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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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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



DEED OF GIFT

THIS DEED OF GIFT made this the 6th day of JUNE, 2012 (Two thousand and Twelve), BETWEEN

23356

05 JUN 2012

No.....Date.....

Sold to Smt. Kamala Ghose & ors.

Address.....

Rs. 31A, Narayan Road, Kol-25.

5000/-

L. S. VENIDOR
HIGH COURT, CAL.



Certified that the document is identical to the original. The original is retained in the office of the District Sub-Registrar. The original is attached with this document and the part of this document.



District Sub-Registrar-I
Allpore, South 24 Parganas

06 JUN 2012

Kavink Chatterji
S/o. Lt. N. K. Chatterji
89/4, M.G. Road
Kol-82

Business.

SRI ARNAB GHOSH son of Late Anadi Kumar Ghose, PAN NO. AKEPG7050N , by faith Hindu, by Nationality Indian, by occupation Service, residing at premises no. P-40, Old Ballygunge 2nd Lane, Kolkata-700 019, P.O. Ballygunge, P.S. Kareya, Dist.: South 24-Parganas hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the **ONE PART**

A N D

(1) **SMT. KAMALA GHOSE** wife of Late Kamal Kumar Ghose PAN NO.AZUPG3977B, by occupation Housewife, (2) **SRI KALOHAS GHOSE** son of Late Kamal Kumar Ghose PAN NO AOWPG5567L, by occupation Business and (3) **SMT. SEEMA GHOSE** daughter of Late Kamal Kumar Ghose, PAN NO.AKIPG2381E by occupation Service, all by faith Hindu, by Nationality Indian, all residing at 31A, Nandan Road, Kolkata-700 025, P.O.: Police Station: Bhowanipur, hereinafter called and referred to as the **DONEES** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and Include their heirs, executors, administrators legal representatives and assigns) of the **OTHER PART:**



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Alipore, South 24 Parganas

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WHEREAS one Mr. Satish Ghose son of Late Chandra Madhav Ghose was the owner and possessor of the estate lying and situate at present within the Calcutta Municipal Corporation premises no. 31A, Nandan Road, P.S. Bhowanipur, Calcutta -700 025 including structure erected thereon AND WHEREAS the said Satish Chandra Ghose had died intestate leaving behind him surviving two sons (1) Benoy Kumar Ghose and (2) Bimal Chandra Ghose as his heirs/successors, AND by way of inheritance the said Benoy Kumar Ghose and Bimal Chandra Ghose became joint owners and possessors of half share each of estate within premises no. 31/A, Nandan Road, P-5, Bhowanipur , Calcutta 700 025 including structure erected therein left by Mr. Satish Ghose deceased. AND WHEREAS MR. Bimal Chandra Ghose during his ownership and possession in respect of Bastu Land measuring area a little more or less 4(four) Cottahs with structures erected thereon being half share of the estate within premises no. 31/A, Nandan Road, Calcutta-700 025 including structures thereon had died intestate on 31.08.48 leaving behind him surviving one widow Binapani Ghose and five sons viz. (1) Bidyut Kumar Ghose (2) Nirmal Kumar Ghose (3) Amal Kumar Ghose (4) Kamal Kumar Ghose (5) Anadi Kumar Ghosh as his sole heirs. After the death of Bimal Ghose his youngest son Anadi Kumar Ghose as plaintiff filed title suit against his other co-sharers Bidyut Kumar Ghose and others as defendants for partition by metes and bounds in respect of all properties left by Bimal Chandra Ghosh since deceased bearing T.S NO . 115/78 in the 9th Court of Sub- Judge at Alipore AND the said Nirmal



