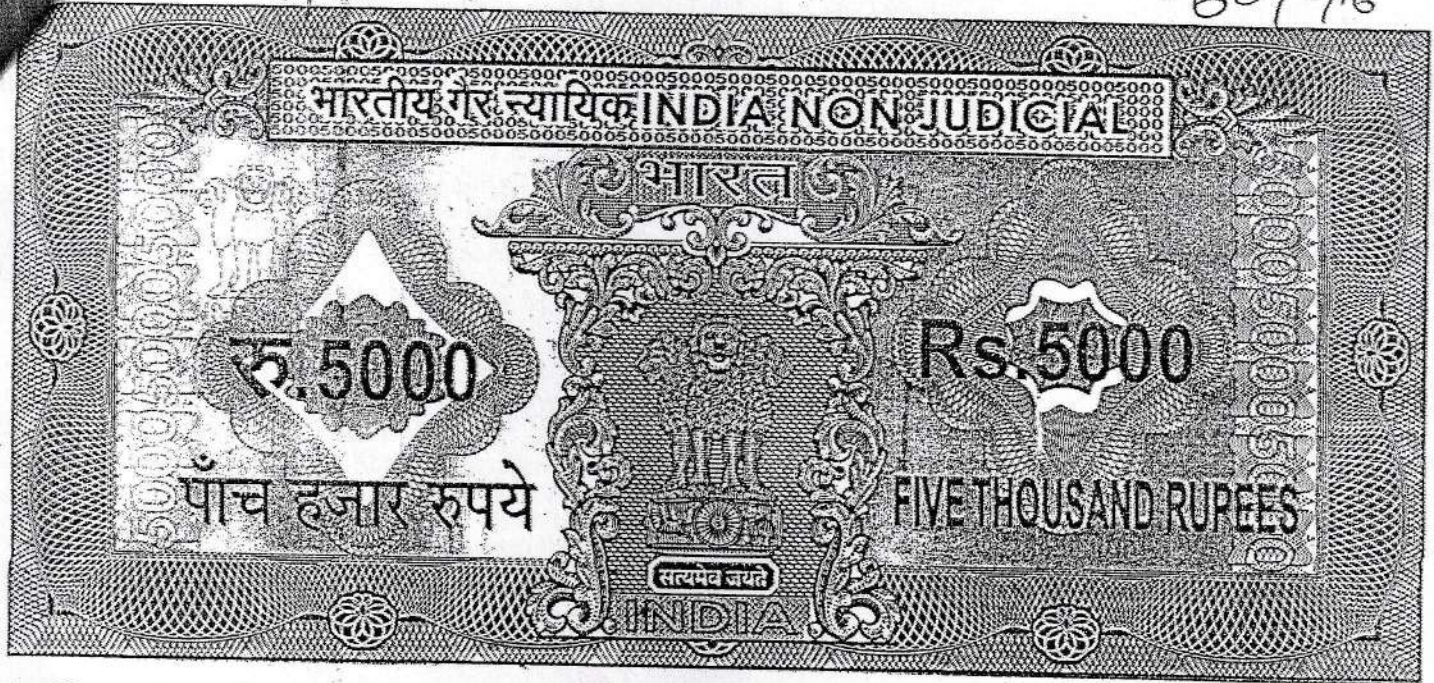


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27 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this Document.

Additional Registrar
of Assurances-I, Kolkata

12 SEP 2016



THIS DEED OF GIFT made this the 12TH day of September Two Thousand and Sixteen Christian year B E T W E E N SMT. MINERVA BISWAS, having PAN ACZPB6849H, widow of Late Nani Gopal Biswas @ N. Biswas, by faith Hindu, by occupation - housewife, by nationality Indian and residing at Flat No.202, 2nd floor at 'Abakash Apartment', 422, Jogendra Garden, P.O. East Kolkata Township Project, Police Station - Kasba, Kolkata - 700107 hereinafter referred to and/or called as the "DONOR" (which term, expression shall unless excluded by or repugnant to the

