



पश्चिम बङ्ग पश्चिम बंगाल WEST BENGAL

1.47,814/-

A 332239

18/9/08

Adm. District Sub-Registrar
Behar Nagar (Salt Lake City)

15 SEP 2008

DEED OF GIFT

1. Date : 15/09/08

2. Place : Kolkata

3. Parties :

3.1 INDRANI DHARA, wife of
Dulal Dhara, daughter of Late
Ajit Kumar Mondal, by faith -

1401

12/9/08

508

সং: _____
 জন্ম তারিখ: _____
 পিতার নাম: _____
 মাতার নাম: _____
 বৈধান নং (সল্টলেক সিটি): _____
 মোট স্ট্যাম্প ফ্রয়: _____
 মোট কত টাকা খরচ: _____

ANAKI CHAITOPADHYAY

Advocate

27 AUG 2008

কুমারী বারাকপুর ডেভেলপমেন্ট অথরিটি

898000

স্বাক্ষর: _____
 মোবাইল নং: _____
 ইমেইল: _____

1401-1405

_____ 7800 PG
 ORS

Krishnendu Mondal.

Krishnendu Mondal.



2 প্রার্থী

Baby Mondal

w/o - Krishnendu Mondal

T/D - 1/6 Tegharia VJP Road

Kal - 59

House wife

Additional District Sub Registrar
 Bidhan Nagar (Salt Lake City)

15 SEP 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 686850

2

Hindu, by occupation - House wife, by
nationality - Indian, residing at Vill. & P.O.
Baksara, P.S. Satragachi, District - Howrah.

Hereinafter called and referred to as the "Donor"
(which expression shall unless excluded by or
repugnant to the context be deemed to mean and
include her heirs, administrators, executors,
representatives and assigns).

1402 12/08/08
 ক্রেতার নাম _____
 নাম _____
 পাইকি চট্টোপাধ্যায়
 Advocate
 বিধান সভার অধীক্ষক
 বিধান নগর (সমষ্টিগত পিটি) এ. নং 12/08/08
 মোট স্ট্যাম্প কয় তা 27 AUG 2008
 চালান নং _____ মোট কত টাকা, বহিস
 উত্তরী বাবাকপূর্ব ভেদার মিতা দত্ত 895000



Addl. District Sub Registrar
 Bidhan Nagar (Salt Lake City)

15 SEP 2008



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

D 686851

3

AND

3.2

KRISHNENDU MONDAL, son of Late
Bikash Chandra Mondal, by faith -
Hindu, by occupation - Service, by
nationality - Indian, residing at TD-1/6,
Teghoria, Dhali Para, P.O. Hatiara, P.S.
Baguiati, Kolkata - 700 059.

1403 তার 12/9/08/08
 প্রেরতার নাম PINAKI CHATTOPADHYAY
 সাং Judges' Court, Barisal
 প্রাপ্ত ডেডার স্বাক্ষর
 বিধান নগর (সিটি) এ. ডি. এ. ডি. ডি.
 মোট প্রাপ্ত ক্রয় তারিখ 27 AUG 2008
 মোট কত টাকা খরচ 898000
 মোট কত টাকা খরচ
 প্রাপ্তি বাবাকপুর ডেডার মিতা দত্ত



Addl. District Sub-Registrar
 Mithan Nagar (Salt Lake City)
 15 SEP 2008



पश्चिम बंगाल WEST BENGAL

D 266471

4

Hereinafter called and referred to as the
“Donee” (which terms and expression shall
unless excluded by or repugnant to the
context be deemed to mean and include his
heirs, representatives and assigns).

Donor and Donee collectively Parties and
individually Party.

Contd.....5

1404 - 12/9/08 50

জমিদার নাম

MINAKI CHATTOPADHYAY

স্বামী

1. Judge

জমিদার বাড়ির

Judges' Court, Barisal.

