

07521/12

12

08/7/12



N/C - 2374/12

A 428648

पश्चिम बंगाल WEST BENGAL



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.

Additional Registrar
of Assurances-I, Kolkata

1.9.12

DEED OF GIFT

THIS INDENTURE made this **31st** day of **August** in the year of Christ Two Thousand and Twelve **BETWEEN** **DILIP PRASAD NANDI** son of Late Harendra Lal Nandi residing at Premises No.94A, Regent Estate, Police Station- Jadavpur, Kolkata-700092, by faith- Hindu, by occupation- Retired Service holder hereinafter referred to as 'the **DONOR**' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs executors administrators and legal representatives) of the **ONE PART**

AND

2500
17/2/12

55532 29 AUG 2012

No. _____ Date _____
Sold to Dilip Prasad Nandi
Address 94A, Regent Estate, Kol-92
5000/-
A. BANERJEE
L.S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700 001

ASHIS BANERJEE
L.S. VENDOR
HIGH COURT CAB

✓ Dilip Prasad Nandi

5434C

✓ Dilip Prasad Nandi
(DILIP PRASAD NANDI)

5435C

✓ Tushar Kanti Nandi

Identified by me ✓

Pareeta Sarasin Banerjee

Advocate

High Court at Calcutta



TUSHAR KANTI NANDI son of Late Harendra Lal Nandi residing at Premises No. 94A, Regent Estate, Police Station- Jadavpur, Kolkata-700092 by faith- Hindu, by occupation- Business hereinafter referred to as 'the **DONEE**' (which term or 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 **OTHER PART**;

WHEREAS Smt. Ashalata Nandi, since deceased being the mother of the Donor and the Donee herein was seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land measuring about 3 Cottahs 8 Chittacks 40 Square Feet be the same a little more or less together with one-storied building standing thereon situated at and being the Premises No.177/5/1, Raipur Road by virtue of a Deed of Transfer executed in her favour on 22nd July, 1974 registered with the Office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.173, Pages 221 to 238 being Deed No.4503 for the year 1974 and to ALL THAT piece and parcel of land measuring about 1 Cottah 9 Chittacks 30 Square Feet be the same a little more or less with structure at and being the Premises No.177/5/1/1, Raipur Road by virtue of a Deed of Conveyance executed in her favour on 22nd March, 1980 registered with the Office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No. 154, Pages 14 to 31 being Deed No.1852 for the year 1980 both lying at Mouza- Bade Raipur, J.L No.34, R.S Khatian No.6, Touzi No.155 and 151 under Police Station-Jadavpur under Municipal Ward No.96, hereinafter for the sake of brevity collectively referred to as the '**said property**';

AND WHEREAS the said Smt. Ashalata Nandi died intestate on 29th November, 1985 leaving behind her husband Harendra Lal Nandi, three sons namely Dilip Prasad Nandi being the Donor herein, Samir Nandi, Tushar Kanti Nandi being the Donee

herein and to
daughter-in-law

... ..
... ..
... ..

... ..
... ..
... ..

... ..
... ..
... ..
... ..
... ..
... ..
... ..

... ..
... ..

... ..
... ..
... ..
... ..
... ..



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

herein and two daughters namely Smt Gouri Bose and Smt Mithu Paul and one daughter-in-law Smt. Alo Nandi being the wife of her pre-deceased son Tapas Kumar Nandi as her only legal heirs;

AND WHEREAS in the premises aforesaid, the said Harendra Lal Nandi, Dilip Prasad Nandi, Samir Nandi, Tushar Kanti Nandi, Smt Gouri Bose, Smt Mithu Paul and Smt. Alo Nandi jointly inherited the said property having undivided $1/7^{\text{th}}$ share each in the said property;

AND WHEREAS out of natural love and affection, the said Harendra Lal Nandi, Tushar Kanti Nandi, Smt Gouri Bose and Smt Mithu Paul by a Deed of Gift dated the 15^{th} day of December, 1993 registered with the Office of the Additional District Sub-Registrar, Alipore and recorded in Book No.1, Volume No.140, Pages 338 to 347 being Deed No.5289 for the year 1993 jointly transferred their undivided $4/7^{\text{th}}$ share in the said property to Dilip Prasad Nandi, Samir Nandi and Smt. Alo Nandi absolutely and for ever;

AND WHEREAS under the said circumstances Dilip Prasad Nandi, Samir Nandi and Smt. Alo Nandi became the owners of undivided $1/3^{\text{rd}}$ share each in the said property;

AND WHEREAS subsequently by a Deed of Partition dated the 15^{th} day of December, 1993 registered with the Office of the Additional District Sub-Registrar, Alipore and recorded in Book No.1, Volume No.150, Pages 88 to 99 being Deed No.5288 for the year 1993 the said Smt. Alo Nandi, Samir Nandi and Dilip Prasad Nandi partitioned the said property amongst themselves by metes and bounds;