Minerva Biswas -



subject or context be deemed to mean the Donor herself and include her heirs, executors, administrators, trustees, legal representatives and assigns) of the ONE PART A N D SHRI PRANAB BISWAS, having PAN AEWPB5196C, son of Late Nani Gopal Biswas @ N. Biswas, by faith - Hindu, by occupation - Legal Practitioner by nationality Indian and residing at Unit No.201, 2nd floor at 'Abakash Apartment', 422, Jogendra Garden, P.O. East Kolkata Township Project, Police Station - Kasba, Kolkata - 700107, hereinafter referred to and/or called as the "DONEE" (which term or expression unless excluded by or repugnant to the subject or context shall always mean the Donee himself and includes his heirs, executors, administrator, trustees, legal representatives and assigns) of the OTHER PART :

WHEREAS one Jogendra Nath Khan was the sole and absolute owner and was absolutely seized, possessed of and/or otherwise well and sufficiently entitled to all that piece and parcel of .43 decml Rayati Sthiyan interest Bastu land of C.S. Dag 4002, R.S. Dag 4002, C.S. Khatian 430, R.S. Khatian 430 in Mouza Kasba, Pargana Calcutta, Police Station Jadavpur, now Kasba, District South 24 Parganas, J.L. No.13, Touzi No.145, Re.Sa.No.233 having annual revenue of Rs.3/- payable to District Collector 24 Parganas (undivided at the relevant time) hereinafter referred to "the said land";

AND WHEREAS while the said Jogendra Nath Khan was the recorded owner of the said land in Mouza Kasba comprising in C.S. & R.S. Dag No.4002, C.S. & R.S. Khatian No.430 and was absolutely seized & possessed the same, the said Jogendra Nath Khan who was a Hindu male governed under Dayabhaga School of Hindu law died intestate in the year 1957 leaving him surviving his only son Paresi Chandra Khan, his widow Smt. Ninbala Dasi and three daughters Smt. Padma Moni Mondal, Renuka Mondal & Miss Lakshmi Khan (minor) who acquired 1/5th share each.

AND WHEREAS subsequently by two registered deed of conveyance one dated 09.03.1964 another dated 30.9.64 both registered in the office of the Sub-Registrar Alipore and respectively recorded in Book No.1, Volume No.22, Pages 222 to

Minerva Biswas,

227, Being No.1673 for the year 1964, and in Book No.I Vol. No.127 Pages No.230 to 234 Being No.7673 for the year 1964 and respectively executed one jointly by Smt. Ninbala Das Paresh Chandra Khan, Smt. Padma Moni Mondal and Smt. Renuka Mondal and another individually by Miss Lakshmi Khan (minor) represented by her natural guardian/mother the said Smt. Ninbala Dasi, alone, the said Ninbala Dasi (for self and minor daughter Lakshmi Khan) Paresh Chandra Khan, Smt. Padma Moni Mondal and Smt. Renuka Mondal sold, transferred, conveyed assigned & delivered possession of total 13 (thirteen) cottahs 2 (two) sq.ft. land with specific boundary to one Sri Nilratan Sen of 108N Monohorpukur Road, Calcutta out of their respective undivided 4/5th & 1/5th inherited unpartitioned share of land in the said C.S. & R.S. Dag 4002, C.S. & R.S. Khatian No.430 in Mouza Kasba.

However it may be mentioned that the said Smt. Ninbala Dasi, Paresh Chandra Khan, Smt. Padma Moni Mondal and Smt. Renuka Mondal for disposal of minor Miss Lakshmi Khan's share in the said land as aforesaid on 30.9.64 registered & executed in the office of Sub-Registrar at Alipore jointly a deed of indemnity in favour of the said Nilratan Sen for future claim if any by the said minor, after her attaining majority within statutory time in respect of their other land measuring 3(three) cottahs bagan land at Mouza Kasba comprising in C.S. Dag 3274 C.S. Khatian No.693 in the office of the Sub-Registrar Alipore which has been recorded in Book No.I, Volume No.152, Pages No. 63 to 67 Being No.7674 for the year 1964;

AND WHEREAS the said Smt. Ninbala Dasi for self and as natural guardian/mother of Minor Lakshmi Khan along with Paresh Chandra Khan Smt. Padma Moni Mondal and Smt. Renuka Mondal jointly sold, conveyed transferred 8(eight) cottahs 10(ten) chittack 37 (thirty seven) sq.ft. land out of their jointly inherited & remaining unsold unpartitioned share of land of the said C.S. & R.S. Dag 4002 C.S. & R.S. Khatian 430 in Mouza Kasba with specific boundary by a registered deed of Conveyance dated 30.9.64 executed in favour of one Smt. Mira Sil of 26/2A Tarak Chatterjee Lane, Calcutta - 5 in the office of the Sub-Registrar, Alipore and recorded

