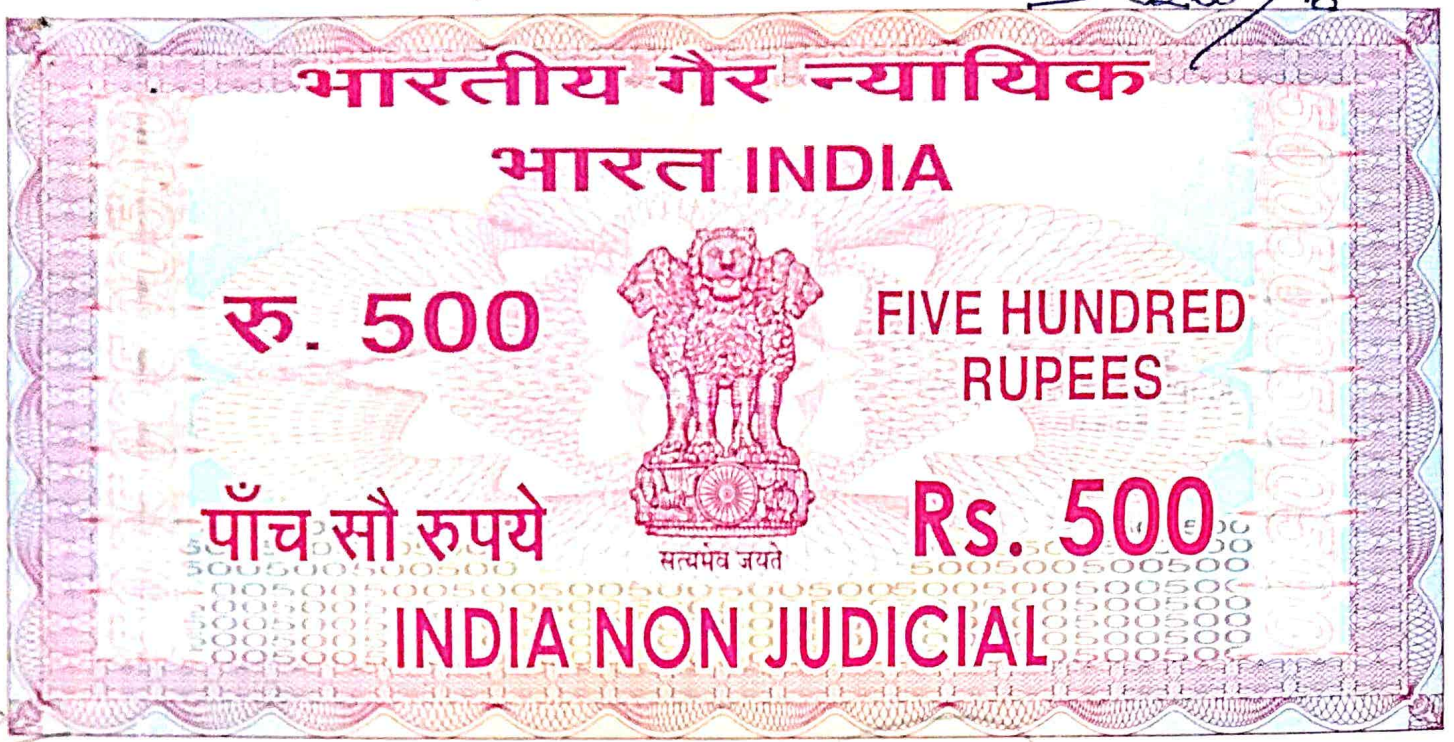


SI- 3948/13

I-3236/13



11-08
11-10
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A02

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Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

[Signature]

District Sub-Registrar-I
Alipore South 24 Parganas

02 AUG 2013

Deed of Gift

This Deed of Gift made this 2nd day of AUGUST, 2013

BETWEEN:

536 01/08/2013
Rupees...
Siddhartha Ray
Alipore Judges Court
NO 27
Vendor.....