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Kumar Ghose son of late Bimal Chandra Ghose as Plaintiff filed another Title Suit against his other co-sharers Amal Kumar Ghose and others as defendants for partition by metes and bounds in respect of all properties left by Bimal Chandra Ghose since deceased vide T.S no. 116/78 in the court of the sub-judge at Alipore during pendency of those suits widow mother Binapani Ghose wife of late Bimal Chandra Ghose died intestate on 2nd May, 1972 leaving behind her surviving aforesaid five sons and two daughters (1) Smt. Aloka Dutta wife of Late Gouri Sankar Dutta of 82, Ramkrishtapur Lane, Howrah-700 002 (2) Smt. Sandhya Biswas wife of Sri Anit Ranjan Biswas of 166 /20, Lake Gardens, Calcutta as her heirs AND/OR successors. In this position Ld. Court had been pleased to pass order or orders dated the 10th day of June 1980 in aforesaid both suits that each son of Mr. Bimal Chandra Ghose is entitled to get $1/6^{\text{th}}$ share of properties left by Mr. Bimal Chandra Ghose since deceased as heir direct from their father Bimal Chandra Ghose since deceased and also each son and each daughter of Mr. Bimal Chandra Ghose is entitled to get $1/42^{\text{nd}}$ share of properties left by Mr. Bimal Chandra Ghose since deceased as heir direct from their mother Smt. Binapani Ghose since deceased therefore each of the five sons of Mr. Bimal Chandra Ghose is entitled to get $8/42^{\text{nd}}$ share of the total properties left by Mr. Bimal Chandra Ghose since deceased and each of two daughters of Mr. Bimal Chandra Ghose is entitled to get $1/42^{\text{nd}}$ share of total properties left by the said Mr. Bimal Chandra Ghose since deceased.



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AND WHEREAS by this way Mr. Anadi Kumar Ghose son of late Bimal Chandra Ghose became owner and possessor of a self contained residential unit along with undivided 8/42nd share of total properties left by Mr. Bimal Chandra Ghose since deceased during his ownership and possession the said Anadi Kumar Ghose died intestate on 30th July, 1988 leaving behind him surviving only one widow Smt. Tapati Ghose and son Sri Arnab Ghose. After the death of Smt. Tapati Ghose on 5th January, 2011, Arnab Ghosh became legal heir/successor and there is no other heir/successor left by the said Anadi Kumar Ghosh and Tapati Ghosh since deceased.

AND WHEREAS by virtue of inheritance in accordance with the Hindu Law of Succession said Arnab Ghosh thus became the sole and absolute owner of the said residential unit lying or situate on the ground floor of the said two storied building along with undivided share of the land as mentioned above at and being premises no. 31/A, Nandan Road, Kolkata-700025 and has been in use, possession and enjoyment of the same without any interruption and free from all encumbrances whatsoever.

AND WHEREAS the Donor herein has great love and respect to the Donees herein, being the aunt and cousin brother and sister (i.e. uncle's wife, son and daughter respectively)) of the Donor herein and the Donor out of love and respect for the Donees, the Donor hereby voluntarily transfer,



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convey by way of gift in respect of **ALL THAT** residential unit having an area **500 sq. ft.** more or less on the Ground floor of the said building together with undivided impartible share in the land as mentioned above and common areas in the said building at and being premises No. 31-A, Nandan Road, Kolkata-700025, morefully mentioned in the Second Schedule hereunder written and hereafter for the sake of brevity referred to as 'the said flat' and the Donor has agreed to execute and register the instant Deed of Gift unto and in favour of the Donees herein in respect of the said property(flat) morefully mentioned in the First Schedule hereunder written and the Donees have agreed to accept the instant gift of the Donor with gratitude being a party by these presents.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

In consideration of love and affection of the Donor bears for the Donees (being the aunt, uncle's son and uncle's daughter of the Donor herein), the Donor do hereby and hereunder voluntarily grants, conveys, transfers, gives, delivers and assures without any consideration in money or in monies worth unto and to the Donees herein freely and voluntarily free from all encumbrances and attachments of any kind or nature whatsoever **ALL THAT** residential unit lying or situate on the ground floor of the said building at premises No.31A, Nandan Road, Kolkata-700 025, P.O & P.S.