Mirwa Biswas

on Book No.I, Vol.No.152, Pages 68 to 73 Being No.7675 for the year 1964. However the said Smt. Ninbala Dasi, Paresh Chandra Khan, Smt. Padmamani Mondal and Smt. Renuka Mondal for disposal of minors Lakshmi Khan's share in the said land as aforesaid registered & executed jointly on 30.9.64 another deed of indemnity in the office of Sub-Registrar Alipore in favour of the said Smt. Mira Sil for future claim if any of the said minor after her attaining majority within statutory time in respect of their other land measuring 2(two) cottahs Bagan Land in Mouza Kasba comprising in C.S. Dag 3274, C.S. Khatian 693 and recorded in Book No.I, Volume No.127, Pages 235 to 239, Being No.7676 for the year 1964;

AND WHEREAS subsequently the said Nil Ratan Sen for his diverse good & bonafide causes & personal need & necessity while was absolutely seized, possessed of and/or otherwise well & sufficiently entitled to 13(thirteen) cottahs 2(two) sq.ft. land comprising in C.S. Dag 4002 R.S. Dag 4002 C.S. Khatian 430, R.S. Khatian 430 in Mouza Kasba as aforesaid; on due mutation of his name in Govt. & Municipal record on payment of Municipal & Govt. taxes, he sold transferred conveyed the entire demarcated 13 cottahs 2 sq.ft. land in favour of the present Donor Smt. Minerva Biswas by a registered deed of conveyance, registered & executed by the said Sri Nilratan Sen in the office of the District Sub-Registrar Alipore on 18.7.1973 and recorded in Book No.I, Volume No.III, Pages 255 to 260, Being No.3892 for the year 1973 against valuable consideration mentioned therein.

AND WHEREAS the said Smt. Mira Sil, while was absolutely owned & possessed of another 8(eight) Cottahs 10(ten) chittacks 37(thirty-seven) sq.ft. contiguous land with demarcated boundary & on due mutation of her name in Govt. Municipal record & on payment of Govt. & Municipal taxes, subsequently for bonafide diverse good causes sold transferred & assigned entire 8 cottahs 10 chittacks 37 sq.ft. land of C.S. & R.S. Khatian 430 in favour of present Donor Smt. Minerva Biswas by a registered deed of conveyance, registered & executed by the said Smt. Mira Sil jointly in confirmation with her husband Sri Nirmal Ch. Sil in the office of the District Sub

Minerva Biswas,

Registrar Alipore and recorded in Book No.I, Vol. No.96, Pages 198 to 203, Being No.3893 for the year 1973 against valuable consideration mentioned therein.

AND THUS the present Donor by the aforesaid two registered deed of Conveyance Bearing No.3892 dated 18.7.73 and 3893 dated 18.7.73 became sole & absolute owner of total 21 (twenty one) Cottahs 10(ten) chittacks 39 (thirty nine) sq.ft. land of the said C.S. & R.S. Dag No.4002 of C.S. & R.S. Khatian 430 in Mouza Kasba as aforesaid and while the present Donor by mutating her name and by amalgamating the said two portions with common boundary & by erecting dwelling house, septic tank, pond, cowshed etc. thereon, absolutely owned, possessed of and/or otherwise well & sufficiently entitled to the said 21 Cottahs 10 chittacks 39 sq. ft. Land, the Land Acquisition Collectorate, South 24 Parganas by a notice dated 6th September, 1979 requisitioned portion of the said land in C.S. & R.S. Dag 4002 & C.S. & R.S. Khatian No.430 in Mouza Kasba for their Scheme of Development and/or road purpose, leaving only 1(One) Cottah 15(Fifteen) Chittacks 38 (Thirty Eight) Sq. ft beyond requisition from Donor's purchased land;

