Lake Town, District - North 24-Parganas,

West Bengal, India PIN - 700089 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,,

Status: Individual Title of Execution: 22/12/2015, Date of Admission: 22/12/2015; Place of Admission of Execution: Pvt. Residence

B. Identifire Details

Identifier Details

No.	Identifier Name & Address	Identifier of	Signature
1	Mr PRABIR SAHA Son of Late K M SAHA HIGH COURT CALCUTTA, P.O:- GPO, P.S:- Hare Street, Kolkata, District:-Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India.	Smt SHANTIMOYEE CHATTERJEE, Shri GORA CHAND CHATTERJEE	

Transacted Property Details

Land Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
	District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Arabinda Pally, Mouza: Jyangra, Ward No: 15	RS Plot No:- 1459 , RS Khatian No:- 205	3 Katha	1,00,000/-	7,49,999/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 12 Ft.

C. Applicant Details

Details of the applicant who has submitted the requisition form

Applicant's Name	PRABIR SAHA
Address	12/1, LINDSAY STREET, Thana : New Market, District : Kolkata, WEST BENGAL, PIN - 700087
Applicant's Status	Advocate

Gora Chand Chatterjee


(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

23/12/2015

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) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,337/- (A(1) = Rs 8,239/- ,E = Rs 14/- ,Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 8,337/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,770/- and Stamp Duty paid by Draft Rs 3,770/-, by Stamp Rs 100/-

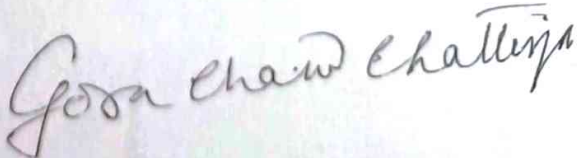
Description of Stamp

Rs 100/- is paid on Impressed type of Stamp, Serial no 2241, Purchased on 10/12/2015, Vendor named M. Jutta.

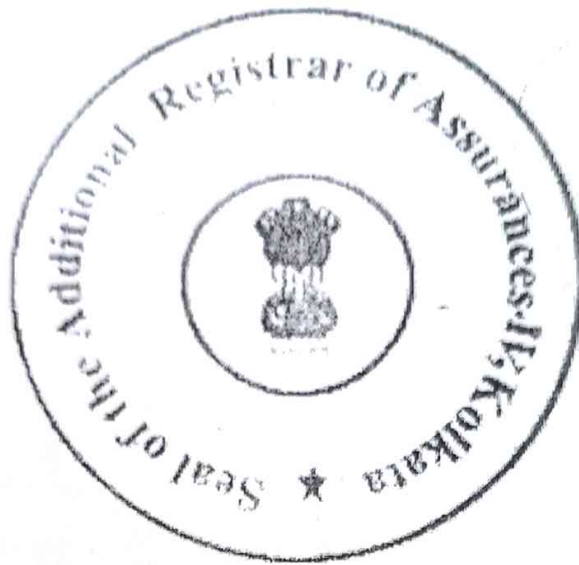
Description of Draft

Rs 3,770/- is paid, by the Draft(8554-16) No: 255066000428, Date: 17/12/2015, Bank: STATE BANK OF INDIA (SBI), LAKE TOWN.


(Ashoke Kumar Biswas)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 100
Registered in Book - I
Volume number 1904-2015, Page from 109353 to 109372
being No 190403135 for the year 2015.



Digitally signed by ASHOKE KUMAR
BISWAS
Date: 2015.12.28 17:11:18 +05:30
Reason: Digital Signing of Deed.

Ashoke Kumar Biswas / 28/12/2015 17:11:17
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

*Gora Chandra
Chatterjee*

(This document is digitally signed.)

415 Deed, No: 19041101 / 2015, Deed No: 1 - 190403135 / 2015, Document is digitally signed.

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