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27



SANKAR MALAKAR
S/O, Late Ratish ch Malakar
3/40, Netaji Nagar
KOL-40
Service —

District Sub-Registrar-I
Alipore, South 24 Parganas

02 AUG 2013

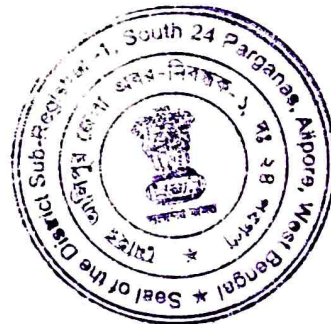
SMT. RAKHI SAHA daughter of Sri Sudhamoy Saha, wife of Sri Ashis Saha, by nationality Indian, by faith Hindu, by occupation House Wife at present residing at 107A/4, Regent Park, Jadavpur, Kolkata - 700040 hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or repugnant to the subject or context shall deem to include her heirs, executors, successors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

SMT. KAMALA RANI SAHA daughter of Late Sri Pran Ballav Saha, wife of Sri Sudhamoy Saha, by nationality Indian, by faith Hindu, by occupation Housewife at present residing at 107A/4, Regent Park, Jadavpur, Kolkata - 700040 hereinafter called and referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the subject or context shall deem to include her heirs, executors, successors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Rabejan Bibi purchased all that piece and parcel of land measuring an aggregate area of 4 Cottahs 12 Chittacks 6½ Sq. Ft. together plus 21 Decimal lying and situated at District Collecotorate at South 24 Parganas, P.S. formerly Sadar Tollygunge, thereafter Jadavpur at present Regent Park, S.R.O. at Alipore, Touzi No. 14, Pargana Magura, J.L. No. 49, Mouza Kamdahari, Old Khatian No. 144 at present Khatian No. 477, Dag No. 944 from its immediate predecessor in title Ghulam Soban Safui son of Late Natabar Safui by virtue of a duly registered Bengali Deed of Sale (Saaf Kobala) dated 27-10-1943 which is recorded at the Office of the District Registrar at Alipore vide Book No. I, Volume No. 92, Pages 65 to 67, being No. 4411 for the Year 1943.

AND WHEREAS the said Rabejan Bibi thus becoming the title holder of the said landed properties mutated her name with the records of the



3
District Sub-Registrar-I
Alipore, South 24 Parganas

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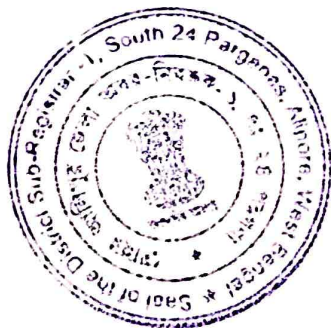
then Government authorities and have been paying taxes and levis thereon on regular basis.

AND WHEREAS in the meantime, the said Rabejan Bibi executed a duly registered Hebanama (Mohammedan Gift Deed) on 12-03-1980 in respect of 07 Cottahs of land out of her aforesaid landed properties in favour of her son Miajan Ali Mistri, son of Late Meher Ali Mistri which is recorded at the Office of the District Sub Registrar at Alipore vide Book No. I, Volume No. 81, Pages 1 to 4, Being No. 1090 for the year 1980.

AND WHEREAS the said Rabejan Bibi further announced to sell another piece and parcel of land measuring 2 Cottahs 8 Chittacks 13 Sq. Ft. out her existing landed properties as aforesaid due to urgent need of money and her son above named, Miajan Ali Mistri further purchased the said piece and parcel of land measuring 2 Cottahs 8 Chittacks 13 Sq. Ft. from her mother for valuable consideration by virtue of a Bengali Deed of Sale (Saaf Kobala) duly registered and recorded on 19-06-1980 at the Office of the District Sub-Registrar at Alipore vide Book No. I, Volume No. 5083.

AND WHEREAS the said Miajan Ali Mistri thus became the title holder in respect of an aggregate area of land measuring 9 Cottahs 8 Chittacks 13 Sq. Ft. by virtue of the aforesaid Hebanama dated 12-03-1980 and Saaf Kobala dated 19-06-1980 and thereafter mutated his name with the records of the Government authorities and the Calcutta Municipal Corporation subsequently paying the taxes and levis thereon regularly.