AND WHEREAS the Donor herein immediately filed & moved a writ application under Article 226 of the Constitution of India being Civil Rule No.13610(W) of 1979 on various grounds stated therein, which was ultimately disposed of by order dated 11.12.1979 passed by Hon'ble Justice Amiya Kumar Mookherjee in Civil rule no.13610(W) of 1979 by which besides various direction on CMDA in respect of Donors released portion of land other than non-requisitioned part, the Hon'ble Court observed that in case the requisitioned lands, belonging to the Donors is not required by the CMDA for any purposes or scheme prepared by CMDA, the same will be released and/or derequisitioned by the CMDA to the Donors on her applying to the appropriate authority;

AND WHEREAS subsequently, while the Donor came to ascertain the intention of CMDA that Donor's land lying under requisition, was not required for any CMDA scheme and as such when CMDA intended to sell the said land to third parties by due publication in the

Minerva Biswas,

News daily inviting prospective purchasers, the Donor applied for release of her land under requisition pursuant to leave granted by order dated 11.12.1979 passed by Hon'ble Justice Amiya Kumar Mookherjee in Civil rule no.13610(W) of 1979 but in spite of service of such letter of request the CMDA was not responded and on the contrary while the CMDA started proceeding with the matter expeditiously so that the same could be to dispose of in favour of Third parties, the Donor herein, having no other alternative, had to re-approach the Hon'ble High Court, Calcutta as and by way of initiating Second Writ Application under 226 of the Constitution of India being C.O. No.6836(W) of 1987 against CMDA & Others, and immediately obtained an interim order on 10.08.1987 [In the manner that not to alter the status quo of the land until further order] from the Court of Hon'ble Justice Shamsuddin Ahmed (As His Lordship then was). However the said writ application being C.O. No.6836(W) of 1987 was finally disposed of in favour of the Donor by a Judgment dated 27.09.2005 passed by Hon'ble Justice Kalyan Jyoti Sengupta directing the K.M.D.A. authority to hand over the possession of the land in question, which was the subject matter of the said writ petition, to the owner of the land i.e. to the Donor herein, within a period of two months from the date of communication of His Lordship's said order but the KMDA Authority in place of compliance of Hon'ble single Judges Order, preferred Appeal being F.M.A. No.432 of 2007 (M.A.T. No.347 of 2006) before the Hon'ble High Court against the said original order dated 27th September, 2005 passed by Hon'ble Justice Kalyan Jyoti Sengupta in C.O. No.6836(W) of 1987 and the said Appeal being finally decided against KMDA by Judgment and Order dated 24.08.2009 passed by Hon'ble Justice Pinaki Chandra Ghose and Hon'ble Justice I.P.Mukerji, the KMDA Authority preferred SLP before the Hon'ble Supreme Court being S.L.P. No. 29548 of 2009, where also the Hon'ble Supreme Court by an order dated 04.01.2010 passed by Hon'ble Justice Harjit Singh Bedi and Hon'ble Justice J.M.Panchal, was pleased to reject the Leave Petition by affirming the Judgment of Hon'ble Calcutta High Court but in spite of the Orders of Hon'ble High Court as well as Hon'ble Supreme Court, when the KMDA failed and neglected to comply the order for delivery of Donor's land, the Donor herein was compelled to initiate a contempt proceeding being CPAN No. 535 of 2010, wherein the KMDA ultimately was pleased to release and/or hand over land admeasuring 0.21

Tolunava Biswas,

Decimal equivalent to 12(Twelve) Cottahs 11(Eleven) Chittacks 13 (Thirteen) Sq. ft. with a sketch plan annexed thereto;

AND WHEREAS thus the Donor herein became absolutely seized possessed of and/or well & sufficiently entitled to all that said released part of land admeasuring 12(Twelve) Cottahs 11(Eleven) Chittacks 13 (Thirteen) Sq. ft. together with non-requisitioned part of land lying in occupation of the Donor admeasuring 1(One) Cottah 15(Fifteen) Chittacks 38 (Thirty Eight) Sq. ft. be the same a little more or less i.e. Total 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less, which has been more specifically described in schedule 'A' hereunder written and delineated in annexed plan with border Red and for brevity hereinafter referred to as "the said land", which has been duly mutated in the name of the Donor both in the office of the B.L.L.R.O., Kasba, South 24-Parganas as well as in The Kolkata Municipal Corporation as Municipal Premises no. 3039, Rajdanga Main Road, Kolkata - 700107 vide Assessee no. 311071634880, upon which the Donor has constructed one Tile shed for dwelling purpose, covering an area of 300 Sq.ft. be the same a little more or less and has been in possession of the same without any objection or interruption from others and the Donor herein has been paying Govt. revenue and Municipal rates and taxes and has been holding the same free from all encumbrances, charges liens lispendens, acquisition, requisition with full power, absolute authority and indefeasible title over the same together with absolute right to sale, transfer assign, Gift convey the same at her sweet will.