AND WHEREAS vide the said Registered Deed of Partition dated 15.12.1993 the said Smt Alo Nandi became entitled to the entirety of the Premises No.177/5/1/1,

Raipur Road measuring about 1 Cottah 9 Chittacks 30 Square Feet be the same a little more or less with structure under Police Station- Jadavpur presently known and numbered as Premises No.94/F, Regent Estate, Kolkata- 700092 absolutely for ever and free from all encumbrances;

AND WHEREAS vide the said Registered Deed of Partition dated 15.12.1993 the said Samir Nandi became entitled to the entirety of the Premises No. 177/5/1, Raipur Road measuring about 3 Cottahs 8 Chittacks 40 Square Feet be the same a little more or less together with a four-roomed, one-storied old building with bathroom kitchen and privy standing thereon under Police Station- Jadavpur presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 absolutely and for ever;

AND WHEREAS vide the said Registered Deed of Partition dated 15.12.1993 the said Dilip Prasad Nandi being the Donor herein got the right to raise construction on the first floor of the existing one-storey building of the Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever;

AND WHEREAS in the facts and circumstances as aforesaid the said Donor is thus absolutely seized and possessed of or otherwise well and sufficiently entitled to the right to raise construction on the first floor of the existing one-storey building of the Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever;

AND WHEREAS the Donor, out of natural love and affection towards his own brother being the Donee hereto, is desirous of making an absolute gift of the said the right to raise construction on the first floor of the existing one-storey building of the Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever, as more fully and clearly written and described in the Schedule hereunder, unto the Donee hereto absolutely and for ever;

AND WHEREAS for the purpose of Stamp Duty the said right of the Donor to raise construction on the first floor of the existing one-storey building of the Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever intended to be hereby donated has been valued at Rs.28,50,000/- (Rupees Twentyeight Lacs Fifty Thousand) only being the fair market value thereof;

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection of the Donor for the Donee, the Donor doth hereby grant transfer convey assign assure and alien by way of Gift unto the Donee **ALL THAT** his right to raise construction on the first floor of the existing one-storey building measuring about 1200 square feet of super built-up area of the Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever (hereinafter for the sake of brevity referred to as the '**said right**') as more fully and clearly written and described in the Schedule hereunder **TOGETHER WITH** all buildings trees fixtures yards courts areas sewers drains common drains ways paths passages

common passages fences common fences walls common walls lights ancient lights ancient rights liberties privileges easement appurtenances whatsoever belonging to the said Premises or in anyway appertaining thereto or usually held or enjoyed therewith or reputed to belong or to be appurtenant thereto and the reversion or reversions remainder or remainders rents issues and profits thereof and every part thereof **TOGETHER WITH** the benefits of any and all covenants and indemnities heretofore executed in respect of and in favour of or in any manner relating to the said Premises pertaining to which the said right is hereby donated **AND ALSO TOGETHER WITH** all rights advantages benefits privileges liberties of the sanctioned Building Plan in respect of the said Premises relating to which the said right is hereby donated or intended or expressed so to be **AND FURTHER TOGETHER WITH** all rights advantages benefits privileges relating to the common passages as provided in any document **AND ALL THE ESTATE** right title interest claim and demand whatsoever of the Donor both in equity and in law into or upon the said land hereditament messuage tenement and Premises or any part thereof **TOGETHER WITH** all deeds pattahs and muniments of title whatsoever exclusively relating to or concerning the said Premises or any part thereof relating to which the said right is hereby granted and transferred or any part thereof which now or hereafter shall or may be in the possession or power or control of the Donor or any other person or persons from whom he may procure the same without any action or suit **TOGETHER WITH** all benefits rights advantages privileges covenants for production of document contained in any document **TO HAVE AND TO HOLD** the said right hereby granted or expressed or intended so to be unto and to the use of the Donee absolutely for ever and from all encumbrances and the Donor doth hereby covenant with the Donee that notwithstanding any act deed matter or thing whatsoever made done executed or knowingly suffered to the contrary the Donor now has good right, full power and absolute authority to grant transfer and convey the said right hereby conveyed or expressed or intended to be unto and to the use of the Donee

in the manner aforesaid and the Donee shall at all times hereafter peaceably and quietly hold possess and enjoy the said right and receive the rents issues and profits thereof without any lawful eviction interruption claim or demand whatsoever from any person or persons lawfully or equitably claiming from under or in trust for the Donor or any of his predecessors-in-interest and that free and clear and freely and clearly and absolutely acquitted exonerated discharged saved kept harmless and indemnified from or against all charges estates encumbrances whatsoever made or suffered by the Donor in respect thereof AND FURTHER the Donor and all persons having or lawfully or equitably claiming any estate or interest upon the said Premises or any part thereof in respect of which the said right is granted from under or in trust for the Donor shall and will from time to time and at all times hereafter at the cost and request of the Donee do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring and conveying the said right to the Donee as shall or may be reasonably required.

