

10036/14

I-10473/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL  
 24/11/14  
 नं- 24285/14  
 नं- 3810 0001-

B 616956

that the Document is admitted to  
 the Signature Sheet and the  
 Forfeiture sheet attached to this document  
 as the part of this Document

Additional Registrar  
 24.11.14

### DEED OF GIFT

THIS DEED OF GIFT made this 24.... day of November, 2014 (Two thousand fourteen) A.D.

### BETWEEN

SRI DEBABRATA GHOSH, son of Late Haripada Ghosh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 1 No. Dighirpar, Post Office - Canning Town, P.S. Canning, District - South 24 Parganas, PIN : 743329, West Bengal, India, hereinafter referred to as the DONOR (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs successors, executors, administrators and representatives and/or assigns) of the FIRST PART.

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Debabrata Ghosh



SRI RATNESWAR GHOSH, son of Late Haripada Ghosh, by faith – Hindu, by occupation – Retired Person, by Nationality – Indian, PANI-ADMPG 0216H, residing at 2576 Nayabad Avenue, Purbasha, Block 'D', Post Office – Panchasayar, P.S. Purba Jadavpur, Kolkata 700 094, West Bengal, India, hereinafter referred to as the DONEE (Which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs successors, executors, administrators and representatives and/or assigns) of the **SECOND PART**.

*Debabrata Ghosh*

WHEREAS the Donor hereof for all times heretofore has been seized and possessed of all that the piece and parcel of a land measuring an area 03 Cottahs a little more or less lying and situated at Mouza : NAYABAD, J.L. No. 25, Re.sa. No. 3, Touzi – 56, Khatian No. 104 and Khanda Khatian No. 147/1, under Khatian No.103, recorded in the Revisional Settlement Record in Pargana Khaspur, appertaining to Dag No. 90, under the limits of Kolkata Municipal Corporation, Jadavpur Unit No. 6, under Ward No. 109, Scheme Plot No. "E", formerly P.S. Kasba, at present P.S. Purba Jadavpur, District – South 24 Parganas, West Bengal, India **TOGETHERWITH** with all the rights, easements, sewers, messuage, appurtenances etc and is in peaceful possession free from all encumbrance.

AND WHEREAS all that the piece and parcel of measuring an area 03 Cottahs a little more or less lying and situated at Mouza : NAYABAD, J.L. No. 25, Re.sa. No. 3, Touzi – 56, Khatian No. 104 and Khanda Khatian No. 147/1, under Khatian No.103, recorded in the Revisional Settlement Record in Pargana Khaspur, appertaining to Dag No. 90, under the limits of Kolkata Municipal Corporation, Jadavpur Unit - 6, under Ward No. 109, Scheme Plot No. "E", formerly P.S. Kasba, at present P.S. Purba Jadavpur, District – South 24 Parganas, West Bengal, India togetherwith all the rights, easements, sewers, messuage, appurtenances etc. is the Gift matter and prime object of this indenture.

AND WHERE Sri Debabrata Ghosh son of Late Haripada Ghosh, (the present Donor hereof) purchased a piece and parcel of land measuring an area 03 Cottahs a little more or less and common use of 16'-0" Wide Common

*T. S. Ghosh*  
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Passage and all other easement rights lying and situated at Mouza : NAYABAD, J.L. No. 25, Re.sa. No. 3, Touzi - 56, Khatian No. 104 and Khanda Khatian No. 147/1, under Khatian No.103, recorded in the Revisional Settlement Record in Pargana Khaspur, appertaining to Dag No. 90, under the limits of Kolkata Municipal Corporation, Jadavpur Unit - 6, under Ward No. 109, Scheme Plot No. "E", formerly P.S. Kasba, at present P.S. Purba Jadavpur, District - South 24 Parganas, West Bengal, India from the then Vendor Smt. Sibani Deb, wife of Sri Milan Kanti Deb of Govt. Quarter, Flat No. F- 4/5, Block No. 13, Ganguly Bagan, P.S. Regent Park, District - South 24 Parganas, Kolkata 700 047, through her Attorney Sri Santosh Samadder, son of Sri Madhusudan Samadder of Village - Garagacha, P.S. Sonarpur, District - South 24 Parganas(Registered General Power of Attorney being No. 337 dated 17/09/1999, recorded in Book No. IV, Vol. No. 8, Pages 177 to 182) , by virtue of a Bengal Deed of Sale being No. 3317 dated 30/09/1999, recorded in Book No. I, Volume No. 86, within Pages 325 to 334 for the year 1999 and is in peaceful possession free from all encumbrance.

