

3449/10

4265



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 338638



well & made 19/5/20
M.R. 8907/23
[Signature]
 District Registrar of Assam
 Gauhati

Certified that the Document is admitted to Registration. The Signatures, Stamps and the encasement sheets attached to this document are the part of this document.

Condition: Section 17
 of Assam. Sec. 17, 18, 19, 20
 9.04.10

DEED OF GIFT

THIS DEED OF GIFT is made on this the 9th day of April, 2010 of CHRISTIAN ERA.

BETWEEN

SMT. KUM KUM SEN, wife of Sri Sajal Sen, by faith - Hindu, by Nationality - Indian, by occupation - House-wife, residing at Birpara, P.O. Birapara, District - North 24-Parganas, hereinafter referred to as

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

AND

SRI CHANDAN DAS, son of Late Bijoy Krishna Das, by faith - Hindu, by Nationality - Indian, by occupation - *service*, residing at 287/A, H.B. Town Road, No. 6, Sodepur, P.S. Khardah, District - North 24-Parganas, 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, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the mother of Donor and Donee herein namely Smt. Santoshini Das purchased a piece or parcel of land measuring about 2 Cottahs 8 Chittacks as Scheme Plot A/7/1 out of 5 Cottahs of vacant land lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160 P.S. Khardah, A.D.S.R.O. Barrackpore, District - North 24-Parganas and within the local limits of Panihati Municipality, being Holding No. 142, Nabarunpalli, Road No. 4, H.B. Town from Sri Mrinal Kanta Chakraborty, son of Sri Dharani Kanta Chakraborty of Muralidharpalli, P.O. Sodepur, P.S. Khardah,

District - North 24-Parganas, by virtue of a Deed of Conveyance, being No. 2428, dated 25.04.1985, registered with the office of the Sub-Registrar Barrackore and the said Deed was copied in Book No. I, Volume No. 46, pages from 85 to 96. Being No. 2428 for the year 1985.

AND WHEREAS after purchasing the aforesaid property said Santoshini Das mutated her name with the office of the Panihati Municipality and introduced a Holding in her name vide Holding No. 8 under Ward No. 31, H.B. Town Road, P.S. Khardah, District - North 24-Parganas.

AND WHEREAS after mutated her name in the local Municipal Authority said Santoshini Das constructed a two storeyed building measuring about 1670 Sq.ft. (each floor contain 835 Sq.ft.) in or over the said plot.

AND WHEREAS subsequently said Santoshini Das died intestate on 17.9.1997 leaving behind her husband namely Bijoy Krishna Das, one son namely Chandan Das (the Donee herein) and one daughter namely Kum Kum Sen (the Donor heren) as her legal heirs and survivors and as per provision of law of Hindu Succession Act 1956 they inherited the said property left by Santoshini Das.

AND WHEREAS the father of the Donor and Donee namely Bijoy Krishna Das also died intestate on 03.12.2005 leaving

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behind his one son i.e. the Donee herein and the one daughter i.e. the Donor herein as his legal heirs and survivors.

AND WHEREAS after the death of their mother and father the Donor and Donee herein became the joint owners of the aforesaid 2 Cottahs 8 Chittacks of land togetherwith the building measuring about 1670 Sq.ft.

AND WHEREAS after obtaining the aforesaid 2 Cottahs 8 Chittacks of land togetherwith the building measuring about 1670 Sq.ft. by way of inheritance, the Donor and Donee herein executed a Deed of Partition, vide No. 4177 dated 07.04.2010, registered at A.R.A.-II Kolkata and according to the said Partition Deed the Donor herein obtained 1 Cottah 4 Chittacks of land alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. together with the undivided impartible proportionate share of land which is shown and delineated as Lot-B in the Third Schedule of the said Partition Deed.

AND WHEREAS after obtaining the aforesaid 1 Cottah 4 Chittacks of land alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. together with the undivided impartible proportionate share of land the Donor herein has been possessing and enjoying the same

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peacefully, quietly and without interruption of others and the said land with building is free from all sorts of encumbrances, charges and mortgage whatsoever.

