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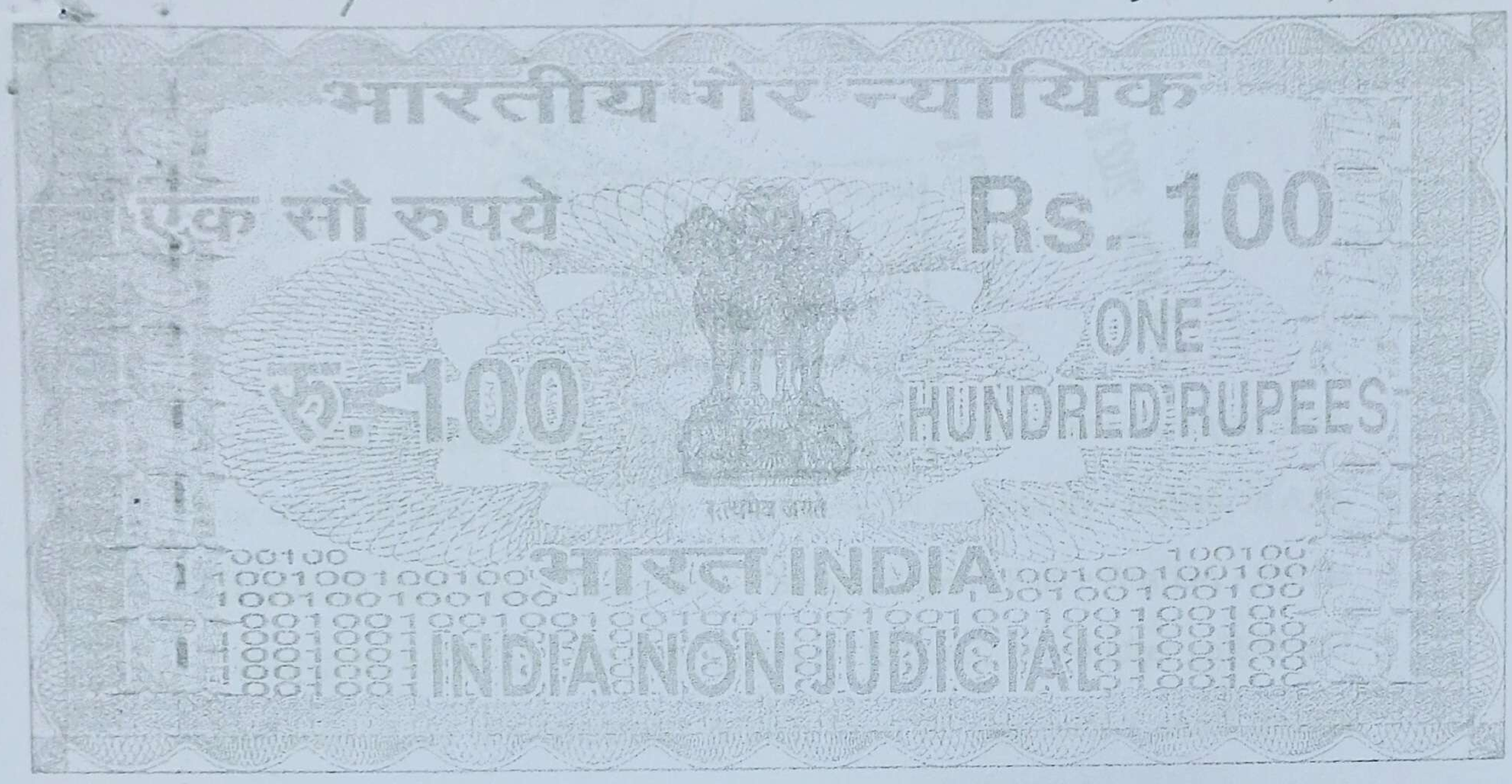


पश्चिमबঙ্গ पश्चिम बंगाल WEST BENGAL

AL 067782

Certified that this document is admitted to Registration. The signature sheetand the Endorsement sheet attached to this document are part of this document.

Additional Dist. Sub Registrar
Sealdah
22/12/21

# DEED OF GIFT

**THIS DEED OF GIFT** made on this the 21st day of December,

Two Thousand Twenty One (2021)

**BETWEEN**

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**SRI SUREN RAY**, PAN : AYRPR6044C, son of late Niranjan Roy, by faith - Hindu, by occupation - Business, by nationality - Indian, of A/8, Nayabad Main Road, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - Kolkata, hereinafter called and referred to as the "**DONOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

**AND**

**SMT. SANTOSHI RAY**, PAN : DZZPR1252Q, wife of late Niranjan Roy, by faith - Hindu, by occupation - Housewife, by nationality - Indian, of A/8, Nayabad Main Road, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700 099, District - Kolkata, hereinafter called and referred to as the "**DONEE**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

**WHEREAS** the present Donor namely Sri Suren Roy was purchased ALL THAT piece and parcel of a Bastu land measuring about 1 (one)

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Cottah more or less standing thereon lying and situated at Khaspur, Touzi No. 56, R.S. No. 3, J.L. No. 25, Ward No. 108, Mouza - Nayabad, District - South 24-Parganas from one Sri Haralal Roy on 25.04.2001, this property herein under described as the 'Said Property', by virtue of a Sale Deed being Book No. I, Volume No. 58, Pages from 283 to 292, Being No. 2358 for the year 2001 in the Office of District - Sub-Registrar - III (DSR - III) at Alipore and after obtaining the aforesaid land said Sri Suren Ray, Donor herein mutated his name before the competent authority and started to pay taxes regularly and by raising building thereon.