বিধান মন্ত্র (সকলকে দিও) ১ ১ ১ ১ ১ ১ ১ ১ ১ ১

যেটি স্বাক্ষর করে তার

27 AUG 2008

স্বাক্ষর

যেটি স্বাক্ষর করে তার

898000

স্বাক্ষর করে তার মিতা দত্ত



Additional District Sub Registrar
Barisal (Salt Lake City)

15 SEP 2008



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

22AA 805079

5

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :-

4. Subject Matter of Deed of Gift :

4.1 Said Property : ALL THAT piece and parcel of 1/9th undivided share on the land

<u>R.S. Dag No.</u>	<u>Total Land</u>	<u>Nature</u>	<u>Gifted Land (1/9th Share)</u>
65	0.2856	Sali	0.0317 decimals
415	4.0008	Pukur	0.4445 decimals
59	0.4284	Sali	0.0476 decimals

Contd.....6

1405 12/9/08

নং

তার

মূল্য

ক্রেতার নাম

MINAKI CHATTOPADHYAY

সং

Advocate

স্বাক্ষর

Judges' Court, Barisal.

বিধান মণ্ডল (সম্মেলন সিটি) এ. ডি. এস. আর. ও

মোট প্রদান ক্রয় তার

সলান নং

মোট কত টাকা খরিদ

11 AUG 2008

ক্রেতার স্বাক্ষর ডেভার মিতা দত্ত

788000



Add. District Sub Registrar
Barisal (Sail Lake City)

15 SEP 2008

In total Gifted Land measuring 0.5238 decimals be the same a little more or less, under R.S. Khatian No. 179, L.R. Khatian No. 6, lying and situate at Mouza - Teghoria, J.L. No. 9, Touzi No. 1074 & 146, Re. Sa. No. 116, Pargana - Kalikata, P.S. Rajarhat presently Baguiati, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas and morefully described in the Schedule below (Said Property).

5. Background, Representations, Warranties and Covenants :

5.1 Representations and Warranties Regarding Title : The Donor has made the following representations and given the following warranties to the Donee regarding title.

5.1.1 Absolute Recorded Ownership of Ajit Kumar Mondal : One Ajit Kumar Mondal in accordance with L.R. Settlement, was the absolute recorded owner of 0.2856 decimals more or less of land yet his name was recorded in respect of 01 decimals of Sali land in R.S. Dag No. 65, and also 4.0008 decimals of land yet his name was recorded in respect of 04 decimals of Sali land in R.S. Dag No. 415, and also 0.4284 decimals of Sali land yet his name was recorded in respect of 00 decimals of land in R.S. Dag No. 59, under R.S. Khatian No. 179, L.R. Khatian No. 6, in Mouza - Teghoria, J.L. No. 9, Touzi No. 1074 & 146, Re. Sa. No. 116, Pargana - Kalikata, P.S. Rajarhat presently Baguiati, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, with other lands.



Addl. District Sub-Registrar
Dhan Nagar (Salt Lake City)

15 SEP 2008

- 5.1.2 **Demise of Ajit Kumar Mondal :** The said Ajit Kumar Mondal died intestate, leaving behind his wife namely Renuka Bala Mondal, three sons namely Harendra Nath Mondal, Debo Prasad Mondal & Sukamal Mondal and five married daughters namely Latika Mondal, Indrani Dhara, Minu Das, Anjali Naskar & Alpana Kurmi as his heirs and successors in interest.
- 5.1.3 **Absolute Ownership of Indrani Dhara :** Thus the said Indrani Dhara became the absolute owner of **ALL THAT** piece and parcel of land measuring 0.0317 decimals of land in R.S. Dag No. 65, and also 0.4445 decimals of land in R.S. Dag No. 415, and also 0.0476 decimals of land in R.S. Dag No. 59, in total land measuring 0.5238 decimals be the same a little more or less, under R.S. Khatian No. 179, L.R. Khatian No. 6, lying and situate at Mouza - Teghoria, J.L. No. 9, Touzi No. 1074 & 146, Re. Sa. No. 116, Pargana - Kalikata, P.S. Rajarhat presently Baguiati. A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas.
- 5.1.4 **Desire of Gift by Indrani Dhara in favour of her only son of her first marriage with Bikash Chandra Mondal :** The said Indrani Dhara decided to gift her aforesaid **ALL THAT** piece and parcel of 1/9th undivided share on the land

