

03742/2014

3813/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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11.03

27/3/14

M. S. Mallick
Sd/- Registrar of Assurances II
Kolkata



Certified that the Document is a true and correct copy of the original as registered. The Signature Sheet and the endorsement sheet attached herewith are the part of this Document.

27/3/14

DEED OF GIFT

THIS DEED OF GIFT made this 27th day of March
Two thousand Fourteen

BETWEEN

SMT. SUJATA MALICK (PAN: ANXPM4319G), w/o Sri Nirmalya Mallick, by faith-Hindu, by occupation - Housewife, residing at A-2/34, Diamond Park, P.O. - Joka, P.S. - Haridevpur, Kolkata -700104, hereinafter referred to as the

4088

18 MAR 2014

No. Date

Sold to: *Poultam Roy*

Address: *28 A Nabin Sarkar Street*

Rs. *1000/-*

ANJUSHREE BANERJEE
L.S. VENDOR (C.S.)
HIGH COURT, KOLKATA-700001

Shyampukur, Kol

Department
 Signature
 Nature of
 Name of
 P. A. N.
 Dist.
 BEN





Nirmalya Mallick
S/o Late Biswanath Mallick
A2/34 Diamond Park
Kolkata-700104







Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.R.A. - II KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 03742 / 2014, Deed No. (Book - I , 03813/2014)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Goutam Roy 28 A, Nalin Sarkar Street, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700004	 27/03/2014	 LTI 27/03/2014	<i>Goutam Roy</i> 27.03.2014

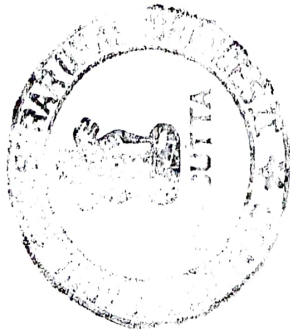
II. Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sujata Mallick Address -A - 2/ 34, Diamond Park, Kol, Thana:-Haridevpur, P.O. :-Joka, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104	Self	 27/03/2014	 LTI 27/03/2014	<i>Sujata Mallick</i>
2	Goutam Roy Address -28 A, Nalin Sarkar Street, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700004	Self	 27/03/2014	 LTI 27/03/2014	<i>Goutam Roy</i>

Name of Identifier of above Person(s)
 Nirmallya Mallick
 C/ 27/ 34, Diamond Park, Kol, District:-Kolkata, WEST
 BENGAL, India, Pin :-700104

Signature of Identifier with Date

Nirmallya Mallick
Nirmallya Mallick
 27/03/2014



(Signature)
ADDL. REGISTRAR OF ASSURANCES-II
 Office of the A.R.A. - II KOLKATA



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

Endorsement For Deed Number : I - 03813 of 2014
(Serial No. 03742 of 2014 and Query No. 1902L000006973 of 2014)

On 27/03/2014

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 Draft

Rs. 31675/- is paid , by the draft number 294608, Draft Date 25/03/2014, Bank Name State Bank of India, RAJA DINENDRA STREET, received on 27/03/2014

(Under Article : A(1) = 31658/- ,E = 14/- ,Excess amount = 3/- on 27/03/2014)

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.-28,78,125/-

Certified that the required stamp duty of this document is Rs.- 14411 /- and the Stamp duty paid as Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 13411/- is paid , by the draft number 294579, Draft Date 17/03/2014, Bank State Bank of India, RAJA DINENDRA STREET, received on 27/03/2014

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

Presented for registration at 11.00 hrs on :27/03/2014, at the Office of the A.R.A. - II KOLKATA by Sri Goutam Roy ,Claimant.

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

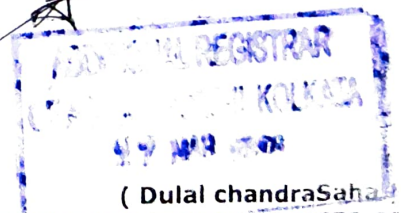
Execution is admitted on 27/03/2014 by

1. Smt Sujata Mallick, wife of Sri Nirmalya Mallick , A - 2/ 34, Diamond Park, Kol, Thana:-Haridevpur, P.O. :-Joka, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700104, By Caste Hindu, By Profession : House wife
2. Sri Goutam Roy, son of Late Anadi Nath Roy , 28 A, Nalin Sarkar Street, Kol, Thana:-Shyampukur, District:-Kolkata, WEST BENGAL, India, Pin :-700004, By Caste Hindu, By Profession : Service

Identified By Nirmallya Mallick, son of Late Biswanath Mallick, A 2/ 34, Diamond Park, Kol, District:-Kolkata, WEST BENGAL, India, Pin :-700104, By Caste: Hindu, By Profession: Others.