AND WHEREAS the said Miajan Ali Mistri being fully seized, possessed and other wise well and sufficiently entitled to the said property announced to sell a plot of land measuring 4 Cottahs 12 Chittacks 6½ Sq. Ft. out his aforesaid landed properties lying and situated at Touzi No. 14, Pargana Magura, J.L. No. 49, Mouza Kamdahari, Old Khatian No. 144 at present Khatian No. 477, Dag No. 944 District South 24 Parganas, P.S. formerly Sadar Tollygunge, thereafter Jadavpur at present Regent



District Sub-Registrar-I
Alipore, South 24 Parganas

02 AUG 2013

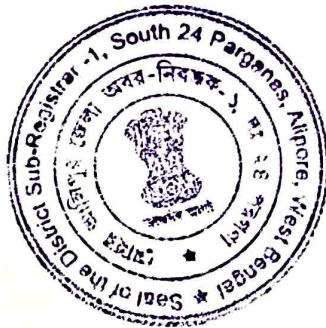
Park at present within the jurisdiction of the Kolkata Municipal Corporation (Jadavpur Unit) Ward No. 111 being known, numbered and identified as Premises No. 460, Boral Main Road, Kolkata 700154, hereinafter called and referred to as the said land, more fully and particularly detailed and described in the Schedule hereunder written, due to his urgent need of money

AND WHEREAS one Kalachand Saha (now deceased) son of Late Amar Chand Saha approached the said Miajan Ali Mistri and purchased all that said land measuring 4 Cottahs 12 Chittacks 6½ Sq. Ft. (as per Schedule hereunder written) for valuable consideration by virtue of a duly registered Bengali Deed of Sale (Saaf Kobala) dated 07-10-1987 recorded at the Office of the Addl. District Sub-Registrar at Alipore, 24 Pgs (s) vide Book No. I, Volume No. 44, Pages 75 to 83 being No. 1780 for the Year 1987.

AND WHEREAS thereafter when being fully seized, possessed and other wise well and sufficiently entitled to the said property, the said Kalachand Saha, who was a Hindu governed by the Dayabhaga school of law, died intestate on 27-02-1995 leaving behind him his widowed wife Smt. Chandana Saha and three daughters viz. Smt. Santana Saha, Smt. Swikriti Hazra and Smt. Bijoy Saha as his legal heirs and successors.

AND WHEREAS the aforesaid Smt. Chandana Saha and her three daughters viz. Smt. Santana Saha, Smt. Swikriti Hazra and Smt. Bijoya Saha thus naturally inherited their respective joint, proportionate, undivided share in the right, title, interest and authorities of the said land belonging to their deceased husband/ father by virtue of the provisions of the Indian Succession Act, 1956.

AND WHEREAS being fully seized, possessed and other wise well and sufficiently entitled to the said property the, said Smt. Chandana Saha and her three daughters viz. Smt. Santana Saha, Smt. Swikriti Hazra and Smt. Bijoya Saha had gifted all the said land measuring 4 Cottahs 12



District Sub-Registrar-I
Alipore, South 24 Parganas

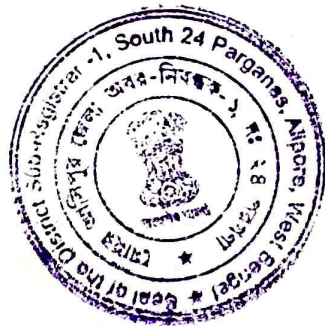
02 AUG 2013

Chittacks 6½ Sq. Feet being known, numbered and identified as KMC Premises No. 460, Boral Main Road, Kolkata - 7000154 to their niece/cousin SMT. RAKHI SAHA the Donor herein in consideration of natural love and affection by virtue of a duly stamped and registered Bengali Deed of Gift (Dan Patra Dalil) dated 7th of Poush, 1405 B.S. pertaining to 23-12-1998 according to English Calendar recorded at the Office of the Addl. District Sub-Registrar at Alipore, 24 Pgs (S) vide Book I, Volume No. 5, Pages 147 to 156, being No. 130 for the year 1999. (Date of Registration 14-01-1999).

AND WHEREAS the said Rakhi Saha, being the Donor herein, thus becoming the title holder in respect of the said land, constructed a R. T. Shed structure measuring 300 Sq. Ft. as a service area for the said land and mutated her name with the records of the Kolkata Municipal Corporation Ward No. 111 vide KMC Assessee No. 311110504607

AND WHEREAS the said land along with the 300 Sq. Ft. R.T. Shed structure standing thereon together with all its easement and quasi easement rights is valued at an aggregate sum of Rs. 30,00,000/- (Rupees Thirty Lakhs only) only.