AND WHEREAS the Donor's beloved husband already departed from this eternal world leaving the Donor almost isolated and alone for the rest of her life but the Donor admits that she is still surviving only for her son Pranab Biswas, the Donee herein, who has been constantly looking after the Donor with utmost sincerity, diligence and whole heartedly and always company her and bestowing best possible love respect and care, that a son could give to a mother, despite insufficiency in his income. However the Donor herein is happy and satisfied for her son's honesty, respect, love and care; The Donor has already secured shelter for her said son by another Regd. Deed of

Minerva Biswas,

Gift, executed by the Donor in favour of the Donee herein, sometimes in or about 19.10.2006 and The Donor also executed Regd. Will bequeathing part of her estate sometimes in or about 07.07.2012 but the same to be effected only after Donor's death and subject to grant of Probate; The Donor feels that although the Donee herein has been succeeded himself in growing certain practice as Tax consultants after securing L.L.B. Degree but the same appears to the Donor as absolutely inadequate, insufficient; He is now married, His Only son Rajarshi Biswas is reading in Class XII and to meet son's educational expense, the Donee needs huge funds and Donee's lone income in the family is not sufficient to cope with the situation and for which the Donor out of love and affection and for Donor's satisfaction and for the welfare and benefit and support of the Donee decided to support further by donating absolutely and forever her undivided $\frac{1}{2}$ share in all that piece or parcel of land admeasuring 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less comprising in C.S. & R.S. Dag No.4002 of C.S. & R.S. Khatian 430 in Mouza Kasba, (since been separately mutated in the name of the Donor as Municipal Premises no. 3039, Rajdanga Main Road, Kolkata - 700107 and separately assessed as Assessee No. 311071634880) together with proportionate undivided $\frac{1}{2}$ share in all that Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less, which have been specifically described in schedule "B" hereunder written and accordingly expressed her mind to the Donee and asking him to accept such gift as intended by the Donor, which the Donee agreed to honour and accept from the Donor as and by way of her blessings with pleasure and respect ;

It is pertinent to mention that the Donor has got one married daughter namely Smt. Saswati Halder Nee Biswas, who is a Lecturer in Jadavpur University and whose husband Sri Sanjib Halder, is also Lecturer attached to Bhowanipore Educational Society a private college under Calcutta University. The daughter of the Donor is now in well to do condition and is residing with her husband happily in a flat purchased by her husband and right now she does not require any further support either for shelter or financially. However for the daughter of the Donor, the Donor has made sufficient provisions in her said last Regd. Will executed by her in or about 07.07.2012 and the Donor feels that for the present she could not find any reason for making any further provision for her daughter;

Mimura Biswas,

NOW THIS INDENTURE WITNESSETH that in consideration of natural love, and affection on the Donee, his sincerity, diligence, dutifulness, care towards the Donor, the Donor on her own sweet will and accord while in a sound state of body and mind and in consideration of natural love and affection, which the Donor has and still possess for the Donee being the only loving son and for his welfare & security of the Donee and for his support and help and for equal diverse good causes, to hereby and hereunder grant, convey, transfer by way of gift, voluntarily undivided $\frac{1}{2}$ share in all that piece or parcel of land admeasuring 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less comprising in C.S. & R.S. Dag No.4002 of C.S. & R.S. Khatian 430 in Mouza Kasba, (since been separately mutated in the name of the Donor as Municipal Premises no. 3039, Rajdanga Main Road, Kolkata - 700107 and separately assessed as Assessee No. 311071634880) together with proportionate undivided $\frac{1}{2}$ share in all that Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less and specifically described in Schedule 'B' hereunder written and hereinafter for the sake of brevity referred to as the "Said Property" AND ALL the estate, right, title, interest, claim and demand of the Donor therein and accordingly delivered possession of the same unto and in favour of the Donee TO HAVE AND TO HOLD the same for the Donee's absolute use, enjoyment and benefit absolutely and unconditionally forever with full right of transfer by way of sale, gift or otherwise as the case may be.