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II



(Dulal chandra Saha)
ADDL. REGISTRAR OF ASSURANCES-II

27/03/2014 11:50:00

EndorsementPage 1 of 1

DONOR (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) of the **ONE PART**

AND

SRI GOUTAM ROY (PAN: ACIPR9516J), s/o Late Anadi Nath Roy, by faith - Hindu, by occupation - Service, residing at 28A, Nalin Sarkar Street, P.S. - Shyampukur, Kolkata - 700004, hereinafter referred to as the **DONEE** (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS by a Registered Deed of Conveyance dated 09.05.1975, one Andai Nath Roy, since deceased the father of both the donor and donee herein purchased all that an old partly two and partly three storied brick built message tenement dwelling house and premises together with the piece or parcel of land whereupon the said building is situated having its total area of land measuring 2 Cottahs 6 Chittacks 13 sq. ft. be the same a little more or less and being the demarcated Northern Portion of premises No. 28A, Nalin Sarkar Street, P.S. - Shyampukur, Kolkata - 700004, duly registered in the office of the R.A., Kolkata recorded in Book No.1, Vol. No.126, Pages 259 to 282, Being No. 2708 for the year 1975;

AND WHEREAS said Anadi Nath Roy during his life time executed his Last Will and Testament dated 19th day of January, 1998 (hereinafter referred to as the "said Will") and gave all his properties to

his wife Smt. Sova Roy, and in the said Will he had appointed Sri Debdas Acharya the brother in law of his daughter Smt. Tapati Acharya as executor of the said Will.

AND WHEREAS on 5th June, 1998 said Anadi Nath Roy died leaving behind him his widow Smt. Sova Roy two sons namely - Sri Kunal Roy, Sri Goutam Roy and four married daughters namely - Smt. Mamata Mahata, Smt. Tapati Acharya, Smt. Saswati Bhaduri and Smt. Sujata Mallick;

AND WHEREAS after the death of said Anadi Nath Roy, said Debdas Acharya being executor of the said Will on 16.07.1999 had obtained probate of the said Will from the Learned Chief Judge, City Civil Court, Calcutta, vide Probate Case No.94 of 1998 and by virtue of the said Will, Smt. Sova Roy had become the absolute owner of the property being premises No. 28A, Nalin Sarkar Street, P.S. - Shyampukur, Kolkata - 700004 free from all encumbrances;

AND WHEREAS the said Smt Sova Roy, since deceased, during her life time, due to her love and affection which she bears towards her sons and daughters had decided to gift a portion of the said premises No. 28A, Nalin Sarkar Street, P.S. - Shyampukur, Kolkata - 700004 to her youngest daughter Smt. Sujata Mallick, the Donor herein. Thereafter by a Deed of Gift dated 07.05.2003 registered at Addl. Registrar of Assurances - II, Kolkata, recorded in Book No. I, Vol. No. - I, Page 1 to 14, Being No. 05914 of 2004 said Smt. Sova Roy since deceased being the mother of the donor herein had gifted the portion of

the ground floor, to her youngest daughter Smt Sujata Mallick the donor herein, having its covered area 500 sq.ft. more or less of the property being premises No.28A, Nalin Sarkar Street, P.S. - Shyampukur, Calcutta - 700004 morefully described in "Schedule A" therein and in "Schedule" hereunder.

AND WHEREAS the Donor herein became the absolute owner of portion of the ground floor having its covered area 500 sq.ft. more or less of the property being premises No.28A, Nalin Sarkar Street, P.S. - Shyampukur, Calcutta - 700004, (herein after referred to as the "Said Unit") and started to pay proportionate share of taxes.