NOW THIS INDENTURE WITNESSETH that in consideration of natural respect, love and affection which the above said Smt. Rakhi Saha, the Donor herein, has and bears towards her **mother** Smt. Kamala Rani Saha being the Donee herein, the said Donor doth hereby fully and absolutely grant, transfer and convey all that piece and parcel of land measuring **4 Cottahs 12 Chittacks 6 ½ Sq. Ft.** along **300 Sq. Ft. R.T. Shed structure standing thereon** together with all its easement and quasi easement rights lying and situated at **KMC Premises No. 460, Boral Main Road, Kolkata - 7000154** under **P.S. (at present) Regent Park** within the jurisdiction of the **KMC Ward No. 111**, more fully and particularly detailed and described as per the Schedule hereunder written, unto the Donee, *absolutely and forever* as an estate with absolute proprietary rights

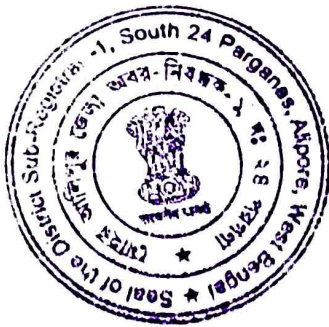


District Sub-Registrar-I
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OR HOWSOEVER OTHERWISE the "*said land with structures thereon*" now are or is, or heretofore were or was, situated, butted and bounded, called, known, numbered, described, identified and distinguished TOGETHER WITH all rights title and interest of all the Donor in and over the said land with structures thereon particularly described in the Schedule hereunder written and all the estate rights, title and interest, claims and demands whatsoever of all the said Donor into and upon the said Donee. TO HAVE AND TO HOLD the "*said land with structures thereon*" particularly described in the **Schedule** hereunder written hereby conveyed, transferred or expressed and intended so to be unto and to the said Donee and / or his/their respective and / or collective heirs, representatives and assigns forever and the said Donors hereby covenants with the said Donee that notwithstanding any acts, deeds or things whatsoever the said Donor or any of her ancestors or predecessors in title in connection to the "*said land with structures thereon*" as per the Schedule hereunder written, in what so ever manner, have done or committed or willingly suffered to the contrary the said Donor now has good right and absolute authority to grant, transfer, and convey the "*said land with structures thereon*" as per the Schedule hereunder written, unto the said Donee and / or her heirs, executors, representatives and assigns in the manner aforesaid and the Donee and / or her heirs, executors, administrative, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said "*said land with structures thereon*" particularly described in the Schedule hereunder written and receive the rents, issues and profits thereof lawfully, together with all possible rights and authorities to uninterruptedly sale, mortgage, transfer, convey the *said land with structures thereon*

as per the Schedule hereunder written, in any manner without any eviction, interruption, claims or demands whatsoever from the said Donor or any persons or persons lawfully or equitably claiming from under or in trust for them, free from all encumbrances



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whatsoever made or suffered by the said Donors and further that the said Donor and all persons having lawfully or equitably claiming any estate or interest whatsoever over the **“said land with structures thereon”** particularly described in the Schedule hereunder written or any part thereof from under or in trust from them the said Donor and shall and will from time to time and at all times hereafter at the request and costs of the said Donee do and execute or caused to be done and / or execute all such acts deeds and things whatsoever for further, better or more perfectly assuring the **“said land with structures thereon”** particularly described in the Schedule hereunder written and every part thereof unto and to the use of the said Donee in the manner aforesaid as shall or may be reasonably required.

The Donee has accepted the said Gift.

