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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

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District, Sub-Registrar-V
Alipore, South 24 Parganas

29 JUN 2021

DEED OF GIFT

THIS DEED OF GIFT made this the 29th day of June Two Thousand and Twenty one (2021)

BETWEEN

(1) (SMT.) **DOLLY DAS (PAN BATPD0837J) (AADHAR NO. 4897 01701719)**, wife of Late Ajoy Kumar Das, by faith Hindu, by Nationality Indian, by occupation Homemaker, (2) **AMIT DAS (PAN BATPD0834M) (AADHAR NO. 219015471676)**, son of Late Ajoy Kumar Das, by faith Hindu, by nationality Indian, by occupation Business, (3) (SMT.) **PRIYANKA DAS CHOWDHURY (PAN BATPD0835L) (AADHAR NO. 207386579989)**, daughter of Late Ajoy Kumar Das and wife of Santosh Chowdhury, by faith Hindu, by nationality Indian, by occupation Homemaker, all residing at 189C, B.B. Chatterjee Road, P.S. Kasba, P.O. Kasba, Kolkata 700042, (4) (SMT.) **RUPA DAS (alias NUPUR DEY) (PAN ESHPD4546P) (AADHAR NO. 269742902059)**, wife of Sri Arun Dey and daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 8C, Broad Street, P.S. Karaya, P.O. Ballygunge, Kolkata 700019, (5) (MS.) **RITA DAS (PAN AZCPD0151A) (AADHAR NO. 890070496930)**, daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 189C, Kasba Road, (also known as 189C, B.B. Chatterjee Road), P.S. Kasba, P.O. Kasba, Kolkata 700042, (6) (SMT.) **RINA DAS (PAN ANEPD4323N) (AADHAR NO. 626572662555)**, daughter of Late Dulal Das alias Chittaranjan Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at 189C, Kasba Road, (also known as 189C, B.B. Chatterjee

Road), P.S. Kasba, P.O. Kasba, Kolkata 700042 **AND (7) (SMT.) RUMA ROY (alias RUMA DAS), (PAN AJAPR0886N) (AADHAR NO. 9730 97774459)**, wife of Sri Bhanu Das and daughter of Late Chittaranjan Das alias Dulal Das, by faith Hindu, by occupation Homemaker, Nationality Indian, residing at A-125, Arjun Park, Mukundapur, P.S. Purba Jadavpur, P.O. Kalikapur, Kolkata 700099, herein all are represented by their constitute attorney **(1.) Inder Chadha (Pan no. ACDPC5460D) (Adhar No. 423150912092)** son of late Jagannath Chadha by faith Hindu by occupation Business , Nationality Indian, residing at 8, Chapel Road, P.S. Hastings, P.O Hastings, Kolkata 700022. **AND (2.) Prem M Rohira (Pan ADJPR1348A) (Aadhar No. 469718677110)** son of sri Manohar Ganeshmal Rohira , by faith Hindu , by occupation Business , Nationality Indian , residing at Flat no. 8C, Bally High 1, Ballygunge Park Road, P.s Karaya, P.o Ballygunge, Kolkata 700019. Both are partners of **PAI INFRAREALITY LLP (Pan No. AAWFP8727H)** a limited liability ...Partnership Company incorporated under Limited liability Partnership Act 2008. Having its Principal office at 3A, Madan Street P.S New Market, Post Office New market, Kolkata 700072. hereinafter called and referred to as the **FIRST PARTY/DONERS** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, representatives and assigns) of the one **FIRST PART;**

AND

(1) **PRABIR KUMAR CHOWDHURY (PAN ACQPC1179G) (AADHAR NO. 4043 0441 9752)**, son of Late Purna Chandra Chowdhury, by faith Hindu, by occupation Service, Nationality Indian, (2) **PRASUN CHOWDHURY (PAN ABXPC7632E) (AADHAR NO. 6208 5996 7340)**, son of Late Purna Chandra Chowdhury, by faith Hindu, by occupation Service, Nationality Indian, (3) **PRATYUSH CHOWDHURY (PAN AGVPC9917D) (AADHAR NO. 8505 0871 2255)**, son of Late Purna Chandra Chowdhury, by faith Hindu, by occupation Service, Nationality Indian, (4) **(SMT.) ANURADHA CHOWDHURY (PAN BCRPC0130R) (AADHAR NO. 9308 2267 9954)**, daughter of Late Purna Chandra Chowdhury, by faith Hindu, by occupation Homemaker, Nationality Indian, (5) **(SMT.) SUPRIYA ROY (PAN CBQPR7668A) (AADHAR NO. 2115 9746 2596)**, wife of Sri Amal Roy and daughter of Late Purna Chandra Choudhury, by faith Hindu, by occupation Homemaker, Nationality Indian, all are residing at 189/C/1, Kasba Road, (also known as Banku Behari Chatterjee Road and B.B. Chatterjee Road), P.S. Kasba, P.O. Kasba, Kolkata 700 042, hereinafter called and referred to as the **SECOND PARTY/DONEES** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, representatives and assigns) of the **SECOND PART**;