AND WHEREAS the donor out of her love and affection which she bears towards her brother Sri Goutam Roy, the donee herein is desirous of making absolute gift of the said Unit on the portion of the ground floor having its covered area 500 sq.ft. more or less of the property being premises No.28A, Nalin Sarkar Street, P.S. - Shyampukur, Calcutta - 700004, morefully described in the Schedule hereunder together with the undivided impartible share or interest in land underneath the premises along with all easement right, common right and interest and benefit to all common parts, area and/or portion and to the use and enjoyment of all utilities, services and connection as available.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said desire of the Donor and in consideration of love and affection which the donor bears towards his brother the donee herein the donor


doth hereby by these presents grant, transfer, convey, assign and assure by way of gift unto the donee **ALL THAT** the said Unit and delineated in the Map or Plan hereto annexed and thereon marked with **RED** border being a portion on the South-West corner of the ground floor of the more than 110 years old building at premises No.28A, Nalin Sarkar Street, P.S. - Shyampukur, Calcutta - 700004 having its covered area 500 sq.ft. more or less and the gifted property had been clearly mentioned and described in the Schedule hereunder written together with undivided, impartible, proportionate share or interest in land along with the all easement right together with the right and interest and benefit to all common parts, areas and/or portion and to the use and enjoyment of all utilities services and connection as available in the said property hereunder **OR HOWSOEVER OTHERWISE** the said Unit together with right and interest in the land and right and benefit in the utilities and services available in the said Unit intended to be hereby granted, conveyed and transferred now are or is or heretofore was or were situated butted bounded called known numbered described and distinguished **TOGETHER WITH** all fixtures, areas, paths, passages, walls, water-coursers, lights, right, liberties, privileges, easements and appurtenances whatsoever as available to the said unit, land and common parts belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to or be appurtenant there **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever of the donor in to or upon the said Unit or any part/portion thereof **TOGETHER WITH** all deeds, writings, pattas and muniments of title whatsoever and other evidences of title in anywise relation to or

concerning the said unit or any part thereof which now are or hereafter shall or may be in the possession power or control of the donor, his heirs, executors, administrators, representatives and assigns or any other person or persons from whom he or they or any of them may procure the same without any action or suit **TO HAVE AND TO HOLD** the said unit and right and interest in the land and common parts hereby granted or expressed so to be **UNTO AND TO THE USE** of the donee his heirs, executors, administrators, representatives and assigns absolutely and for ever **AND** the donor doth hereby for herself her heirs, executors, administrators, representatives and assigns covenants with the donee his heirs, executors, administrators, representatives and assigns that notwithstanding any act deed or thing by the donor or by any of his ancestors done executed or knowingly suffered to the contrary the donor is now lawfully, rightfully and absolutely seized and possessed of the said Unit free from all encumbrances, attachment or defects in title whatsoever or otherwise well and sufficiently entitled to the said unit hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or condition or use in trust or other thing whatsoever to alter defeat encumber or make void the same **AND THAT** notwithstanding any such act, deed or thing whatsoever as aforesaid the Donor had now in herself good right and full power and absolute authority to grant the said Unit and common parts hereby granted or expressed so to be **UNTO AND** to the use of the donee his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly hold, possess and enjoy the said Unit and receive

the rents, issues and profits thereof without any Lawful eviction, interruption, claim or demand whatsoever from or by the donor or any person or persons lawfully and equitably claiming through or under in trust from her AND FURTHER THAT the donor, her heirs, executors, administrators, representatives and assigns covenant with the donee his heirs, executors, administrators, representatives and assigns that free, clear and absolutely discharged against all estate and encumbrances created by the donor or claiming under or in trust from her to the donee, his heirs, executors, administrators, representatives and assigns at the request and cost of the donee his heirs, executors, administrators, representatives and assigns from or against all encumbrances, charges and equities whatsoever and the donor further covenant that she or they shall at the request and cost of the donee his heirs, executors, administrators, representatives and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said Unit and every part therein in manner aforesaid according to true intent and meaning of this deed.