**AND WHEREAS** said Sri Suren Roy became the absolute owner in respect of all that piece and parcel of Bastu land measuring about 1 (one) Cottah more or less standing thereon lying and situated at Khaspur, Touzi No. 56, R.S. No. 3, J.L. No. 25, Ward No. 108, Mouza - Nayabad, District - South 24-Parganas A.D.S.R. office Sealdah.

**AND WHEREAS** after obtaining the land by way of registered Deed of Conveyance and on mutual consent the said Suren Roy the Donor herein entered into a registered Development Agreement being Book No. I, Volume No. 1630-2021, Pages from 31270 to 31314, Being No. 163000688 for the year 2021 with UV Construction a partnership firm, having its registered office at 118A/5, Ananda Palit Road, Post Office and Police Station - Entally, Kolkata - 700 014 represented by its

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partners namely (1) Vijay Kumar Sharma, son of late Gulab Chand Sharma, residing at 38A, Gokul Boral Street, Post Office - Dharmatala, Police Station - Muchipara, Kolkata - 700 012 and (2) Uday Chand Dutta, son of Samar Kumar Dutta, residing at 1935, Shanti Pally, E.K.T. Kolkata - 700 107.

**AND WHEREAS** the Donor has great love and affection for the Donee who is the biological mother of the Donor and in consideration of his mark of respect, love and affection as well as for better enjoyment by the Donee in the said property is desirous of making and absolute right of 1 (one) Cottah land and passage which is morefully described in the Schedule 'B' property below, out of schedule 'A' property, in favour of the Donee herein.

**NOW THIS INDENTURE WITNESSETH** that in consideration of mark of great respect, love and affection which the Donor had and still has for the Donee, being the biological mother of the Donor, the Donor do hereby and hereunder renounce all his estate and right title and interest with intent to vest the same in an grant, convey, transfer, give and assure unto and to the use of the Donee, freely and voluntarily, the properly mentioned and described in the schedule 'B' hereto and hereinafter referred to as the said property as before TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally for

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ever hereby granted, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances UNTO AND TO THE USE OF the Donee forever freed and discharged from or otherwise by the donor well and sufficiently indemnified of and against all encumbrances claims liens etc. whatsoever created or suffered by the Donor and the donor hereby, his heirs, executors, administrators and representatives and assigns covenant with the donee that notwithstanding any act, deed or thing whatsoever by the donor done or executed or knowingly suffered to the contrary he the donor had and now has good right full power absolute authority and indefeasible title to grant, convey, transfer, assign and assure the said property hereby granted, conveyed and transferred or expressed or intended so to be unto and to the use of the donee in the manner aforesaid and the donee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said property and every part thereof as aforesaid and enjoy the same without any lawful eviction, interruption, hindrance, disturbance claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate from under or in trust for her or under any of his ancestors or predecessors in title and that from and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently saved indemnified and from and against all manner of

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claims charges liens, debts arrangements and encumbrances whatsoever made or suffered by the donor or his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and the Donee shall have every right to mutate his name before the competent authority and any other competent authority, AND FURTHERMORE the Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for her or from under any of her predecessor-in-title shall and will time to time and at all times hereafter at the request an d costs of the time to time and at all times hereafter at the request and costs of the Donee her heirs, executors, administrators and legal representatives and assigns to and execute or cause to be done and executed all such acts, deeds and things whatsoever as shall or may be reasonably required.

**AND WHEREAS** the Donee (Biological mother of the Donor) accept the gift of the said property hereunder written in the Schedule 'B'. The estimated value of the gifted property is **Rs. 1,00,000/- (Rupees One Lac) only**.

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## SCHEDULE ABOVE REFERRED TO

**(Gifted Property)**

ALL THAT piece and parcel of a bastu land measuring about 1 (one) Cottah more or less togethewith 100 Sq.ft. R.T. Shed structure , for residential purpose standing thereon lying and situated at Khaspur, Touzi No. 56 under R.S. Khatian No. 69, Dag No. 133, R.S. No. 3, J.L. No. 25, Being premises No. 278, Haderhat, Police Station - Purba Jadavpur, Kolkata - 700 099 within the limits of Kolkata Municipal Corporation, Ward No. 109, Mouza - Nayabad, Borough No. XII, District - South 24-Parganas which is butted and bounded as follows :-

ON THE NORTH : By 22 feet wide Nayabad Main Road ;

ON THE SOUTH : By property of Sudhir Biswas and Jitendra Kumar Jaiswal ;

ON THE EAST : By property of Sudhir Biswas ;

ON THE WEST : By property of Jitendra Kumar Jaiswal ;

Contd.....

IN WITNESS WHEREOF the Donor has executed this deed of gift and delivered the same to the Donee who has also executed the same In taken acceptance thereof the day, month and year first above written.

SIGNED, SEALED & DELIVERED

At Kolkata by the Donor

In the presence of

Witnesses :

1) Kajal Sil
Sealdah Court
P.S - Entally
Kolkata - 700014

Sujan Ray
Signature of the Donor

I Gladly accept the gifted property

2) Avijit Roy.
A/8, Nayabad
Kol - 99.

L.T.
I. of Santoshi Ray
By the Pen of Rathi Sil
Signature of the Donee

DRAFTED BY

Sk Abdulkarim.
E. no - F/79-77/1993
Advocate
Sealdah Civil Court
Kolkata - 700014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2021, Page from 251079 to 251100

being No 160605941 for the year 2021.

Digitally signed by Kaushik Ray
Date: 2021.12.24 11:35:33 +05:30
Reason: Digital Signing of Deed.

(Kaushik Ray) 2021/12/24 11:35:33 AM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.

(This document is digitally signed.)