

2162/2015

2016/2015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 806830

11-50  
06.05.15

23548/15  
M.V. 129 144/-

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



District Sub-Registrar-1  
Alipore South 2 Parganas

06 MAY 2015

**DEED OF GIFT**

**THIS DEED OF GIFT** made on this <sup>6<sup>th</sup></sup> day of May

Two Thousand and Fifteen

**BETWEEN**

05 NOV 2014

Serial No. 23539 Date.....  
Name: Ashoke Kr. Majumder.  
Address: Advocate Alipore Judges' Court  
Kolkata- 700 027  
Value Rs. 1000/-  
BIDYUT KR. SAHA  
Licence Stamp Vendor  
Alipore Judges' Court, 24 Pgs (S)

Licence Stamp Vendor Signature



Ashoke Kr. Majumder  
Alipore Judges' Court  
No-27

  
District Sub-Registrar-I  
Alipore South 24 Parganas  
06 MAY 2015



**SRI MILAN SARKAR**, son of Late Debendra Bejoy Sarkar, residing at Roynagar Co-operative Housing Society Ltd., Police Station : Bansdroni, Kolkata - 700 070, hereinafter called and referred to as the **DONOR** (which terms or 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 **ONE PART**.

**AND**

**SRI BIRENDRA ROY**, son of Sri Suraj Roy, residing at Roynagar Co-operative Housing Society Ltd., Police Station : Bansdroni, Kolkata - 700 070, hereinafter called and referred to as the **DONEE** (which term or 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** by a Deed of Sale bearing date 28.09.1991, made between Roynagar Co-operative Housing Society Ltd., therein described as Vendor of the One Part and Sri Milan Sarkar, son of Debendra Bejoy Sarkar, therein described as Purchaser of the Other Part, and Sri Sekhar Sarkar therein described as the Confirming Party, the said Roynagar Co-operative Housing Society Ltd., for the consideration mentioned therein granted, sold, transferred, assigned and assured in favour of Sri Milan Sarkar, son of Debendra Bejoy Sarkar, **ALL THAT** piece and parcel of land being Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 6, containing by ad-measurement an area 2 Cottahs, 24 Sq. ft., together with structure thereon comprised in Dag No. 236, under Khatian no. 411, 412 &



District Sub-Registrar-I  
Alipore South 24 Parganas

08 MAY 2015

413, Touzi No.3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, Police Station - Regent Park, District - 24 Parganas (South), morefully described in the Schedule thereunder written, which document was registered at the office of the Registrar of Assurance at Calcuta and recorded in Book No. I, Volume No. 344, Pages 40 to 50, Being No. 14143 for the year 1991.

**AND WHEREAS** after the purchase as aforesaid said Sri Milan Sarkar duly mutated his name in the records of the Kolkata Municipal Corporation and upon such mutation followed by separation the said property has been numbered as 42, South Roynagar, Police Station - Regent Part at present Bansdroni and paying taxes thereon.

**AND WHEREAS** the Donor has decided to erect a multi-storied building with the Donee jointly upon their respective lands.

**AND WHEREAS** both the Donor and Donee wants to stay in a portion of the said property peacefully ;

**AND WHEREAS** to avoid any future complicity the Donor decided to donate his undivided portion of the said property to the Donee herein, by virtue of a Deed of Gift, morefully described in the Second Schedule hereunder written.

**AND WHEREAS** the Donee herein heartily accepts such Gift and also put signature accordingly in these Deed to express his acceptance.

**AND WHEREAS** for the purposes of stamp duty the property valued at **Rs. 1,00,000/-** (Rupees One Lac) only.



District Sub-Registrar-I  
Alipore South 24 Parganas

06 MAY 2015



**NOW THIS DEED OF GIFT WITNESSETH** that the Donor do hereby and hereunder renounce all his estate and right title and interest in the property which is morefully and particularly described in the Schedule hereunder with intent to vest the same in and grant convey transfer give and assure unto and to the use of the Donee freely and voluntarily and delivered possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same for the use and benefit absolutely and unconditionally forever and the Donor grant, convey, transfer, assign and assure unto the Donee free from attachments and other defects in title **ALL THAT** the property described in the Second Schedule hereto **OR HOWSOEVER** otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground hereupon or on part whereof the same is erected and built together further with all houses, out-house or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same of any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Donor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to



District Sub-Registrar-I  
Alipore South 24 Parganas

06 MAY 2015



the said property or any part of parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Donor, his heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Donor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Donor from to these presents **AND** the Donor do hereby for himself, his heirs, executors, administrators and representatives, covenant with the Donee, his heirs, executors, administrators, representatives and assigns **THAT** notwithstanding any act, deed, or thing whatsoever, by the Donor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the Donor had at all material times heretofore and now has 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 Donee his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Donee, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part



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District Sub-Registrar-I  
Alipore South 24 Parganas

06 MAY 2015

thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Donor or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Donee his heirs, executors, administrators, representatives and assigns 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 property and every part thereof unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the Donor and all his heirs, executors, and administrators shall at all times hereafter indemnify and keep indemnified the Donee his heirs and executors, administrators and





District Sub-Registrar-1  
Alipore South 24 Parganas

06 MAY 2015

assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Donor or any breach of the covenants hereinunder contained.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of land being Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 6, containing by ad-measurement an area 2 Cottahs, 24 Sq. ft., together with structure thereon comprised in Dag No. 236, under Khatian no. 411, 412 & 413, Touzi No.3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, being municipal Premises No. 42 South Roynagar, Police Station - Regent Park now Bansdroni, under the Kolkata Municipal Corporation Ward no. 112, District - 24 Parganas (South).

**THE SECOND SCHEDULE REFERRED TO ABOVE**

**(Gifted Property)**

**ALL THAT** undivided portion of land measuring an area 3 Chittaks be the same a little more or less together with tiled shed structure thereon measuring an area 100 Sq. ft. of Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 6, comprised in Dag No. 236, under Khatian no. 411, 412 & 413, Touzi No.3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, being municipal Premises No. 42 South Roynagar, Police Station - Regent Park now Bansdroni, under the Kolkata Municipal Corporation Ward no. 112, District - 24 Parganas (South).



*[Handwritten signature]*

District Sub-Registrar-I  
Alipore South 24 Parganas

06 MAY 2015



IN WITNESS WHEREOF the parties referred to above set and subscribed their respective hands the day, month and year first above written.

Signed and Delivered in presence of

1. Gouri Sankar Chatterjee  
2, Co-op Housing Society,  
Ray Nagar(S), Bandraon,  
Kolkata-700070

*Mitra Sankar*

Signature of the **DONOR**

2. Lalit Roy.  
4/21, Chanditala lane  
KOL-700040

*Lalit Roy*  
Signature of the **DONEE**

Drafted by me :-

*[Signature]*

**ADVOCATE**

Alipore Judges' Court  
Kolkata - 700 027


Computer printed by :-

*Shib Sankar Banerjee*

**MITRA XEROX & COMPUTER**

Alipore Judges' Court  
Kolkata - 700 027



  
District Sub-Registrar-1  
Alipore South 24 Parganas

06 MAY 2015

**SPECIMEN FORM FOR TEN FINGERPRINTS**



MILAN SARKAR  
Name

*Milan Sarkar*  
Signature

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



BIRENDRA ROY  
Name

*Birendra Roy*  
Signature

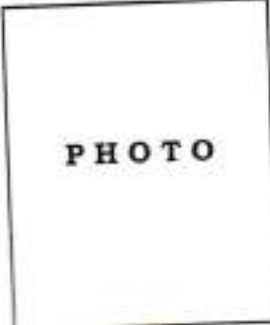
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Name

Signature

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					





District Sub-Registrar-I  
Alipore South 24 Parganas  
06 MAY 2015



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

Endorsement For Deed Number : I - 01611 of 2015  
(Serial No. 02162 of 2015 and Query No. 1601L000003548 of 2015)

On 06/05/2015

**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. 1465.00/-, on 06/05/2015

( Under Article : A(1) = 1419/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 06/05/2015 )

**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.-1,29,144/-

Certified that the required stamp duty of this document is Rs.- 7769 /- and the Stamp duty paid as: Impressive Rs.- 1000/-.

**Deficit stamp duty**

Deficit stamp duty Rs. 6769/- is paid , by the draft number 157593, Draft Date 05/05/2015, Bank : State Bank of India, Alipore (calcutta), received on 06/05/2015

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

Presented for registration at 11.14 hrs on :06/05/2015, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Milan Sarkar ,Executant.

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

Execution is admitted on 06/05/2015 by

1. Milan Sarkar, son of Late Debendra Bejoy Sarkar , Roynagar , Co - Operative Housing Society Ltd, P.s- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : Others
2. Birendra Roy, son of Suraj Roy , Roynagar Co - Operative Housing Society Ltd, P.s- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070, By Caste Hindu, By Profession : Others

Identified By Asoke Kumar Majumder, son of . . . , Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.



( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I




( Kalidas Mandal )

DISTRICT SUB-REGISTRAR-I








**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. 02162 / 2015, Deed No. (Book - I , 01611/2015)**

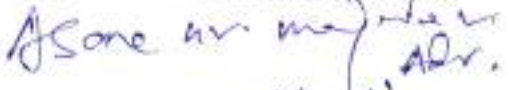
Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Milan Sarkar Roynagar , Co - Operative Housing Society Ltd, P.s- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 06/05/2015	 LTI 06/05/2015	 6/5/2015

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Milan Sarkar Address -Roynagar , Co - Operative Housing Society Ltd, P.s- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 06/05/2015	 LTI 06/05/2015	 Milan Sarkar Signature Recd.
2	Birendra Roy Address -Roynagar Co - Operative Housing Society Ltd, P.s- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 06/05/2015	 LTI 06/05/2015	

Name of Identifier of above Person(s)  
 Sone Kumar Majumder  
 Alipore Judges Court, Kolkata, Thana:-Alipore,  
 District:-South 24-Parganas, WEST BENGAL, India, Pin  
 :-700027

Signature of Identifier with Date  
  
 Sone Kumar Majumder  
 Alipore  
 6/5/15.



  
 (Kalidas Mandal)

**DISTRICT SUB-REGISTRAR-I**  
**Office of the D.S.R. - I SOUTH 24-PARGANAS**





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 1353 to 1365  
being No 01611 for the year 2015.



(Kalidas Mandal) 06-May-2015  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R. - I SOUTH 24-PARGANAS  
West Bengal