THIS INDENTURE FURTHER WITNESSETH that the donee shall be entitled to said Unit and shall mutate his name in the Municipal Record and in all records of the authority concerned, body corporate as the owner of the said unit and shall be liable to bear the Municipal rates and taxes only in respect of the said unit as may be imposed from time to time and at all times by the K.M.C. and the donee shall be liable/ entitled to make all sorts of repairing, whitewashing, colouring,

renovation in the said unit as well as make good maintaining of the said unit in good and habitable condition as he desire at his own costs choice and peril without having any further consent or permission from the donor and/or her heirs executors, administrators, representatives and assigns or any other transferee or occupiers of the said premises. AND THAT the donee as absolute owner shall be entitled to use, hold, enjoy, own and possess the said Unit more fully described in the Schedule written hereunder exclusively and shall be entitled to use and enjoy the water, water courses, right, light, privileges, easements, electricity and all other utilities services and connections and shall at liberty to bring all such services and connections of electricity, gas, water, telephone and other services and connections into through over and/or underneath the said Unit without any interruption by the donor or any other and that the Donee shall be entitled to sale, let out, transfer, mortgage, gift, lease or otherwise dealt with or dispose of the said unit to any other person or persons whatsoever without the consent of the donor or any other occupier of the said premises and the donee doth hereby by these presents accept the gift of the said Unit together with the undivided impartible share and interest in the land, common parts, services and connections of the said unit as made by the donor to the donee as aforesaid by these presents. For the purpose of stamp duty this deed of gift is valued at Rs.3,00,000/- (Rupees Three Lakhs) only.



SCHEDULE ABOVE REFERRED TO

ALL THAT a portion on the South West Corner of the Ground Floor, demarketed with **RED** Border in the site plan annexed hereto having its constructed area of 500 sq. ft. ^{with mosaic floor} more or less, 110 years Old building being premises No. 28A, Nalin Sarkar Street, Ward No.11, P.S. - Shyampukur, Kolkata - 700004 consisting of Two bed rooms, one Kitchen and one bath cum privy on South-East corner together with undivided proportionate share of land, common boundary, common septic tank, common entrance, common courtyard on the ground floor, common out-let, common passage, common drainage and all other common easement rights and amenities which is butted and bounded as follows :

- ON THE NORTH** : By Court yard and portion allotted to donee;
- ON THE SOUTH** : By 28 J, Nalin Sarkar Street;
- ON THE EAST** : By Courtyard and remaining common portion of premises No.28A, Nalin Sarkar Street;
- ON THE WEST** : By Nalin Sarkar Street and thereafter premises No.24B, Nalin Sarkar Street.

*Goutam Roy
Sujata Hallik*

IN WITNESS WHEREOF the donor hereto had hereunto set and subscribed his hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED by the above named parties in the presence of :

1. Nirmalya Mallick
S/o Late Bikaranath Mallick
A 2/34 Jhanna Park
Kolkata 700104

Sujata Mallick

SIGNATURE OF DONOR

2. Banashree Roy
w/o Goutam Roy
28A Nalin Sarkar St
Kd - 4





















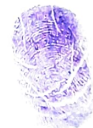











Goutam Roy

SIGNATURE OF DONEE

Drafted by me :

Piyali Chakroborty
Piyali Chakroborty
Advocate
High Court, Calcutta.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Sujata Mallick</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
	<i>Goutam Roy</i>					
		Little Ring Middle Fore Thumb				
		(Left Hand)				
						
		Thumb Fore Middle Ring Little				
(Right Hand)						
PHOTO						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
						
	Thumb Fore Middle Ring Little					
(Right Hand)						
PHOTO						
	Little Ring Middle Fore Thumb					
	(Left Hand)					
						
	Thumb Fore Middle Ring Little					
(Right Hand)						

DATED THIS 27th DAY OF March 2014

BETWEEN

SMT. SUJATA MALLICK

..... DONOR

A N D

SRI GOUTAM ROY

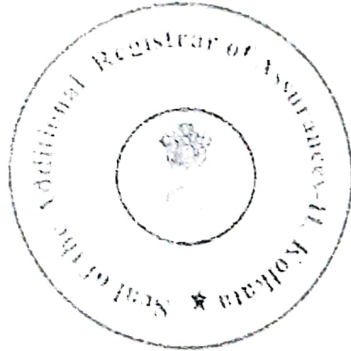
..... DONEE


DEED OF GIFT

Piyali Chakroborty
Advocate
High Court, Calcutta.
6, Old Post Office Street
Room No.59, 1st Floor,
Kolkata-700001.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 18
Page from 1063 to 1078
being No 03813 for the year 2014.