WHEREAS One Girish Chandra Choudhury and Harish Chandra Choudhury, both sons of Late Narayan Chandra Choudhury were jointly the recorded Owners in the C.S. Parcha or records of right and were jointly the absolute Owners and absolutely seized and possessed of *inter alia*, **ALL THAT** the piece or parcel of, *inter alia*, Bastu land admeasuring 48 Decimals, comprised in Mouza Kasba, Pargana Kolkata, C.S. Khatian No. 915, C.S. Dag No. 1360, J.L. No. 13, R.S. No. 233, P.S. Tollygunge, District 24 Parganas each one possessed undivided 1/2 (one-half) share in the said properties.

AND WHEREAS While being the absolute Owners of the undivided 1/2 (one-half) share in the said properties said Girish Chandra Choudhury died intestate in the year 1946 leaving behind him surviving his wife (Smt.) Shyama Sundari Dasi (Chowdhury) as his only legal heir and successor.

AND WHEREAS While being the absolute Owners of the undivided 1/2 (one-half) share in the said properties said Harish Chandra Choudhury died intestate in the year 1938 leaving behind him surviving his wife (Smt.) Kusum Kumari Dasi (Chowdhury) and the legal heirs and successors of his pre-deceased daughter named (Smt.) Mandodari Dasi (Chowdhury). The said (Smt.) Mandodari Dasi (Chowdhury), daughter of said Harish Chandra Choudhury died intestate in the year 1932 leaving behind surviving her husband Sashi Bhusan Das, since deceased, only son Dulal Das alias Chittaranjan

Das and three daughters named (1) (Smt.) Anila Choudhury, (2) (Smt.) Anita Das and (3) (Smt.) Chabi Rani Choudhury as her only legal heirs and successors.

AND WHEREAS The said Smt. Shyama Sundari Dasi (Chowdhury), wife of Late Girish Chandra Choudhury filed a Suit for Partition of the said properties against (Smt.) Kusum Kumari Dasi (Chowdhury), wife of Late Harish Chandra Choudhury, (Smt.) Kamini Bala Dasi (Chowdhury), wife of Late Bhutnath Choudhury and Dulal Das alias Chittaranjan Das, son of Late Mandodari Dasi (Chowdhury) and Late Sashi Bhusan Das, being Title Suit No. 132 of 1956 for Partition of the said properties, *inter alia*, the plots of land comprised in C.S. Khatian No. 915, C.S. Dag No. 1360, Mouza Kasba, Pargana Kolkata, J.L. No. 13, R.S. No. 233, Collectors' Touzi No. 145, P.S. then Tollygunge, District South 24 Parganas. The said (Smt.) Shyama Sundari Dasi (Chowdhury) during her lifetime also purchased a plot of land admeasuring 12 Decimals, a bit more or less comprised in C.S. Khatian No. 915, C.S. Dag No. 1360, Mouza Kasba, Pargana Kolkata, J.L. No. 13, R.S. No. 233, Collectors' Touzi No. 145, P.S. then Tollygunge, District South 24 Parganas with her own money.

AND WHEREAS The parties in the said Suit amicably settled the disputes out of the court and filed a Compromise Petition in the said suit and as per the Compromise Petition the Ld. 9th Civil Judge (Senior Division) at Alipore, District 24 Parganas passed a final Decree

dated 12th December, 1960 whereby the shares of the parties therein in the plot of land admeasuring 48 Decimals, a bit more or less together with the building and structures standing thereon comprised in C.S. Khatian No. 915, C.S. Dag No. 1360, Mouza Kasba, Pargana Kolkata, J.L. No. 13, R.S. No. 233, Collectors' Touzi No. 145, P.S. then Tollygunge, District South 24 Parganas was partitioned by metes and bound and the demarcated plots of land were allocated to the parties in the said Suit in the following manner more fully delineated in the map or plan annexed in the Final Decree of the Ld. Court.