The Donor doth hereby covenant with the Donee as follows:

1. That notwithstanding any act deed or thing whatsoever by the Donor done or executed or knowingly suffered to the contrary, Donor has good right full power absolute authority and indefeasible paramount title and interest to grant sale, convey, transfer, gift, assign and assure the said undivided $\frac{1}{2}$ share of land and Structure specified in schedule "A" hereunder written i.e, undivided $\frac{1}{2}$ share in all that piece or parcel of total land admeasuring 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less comprising in C.S. & R.S. Dag No.4002 of C.S. & R.S. Khatian 430 in Mouza

Minerva Biswas,

Kasba together with proportionate undivided $\frac{1}{2}$ share in all that existing Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less, since been separately mutated in the name of the Donor as Municipal Premises no. 3039, Rajdanga Main Road, Kolkata - 700107 and separately assessed as Assessee No. 311071634880 and specifically described in Schedule 'B' hereunder written together with right of user and enjoyment of the common passages, common rights of easements and appurtenances, facilities, advantages, thereto (in common with the Donor) for beneficial enjoyment of the same unto and to the use of the Donee in the manner aforesaid.

2. That the Donee shall and may at all times hereinafter peaceably and quietly possess enjoy the said Property described in Schedule 'B' hereunder written jointly with Vendor in respect of Vendor's remaining undivided $\frac{1}{2}$ share in the said land and structure specified in schedule 'A' hereunder written together with right & enjoyment of easements, common Passages, common facilities, common benefits in common with the Donor herein without any lawful eviction, interruption, claim or demand whatsoever from or by the Donor lawfully or equitably claiming from under or in trust for the Donor.

3. That free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Donor well and sufficiently indemnified on and from and against all manner of claims charges by the donor lawfully or equitably claiming as aforesaid.

4. That the Donor equitably claiming any estate or interest whatsoever in the property described in Schedule 'B' hereunder written or any part thereof being proportionate impartible $\frac{1}{2}$ share of land and structure specified in Schedule 'A' hereunder written and facilities of common user, common benefits, common advantages, or in trust for the Donor shall and will from time to time and at all times hereinafter at the request of the Donee do or execute all such acts, deeds, things whatsoever for further better and more perfectly securing the said property specified

Minara Biswas,

in Schedule 'B' hereunder written and every part thereof unto the use of the Donor in manner aforesaid as shall and may be reasonably required.

AND THAT the Donee accepts the Gift of the said undivided $\frac{1}{2}$ share in all that piece or parcel of total land admeasuring 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less comprising in C.S. & R.S. Dag No.4002 of C.S. & R.S. Khatian 430 in Mouza Kasba, together with proportionate undivided $\frac{1}{2}$ share in all that Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less, (since been separately mutated in the name of the Donor as Municipal Premises no. 3039, Rajdanga Main Road, Kolkata - 700107 and separately assessed as Assessee No. 311071634880) & specifically described in Schedule 'B' hereunder written being 50% of both land and structure specified in Schedule 'A' hereunder written together with other proportionate rights of easements and appurtenances thereto as desired by the Donor being party hereto and executing this presents along with the Donor which property specified in Schedule 'B' hereunder written with proportionate impartible unpartitioned share of land mentioned in Schedule 'A' hereunder written for the purpose of stamp duty and registration according to the present market is valued at Rs.20,00,000/-.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of Rayati Stitiban interest Bastu land measuring an area of 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same or a little more or less in Mouza - Kasba, Pargana Calcutta, District South 24-Parganas, Police Station - Originally Tollygunge thereafter Jadavpur & now Kasba District Sub-Registration Office Alipore comprising in C.S. & R.S. Dag No.4002 C.S. & R.S. Khatian No.430, Touzi No.145, J.L. No.13 Re.Sa. No. 233 together with all that existing Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less, since been separate mutated as Municipal Premises No. 3039, Rajdanga Main