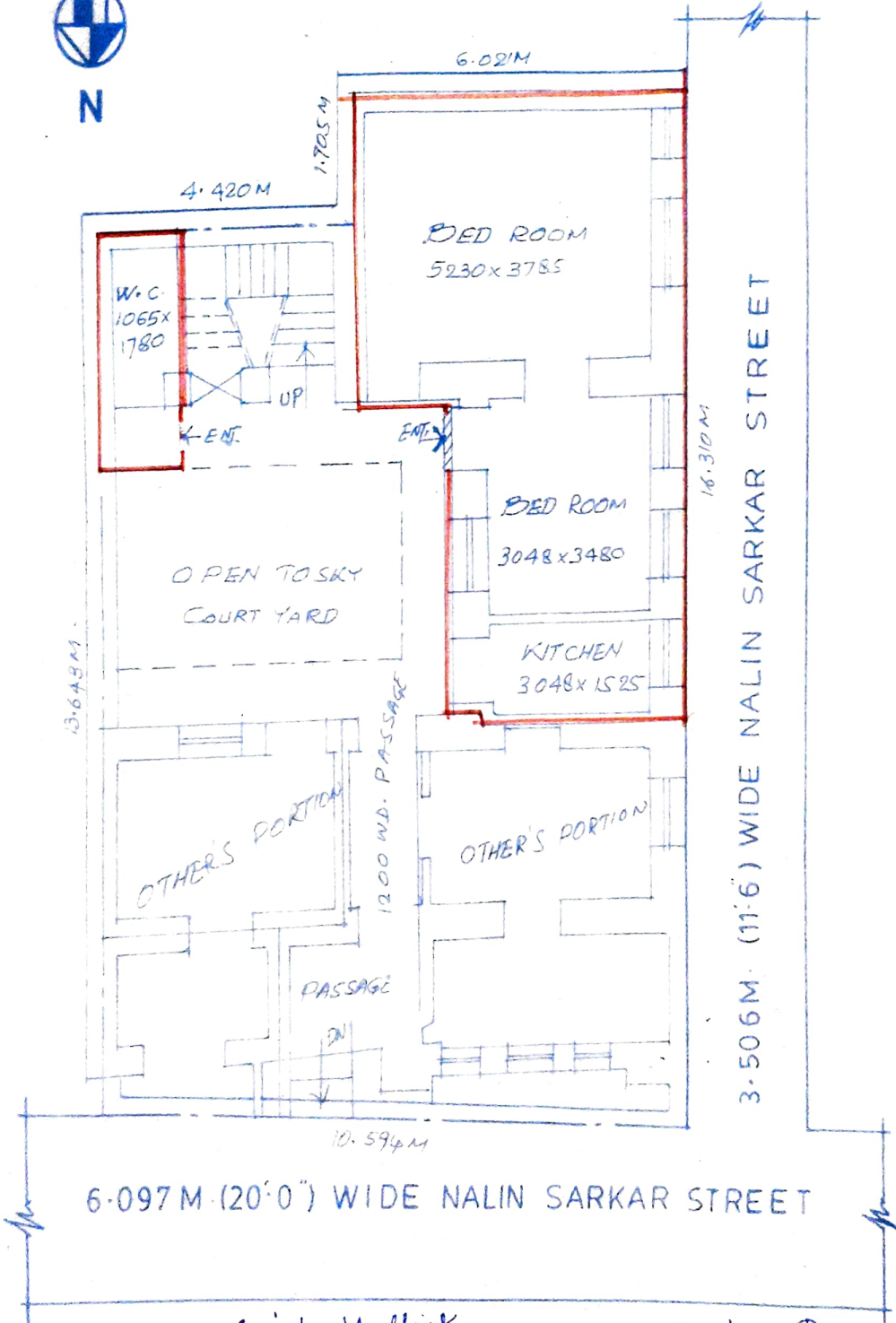

(Dulal chandraSaha) 28-March-2014
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A.R.A. - II KOLKATA
West Bengal

GIFTED PORTION PLAN MARKED WITH RED BORDER ON THE GROUND FLOOR AT PREMISES NO. 28A, NALIN SARKAR STREET, P.S. - SHYAMPUR, KOLKATA - 700 003, MEASURING 500 SQ.FT. SUPER-BUILT UP AREA WITH UNDIVIDED PROPORTIONATE SHARE IN LAND, COMMON SPACE & AREAS THERETO-

SCALE = 1: 100



N



Sujata Mallick

Goutam Roy

GROUND FLOOR PLAN

Traced By
Sujata Mallick
Goutam Roy



REGISTRAR OF COMPANIES
KOLKATA
27 MAR 2018