Schedule A – Detail description of the Land

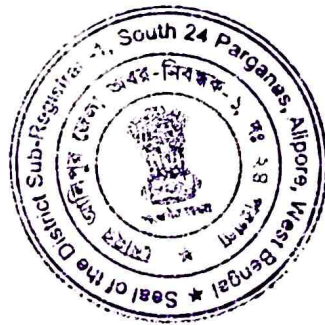
ALL THAT piece and parcel of land measuring about **04 (Four) Cottahs 12 (Twelve) Chittacks 6½ (Six and a Half) Sq. Ft.** (approximately 04 Cottahs 12 Chittacks 7 Square Feet) more or less together with a **R.T. Shed Structure measuring 300 Sq. Ft.** having cemented flooring standing thereon together with all its easements and appurtenances lying and situated at Touzi No. 14, Pargana Magura, J.L. No. 49, Mouza Kamdahari, Old Khatian No. 144 at present Khatian No. 477, Dag No. 944 District South 24 Parganas, being known, numbered and identified as **KMC Premises No. 460, Boral Main Road, Kolkata -700154 P.S.** (formerly Sadar Tollygunge, thereafter Jadavpur) **at present Regent Park**, within the jurisdiction of the **Kolkata Municipal Corporation (Jadavpur Unit) Ward No. 111** which is butted and bounded by as follows :

On the North: KMC Road (Boral Main Road)

On the South: Land of Satish Ch. Saha

On the East: Land of Shankar Kundu

On the West: Land of Smt. Kamala Rani Saha



District Sub-Registrar-I
Alipore, South 24 Parganas

02 AUG 2013

IN WITNESS WHEREOF, the parties herein concerned set and subscribe their, respective hands and signature on this Deed of Gift executed on the day, month and year first above written.

*Signed and delivered in presence
of the following witnesses:*

Sudhamoy Saha -
107 A/4 Regent Park
Kolkata - 70

Saban Mondal
3/40, Netaji Nagar .
KOL-70.

Rakhi Saha
(RAKHI SAHA)

DONOR

Kamala Rani Saha
(KAMALA RANI SAHA)

DONEE

*Drafted, prepared, read over and
explained by me at my Chamber:*

Siddhartha Ray
(SIDDHARTHA RAY)

Advocate

Alipore Judges' Court,

Kolkata - 700 027



District Sub-Registrar-I
Alipore, South 24 Parganas

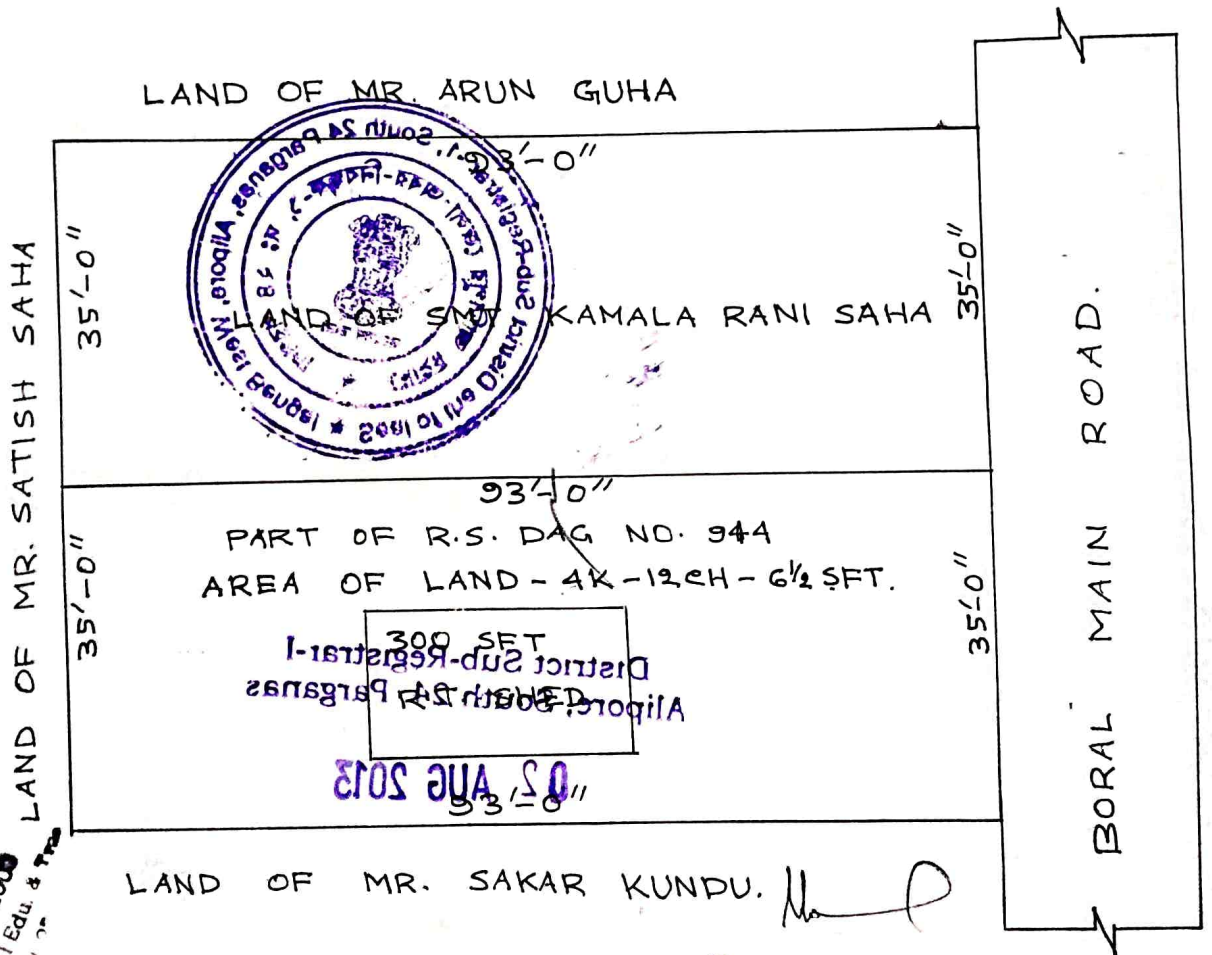
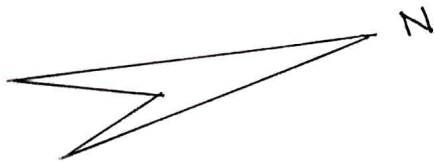
02 AUG 2013