AND WHEREAS the Donee is the full blooded brother of the Donor. The Donor loves the Donee very much and he has been performing all sorts of duties upon the Donee, similarly the Donee also loves the Donor and regards her at best. Considering the love and affection the Donor decided to gift her 1 Cottah 4 Chittacks of land alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. which is morefully described in the Schedule "B" hereunder written in favour of her brother i.e. the Donee herein.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of love and affection upon the Donee, the Donor is executing and registering this Deed of Gift in favour of the Donee in respect of the property referred to above and as described in detail in the schedule hereunder wirtten and that from this day the Donor is totally divested of all rights, title to the land with building gifted to the Donee who has become the full owner with absolute right and title to the land with building gifted

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hereby and the Donee is entitled and empowered to mutate his name with the Govt. Sheristha and also in the local Municipal Authority and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to common passage drainage whatsoever to the property also vest in the Donee who will enjoy the property gifted to him in his absolute right through his heirs, successors, executors and assigns and further the Donee will have all right and power to transfer the said property to any one he likes by sell, gift, lease or mortgage or by any other lawful means and right to improve it change its nature and character and make any construction over the said land according to his convenience.

THIS DEED ALSO WITNESSETH that the property gifted hereby has not been transferred by the Donor hereto to any one by sell, gift, lease or mortgage nor has she contracted to sell the same to anybody else for such transfer nor has she encumbered the same in any way and the property gifted hereby is free from all acts and manners of encumbrance and the property has not been attached to any court or any other institution and the Donee is hereby put in open peaceful possession thereof and the Donor and/or her heirs, executors, administrators

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and assings shall and will and for all times to come at the request and cost of the Donee do or execute or caused to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the right, title of the Donee to the said property and every part thereof and if the title to or possession in the property gifted to the Donee be in any way hampered in consequence of any action/deed/fraud performed or done by the Donor and if it is found that the said property gifted hereby is not free from all encumbrances as herein before stated the Donors, his heirs, successors, executors and assigns will be liable to the Donee and will be bound to make good any loss sustained by him. The approximate present market value of the Schedule property is Rs. 5,00,000.00 (Rupees Five Lacs) only.

SCHEDULE "A" ABOVE REFERRED TO

(The Entire Property)

ALL THAT piece and parcel of land meauring about 2 Cottahs 8 Chittacks togetherwith a two storeyed building measuring 1670 Sq.ft (each floor contain 835 Sq.ft.) standing thereon as Scheme Plo No. A/7/1, lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160,

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P.S. Khardah, A.D.S.R.O. Barrackpore, District - North 24-Parganas and within the local limits of Panihati Municipality, being Holding No. 8, under Ward No. 31, H.B. Town Road.

THE ENTIRE PROPERTY

BUTTED AND BOUNDED BY

ON THE NORTH : H/o Asha Purna Nath & others.

ON THE SOUTH : H/o Chittaranjan Das.

ON THE EAST : H/o Santa Chowdhury.

ON THE WEST : 30'-0" wide H.B. Town Road.

SCHEDULE "B" ABOVE REFERRED TO

(The Property hereby gifted)

ALL THAT piece and parcel of land meauring about 1 Cottahs 4 Chittacks alongwith the First Floor of the Two Storied Building measuring about 835 Sq.ft. and all other common utilities and facilties of the said building lying and situated at Mouza - Natagarh, J.L. No. 15, Touzi No. 155, comprised in Dag Nos. 2019 & 2020 under Khatian Nos. 345 & 160, P.S. Khardah, A.D.S.R.O. Barrackpore, District - North 24-Parganas and within the local limits of Panihati Municipality, being Holding No. 8, under Ward No. 31, H.B. Town Road which is fully shown and delineated in the plan annexed hereto and boundary line marked by

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colour RED. The said plan will be treated as a part of this Deed of Gift.

IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands on this Deed of Gift on the day, month and year written at the outset.

SIGNED AND DELIVERED
in presence of following
WITNESSES.

1. Binash Mukherjee
10 090 Post Office St
KOL - -
2. Suman Sengupta
P. C. Road
KOLKATA - 111

Kumkum Sen
SIGNATURE OF THE DONOR

Accepted the above donation with full regards.