Minerva Biswan,

Road, Kolkata - 700107 and separately assessed as Assessee No. 311071634880 within Ward No.107 of the Municipal limit of Calcutta Municipal Corporation, which property has been specifically delineated in the annex Plan with bordered red and is butted and bounded by:

ON THE NORTH	: KMDA Scheme Surplus Land
ON THE SOUTH	: Partly KMDA surplus Land and Partly Approx 20' ft. wide KMDA scheme Road
ON THE EAST	: Small Passage of approx. 6 ft. and thereafter Land of R.S. Dag No.3728;
ON THE WEST	: Partly 422, Jogendra Garden and its passage

SCHEDULE 'B' ABOVE REFERRED TO
Description of the Property under subject Gift

ALL THAT undivided $\frac{1}{2}$ share in Donor's aforesaid land with Tiled shed [specified in schedule "A" herein above and shown in Annex map (Referred to schedule "A" hereinabove)] i.e. Proportionate 7(Seven) Cottahs 5(Five) Chittacks 25.5(Twenty Five point Five) Sq. ft. be the same a little more or less together with proportionate 150 Sq. ft Tiled shed in undivided $\frac{1}{2}$ share, [out of total Rayati Stitiban interest Bastu land measuring 14(Fourteen) Cottahs 11(Eleven) Chittacks 6(Six) Sq. ft. be the same a little more or less in Mouza - Kasba, Pargana Calcutta, District South 24-Parganas, Police Station - Originally Tollygunge thereafter Jadavpur & now Kasba District Sub-Registration Office Alipore comprising in C.S. & R.S. Dag No.4002 C.S. & R.S. Khalian No.430, Touzi No.145, J.L. No.13 Re.Sa. No. 233 being separate mutated Municipal Premises No. 3039, Rajdanga Main Road, Kolkata - 700107 and out of existing Tiled shed covering a total area of 300 Sq. ft. be the same a little more or less, and separately assessed as Assessee No. 311071634880 within Ward No.107 of the Municipal limit of Kolkata Municipal Corporation] along with all proportionate available right, title, interest, easements, quasi easement, common user of passages, all privileges, advantages and everything similar and/or at par with the Donor, which property is the subject property under gift, herewith transferred in favour of the Donee by the Donor herein;

Mishra Biswan.

IN WITNESS WHEREOF the Donor has set and subscribed her hand & signature in the manner aforesaid on the day month and year first above written and the Donee in acceptance of gift from Donor jointly set and subscribed his hand & signature with donor on the day month and year first above written.

SIGNED SEALED AND DELIVERED by the within named Donor of the one part at Calcutta in the presence of:-

WITNESSES:

1. Suparna Biswas
422, Jogendra garden
Kolkata - 700107
2. Sankar Narayan Saha
Advocate
High Court, Calcutta

SIGNED SEALED AND DELIVERED by the within named Donee of the other part on acceptance of gift from the Donor herein at Calcutta in the presence of:-

WITNESSES:

1. Suparna Biswas
422, Jogendra garden
Kolkata - 700107
2. Sankar Narayan Saha
Advocate
High Court, Calcutta

Drafted and prepared in my office

Sankar Narayan Saha

Mr. Sankar Narayan Saha
Advocate

High Court, Calcutta
7C, K.S. Roy Road,
Ground floor, Kolkata - 700 001.
Reg no: WB - 804/2002.





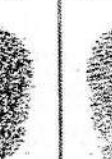





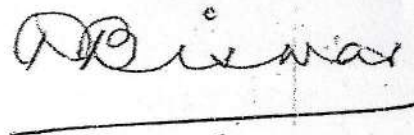








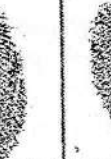
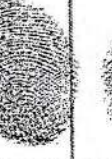
Minerva Biswas,

Signature of the Donor

Suparna Biswas

Signature of the Donee

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No.	Signature of the executants/Presentants	Finger prints				
	Minerva Biswas,					
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
						
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
						
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				
		Little	Ring	Middle	Fore	Thumb
		[Left Hand]				
		Thumb	Fore	Middle	Ring	Little
		[Right Hand]				