AND WHEREAS Sri Debabrata Ghosh(the present Donor hereof) thus acquiring the right of right, title and interest as well as actual physical possession in respect of the below mentioned schedule landed property and duly recorded his name in the Kolkata Municipal Corporation by paying Rent and Taxes to the proper competent authority and is in peaceful possession of the same, free from all encumbrance.

AND WHEREAS the Donor and Donee herein are by relation full blooded brother and in consideration of his love, affection and respect which the donor had and still have for the donee , intends to make Gift of his landed property measuring an area 03(Three) Cottahs a little more or less and common use of 16'-0" Road and all other easement rights and common amenities and facilities etc. which is more fully described in the Schedule hereunder to his elder brother SRI RATNESWAR GHOSH, son of Late Haripada Ghosh, the Donne herein above and hereunder renounce all his estate and right title and interest with instant to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donne, freely and voluntarily, the property mentioned and described in the Schedule hereto and hereinafter referred to as the said property and delivered possession of the same for his(Donne's) sole use and benefit absolutely and unconditionally for ever usual covenants as in a Gift Deed

  
Adv.



AND THAT the Donee accepts the Gift of the said landed property measuring an area 03(three) Cottahs a little more or less made as testified by him and executing these presents. The estimated value of the Property is Rs. 1,50,000/- (Rupees One lac fifty thousand) only.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

THAT the Donor do hereby release and discharge the Donee the said landed property measuring an area 03(three) Cottahs a little more or less being Schedule mentioned hereunder with all the easement rights etc., and the Donor doth hereby grant, gift, convey and transfer, assign and assure unto the Donee the said land measuring an area 03(three) Cottahs a little more or less with the all rights, liberties, privileges, easements, appendages and appurtenances to the Schedule property AND all the estate right, title, interest, property claim or demand whatsoever both at law and in equity of the Donor into out of and over the said land together with all the power, to sell, transfer, mortgage, lease, assign, charge, etc. in respect of the said land and as also unrestricted right of the Donee and his men and agents to pass and re-pass through into and over said land for the use and enjoyment of the said landed property **TO HAVE AND TO HOLD** the said land hereby granted sold, conveyed, transferred, assigned and assured or expressed or intended so as to be unto and to the use and occupation of the Donee absolutely and for ever free from all encumbrances, charges, trusts and liens, claim, demand whatsoever and the Donor doth hereby covenant with the Donee that notwithstanding any act, deed, matter or thing done or executed by the Donor to the contrary, the Donor have good right full power and lawful authority to grant sell, gift and transfer the said land unto the Donee AND the Donee shall for all times to come quietly and peaceably enjoy the below mentioned Schedule landed property without any eviction and interruption whatsoever from the part of the Donor and the Donor shall/will at all times indemnify and keep indemnified the demised property and save harmless the Donee against all claims and demands whatsoever in respect of the demised property hereby Gift and conveyed and made good to the Donee all costs, expenses, leases there may be put to or obliged to incur or suffer by reasons of any defect or deficiency in the title of the Donor, the Donor undertake to ratify all