Chandan Das,
SIGNATURE OF THE DONEE

Drafted by :



Mihir Das,
Advocate,
Judges' Court, Barasat
Enl. No. WB/429/81

Laser Setter :




Amitava Bose
Kalugift/AB/C:

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. 03449 / 2010, Deed No. (Book - I , 04265/2010)

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Chandan Das	 09/04/2010	 LTI 09/04/2010	<i>Chandan Das</i> 09/4/10

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

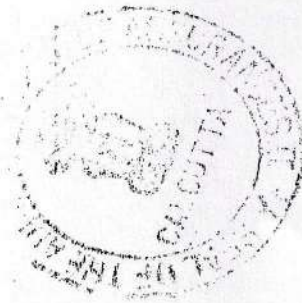
Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kumkum Sen Address -Birpara, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Birpara	Self	 09/04/2010	 LTI 09/04/2010	<i>Kumkum Sen</i>
2	Chandan Das Address -H B Town Rd Sodepur, 287/a, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-	Self	 09/04/2010	 LTI 09/04/2010	<i>Chandan Das</i>

Name of Identifier of above Person(s)

Bivash Mukherjee
 10, Old Post Office Street, Cal, Thana:-Hare Street,
 District:-Kolkata, WEST BENGAL, India, P.O. :- Pin
 :-700001

Signature of Identifier with Date

Bivash Mukherjee
 09/04/10



(Tarak Baran Mukherjee) 9.04.10
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 - 04265 of 2010
(Serial No. 03449 of 2010)

On 09/04/2010

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:

Fee Paid in rupees under article : A(1) = 9790/- ,E = 7/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 09/04/2010

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 for Gift in Favour of family members has been assessed at Rs.- 890743/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 4464 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 3470/- is paid 14175008/04/2010 State Bank of India, HB TOWN, received on 09/04/2010

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

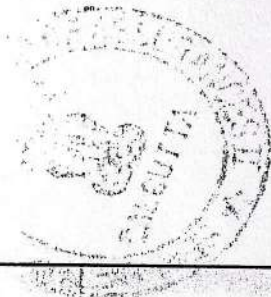
Presented for registration at 13.54 hrs on :09/04/2010, at the Office of the A. R. A. - II KOLKATA by Chandan Das ,Claimant.

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

Execution is admitted on 09/04/2010 by

1. Kumkum Sen, wife of Sajal Sen , Birpara, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Birpara , By Caste Hindu, By Profession : House wife
2. Chandan Das, son of Late Bijoy Krishna Das , H B Town Rd Sodepur, 287/a, Thana:-Khardaha, District:-North 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste Hindu, By Profession : Service
Identified By Bivash Mukherjee, son of Late B K Mukherjee, 10, Old Post Office Street, Cal, Thana:-Hare Street, District:-Kolkata, WEST BENGAL, India, P.O. :- . Pin :-700001 , By Caste: Hindu, By Profession: Others.

































(Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II



9.04.10 (Tarak Baran Mukherjee)
ADDL. REGISTRAR OF ASSURANCES-II
EndorsementPage 1 of 1

09/04/2010 14:08:00

SPECIMEN FORM TEN FINGER PRINTS

Sl. No.	Signature of the executants and/or Presentants					
	<i>Kim Kim Sen</i>					
		Little (Left Hand)	Ring	Middle	Fore	Thumb
						
		Thumb (Right Hand)	Fore	Middle	Ring	Little
	<i>Chander Dal</i>					
		Little (Left Hand)	Ring	Middle	Fore	Thumb
						
		Thumb (Right Hand)	Fore	Middle	Ring	Little
						
		Little (Left Hand)	Ring	Middle	Fore	Thumb
						
		Thumb (Right Hand)	Fore	Middle	Ring	Little

SITE PLAN OF LAND AT MOUZA-NATAGARIH, J.L. NO-15, R.S. NO-101, DAG NO-2019, 2020, KHATIAN NO-345, 160, P.S. GHOLA, DIST-24 PGS(NORTH) UNDER PANIHATI MUNICIPALITY, WARD NO-31.