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Bhowanipur, morefully mentioned and described in the Second Schedule hereunder written and delivered physical possession of the same unto and in favour of the Donees TO HAVE AND TO HOLD the said unit/flat unto the Donees absolutely for ever and every part thereof hereby granted conveyed transferred or expressed and intended so to be with the rights and appurtenances unto and to use of the Donees and the Donees hereto declares that the Donees shall maintain the said unit in good and habitable condition and the Donor doth hereby covenant with the Donees THAT NOTWITHSTANDING any act deed or thing whatsoever by the Donor or any of her predecessor in title done or executed or knowingly suffered to the contrary that the Donor has a good right full power absolute authority and indefeasible title to grant convey, transfer, assign and assure the said property hereby granted conveyed and transferred or expressed or intended so to be unto and to the use of the Donees in the manner aforesaid AND THAT the Donees shall and may at all times hereafter peaceably and quietly and enjoy the said unit and every part thereof 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 or equitably claiming from under or in trust for them or from or under any of his predecessor-in- title AND THAT free and clear and freely and clearly absolutely acquitted exonerated and released or otherwise by and at the cost and expenses of the Donor well and sufficiently indemnified of and from and against all and all manner of claims charges, lien, attachments and



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encumbrances whatsoever made or suffered by the Donor or any of his predecessor in title or any person or persons lawfully or equitably claiming as aforesaid and FURTHER THAT the Donor shall have no claim, right, demand and interest into and over the said property or any part thereof in future and the Donor and all persons having lawfully or equitably claiming any estate or interest whatsoever in the said property/unit or any part thereof under or in trust for the Donor and he shall and will from time to time and at all times hereafter at the request and cost of the Donees do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said unit and every part thereof unto and to the use of the Donees according to the true intent and meaning of this Deed of Gift as shall or may be reasonably required and the Donees have agreed to pay the proportionate municipal rates, taxes, maintenance charges and other charges and expenses for the maintenance and upkeep of the said unit as well as the building as applicable.

The estimated value of the property under the instant Deed of Gift is Rs.5,00,000 /- (Rupees Five lakhs) only.



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FIRST SCHEDULE AS REFERRED TO ABOVE

(Description of the entire land with building)

ALL THAT piece and parcel of land measuring 4 Cottahs 0 Chittak 0 Sq. ft. more or less together with old and dilapidated two storied residential building and/or structure standing thereon lying or situate at and being Premises No. **31-A, Nandan Road, Calcutta-700 025, Police Station-Bhowanipore**, A.D.S.R. Office at Alipore, District-South 24-Parganas, at present within the limits of **Ward no. 71** of the Kolkata Municipal Corporation and the said building is butted and bounded in the manner following :

ON THE NORTH : Nandan Road & 1/1A, Belchu Doctor Lane

ON THE SOUTH : 25/D, Harish Mukherjee Road

ON THE EAST : Belchu Doctor Lane & 29B, Nandan Road, Kolkata.

ON THE WEST : 25, 25A, 25B Harish Mukherjee Road, Kolkata-700 025.

SECOND SCHEDULE AS REFERRED TO ABOVE

(Description of the flat/residential unit hereby gifted/conveyed)

ALL THAT residential unit consisting of 2 bed rooms, 1 kitchen, 1 toilet, 1 verandah etc.(mosaic floor) having an area **500 sq. ft.** more or less (super built up area) lying or situate on the ground floor in the building at and being Premises No. **31-A, Nandan Road, Kolkata-700 025, Police Station-Bhowanipore**, within the limits of **Ward No.71** of the Kolkata Municipal



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Corporation, together with undivided share in the land as mentioned above (First schedule property) and all fittings. Fixtures, installations and rights over the common areas meant for common use occupation and enjoyment and easement, quasi-easement rights benefits, facilities and advantages attached to the said unit/flat as well as the said building and more particularly shown and delineated in the site Map or Plan annexed hereto in RED border line thereon as part and parcel of this deed.

IN WITNESS WHEREOF the Donor hereunto has set and subscribed his hand on the day, month and year first above written.