AND THIS INDENTURE FURTHER WITNESSETH that the Donee do hereby accept the said transfer/gift.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the right to raise construction on the first floor of the existing one-storey building having super built-up ~~constructed~~ area of about 1200 Square Feet of the erstwhile Premises No. 177/5/1, Raipur Road presently known and numbered as Premises No.94/A, Regent Estate, Kolkata- 700092 measuring about 3 Cottahs 8 Chittacks and 40 Square Feet more or less lying in Mouza- Bade Raipur, J.L No- 34, R.S Khatian No. 6, Touzi No. 155 and 151 out of his own funds and to own the said construction together with the undivided proportionate share in the land thereto absolutely and for ever under Municipal Ward No.96, Police Station- Jadavpur and butted and bounded in the manner following-

ON THE NORTH BY- the boundary wall and land of Sri Ashoke Sen

ON THE EAST BY- Raipur Road

ON THE SOUTH BY- the 20' (Twenty) feet wide common passage formed of the said premises No 177/5 Raipur Road

ON THE WEST BY- Plot No 2 formed out of the said premises No 177/5 Raipur Road

OR HOWSOEVER OTHERWISE the said Premises or any part thereof now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

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

SIGNED AND DELIVERED

By the **DONOR** at Kolkata

Lip Prasad Nandi

In the presence of:

Bidista Sen

27 F, Tower 7, South City,

375 Prime Anwar Shah Rd, Kol-700068.

SIGNED AND DELIVERED

By the **DONEE** at Kolkata

Tushar Kanti Nandi

In the presence of:

Bidista Sen












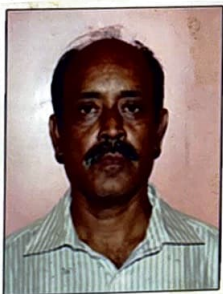




















Drafted by me

Parsa Sarathi Banerjee

Advocate

High Court at Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl.No.	Signature of the executants and/or purchaser/presentants														
															
						Little	<u>Ring</u>	<u>Middle</u> (Left)	Fore (Hand)	Thumb					
															
											Thumb	<u>Fore</u>	<u>Middle</u> (Right)	Ring (Hand)	Little
															
						Little	<u>Ring</u>	<u>Middle</u> (Left)	Fore (Hand)	Thumb					
															
											Thumb	<u>Fore</u>	<u>Middle</u> (Right)	Ring (Hand)	Little
															
					Little	<u>Ring</u>	<u>Middle</u> (Left)	Fore (Hand)	Thumb						
															
										Thumb	<u>Fore</u>	<u>Middle</u> (Right)	Ring (Hand)	Little	

Pin Prasad Nandli

Tushar Kanti Nandli



10

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

Endorsement For Deed Number : I - 08272 of 2012
(Serial No. 07521 of 2012)

On
Payment of Fees:

On 31/08/2012

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

Presented for registration at 16.50 hrs on :31/08/2012, at the Private residence by Dilip Prasad Nandi, Executant.

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

Execution is admitted on 31/08/2012 by

1. Dilip Prasad Nandi, son of Lt Harendra Lal Nandi , 94 A, Regent Estate, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Retired Person
2. Tushar Kanti Nandi, son of Lt Harendra Lal Nandi , 94 A, Regent Estate, Kolkata, Thana:-Jadavpur, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700092, By Caste Hindu, By Profession : Business

Identified By Partha Sarathi Banerjee, son of . . , High Court, Kolkata, Thana:-Hare Street, P.O. :- ,District:-Kolkata, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

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

On 01/09/2012

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 Cash

Rs. 0.00/-, on 01/09/2012

Amount by Draft

Rs. 31536/- is paid , by the draft number 904086, Draft Date 29/08/2012, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 01/09/2012

(Under Article : A(1) = 31438/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on 01/09/2012)

Certificate of Market Value(WB PUVI rules of 2001)

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

-1 SEP 2012

01/09/2012 13:53:00

EndorsementPage 1 of 2



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

Endorsement For Deed Number : I - 08272 of 2012
(Serial No. 07521 of 2012)

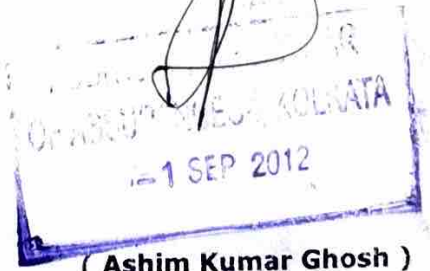
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-28,59,000/-

Certified that the required stamp duty of this document is Rs.- 14315 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 9315/- is paid 90408729/08/2012 State Bank of India, CALCUTTA MAIN BRANCH, received on 01/09/2012

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



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 17
Page from 8727 to 8739
being No 08272 for the year 2012.



(Ashim Kumar Ghosh) 05-September-2012
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA
Office of the A.R.A. - I KOLKATA
West Bengal