*Adv.*



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or any of such defect or mistake at the cost and instance of the Donee and the Donee shall/will have the absolute and exclusive right with full power and authority to enjoy the scheduled demised property in the manner aforesaid.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT the piece and parcel of land measuring an area 03 Cottahs a little more or less lying and situated at Mouza : NAYABAD, J.L. No. 25, Re.sa. No. 3, Touzi – 56, Khatian No. 104 and Khanda Khatian No. 147/1, under Khatian No.103, recorded in the Revisional Settlement Record in Pargana Khaspur, appertaining to Dag No. 90, under the limits of Kolkata Municipal Corporation, Jadavpur Unit No. 6, under Ward No. 109, Scheme Plot No. "E", formerly P.S. Kasba, at present P.S. Purba Jadavpur, District – South 24 Parganas, Sub-Registry office at Sibadaha, District Registry office at Alipor, West Bengal, India, with all the easement rights, path, passage etc. The annual rent payable to the present land lord the Govt. of West Bengal, being represented by the collector, South 24 Parganas.

The above Schedule property is vividly shown in the sketch map being annexed hereto which shall form a part of this indenture.

**BUTTED AND BOUNDED BY**

ON THE NORTH : LAND OF SAME DAG(PLOT NO. 'D').  
THE SOUTH : LAND OF SAME DAG(PLOT NO. 'F').  
ON THE EAST : 16'-0" COMMON PASSAGE.  
ON THE WEST : LAND OF SAME DAG(TARA SANKAR  
MUKHERJEE & ADHIR DAS)

*T.S. Das.*



IN WITNESS WHEREOF the Donor hereof do hereby set and subscribe his respective hands hereunto out of his own accords in sound states of health and mind without any provocation from any corner whatsoever and the Donee have accepted the gift on this the day, month and year first written above.

WITNESSES:-

1. Subhashish Guha  
P.O. Udayrajpur,  
P.S. Hadliyangram  
Kolkata - 700129

Subhashish Guha  
Signature of the Donor

2. Tapan Kanti Ghosh.  
West Jagtala  
P.O. Maheshkhola  
Kolkata - 700141

I gladly accept your Gift

Ratneswar Ghosh  
Signature of the Donee

Drafted and prepared by:

Islahar Das  
Regn. No. - F-1266/1131/97.  
Advocate  
District Judges' Court, Barasat.

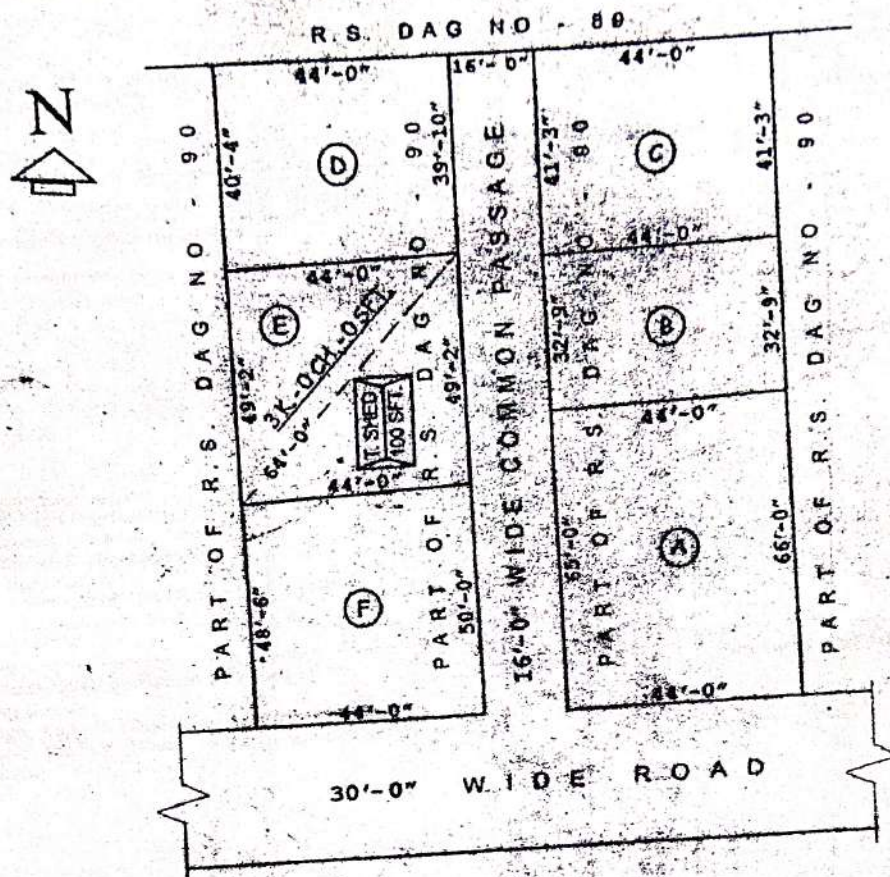
Lesser Set by:

