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 M.V.E 6285558/

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

F 485746

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

*[Signature]*  
 Registrar  
 of Assurances, Kolkata  
 31-12-12

**DEED OF GIFT**

**THIS DEED OF GIFT** is made on this the 31<sup>st</sup> day of December, Two Thousand and Twelve (2012) **BETWEEN SRI KIRON PADA BASU**, son of Late Kalipada Basu, by faith Hindu, by Occupation - Ex-Serviceman, residing at 198/2, Santoshpur Avenue, P.S. Survey Park, Kolkata - 700075 hereinafter referred to as the **"DONOR"** (which terms or expression shall unless

REGISTRAR  
 OF ASSURANCES  
 KOLKATA  
 31 DEC 2012

57092 14 DEC 2012

SL. No. .... DATE .....  
NAME .....  
ADD. ....  
AMT. ....

Akashdeep Basu  
15/A1, Santoshpur East  
Road, Kolkata-75

1000/- One thousand only

*M Ghosh*

**MOUSUMI GHOSH**  
LICENSED STAMP VENDOR  
KOLKATA REGISTRATION OFFICE

It is hereby certified that the Document is genuine and the signature of the person whose name is mentioned in the Document is correct.

Identified by me

Asoke Kumar Basu  
S/o Late Kalipada Basu  
29, Kalibari Road  
Kolkata - 700075

Occupation - Retd Govt Servant



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
31 DEC 2012

excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **ONE PART**.

**AND**

**SRI AKASHDEEP BASU**, son of Kiron pada Basu, by faith Hindu, by Occupation - Service, residing at 15/A/11 Santoshpur East Road, P.S. Survey Park, Kolkata - 700075, hereinafter referred to as the "**DONEE**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

**WHEREAS** by a conveyance bearing the date 14<sup>th</sup> July 1978 and registered at the office of the District Sub - Registrar, Alipore, 24 Parganas in Book No.I, Being No.4092 for the year 1978 the Vendor society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (10 acre 93 decimal) in R.S. Dag Nos. 83, 85, 87, 88, 89, 91, 131,132, 135, 136 and 139 Khatian No.101, J.L. No.25, Touzi No.56 in Mouza Nayabad P.S. Kasba in the District of South 24 Parganas.

**AND WHEREAS** by a further Deed of conveyance bearing the date 8<sup>th</sup> February 1979 and registered at the office of the

District Sub – Registrar Alipore 24 Parganas in Book No.1, Being No.590 for the year 1978 the Vendor society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring a further 10.93 acres (10 acres and 93 Decimals) in R.s. Dag No.s 83, 85, 87, 81, 89, 91, 131, 132, 135, 136 and 139 Khatian No.101, J.L. No.25, Touzi No. 56 in Mouza Nayabad in P.S. Kasba in the District of South 24 Parganas.

**AND WHEREAS** by a further Deed of Conveyance bearing 3<sup>rd</sup> December 1979 and registered at the office of the District Sub – Registrar, Alipore 24 Parganas in Book No.I, Being No.5334 for the year 1979 the Vendor society absolutely purchased for valuable consideration mentioned therein from Ganesh Chandra Pramanick and others the total land measuring 1 bigha 11 Cottahs (0.53 1/2 acres) in Dag No.139, J.L. No.25, khatian No.90, R.S. No.3 Touzi No.56 Mouza Nayabad, P.S. Kasba in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 3<sup>rd</sup> December 1979 and registered at the office of District Sub – Registrar, Alipore, 24 Parganas in Book No.1, Being No.5335 for the year 1979 the Vendor society absolutely purchased for valuable consideration mentioned therein from Kubir Mondal and others the total land measuring 15 Cottahs and 8 chittacks

(0.28 ½ acres) in Dag No.139 J.L. No.25, Khatian No.90 R.S. No.3, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 3<sup>rd</sup> December 1979 and registered at the office of District Sub – Registrar, Alipore, 24 Parganas in Book No.1, Being No.5336 for the year 1979 the Vendor society absolutely purchased for valuable consideration mentioned therein from Methor Bag and others the total land measuring 3 Biaghas (0.99 acres) in Dag No.196, J.L. No.25, Khatian No.76, R.S. No.3, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 21<sup>st</sup> December 1979 and registered at the office of District Sub – Registrar, Alipore, 24 Parganas in Book No.1, Being No.6957 for the year 1979 the Vendor society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.93 acres (10 acres 93 Decimal) in Dag No.83, 135, J.L. No.25, Khatian No.101, R.S. No.2, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 29<sup>th</sup> April 1980 and registered at the office of District Sub –