SITE PLAN OF PREMISES NO. - 460, BORAL MAIN ROAD.
KOLKATA - 700154. K.M.e. WARD NO. - III. IN PART OF R.S.
DAG NO. - 944. R.S. KHATAN NO. - 477. AT MOUZA-KAM-
DAHARI. J.L.NO. - 49. TOUZI NO. 14. P.S. - REGENT PARK.

DIST. - SOUTH 24 PARGANAS.

GIFTED AREA OF LAND. - 4K-12CH-6 1/2 SFT. (RED BORDERED.)
WITH 300 SFT. R.T. SHED.

SCALE: - 1" = 20' 0"



TRACED BY
Biswa Nath Haldar
 Amin Surveyor
 Reg. No. - 2154007014 of 2007-2008
 Member W.B. State Council of Vocational Edu. & Tech.
 Kolkata

Rakhi Saha
 SIGN. OF THE DONOR

District Sub-Registrar-I
 Alipore, South 24 Parganas

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Kamala Rani Saha
 SIGN. OF THE DONEE



Government Of West Bengal
Office Of the D.S.R. - I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 03236 of 2013
(Serial No. 03948 of 2013 and Query No. 1601L000007261 of 2013)

On 02/08/2013

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 Draft

Rs. 53585/- is paid , by the draft number 146937, Draft Date 01/08/2013, Bank Name State Bank of India, LAKE GARDENS, received on 02/08/2013

(Under Article : A(1) = 53339/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 200/- on 02/08/2013)

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.-48,49,722/-

Certified that the required stamp duty of this document is Rs.- 24269 /- and the Stamp duty paid as: Impressive Rs.- 500/-

Deficit stamp duty

Deficit stamp duty Rs. 23800/- is paid , by the draft number 146938, Draft Date 01/08/2013, Bank : State Bank of India, LAKE GARDENS, received on 02/08/2013

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

Presented for registration at 11.15 hrs on :02/08/2013, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Kamala Rani Saha ,Claimant.