S. Guha  
S. Guha  
Barasat Court.



AN OF PREMISES NO - 2573, NAYABAD, KOLKATA - 94. SUB PLOT NO - E IN  
 OF R.S. DAG NO - 90 AT MOUZA - NAYABAD, SHEET NO - 1, J.L. NO - 25.  
 UNDER P.S. - KASBA AT PRESENT P.S. - PURBA JADAVPUR, DIST - SOUTH 24 PGS.  
 WITHIN THE LIMITS OF KOLKATA MUNICIPAL CORPORATION BEING WARD NO - 109,  
 BOROUGH NO - 112.

AREA OF LAND - 3 K. - 0 GH. - 0 SFT. T. SHED - 100 SFT. Scale : 1" = 30' - 0"



Trace By :-  
 R. Ghosh  
 RAJIB GHOSH  
 East Kodalia,  
 New Barrackpur  
 Kolkata - 700131.

SL No-1777-G-406-14

Ratneswar Ghosh



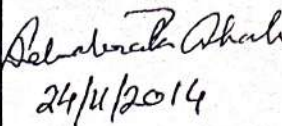
Signature Of Donee.

Debasish Ghosh



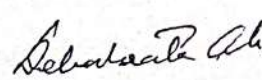


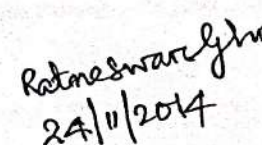
Signature Of Donor.



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the A.R.A. - I KOLKATA, District- Kolkata**  
**Signature / LTI Sheet of Serial No. 10036 / 2014, Deed No. (Book - I , 10473/2014)**  
**Signature of the Presentant**

Name of the Presentant	Photo	Finger Print	Signature with date
Debabrata Ghosh 1 No. Dighirpar, Thana:-Canning, P.O. :-Canning Town, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743329	 24/11/2014	 LTI 24/11/2014	 24/11/2014

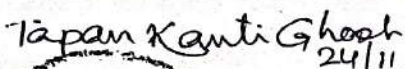
**II . Signature of the person(s) admitting the Execution at Office.**

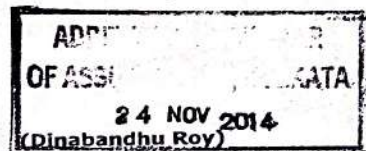
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Debabrata Ghosh Address -1 No. Dighirpar, Thana:-Canning, P.O. :-Canning Town, District:-South 24-Parganas, WEST BENGAL, India, Pin :-743329	Self	 24/11/2014	 LTI 24/11/2014	 24/11/2014
2	Ratneswar Ghosh Address -Purbasha, D, 2576, Nayabad Avenue, Kolkata, Thana:-Purba Jadabpur, P.O. :-Panchasayar, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700094	Self	 24/11/2014	 LTI 24/11/2014	 24/11/2014

**Name of Identifier of above Person(s)**

Tapan Kanti Ghosh  
West Jogtala, Kolkata, Thana:-Maheshtala, P.O.  
:-Maheshtala, District:-South 24-Parganas, WEST  
BENGAL, India, Pin :-700141

**Signature of Identifier with Date**

  
Tapan Kanti Ghosh  
24/11/2014



**ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA**  
**Office of the A.R.A. - I KOLKATA**





Government Of West Bengal  
Office Of the A.R.A. - I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 10473 of 2014  
(Serial No. 10036 of 2014 and Query No. 1901L000024285 of 2014)