SIGNED, SEALED & DELIVERED
AT KOLKATA,
IN THE PRESENCE OF
WITNESSES



SIGNATURE OF THE DONOR

Mithun Roy
13/27 B-B. Road
Kol-82
Mithu Saha
21/1 Sambhar Pona Road
Kol-25

We hereby accept the instant gift of the Donor with thanks/gratitude.

Kamala Ghose

Drafted by :

Kalohas Ghose
Kamala Ghose



(N. K. RAKSHIT)
Advocate
High Court, Calcutta.

SIGNATURE OF THE DONEES

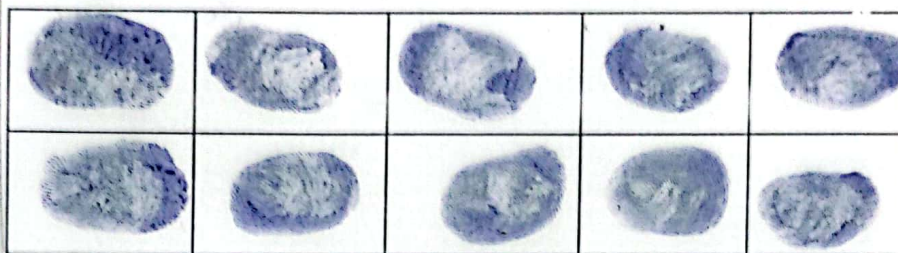
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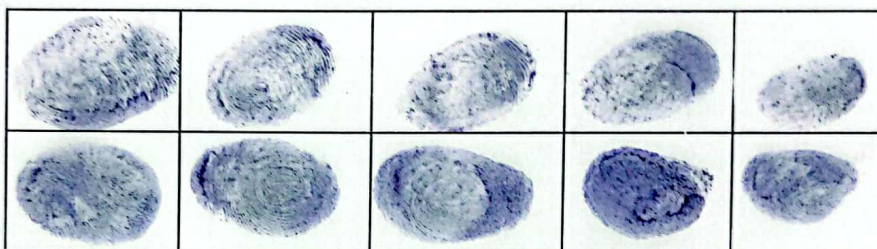
06 JUN 2012

Thumb First finger Middle finger Ring Finger Small finger



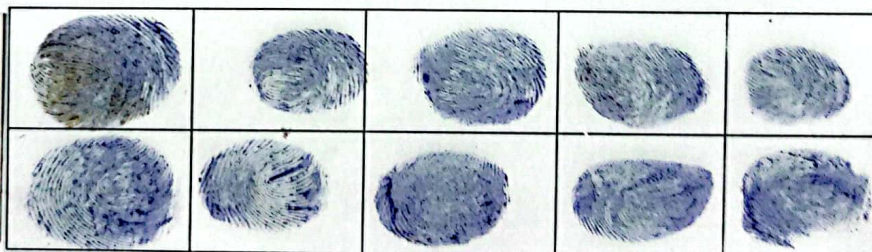
Name :..... ARNAB GHOSH

Signature Arnab Ghosh



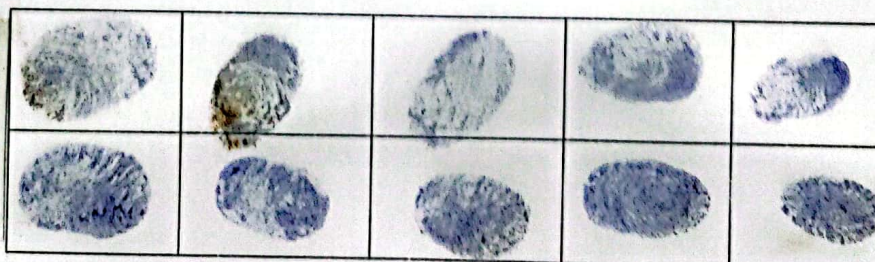
Name :..... KAMALA GHOSE

Signature Kamala Ghose



Name :..... KALOHAS GHOSE

Signature Kalohas Ghose



Name :..... SEEMA GHOSE

Signature Seema Ghose



District Sub-Registrar-I
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06 JUN 2012

FLAT ON THE GROUND FLOOR, AT PRE.NO- 31A, NANDAN ROAD.