(Smt.) Shyama Sundari Dasi	Lot A	18 Decimals
Chittaranjan Das alias Dulal Chandra Das	Lot B	13 Decimals
(Smt.) Kusum Kumari Dasi (Chowdhury)	Lot C	16 Decimals
(Smt.) Kamini Bala Dasi (Chowdhury)		No Share

AND WHEREAS Be it mentioned herein that the daughters of (Smt.) Mandodari Dasi (Chowdhury), pre-deceased daughter of Late Harish Chandra Choudhury had right of residence only as per Hindu Succession Act prevailing before the enactment of Hindu Succession Act, 1956 and they had no right, title and interest in the said plots of

land and as such the daughters were not included in the Title Suit filed in the year 1956 before the enactment of the said Act. The said (Smt.) Shyama Sundari Dasi (Chowdhury) after becoming the absolute Owners of the separated plot of land as per the Decree duly mutated her name in the records of the then Corporation of Calcutta.

AND WHEREAS By virtue of the Decree in the said Partition Suit No. 132 of 1956 said Chittaranjan Das alias Dulal Chandra Das became the absolute Owners, *inter alia*, of the plot of land admeasuring 13 Decimals, a bit more or less, comprised in C.S. Khatian No. 915, C.S. Dag No. 1360, Mouza Kasba, Pargana Kolkata, J.L. No. 13, R.S. No. 233, Collectors' Touzi No. 145, P.S. then Tollygunge, District South 24 Parganas. After becoming the absolute Owners of the said plot of land said Chittaranjan Das alias Dulal Chandra Das duly mutated his name in the records of the then Corporation of Calcutta subsequently Kolkata Municipal Corporation and the said plot of land was named and numbered by the Kolkata Municipal Corporation as the Municipal Premises No. 189C, Kasba Road, (formerly 189, Kasba Road), (also known as Banku Behari Chatterjee Road and B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 (hereinafter called "**MOTHER PREMISES**"). The Mother Premises in recorded in the Assessment records of the Kolkata Municipal Corporation **Ward No. 91**.

AND WHEREAS The said Chittaranjan Das alias Dulal Chandra Das during his lifetime executed and registered a Deed of Family

Settlement/Trust dated 15th October, 1966 registered in the office of the District Sub-Registrar at Alipore and recorded in Book No. I, Volume No. 160, Pages 1 to 4, Being No. 8291 for the year 1966 whereby he settled the Mother Premises in the manner as more fully described on the terms and conditions more fully described therein whereby he made himself as the Settlor Trustee and on his death his wife (Smt.) Provabati Das as the sole Trustee of the said Trust. In the said Deed of Trust he settled that when all his sons and daughters shall attain majority the said Trust will come to an end.

AND WHEREAS The said Chittaranjan Das alias Dulal Chandra Das alias Dulal das who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 3rd September, 1967 leaving behind him surviving his wife (Smt.) Pravaboti Das, two sons namely (1) Ashim Das and (2) Ajoy Kumar Das and four daughters namely (1) (Smt.) Rina Das, (2) (Smt.) Rita Das, (3) (Smt.) Rupa Dey and (4) (Smt.) Ruma Roy as his sole heirs and successors who jointly inherited the Mother Premises according to the Hindu Succession Act each one having undivided $\frac{1}{6}$ th (one-sixth) share in the Mother Premises.

AND WHEREAS The said Ashim Das, eldest son of Chittaranjan Das alias Dulal Das who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 16th February, 2000 leaving behind him surviving his wife (Smt.) (Smt.) Sumitra Das and only daughter (Smt.) Rupanjana Das as his only legal heirs and successors who jointly

inherited his undivided 1/6th (one-sixth) share in the Mother Premises according to the Hindu Succession Act.

AND WHEREAS After the death of said Ashim Das, eldest son of Chittaranjan Das alias Dulal Das, his wife (Smt.) Sumitra Das and daughter (Smt.) Rupanjana Das jointly filed a Suit for Partition of the Mother Premises admeasuring 13 Decimals, equivalent to 7 Cottahs 13 Chittacks 38 Sq. ft., after actual measurement found 6 Cottahs 12 Chittacks 30 Sq. ft., a bit more or less a bit more or less situate and lying at Premises No. 189C, Kasba Road, (presently known as 189C, B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 before the Ld. 5th Civil Judge (Senior Division) at Alipore being Title Suit No. 121 of 2011. After hearing both the parties in the said Suit the Ld. 5th Civil Judge (Senior Division) at Alipore passed a Preliminary Decree dated 21st April, 2017 whereby the Ld. Court declared that the Plaintiffs and each of the Defendants shall have 1/6th (one-sixth) share in the Mother Premises which was demarcated in the map or plan enclosed to the said Decree.