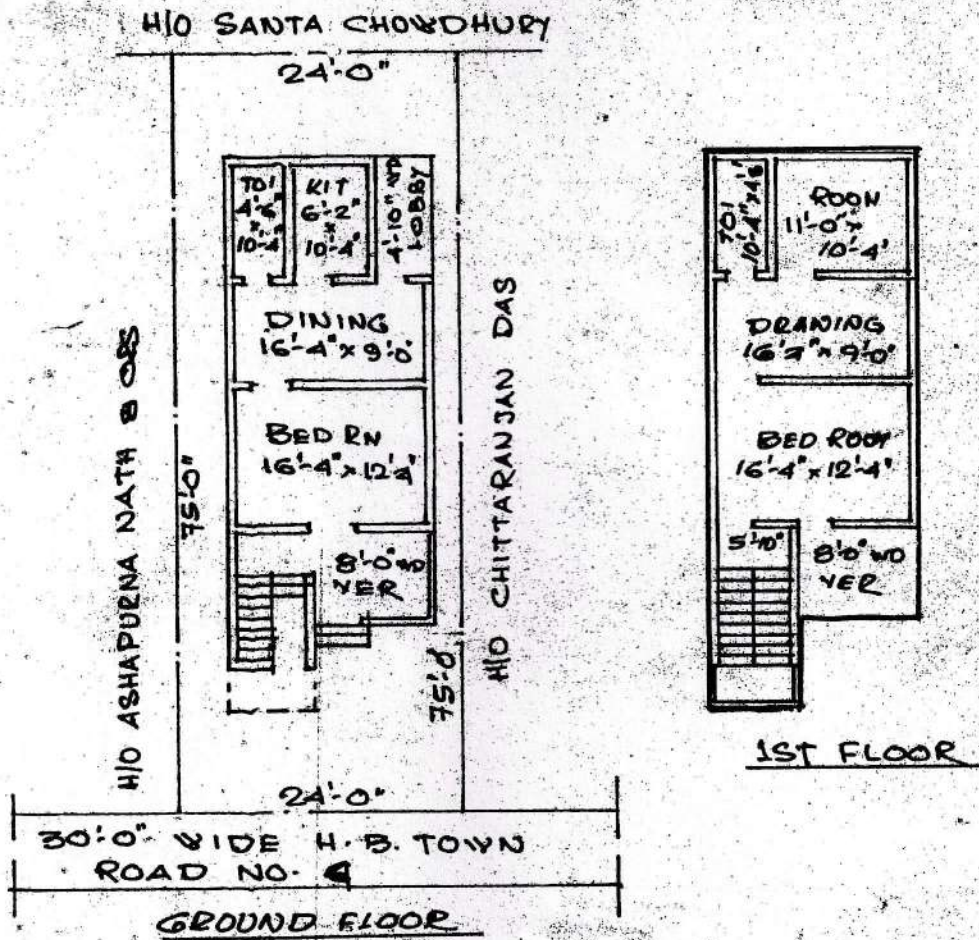
SCALE-1"=16'-0"

TOTAL LAND AREA- 2K 8CHOSFT

TOTAL COVERED AREA- 835x2= 1670SFT

LOT-A- GR. FL- 835 SFT WITH UNDIVIDED 1/2 SHARE OF LAND- 1K 4CHOSFT

LOT-B- 1ST FL- 835 SFT WITH UNDIVIDED 1/2 SHARE OF LAND- 1K 4CHOSFT



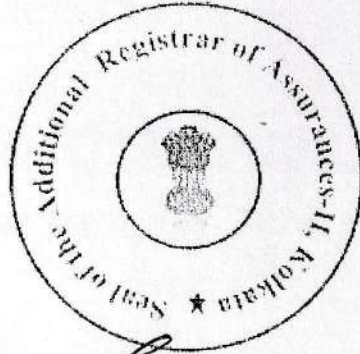
Kumkum Sen
SIGNATURE OF DONER

Chandan Das
SIGNATURE OF DONEE

Traced By: (Signature)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 12
Page from 4067 to 4081
being No 04265 for the year 2010.



(Handwritten signature)

(Tarak Baran Mukherjee) 09-April-2010
ADDL. REGISTRAR OF ASSURANCES-II
Office of the A. R. A. - II KOLKATA
West Bengal