UNDER - K.M.C. WARD NO-71, P.S- BHAWANIPUR, KOL. - 700025.

MEASURING AN AREA = 500 SQ.FT. (M/LESS) SUPER BUILT UP -

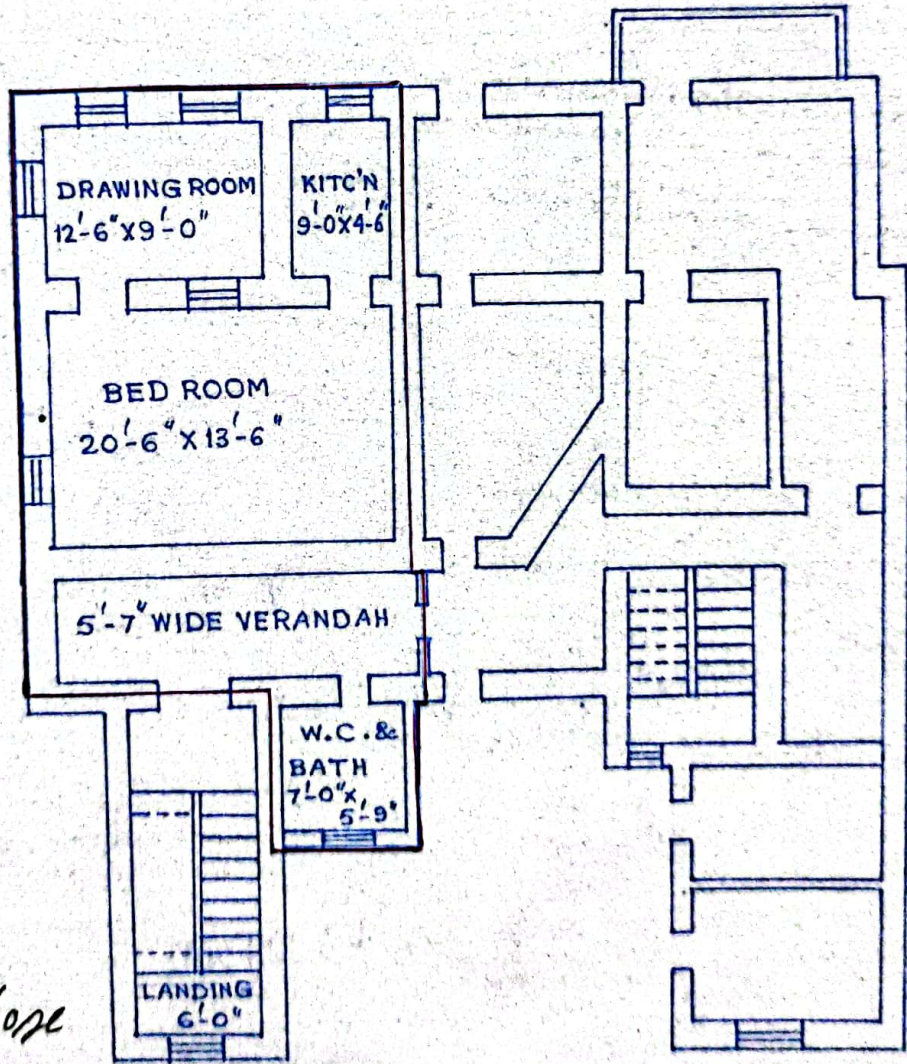
GIFTED AREA SHOWN IN RED LINE ■

AREA.