AND WHEREAS During the pendency of the said suit said (Smt.) Pravaboti Das, wife of Late ~~Chittaranjan Das alias Dulal Chandra Das~~ died intestate leaving behind surviving her only son Ajoy Kumar Das and four daughters namely (1) (Smt.) Rina Das, (2) (Smt.) Rita Das, (3) (Smt.) Rupa Dey and (4) (Smt.) Ruma Roy as her only legal heirs and successors and her name was expunged as the Defendant. The

Plaintiffs and the Defendants thereafter filed a Compromise Petition and the Ld. 5th Civil Judge (Senior Division) at Alipore passed the final Decree in the said Suit and independent shares were allocated to each of the parties therein on the basis of Compromise Petition in the following manner:

Smt. Sumitra Das and Smt. Rupanjana Das jointly	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.
Ajoy Kumar Das	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.
Smt. Rina Das	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.
Smt. Rita Das	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.
Smt. Rupa Das alias Nupur Dey	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.
Smt. Ruma Das alias Ruma Roy	1/6th share	1 Cottah 2 Chittacks 5 Sq. ft.

AND WHEREAS In the manner as aforesaid (1) Smt. Sumitra Das, (2) Smt. Rupanjana Das jointly became the absolute Owners of the divided and demarcated 1/6th share of land, (3) Ajoy Kumar Das, (4) (Smt.) Rina Das, (5) (Smt.) Rita Das, (6) (Smt.) Rupa Das alis Nupur

Dey and (7) (Smt.) Ruma Roy each one became the absolute Owners of the divided and demarcated 1/6th share of the plots of land situated and lying at the Municipal Premises No. 189C, B.B. Chatterjee Road (formerly named as Kasba Road), P.S. Kasba, Kolkata 700042 admeasuring 6 Cottahs 12 Chittacks 30 Sq. ft., a bit more or less as per the Preliminary Decree in Title Suit No. 121 of 2011.

AND WHEREAS By virtue of a General power of Attorney dated 31/12/2019. Registered in the office of the District Sub registrar II, at Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1602-2020, Pages 6560 to 6592. Being No. 160210340 for the year 2019 and Book No. I, Volume No. 1602-2021, Pages 104728 to 104758, Being No. 160202037 for the year 2021 said (1.) Inder Chadha, son of late Jagannath Chadha by faith Hindu by occupation Business, Nationality Indian, residing at 8, Chapel Road, P.s Hastings, P.O Hastings, Kolkata 700022. AND (2.) Prem M Rohira, son of sri Manohar Ganeshmal Rohira, by faith Hindu, by occupation Business, Nationality Indian, residing at Flat No. 8C, Bally High, 1, Ballygunge Park Road, P.s Karaya, P.O. Ballygunge, Kolkata 700019. Both are partners of PAI INFRAREALITY LLP, a limited liability a Partnership Company incorporated under Limited liability Partnership Act 2008. Having its Principal office at 3A, Madan Street P.S New Market, Post Office New market, Kolkata 700072 as the constituted attorney on behalf of above mentioned Doners.

AND WHEREAS While being the absolute owner of the undivided 1/6th share in the Mother Premises, said Ajoy Kumar Das, son of Late Chittaranjan Das who was a Hindu governed by Dayabhaga School of Hindu Law died intestate on 24th August, 2020 leaving behind him surviving his wife (Smt.) Dolly Das, only son Amit Das and only daughter (Smt.) Priyanka Das Chowdhury as his only legal heirs successors who jointly inherited his undivided share and became the absolute owners of the undivided 1/6th share of the Mother Premises as per Hindu Succession Act, 1956.