Registrar, Alipore, 24 Parganas in Book No.1, Being No.3223 for the year 1980 the Vendor society absolutely purchased for valuable consideration mentioned therein from Sunil Kumar Mitra and others the total land measuring 10.92 acres (10 acres 92 decimal) in Dag No.83, 85, 87, 88, 89, 91, 131, 135, 136 and 139 J.L. No.25, Khatian No.101, R.S. No.3, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** the vendor society recorded its name with the office J.L.R.O. Behala by order under Memo Nos. 2086, 2087 and 2089 dated 6.6.1980 as absolute owner of all the land measuring about 45.52 acres ( 137 Bighas 5 cottahs 7 chittacks and 31 sq. ft.) so purchased from the above mentioned parties and is thus seized and possessed of or/and otherwise well and sufficiently entitled so their absolute and indefeasible right and interest free from all encumbrances, liens, charges, lispensens, attachments, and is in khas possession thereon.

**AND WHEREAS** by a further deed of Conveyance bearing 8<sup>th</sup> February 2000 and registered at the office of District Sub - Registrar - III, Alipore, 24 Parganas in Book No.1, Being No.657 for the year 2000 the Vendor society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land measuring .099 acres (6 Cottahs) in R.S. 4 Dag No.191 (Part) Khatian No.145, J.L.

No.25, Touzi No.56, Mouza Nayabad, P.S. Kasa under Calcutta Municipal Corporation Ward No.109.

**AND WHEREAS** by a further deed of Conveyance bearing 15<sup>th</sup> April 2000 and registered at the office of District Sub – Registrar-III, Alipore, 24 Parganas in Book No.1, Being No.765 for the year 2000 the Vendor society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land measuring .099 acres (6 cottahs) in R.S. No.3, Dag No.191 (Part) J.L. No.25, Khatian No.145, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 22<sup>nd</sup> February 2000 and registered at the office of District Sub – Registrar-III, Alipore, 24 Parganas in Book No.1, Being No.874 for the year 2000 the Vendor society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others the total land measuring .099 acres (6 cottahs) in R.S. No.3, Dag No.191 (Part) J.L. No.25, Khatian No.145, Touzi No.56, Mouza Nayabad, P.S. Kasa in the District of South 24 Parganas.

**AND WHEREAS** by a further deed of Conveyance bearing 24<sup>th</sup> April 2000 and registered at the office of District

Sub - Registrar-III, Alipore, 24 Parganas in Book No.1, Being No.1296 for the year 2000 the Vendor society absolutely purchased for valuable consideration mentioned therein from Kanti Ranjan Chakraborty and others and on their behalf Matilal Mondal and Kalpana Das by virtue of Power of Attorney registered at the office of the District Registrar, 24 Parganas (south) being Deed No.38 dated 24.1.2000 the total land measuring .103125 acres (6 cottahs 4 cxhittacks) in R.S. No.3, Dag No.191 (Part) J.L. No.25, Khatian No.145, Touzi No.56, Mouza Nayabad, P.S. Kasa under Calcutta Municipal Corporation Ward No.109 and further deed of conveyance bearing the dated 23.5.2000 and registered in the above mentioned office in Book No.1 being No.1946 for the year 2000 the total land measuring 6 KH - 4CH from Kanti Ranjan Chakraborty & Others with Dag No.191, Khatian no.145 and C.M.C. Ward no.109.

**AND WHEREAS** Jadavpur Co-operative Land and Housing Society Ltd., registered under the the West Bengal Co-operative Society Act, 1940 (Registration No. 116/CAL of 1965) and having its registered office at Jadavpur University, P. S. Jadavpur, Calcutta - 700032 in the District of Spouth 24 Parganas hereinafter referred to as the "VENDOR SOCIETY" was the sole and absolute Owner of ALL THAT piece and parcel of land

measuring more or less 138 Bighas 15 Cottahs 15 Chittacks 31 Sq. ft. lying and situate at Mouza – Nayabad within P.S. Purba Jadavpur, in the District of South 24 Parganas, under R. S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, and 191 (Part), J. L. No. 25, Touzi No. 56, Khatian Nos. 76, 90 and 101 hereinafter referred to as the Jadavpur Co-operative Land and Housing Society Ltd., more fully and particularly described in “A” Schedule hereunder written.

**AND WHEREAS** in pursuance of the object of developing the area for residential purposes of the members the Vendor society effected improvements thereon by filling earth and making the same of uniform level laid out roads, passages, and divided the area into several plots of different sizes and measurements for distribution among the members of the Vendor Society. The entire land on which the said plots have been so carved out is fully described in the first schedule being Schedule “A” hereunder written.