<u>R.S. Dag No.</u>	<u>Total Land.</u>	<u>Nature</u>	<u>Gifted Land (1/9th Share)</u>
65	0.2856	Sali	0.0317 decimals
415	4.0008	Pukur	0.4445 decimals
59	0.4284	Sali	0.0476 decimals



Adtl District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 SEP 2008

In total Gifted Land measuring 0.5238 decimals be the same a little more or less, under R.S. Khatian No. 179, L.R. Khatian No. 6, lying and situate at Mouza - Teghoria, J.L. No. 9, Touzi No. 1074 & 146, Re. Sa. No. 116, Pargana - Kalikata, P.S. Rajarhat presently Baguiati, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, to her only son of her first marriage with Bikash Chandra Mondal, since deceased (Said Property).

- 5.1.5 **Title of the Donor :** Thus in the abovementioned circumstances, the Donor, has become the absolute ownership of the Said Property.
- 5.1.6 **True and Correct Representations :** The Donor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.
- 5.2 **Representations, Warranties and Covenants regarding Encumbrances :** The Donor represents, warrants and covenants regarding encumbrances as follows :
- 5.2.1 **No Acquisition / Requisition :** The Donor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.



Addl. District Sub Registrar
Bikaner (Salt Lake City)

15 SEP 2008

- 5.2.2 **No Encumbrance by Act of Donor :** The Donor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.2.3 **Right, Power and Authority to Gift :** The Donor has good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign, assure and gift the Said Property to the Donee.
- 5.2.4 **No Dues :** No tax in respect of the Said Property is due to the Rajarhat Gopalpur Municipality and / or any other authority or authorities and no Certificate Case is pending for realisation of any taxes from the Donor.
- 5.2.5 **No Right of Preemption :** No person or persons whosoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.2.6 **No Mortgage :** No mortgage or charge has been created by the Donor by depositing the title deeds or otherwise over and in respect of the Said Property or any part thereof.
- 5.2.7 **Free From All Encumbrances :** The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions,



Addl. District Sub-Registrar
Bhikannagar (Salt Lake City)

15 SEP 2008

requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Donor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Donor or the Donor's predecessors-in-title and the title of the Donor to the Said Property is free, clear and marketable.

5.2.8 **No Personal Guarantee :** The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.

5.2.9 **No Bar by Court Order or Statutory Authority :** There is no order of Court or any other statutory authority prohibiting the Donor from gifting, transferring and / or alienating the Said Property or any part thereof.

6. **Basic Understanding :**

6.1 **Declaration by Donor :** The Donor, **Indrani Dhara** decides to gift the Said **Property to her only son of her first marriage with Bikash Chandra Mondal, since deceased**, for giving him full security in future by using the property at his wish and will and to get benefits, rents, interest from the said property at his will and wish for procuring better life and living status. The Donor, **Indrani Dhara** has taken consent of her other warissons verbally about her decision of gifting her property at will.

6.2 **Consent of Gift :** The Donor, **Indrani Dhar** adecided to gift the Said **Property in favour of her only son of her first marriage with Bikash**



Addl. District Sub Registrar
Bidhan Nagar (Salt Lake City)

15 SEP 2008

Chandra Mondal, since deceased, to procure the facilities of living better life in the Said Property and being the absolute owner of the Said Property, due to love and affection unto him absolutely and forever based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above.

7. **Transfer :**

7.1 **Hereby Made :** The Donor hereby gift, convey and transfer to the Donee the entirety of her right, title and interest of whatsoever or howsoever nature in the **Said Property** morefully described in the Schedule below free from all encumbrances.

7.2 **Deed Value :** That for the sake of registration of this Deed of Gift, the valuation of the property is fixed **Rs. 25,000.00 (Rupees Twenty Five thousand)** only.

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Deed of Gift is :

8.1.1 **Gift :** A gift within the meaning of the Transfer of Property Act, 1882.

8.1.2 **Absolute :** Absolute, irreversible and perpetual.