AND WHEREAS party of the first Part herein mentioned as the Donees decided to separate their 5/6th share i.e. 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft. out of 6 (six) Cottahs 12 (twelve) Chittacks 30 (thirty) Sq. ft. more or less together with 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor out of 450.sq.ft. shops, 1700sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor and for the fact and circumstances they executed 6 No. (Six) Gift Deeds which was registered at D.S.R. II, Alipore, South 24 Parganas, recorded in (i) Book No.I, Volume No. 1602-2021, Page No. from 105136 to 105169. Being No. 160202029, for the year of 2021, (ii) Book No.I, Volume No. 1602-2021, Page No. 104812 to 104841, Being No. 160202033 for the year of 2021, (iii) Book No.I, Volume No. 1602-2021 Page No. 105106 to 105135, Being No. 160202030, for the year of 2021, (iv) Book No.I,

Volume No. 1602-2021 Page No. 104872 to 104902, Being No. 160202031 for the year of 2021(v) Book No.I, Volume No. 1602-2021, Page No.104782 to 104811, Being No. 160202035, for the year of 2021, (vi) Book No.I, Volume No. 1602-2021, Pages from 104842 to 104871, Being No. 160202032, for the year 2021. And the separation had already been done as Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 hereof.

AND WHEREAS The said (Smt.) Dolly Das, Amit Das and (Smt.) Priyanka Das Chowdhury, (Smt.) Rina Das, (Smt.) Rita Das, (Smt.) Rupa Das alias Nupur Dey and (Smt.) Ruma Das alias Ruma Roy have jointly decided to develop their portion of land after separating the portion of (Smt.) Sumitra Das and (Smt.) Rupanjana Das being the plot of land admeasuring 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor a bit more or less situate and lying at the Municipal Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 more fully described in the **FIRST SCHEDULE** hereunder written and hereinafter referred to as "**SAID PREMISES**".

AND WHEREAS the Donors are the absolute Owners in respect of **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and

500sq.ft. on first floor a bit more or less situate and lying at the Municipal Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, Kolkata 700042 hereof.

AND WHEREAS the Donors are now lawfully seized and possessed of or otherwise well and sufficiently entitled to the said **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 450sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor a bit more or less situate and lying at the Municipal Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 001, Kolkata 700042 more fully and particularly described in the **First Schedule** hereunder written, having unfettered right, title and interest thereto and free from all charges encumbrances and attachments whatsoever and there is no case, suit or proceeding pendency before any Court of law against the said property.

NOW THIS DEED OF GIFT WITNESSES that in consideration of the out of blood relation and with well wisher and which the Donors had and still has for the Donees do hereby and hereunder renounce **ALL THAT** piece and parcel of undivided and un demarcated land measuring about 50sq.ft. out of 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 20sq.ft. 450sq.ft. shops, 1200sq.ft.

more or less residential area in the Ground floor and 500sq.ft. on first floor a bit more or lying and situated at Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 091, Kolkata 700042, District - South 24 Parganas, total land and structure particular of such property more fully described in the **FIRST SCHEDULE** hereunder written and the particular of such gifted property is more clearly written in the **SECOND SCHEDULE HERETO** with right title and interest with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donees freely and voluntarily **ALL THAT** undivided share of Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), P.S. Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 091, Kolkata 700042, with easements, advantages, liberties, rights and privileges in anywise appertaining thereto or reputed to belong to the estate right title interest claim and demand whatsoever of the Donors into or upon the said property **TO HAVE TO HOLD** the same absolutely in the manner aforesaid forever free from all encumbrances, charges, trusts, liens, claims and demands whatsoever of the property thus acquired by the Donees particularly described in the **SECOND SCHEDULE** hereunder written and the Donees shall have the right to own use and enjoy absolutely and forever the said land exclusively for their self and their heirs, executors,

administrators, representatives and assigns paying and discharging the Municipal taxes and impositions for the said Land absolutely with the benefits and the right of construction of residential building as sanctioned by the Kolkata Municipal Corporation,

AND FURTHERMORE the present Donors have good right, full power and absolute authority of all that undivided share of said land and building without any interruption and interference from any person or persons whomsoever.

AND NOTWITHSTANDING anything hereto done or referred to the contrary the Donors have got absolute right title and authorities to convey the said piece or parcel of share of land and building as described in the **SECOND SCHEDULE** hereunder written and all the rights, privileges and appurtenances thereunto belonging and hereby conveyed and transferred to the Donees in the manner aforesaid and that the Donors have not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached in estate title or otherwise.

AND FURTHERMORE THAT the Donees shall henceforth peaceably and quietly hold possess and enjoy the rents, issues and profits derivable from and out of the said properties without any hindrance, interruption or disturbance from or by the Donors and /or any other person or persons claiming through or under in trust for the Donors

without any let, hindrance, interruption or disturbances by any person or persons whomsoever.