On 24/11/2014

**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.

**Payment of Fees:**

Amount By Cash

Rs. 41997.00/-, on 24/11/2014

( Under Article : A(1) = 41899/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 24/11/2014 )

**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 has been  
assessed at Rs.-38,10,000/-

Certified that the required stamp duty of this document is Rs.- 19070 /- and the Stamp duty paid as:  
Impressive Rs.- 5000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 14100/- is paid , by the draft number 750606, Draft Date 17/11/2014, Bank .  
State Bank of India, BARASAT, received on 24/11/2014

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

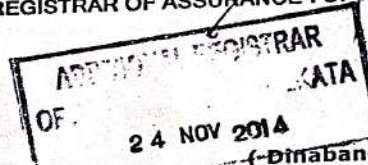
Presented for registration at 13.28 hrs on :24/11/2014, at the Office of the A.R.A. - I KOLKATA by  
Debabrata Ghosh ,Executant.

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

Execution is admitted on 24/11/2014 by

1. Debabrata Ghosh, son of Lt. Haripada Ghosh , 1 No. Dighirpar, Thana:-Canning, P.O. :-Canning Town,  
District:-South 24-Parganas, WEST BENGAL, India, Pin :-743329, By Caste Hindu, By Profession :  
Business
  2. Ratneswar Ghosh, son of Lt. Haripada Ghosh , Purbasha, D. :-2576, Nayabad, Avenue, Kolkata,  
Thana:-Purba Jadabpur, P.O. :-Panchasayar, District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700094, By Caste Hindu, By Profession : Retired Person
- Identified By Tapan Kanti Ghosh, son of Lt. Haripada Ghosh, West Jogtala, Kolkata,  
Thana:-Maheshtala, P.O. :-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700141, By Caste: Hindu, By Profession: Others.

( Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA













(-Dinabandhu Roy )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
EndorsementPage 1 of 1

24/11/2014 14:49:00



# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name..... Sri Debabrata Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				











বাম হাত



ডান হাত

Sri Debabrata Ghosh  
**Signature of the Presentant**  
 Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name..... Sri Ratneswar Ghosh

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				

বাম হাত



ডান হাত

All the above fingerprints are of the above named person and attested by the said person.

Ratneswar Ghosh  
**Signature of the Presentant**

L.H. = Left hand finger prints & R.H. = Right hand finger prints.



Government of West Bengal  
Office of the A.R.A. - I KOLKATA  
W.B. FORM NO. 1504

Date: 24/11/2014

10036/2014

Deed No. I-10473/2014

Debabrata Ghosh  
Debabrata Ghosh

Claimant Name Ratneswar Ghosh

Gift In Favour of family members

Rs 38,10,000/-

Addl. Transaction

Agreement(2)

Fees & Standard User charges  
Paid (Break up as below)

Rs 42,172/-

Stamp Duty Paid  
(Break up as below)

Rs 19,100/-

1. By Cash \*

Rs 42,172/-

2. By Draft/BC/SABR

1. By Stamp

Rs 5,000/-

2. By Draft/BC/SABR/Challan

Rs 14,100/-

SL. No. \* Date \*

Amount (Rs.)

SL. No. No. \* Date \*

Amount (Rs.)

1. 750606 17/11/2014

14,100/-

*Debabrata Ghosh*

Article :A(1)=41,899/-, E=14/-, I=55/-, M(a)=25/-, M(b)=4/-,  
By Cash\* Amount Includes Standard User Charge of Rs 175/-  
No\* - Draft/Bankers Cheque/SABR/Challan No. Date \*  
-Draft/Bankers Cheque/SABR/Challan Date

Registering Officer  
A.R.A. - I KOLKATA



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 26  
Page from 3383 to 3394  
being No 10473 for the year 2014.



m2

{Dinabandhu Roy} 27-November-2014  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A. - I KOLKATA  
West Bengal