Addl. District Sub Registrar
Bikaner Nagar (Salt Lake City)

15 SEP 2008

- 8.1.3 **Free from Encumbrances :** Free from all encumbrances of any and every nature whatsoever including but not limited to all claim, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachments, Financial Institution charges, reversionary rights, residuary rights, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever.
- 8.1.4 **Together with All Other Appurtenances :** Together with all other rights the Donor has in the Said Property.
- 8.1.5 **Indemnification :** Indemnification by the Donor about the correctness of her title and authority to gift is being absolutely accepted by the Donee on such express indemnification by the Donor about the correctness of the Donor's title and the representation and authority to gift, which if found defective or untrue at any time, the Donor shall forthwith take all necessary steps to remove and / or rectify.
- 8.1.6 **Delivery of Possession :** Khas, vacant and peaceful possession of the Said Property has been handed over by the Donor to the Donee, which the Donee admits, acknowledges and accepts.
- 8.1.7 **Holding Possession :** The Donor hereby covenants that the Donee and his heirs, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 SEP 2008

profits thereof and all other benefits, rights and properties hereby granted, gifted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Donee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Donor.

8.1.8 **Indemnity :** The Donor hereby covenants that the Donor or any person claiming under it in law, trust and equity shall, at all times hereafter, indemnify and keep indemnified the Donee and his heirs, representatives and assigns and / or his successors-in-interest, of, from and against any loss, damage, costs, charges and expenses, which may be suffered by the Donee and his heirs, representatives and assigns and / or his successors-in-interest by reason of any defect in title of the Donor or any of the representations being found to be untrue.

8.1.9 **No Objection to Mutation :** The Donor declares that the Donee can fully be entitled to mutate his name in all records of the concerned authority including Rajarhat Gopalpur Municipality and to pay tax or taxes and all other impositions in his own name. The Donor undertakes to co-operate with the Donee in all respect to cause mutation of the Said Property in the name of the Donee and in this regard shall sign all documents and papers as required by the Donee.



Addl. District Sub-Registrar
Biratnagar (Salt Lake City)

15 SEP 2008

415
 $24 \div 7 = 3.42857$
 $\div 9 = 0.38095$
 14
 actual

SCHEDULE(SAID PROPERTY)[SUBJECT MATTER OF GIFT]

ALL THAT piece and parcel of 1/9th undivided share on the land

<u>R.S. Dag No.</u>	<u>Total Land</u>	<u>Nature</u>	<u>Gifted Land (1/9th Share)</u>
65	0.2856	Sali	0.0317 decimals
415	4.0008	Pukur	0.4445 decimals = 0.44
59	0.4284	Sali	0.0476 decimals = 13.62
			193.62

In total Gifted Land measuring 0.5238 decimals be the same a little more or less, under R.S. Khatian No. 179, L.R. Khatian No. 6, lying and situate at Mouza - Teghoria, J.L. No. 9, Touzi No. 1074 & 146, Re. Sa. No. 116, Pargana - Kalikata, P.S. Rajarhat presently Baguiati, A.D.S.R.O. Bidhannagar, Salt Lake City, within the local limit of Rajarhat Gopalpur Municipality, in Ward No. 7, in the District North 24 Parganas, which is subject matter of this present Deed of Gift.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.

Deed No. 11655/02
 092 86/02

414, 415, 416, 417
 0.5892 = 0-8-27



Addl. District Sub Registrar
Mahanagar (Salt Lake City)

15 SEP 2008

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Baby Mondal

T.O - 1/6 Tegharia
Kolkata - 59

2. Paresh Swarnakar
14/B, Jessore Road,
Kolkata - 28.

ইন্দ্রানী ধারা

Indrani Dhara

Donor

Drafted by:

Pinaki Chattopadhyay

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

I accept the gift from
my mother with due honour

Composed by :

Paresh Swarnakar

Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

কৃষ্ণেন্দু মন্ডল

Krishnendu Mondal

Donee

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

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. Baby Mondal

T.O - 1/B Teghoria
Kolkata - 59

2. Paresh Swarnakar
14/B, Jessore Road,
Kolkata - 28.

ইন্দ্রাণী ধারা

Indrani Dhara

Donor

Drafted by:

Pinaki Chattopadhyay

For Pinaki Chattopadhyay & Associates,

Solicitor & Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 059.

Ph. : 2570 8471.