AND MOREOVER THAT the Donors shall at all times do and execute at the costs and expenses of the Donees all such further acts, deeds, matters, things and assurances as may be reasonably required by the Donee for better and further effectuating and assuring the transfer hereby made the title to the Donees of the property hereby conveyed.

AND MOREOVER THAT the property is no subjected to any encumbrances, mortgage, charges, lien, attachment, claim, Demand, acquisition, proceedings by Government or any kind. Doners shall keep the Donees indemnify in this gift Deed in all respect.

AND MOREOVER THAT The Donees are entitled to have mutata their name jointly with Doners in respect of said property in KMC and or all public records to obtain required documents in thAeir name for development work/ plan sanction or any other works whatsoever. And Doners undertake to help and assist the donees in all possible manner in getting their name to record all concerned Government departments of the said property. **AND FURTHERMORE THAT** the Donees thus became the absolute joint owners of **ALL THAT** piece and parcel of undivided and un demarcated land measuring about 50sq.ft. out of 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 20sq.ft. out 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor a bit more or lying and

situated at Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), vide Assessee No. 210910904772, P.S. Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 091, Kolkata 700042, District – South 24 Parganas, Sub-Registry Office Sealdah, **AND THAT** the Donees accept the gift of the said property hereunder made as testified by him being party hereto and executing these presents. The estimated value of the gift property is Rs. 20,000/- (Rupees twenty thousand) only.

FIRST SCHEDULE PROPERTY HERE IN REFERRED

(Total Premises)

ALL THAT piece and parcel of land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor a bit more or less structure aged about 20 years old flooring with cemented, lying and situated at Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), Assessee No. 210910904772, Police Station Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 091, Kolkata 700042, District 24 Parganas (South), and all easement and appurtenances thereto, which is butted and bounded as follows:-

ON THE NORTH	:	Partly by Premises No. 189/C/11, B.B. Chatterjee Road,
Chatterjee Road &		partly by Premises No. 189/F/3, B.B.
Chatterjee Road;		partly by Premises No. 189/C//1C, B.B.

ON THE SOUTH : By the K.M.C. Road named B.B. Chatterjee Road;

ON THE EAST : Partly by Premises No. 189/C/1, B.B. Chatterjee Road & partly by Premises No. 189/C/1A, B.B. Chatterjee Road;

ON THE WEST : Partly by Premises No. 189/E/7, B.B. Chatterjee Road, partly by Premises No. 189/E, B.B. Chatterjee Road & partly by Premises No. 189/D, B.B. Chatterjee Road;

SECOND SCHEDULE PROPERTY HERE IN REFERRED

(Gifted property)

ALL THAT piece and parcel of undivided un demarcated share of Land measuring about **50sq.ft.** out of 5 (Five) Cottahs 10 (Ten) Chittacks 25 (Twenty five) Sq. ft., together with **20sq.ft.** in the ground floor flooring with cemented out 450.sq.ft. shops, 1200sq.ft. more or less residential area in the Ground floor and 500sq.ft. on first floor 60 years old dilapidate building a bit more or lying and situated at Premises No. 189C/1D, Kasba Road (also known as B.B. Chatterjee Road), Assessee No. 210910904772 P.S. Kasba, within the limits of the Kolkata Municipal Corporation under Ward No. 091, Kolkata 700042, District - South 24 Parganas, and all easement and appurtenances thereto.

IN WITNESS WHEREOF the Donors and Donees hereto have hereunto set and subscribed theirs hand and signature this the day, month and the year first above written.

SIGNED SEALED AND DELIVERED

In the presence of :

WITNESSES :-

1. *Ashutosh Das*
Son.

P. Das

Inda Bhadrha

Constituted attorneys of

- (1) (SMT.) DOLLY DAS
- (2) AMIT DAS
- (3) (SMT.) PRIYANKA DAS CHOWDHURY,
- (4) (SMT.) RUPA DAS,
- (5) (MS.) RITA DAS,
- (6) (SMT.) RINA DAS
- (7) (SMT.) RUMA ROY

SIGNATURE OF THE DONORS

2. *R. Das*
995, Laskonhat R. Das
Kol-39.

Drafted by

A. Das
Ashutosh Das Advocate

Alipore Police Court
Kolkata-700027
F-663/09

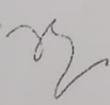
Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2021, Page from 84646 to 84704
being No 163002315 for the year 2021.



Digitally signed by RITA LEPCHA DAS
Date: 2021.07.19 16:33:44 +05:30
Reason: Digital Signing of Deed.


(Rita Lepcha) 2021/07/19 04:33:44 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)