**AND WHEREAS** pursuant to an application for membership of the Vendor Society made by the Purchaser member for obtaining a plot of land and agreeing to comply with the terms and conditions of the vendor society for the demise

thereof the Purchaser member was admitted as a member of the vendor Society.

**AND WHEREAS** by a resolution dated 2.5.87 it was decided by the Vendor society to allot different plots of land to its different members by lottery and such lottery was held on 31.5.87 whereby the Purchaser member was allotted the plot of and more particularly described in Schedule B herein below and hereinafter referred to as the said plot and the Purchaser member has accepted such lottery. It was also decided by a resolution dated 2.5.2000 to allot different plots of land from plots purchased on different dates in the year 2000 to its different members on first come first serve basis.

**AND WHEREAS** the said Jadavpur Co-operative Land and Housing Society Ltd., was allotted a plot of land to the present DONOR being plot no. A14, measuring more or less 4 Cottahs 3 Chittacks 25 Sq. ft. more fully and particularly described in the "B" Schedule hereunder written and also marked RED border in the annexed plan in favour of the DONOR and registered at the office of D.R. Alipur, Book No. I, Volume No.58, Pages 354 to 371, being No. 2131 for the year 2000 with valuable consideration therein.

**AND WHEREAS** the present DONOR after taken the possession he mutated his name in the office of the Block Land and Land reform officer, Kasba ( 24 Parganas) Kolkata and paying the tax Khazna to the Competent Authority and enjoying the same without any disturbance by the others.

**AND WHEREAS** thus the Donor herein became the sole and absolute Owner of the said land by virtue of this allotment. Being Plot No. A/14 of the said Vendor Society.

**AND WHEREAS** the Donee herein is the only children, son of the Donor and the Donor completely depends upon the Donee for his support in his old age. The Donee also depends upon the Donor for his residence on the said land described in the Schedule 'A' below and shown in "RED" colour in the annexed map or plan (hereinafter referred to as "said land") more fully and particularly described in Schedule below. The Donor bears a great love and affection towards the Donee and the Donee bears love, affection, respect and regard towards the Donor and the Donor with a pious intention and desire to establish the Donee in the said land being Scheme Plot No. A-14 described in the "B" Schedule below for his residence expressed his desire to gift, grant, convey and transfer the said premises in favour of, and unto the Donee with an expectation that so long the Donor shall

alive, the Donee shall look after and maintain his and shall give respect and regard like before and the Donee also expressed her desire to accept the said gift and as a token of acceptance the Donee puts his signature in this Deed.

**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 said land being Scheme Plot No. A-14, more fully described in detailed in the Schedule hereunder written and that from this day the Donor is totally divested of all rights, title and interest to the aforesaid and under Schedule premises gifted to the Donee who has become the full owner with absolute right and title to the said premises gifted hereby and the Donee is entitled and empowered to mutate her name with the Govt. Sheristha and also in the Kolkata Municipal Corporation and pay rents and taxes directly to them and all rights, title and possession including easement rights, right to passage, drainage whatsoever to the property also vest in the Donee who will enjoy the property gifted to his in his absolute right through her heirs, successors, executors and assigns and further the DONEE will have all right and power to transfer the said premises to any one she likes by sell, gift, lease or mortgage or by any other lawful means.

**THIS DEED ALSO WITNESSETH** that the land and premises gifted hereby has not transferred by the donor hereto to any one by sell, gift, lease or mortgage nor has he contracted to transfer the same to anybody else for such transfer nor have he encumbered the same in any way and the property gifted hereby is free from all acts and manners of encumbrances 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 his heirs, executors, administrators and assigns 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 premises 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 premises gifted hereby is not free from all encumbrances as herein before stated the Donor, his heirs, successors, executors, and assigns will be liable to execute the rectification Deed in favour of the Donee. The approximate present market value of the Schedule land and premises is Rs.1,00,000 /- only (Rupees one lakh) only.

**SCHEDULE "A" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring more or less 138 Bighas 15 Cottahs 15 Chittacks 31 Sq. ft. lying and situate at Mouza - Nayabad under R. S. Dag Nos. 3, 83, 85, 87, 88, 89, 91, 131, 132, 135, 136, and 191 (Part), J. L. No. 25, Touzi No. 56, Khatian Nos. 76, 90 and 101, P.S. Purba Jadavpur, in the District of South 24 Parganas, under the jurisdiction of Kolkata Municipal Corporation, under Ward No. 109.