I accept the gift from
my mother with due honour

Composed by :

Paresh Swarnakar

Paresh Swarnakar,

14/B, Jessore Road,

Kolkata - 700 028.

কৃষ্ণেন্দু মন্ডল

Krishnendu Mondal

Donee












Addl. District Sub Registrar
Bidhan Nagar (Salt Lake City)

15 SEP 2008

SIGNATURE OF THE
 REPRESENTANT /
 EXECUTANT / SELLER /
 BUYER / CLAIMANT
 WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908
 N.B.- L.H. BOX-SMALL TO THUMB PRINTS
 R.H. BOX- THUMB TO SMALL PRINTS

 Krishnade Munde	LH.					
	RH.					

ATTESTED :- Krishnade Munde.

 20709 837	LH.					
	RH.					

ATTESTED :- 20709 837

	LH.					
	RH.					

ATTESTED :-

	LH.					
	RH.					







Addl. District Sub Registrar
Salt Lake City (Salt Lake City)

15 SEP 2008

Government of West Bengal
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
 Office of the A. D. S. R. BIDHAN NAGAR, District- North 24-Parganas
 Signature / LTI Sheet of Serial No. 09446 / 2008, Deed No. (Book - I , 11655/2008)
 of the Presentant

of the Presentant	Photo	Finger Print	Signature with date
ani Dhara			ইন্দ্রানী ধারা 15/09/08

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Indrani Dhara Address -Baksara Satragachi	Self	 15/09/2008	 LTI 15/09/2008	ইন্দ্রানী ধারা
2	Krishnendu Mondal Address -Teghoria Kol-59	Self	 15/09/2008	 LTI 15/09/2008	Krishnendu Mondal

Name of Identifier of above Person(s)

Baby Mondal
 PS- ,1/6 Teghoria V I P Rd

Signature of Identifier with Date

Baby Mondal
 15/09/08



Addl. District Sub-Registrar
Bidhan Nagar (Salt Lake City)

15 SEP 2008

Government Of West Bengal
Office of the A. D. S. R. BIDHAN NAGAR
BIDHAN NAGAR
Endorsement For deed Number :I-11655 of :2008
(Serial No. 09446, 2008)

15/09/2008

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number 33 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955, Court fee stamp paid Rs 10 00/-

Payment of Fees:

Fee Paid in rupees under article : A(1) = 1617/- ,E = 7/- on 15/09/2008

Certificate of Market Value(WB PUVI rules 1999)

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- 147814/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 749 /- and the Stamp duty paid as: Impresive Rs- 760

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 13.01 hrs on :15/09/2008,at the Office of the A. D. S. R. BIDHAN NAGAR by Indrani Dhara,Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 15/09/2008 by

1. Indrani Dhara, wife of Dulal Dhara .Baksara Satragachi .Thana Satragachi, By caste Hindu,by Profession House wife
 2. Krishnendu Mondal, son of Lt Bikash Chandra Mondal ,Teghoria Kol-59 ,Thana Baguiati, By caste Hindu,by Profession Service
- Identified By Baby Mondal, wife of Krishnendu Mondal 1/6 Teghoria V I P Rd Thana: ., by caste Hindu,By Profession House wife.

[Abhijit Kumar Das]

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE ADDITIONAL DISTRICT SUB-REGISTRAR OF BIDHAN NAGAR

Govt. of West Bengal

ALB

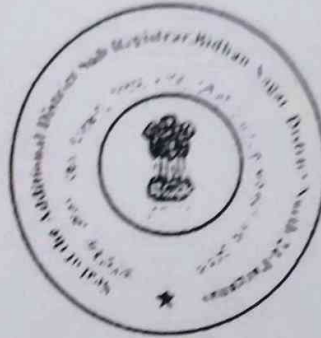



Adm. District Sub Registrar
Andhan Nagar (Salt Lake City)

15 SEP 2008

Certificate of Registration under section 60 and Rule 63.

Registered in Book - I
CD Volume number 11
Page from 6184 to 6207
being No 11655 for the year 2008.




(Abhijit Kumar Das) 16-September-2008
ADDITIONAL DISTRICT SUB-REGISTRAR
Office of the A. D. S. R. BIDHAN NAGAR
West Bengal