GOVT. OF West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-002210850-1

GRN Date: 08/09/2016 08:08:14

BRN: 253970541

Payment Mode Online Payment

Bank: HDFC Bank

BRN Date: 08/09/2016 08:25:25

DEPOSITOR'S DETAILS

Id No. : 19011000302937/3/2016
[Query No./Query Year]

Name : PRANAB BISWAS

Contact No. :

Mobile No. : +91 9830389529

E-mail :

Address :

422, JOGENDRA GARDEN, KOLKATA-700107

Applicant Name : Mr SANKAR NARAYN SAHA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Gift, Gift, in Favour of family members Payment No 3

PAYMENT DETAILS

Sl. No.	Identification No	Head of A/C Description	Head of A/C	Amount
1	19011000302937/3/2016	Property Registration- Registration Fee	0030-03-104-001-16	
2	19011000302937/3/2016	Property Registration- Stamp duty	0030-02-103-003-02	

Total

In Words : Rupees Three Lakh Seventy Five Thousand One Hundred Two only

Major Information of the Deed

Deed No :	I-1901-06870/2016	Date of Registration	9/12/2016 2:37:51 PM
Query No / Year	1901-1000302937/2016	Office where deed is registered	
Query Date	09/08/2016 5:37:13 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SANKAR NARAYN SAHA 7C, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9051321602, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 20,00,000/-	Rs. 2,37,49,011/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,18,765/- (Article:33(i))	Rs. 2,61,337/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, , Premises No. 3039, Ward No: 107

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		7 Katha 5 Chatak 25.5 Sq Ft	19,85,000/-	2,37,04,011/- Width of Approa Road: 20 Ft.,
Grand Total :					12.1241Dec	19,85,000 /-	237,04,011 /-

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	15,000/-	45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		150 sq ft	15,000 /-	45,000 /-	

Donor Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt MINERVA BISWAS Wife of Late NANI GOPAL BISWAS Executed by: Self, Date of Execution: 12/09/2016 , Admitted by: Self, Date of Admission: 12/09/2016, Place : Office			
		12/09/2016	LTI 12/09/2016	12/09/2016

market value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,37,49,011/-. Other amount Rs 2,37,49,011/-

ma

Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 12-09-2016

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 (i) of Indian Stamp Act 1899.

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

Presented for registration at 13:44 hrs on 12-09-2016, at the Office of the A.R.A. - I KOLKATA by Smt MINERVA BISWAS, Executant.

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

Execution is admitted on 12/09/2016 by 1. Smt MINERVA BISWAS, Wife of Late NANI GOPAL BISWAS, 422, JOGENDRA GARDEN, P.O: EAST KOLKATA TOWNSHIP PROJECT, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Shri PRANAB BISWAS, Son of Late NANI GOPAL BISWAS, 422, JOGENDRA GARDEN, P.O: EAST KOLKATA TOWNSHIP PROJECT, Thana: Kasba, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Advocate

Indetified by Mr SANKAR NARAYAN SAHA, Son of Shri DHIRENDRA NATH SAHA, 614, PURBA SINTHEE ROAD P.O: GHUGHUDANGA, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700030, By caste Hindu, By Profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,61,337/- (A(1) = Rs 2,61,239/- ,E = Rs 1, I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,61,337/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/09/2016 8:25AM with Govt. Ref. No: 192016170022108501 on 08-09-2016, Amount Rs: 2,61,337/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 253970541 on 08-09-2016, Head of Account 0030-03-104-001-16

Stamp Duty
Certified that required Stamp Duty payable for this document is Rs. 1,18,765/- and Stamp Duty paid by Stamp Rs
5,000/-, by online = Rs 1,13,765/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 81270, Amount: Rs.5,000/-, Date of Purchase: 30/08/2016, Vendor name: S
Mukherjee
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE
Online on 08/09/2016 8:25AM with Govt. Ref. No: 192016170022108501 on 08-09-2016, Amount Rs: 1,13,765/-,
Bank: HDFC Bank (HDFC0000014), Ref. No. 253970541 on 08-09-2016, Head of Account 0030-02-103-003-02



Sujan Kumar Maity
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1901-2016, Page from 228050 to 228074
being No 190106870 for the year 2016.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE
GUHA
Date: 2016.09.15 12:45:36 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 15/09/2016 12:45:35
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)