PRE.NO-25/D, HARISH MUKHERJEE ROAD



BECHU DOCTOR LANE



- Kamala Ghose
Kalohas Ghose

[Handwritten signature]

SIGN. OF THE DONEE -

[Handwritten signature]

SIGN. OF THE DONOR -

GR. FLOOR PLAN

PRE.NO- 29/B, NANDAN ROAD

[Handwritten signature]
SOMNATH NASKAR
Land & Building Surveyor
Regd. No. 30/030/04

TRACED BY -






District Sub-Registrar-I
Alipore, South 24 Parganas

06 JUN 2012













সি.এ.এ.সি. (সি.এ.এ.সি.)
সি.এ.এ.সি. (সি.এ.এ.সি.)
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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. 02580 / 2012, Deed No. (Book - I , 02040/2012)

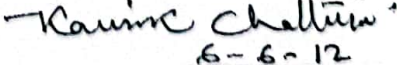
I . Signature of the Presentant


Name of the Presentant	Photo	Finger Print	Signature with date
Arnab Ghosh P-40, Old Ballygunge 2nd Lane, Kolkata, Thana:-Karaya, P.O. :-Ballygunge ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	 06/06/2012	 LTI 06/06/2012	 6-6-12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Arnab Ghosh Address -P-40, Old Ballygunge 2nd Lane, Kolkata, Thana:-Karaya, P.O. :-Ballygunge ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019	Self	 06/06/2012	 LTI 06/06/2012	
2	Kamala Ghose Address -31 A , Nandan Road, Kolkata, Thana:-Bhowanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 06/06/2012	 LTI 06/06/2012	
3	Kalohas Ghose Address -31 A , Nandan Road, Kolkata, Thana:-Bhowanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 06/06/2012	 LTI 06/06/2012	
4	Seema Ghose Address -31 A , Nandan Road, Kolkata, Thana:-Bhowanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025	Self	 06/06/2012	 LTI 06/06/2012	

Name of Identifier of above Person(s)
 Kausik Chatterjee
 84/4, M G Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082

Signature of Identifier with Date

 6-6-12


 (Humayun Ali)
DISTRICT SUB-REGISTRAR-I
 Office of the D.S.R. - I SOUTH 24-PARGANAS

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

Endorsement For Deed Number : I - 02040 of 2012
(Serial No. 02580 of 2012)

On

Payment of Fees:

On 06/06/2012

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(ii), 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 24015.00/-, on 06/06/2012

(Under Article : A(1) = 23969/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 06/06/2012)

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.-21,79,375/-

Certified that the required stamp duty of this document is Rs.- 130782 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 125790/- is paid, by the draft number 675096, Draft Date 05/06/2012, Bank Name State Bank of India, GOKHALE ROAD, received on 06/06/2012

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

Presented for registration at 12.13 hrs on :06/06/2012, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Arnab Ghosh ,Executant.

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

Execution is admitted on 06/06/2012 by

1. Arnab Ghosh, son of Late Anadi Kumar Ghose , P-40, Old Ballygunge 2nd Lane, Kolkata, Thana:-Karaya, P.O. :-Ballygunge ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019, By Caste Hindu, By Profession : Service
2. Kamala Ghose, wife of Late Kamal Kumar Ghose , 31 A , Nandan Road, Kolkata, Thana:-Bhawanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : House wife

(Humayun Ali)

DISTRICT SUB-REGISTRAR-I

EndorsementPage 1 of 2

06/06/2012 12:43:00





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

Endorsement For Deed Number : I - 02040 of 2012

(Serial No. 02580 of 2012)

3. Kalohas Ghose, son of Late Kamal Kumar Ghose , 31 A , Nandan Road, Kolkata, Thana:-Bhawanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Business

4. Seema Ghose, daughter of Late Kamal Kumar Ghose , 31 A , Nandan Road, Kolkata, Thana:-Bhawanipore, P.O. :-Bhowanipur ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700025, By Caste Hindu, By Profession : Service

Identified By Kausik Chatterjee, son of Late N K Chatterjee, 84/4, M G Road, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700082, By Caste: Hindu, By Profession: Business.

(Humayun Ali)
DISTRICT SUB-REGISTRAR-I



(Humayun Ali)
DISTRICT SUB-REGISTRAR-I

06/06/2012 12:43:00

EndorsementPage 2 of 2



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 9
Page from 2610 to 2626
being No 02040 for the year 2012.




(Humayun Ali) 06 June-2012
DISTRICT SUB-REGISTRAR-I
Office of the D.S.R. - I SOUTH 24-PARGANAS
West Bengal