**SCHEDULE "B" ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring more or less 4 Cottah 3 Chittacks 25 Sq. ft. together with 100 sq. ft. tile shed standing thereon, lying and situate at Mouza - Nayabad, under R. S. Dag No. 191 (Part) Khatian No.145, being plot No. A/14, within the jurisdiction of K.M.C. of the said vendor society P.S. Purba Jadavpur, Kolkata, out of the land mentioned in the first schedule and butted and bounded by :-

<b>ON THE NORTH</b>	: Plot No. A13 ;
<b>ON THE SOUTH</b>	: Plot No. A15 ;
<b>ON THE WEST</b>	: Plots of Phase-I ;
<b>ON THE EAST</b>	: 16' wide road.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

**SIGNED, SEALED AND DELIVERED** by the Parties at Kolkata in the presence of:

1. *Asoke Kumar Basu*  
29, Kalibari Road  
Santoshpur  
Kolkata - 700075.

*Kiron Pada Basu*  
SIGNATURE OF THE DONOR

2. *Suman Sikdar*  
Nayabest Mukundapur  
Kol - 99























*Akashdeep Basu*  
SIGNATURE OF THE DONEE

Drafted by me.

*Goutam Kumar Das*

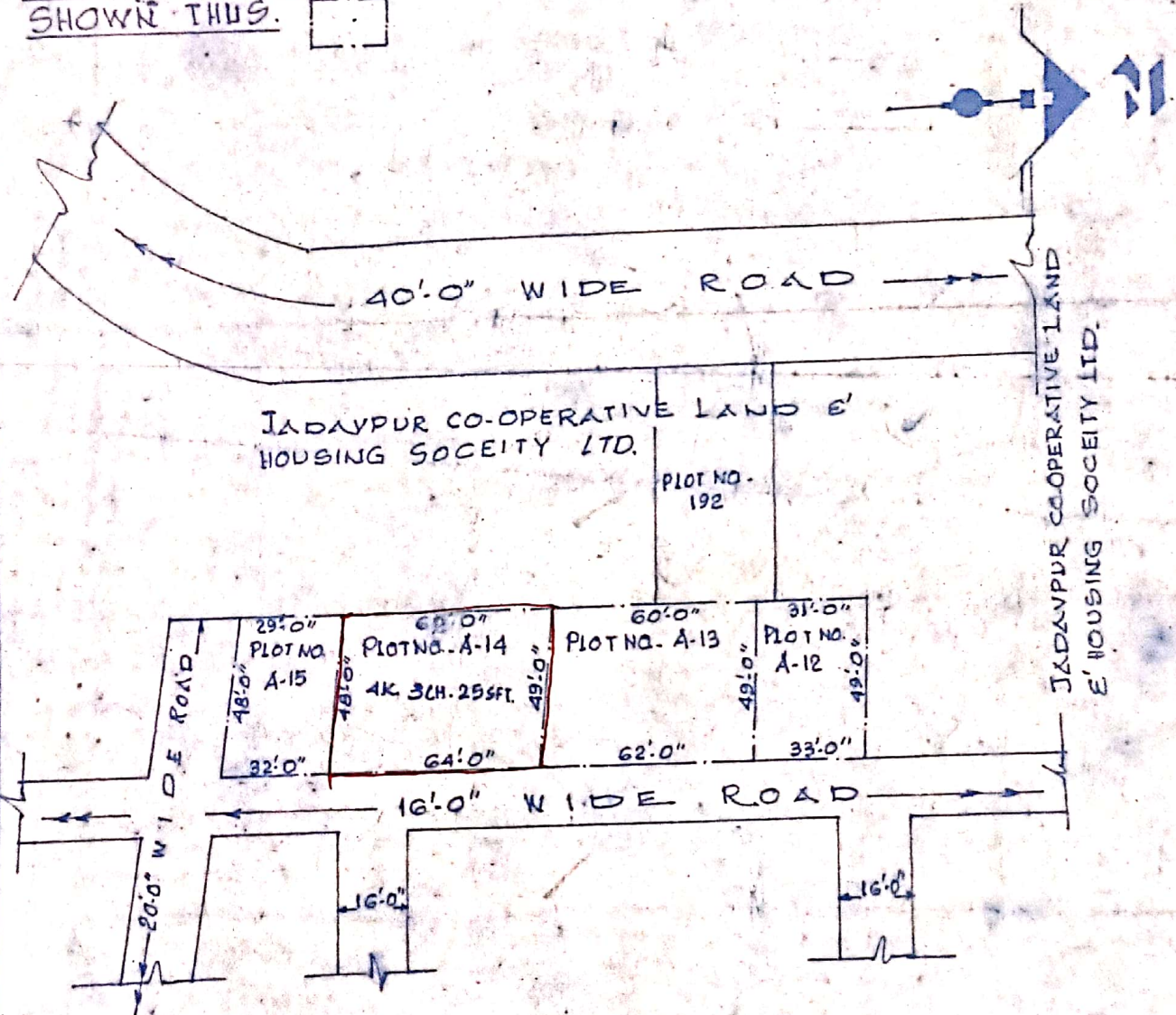
**GOUTAM KUMAR DAS**  
Advocate  
High Court, Calcutta  
Ground Floor, Bar Association

**SPECIMEN FORM FOR TEN FINGERPRINTS**

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<i>Kiron Panda Basu</i>					
	Thumb	Fore	Middle	Ring	Little
	(Right Hand)				
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
<i>Akashdeep Basu</i>					
	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)				

SITE PLAN OF PLOT NO. A-14 OF ADDED AREA OF THE JADAVPUR  
 CO-OPERATIVE LAND AND HOUSING SOCIETY LTD. [REGD. NO. 166/  
 CAL. OF 1965] CORRESPONDING R. S. DAG NO. 191, IN PART OF MOUZA-  
 NAYABAD, J.L. NO. 25, KHATAI NO. 145, P.S. KASBA, DIST. 24 PGS [5]  
 UNDER CALCUTTA MUNICIPAL CORPORATION, WARD NO. 109  
 SCALE: - 1" = 50'-0"

REF. LAND TO BE ALLOTTED IN FAVOUR OF  
 SRI. KIRAN PADA BASU.  
 MEASURING AN AREA MORE OR LESS 4K. 3CH. 25 SQ. FT.  
 SHOWN THUS.



Kiran Pada Basu

DRAWN BY - *[Signature]*



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

Endorsement For Deed Number : I - 11989 of 2012  
(Serial No. 10961 of 2012)

On 31/12/2012

**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. 74733/- is paid , by the draft number 962449, Draft Date 29/12/2012, Bank Name State Bank of India, SANTOSHPUR, received on 31/12/2012

( Under Article : A(1) = 74635/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 31/12/2012 )

**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.-67,85,556/-

Certified that the required stamp duty of this document is Rs.- 33948 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 32950/- is paid , by the draft number 962450, Draft Date 29/12/2012, Bank : State Bank of India, SANTOSHPUR, received on 31/12/2012

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

Presented for registration at 12.10 hrs on :31/12/2012, at the Office of the A.R.A. - I KOLKATA by Kiron Pada Basu ,Executant.

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

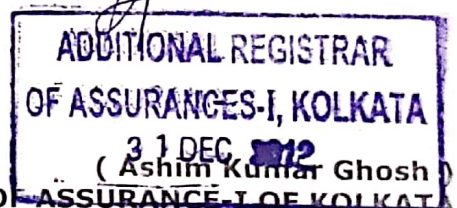
Execution is admitted on 31/12/2012 by

1. Kiron Pada Basu, son of Lt Kalipada Basu , 198/2, Santoshpur Avenue, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Retired Person
2. Akashdeep Basu, son of Kiron Pada Basu , 15/a/11, Santoshpur East Road, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste Hindu, By Profession : Service

Identified By Asoke Kumar Basu, son of Lt Kalipada Basu, 29, KALI BARI ROAD, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075, By Caste: Hindu, By Profession: Retired Person.



( Ashim Kumar Ghosh )  
ADDL REGISTRAR OF ASSURANCE-I OF KOLKATA





ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



**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. 10961 / 2012**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kiron Pada Basu 198/2, Santoshpur Avenue, Kolkata, Thana:-Purba Jadabpur, P.O. :- District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	 31/12/2012	 LTI 31/12/2012	<i>Kiron Pada Basu</i> 31.12.12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kiron Pada Basu Address -198/2, Santoshpur Avenue, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 31/12/2012	 LTI 31/12/2012	<i>Kiron Pada Basu</i>
2	Akashdeep Basu Address -15/a/11, Santoshpur East Road, Kolkata, Thana:-Purba Jadabpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700075	Self	 31/12/2012	 LTI 31/12/2012	<i>Akashdeep Basu</i>

Name of Identifier of above Person(s)

Asoke Kumar Basu  
29, KALI BARI ROAD, Kolkata, Thana:-Purba Jadabpur,  
P.O. :- ,District:-South 24-Parganas, WEST BENGAL,  
India, Pin :-700075

Signature of Identifier with Date

*Asoke Kumar Basu*  
31.12.12



**ADDITIONAL REGISTRAR**  
**OF ASSURANCES-I, KOLKATA**  
**31 DEC 2012**  
 (Ashim Kumar Ghosh)

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