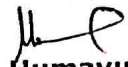
Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

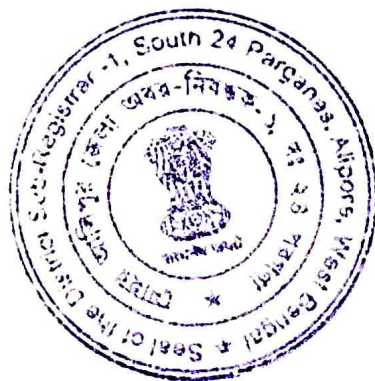
Execution is admitted on 02/08/2013 by

1. Rakhi Saha, daughter of Sudhamoy Saha , 107 A/4, REGENT PARK, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : House wife
2. Kamala Rani Saha, daughter of Late Pran Ballav Saha , 107 A/4, REGENT PARK, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste Hindu, By Profession : House wife

Identified By Sankar Malakar, son of Late Ratish Ch. Malakar, 3/40, Netaji Nagar, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040, By Caste: Hindu, By Profession: Service.



(Humayun Ali)
DISTRICT SUB-REGISTRAR-I


(Humayun Ali)
DISTRICT SUB-REGISTRAR-I







Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 03948 / 2013, Deed No. (Book - I , 03236/2013)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kamala Rani Saha 107 A/4, REGENT PARK, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	 02/08/2013	 LTI 02/08/2013	<i>Kamala Rani Saha</i> 02.8.13

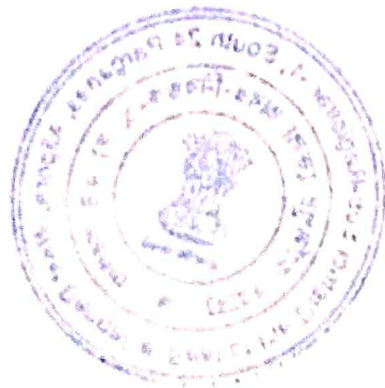
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Rakhi Saha Address -107 A/4, REGENT PARK, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 02/08/2013	 LTI 02/08/2013	<i>Rakhi Saha</i>
2	Kamala Rani Saha Address -107 A/4, REGENT PARK, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700040	Self	 02/08/2013	 LTI 02/08/2013	<i>Kamala Rani Saha</i>

Name of Identifier of above Person(s)
 Sankar Malakar
 3/40, Netaji Nagar, Kolkata, District:-South
 24-Parganas, WEST BENGAL, India, Pin :-700040

Signature of Identifier with Date

Sankar Malakar
02/08/2013.



(Humayun Ali)
 (Humayun Ali)


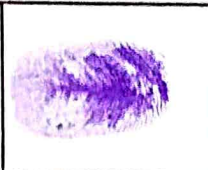





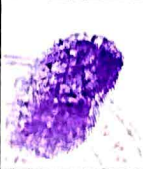



DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					


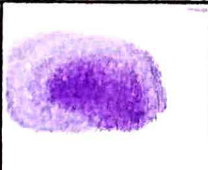


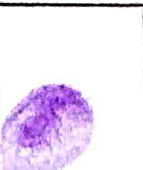


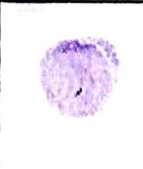



Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
 Rakhi Saha	left hand					
	right hand					

Name

Signature *Rakhi Saha*

		Thumb	1st finger	middle finger	ring finger	small finger
 Kamala Rani Saha	left hand					
	right hand					

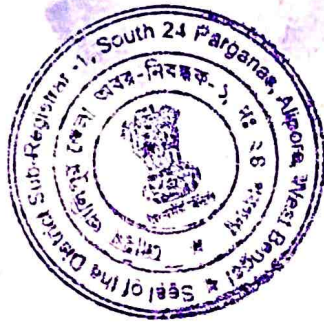
Name

Signature *Kamala Rani Saha*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature



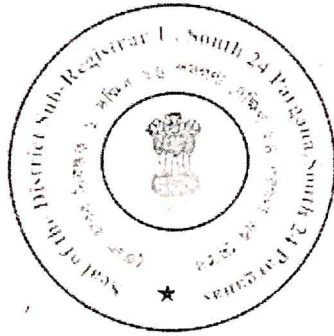
District Sub-Registrar-I
Alipore, South 24 Parganas

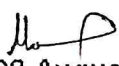
02 AUG 2013

M-9038961728

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 14
Page from 3720 to 3733
being No 03236 for the year 2013.




(Humayun Ali) 02-August-2013
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal