

10321

09638/2013

भारतीय गैर न्यायिक INDIA. NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 930205

A 930205

Amalgam

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

श्रीमदु मणिम  
one man

6 बहरो

Additional District Sub-Registrar  
Bajarhat, New Town, North 24-Parganas

07 AUG 2013

**THIS DEED OF GIFT**

Made this the 06th day of August, 2013

[Two Thousand Thirteen]

BETWEEN

[1] **SRIMATI MIRA BAGUI**, wife of Late Mihir Bagui alias Late Mihir Kumar Bagui, residing at DD-50, Narayantala [East], Baguiati, under Police Station - Rajarhat, District North 24-Parganas, PIN - 700 159, West Bengal and [2] **SRIMATI TULI HATUI**, wife of Sri Chandra Nath Hatui and daughter of Late Mihir Bagui alias Late Mihir Kumar Bagui, residing at 70, Kailash Bose Street, Post Office - Beadon Street, under Police Station - Amherst Street, Kolkata - 700 006, West Bengal, both by faith - Hindu, by occupation - Housewife, by nationality - Indian, hereinafter jointly referred to and called as the **DONORS** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, trustees, executors, administrators, legal representatives and/or assigns] of the **ONE PART**;

**AND**

**SRI INDRA NATH BAGUI**, son of Late Mihir Bagui alias Late Mihir Kumar Bagui, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at DD-50, Narayantala [East], Baguiati, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 159, West Bengal, hereinafter referred to and called as the **DONEE** [which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, trustees, executors, administrators, legal representatives and/or assigns] of the **OTHER PART**;

**WHEREAS:**

1. That, by an Amicable Deed of Partition, dated the 8th day of April, 1985, registered with the Office of the Sub-Registrar at Bidhan Nagar [Salt Lake City] and recorded into Book No. I, Volume No. 45F, Pages from 453 to 462, Being No. 2386 for the year 1985, one **SRI MIHIR BAGUI** alias **SRI MIHIR KUMAR BAGUI**, son of Late Manik Lal Bagui, became the sole and absolute Owner of ALL THAT piece and parcel of a plot of land identified as LOT - "C", lying and situated at lying and situated in Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, land measuring about 2 [two] Cottahs 10 [ten] Chittacks 0 [zero] Square Foot be the same a little more or less comprised under C. S. Dag No. 3316 appertaining to C. S. Khatian No. 625 and land measuring about 9 [nine] Cottahs 8 [eight]

Chittacks 30 [thirty] Square Feet be the same a little more or less comprised under C. S. Dag No. 3320 appertaining to C. S. Khatian No. 264, within the jurisdiction of the Office of the Sub-Registrar at Bidhan Nagar [Salt Lake City], under Police Station - Rajarhat, District 24-Parganas, together with other landed properties and thus mutated his name in the records of the Offices of the local authority and or authorities and used to pay proper rates, taxes, rents, levis, cess and other outgoings against his name regularly and punctually and enjoying the same without any hindrances and/or interruptions from any corner;

2. That, while thus said MIHIR BAGUI alias MIHIR KUMAR BAGUI solely seized and possessed of or otherwise well and sufficiently entitled to the aforesaid landed property, said MIHIR BAGUI alias MIHIR KUMAR BAGUI died intestate on 29th day of November, 2011 leaving behind him, his legally married wife SRIMATI MIRA BAGUI, only son SRI INDRA NATH BAGUI and only married daughter SRIMATI TULI HATUI, wife of Sri Chandra Nath Hatui, as only legal heir, heiresses, successors and representatives towards the estate of deceased MIHIR BAGUI alias MIHIR KUMAR BAGUI, by virtue of law of inheritance as per Hindu Succession Act, 1956 by virtue of law of inheritance;
3. That, after demise of MIHIR BAGUI alias MIHIR KUMAR BAGUI, said [1] SRIMATI MIRA BAGUI, wife of Late Mihir Bagui alias Late Mihir Kumar Bagui, [2] SRIMATI TULI HATUI, wife of Sri Chandra Nath Hatui and daughter of Late Mihir Bagui alias Late Mihir Kumar Bagui and [3] SRI INDRA NATH BAGUI, son of Late Mihir Bagui alias Late Mihir Kumar Bagui, became the absolute joint owners of ALL THAT piece and parcel of a plot of land identified as LOT - "C", lying and situated in Mouza - KRISHNAPUR, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, land measuring about 2 [two] Cottahs 10 [ten] Chittacks 0 [zero] Square Foot be the same a little more or less comprised under C. S. Dag No. 3316 appertaining to C. S. Khatian No. 625 and land measuring about 9 [nine] Cottahs 8 [eight] Chittacks 30 [thirty] Square Feet be the same a little more or less comprised under C. S. Dag No. 3320 appertaining to C. S. Khatian No. 264, within the local limits of Ward No. 27 of the Rajarhat Gopalpur Municipality, within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt

Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas together with other landed properties;

4. That, said [1] **SRIMATI MIRA BAGUI**, wife of Late Mihir Bagui alias Late Mihir Kumar Bagui and [2] **SRIMATI TULI HATUI**, wife of Sri Chandra Nath Hatui and daughter of Late Mihir Bagui alias Late Mihir Kumar Bagui, the **DONORS herein out of their natural love, affection and confidence for their son and brother as well as co-owner said SRI INDRA NATH BAGUI the Donee herein** and for diverse of making gift of ALL THAT piece and parcel of a plot of land measuring about 1 [one] Cottah 12 [twelve] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH** a Roof Tile Shed measuring about 200 [two hundred] Square Feet be the same a little more or less which is the **undivided 2/3rd [two third] share** of total land measuring about 2 [two] Cottahs 10 [ten] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH** a Roof Tile Shed measuring about 300 [three hundred] Square Feet be the same a little more or less, lying and situated in Mouza - **KRISHNAPUR**, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised under C. S. Dag No. 3316 corresponding to **R. S. Dag No. 303** appertaining to C. S. Khatian No. 625, within the local limits of Ward No. 27 of the Rajarhat Gopalpur Municipality, locality of Narayantala [East], within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 159, more fully and particularly mentioned in the Schedule written hereunder absolutely forever and the said **property valued at Rs. 3,00,000/- [Rupees three lac]** only according to the proportionate cost of the land **TOGETHER WITH** a Roof Tile Shed in question.

**NOW THIS DEED OF GIFT WITNESSETH as follows:**

- A. In pursuance of the love respect and affection of the **DONORS** herein to the **DONEE** herein, the **DONORS** doth hereby grant, transfer, gift, assign and assure the same or every part thereof forever acquit and discharged the **DONEE** as well as the property, the **DONORS** doth hereby further grant, transfer, gift, assign and assure ALL THAT piece and parcel of a plot of land measuring about 1 [one] Cottah 12

[twelve] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH** a Roof Tile Shed measuring about 200 [two hundred] Square Feet be the same a little more or less which is the undivided 2/3rd [two third] share of total land measuring about 2 [two] Cottahs 10 [ten] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH** a Roof Tile Shed measuring about 300 [three hundred] Square Feet be the same a little more or less, lying and situated in Mouza - **KRISHNAPUR**, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised under C. S. Dag No. 3316 corresponding to **R. S. Dag No. 303** appertaining to C. S. Khatian No. 625, within the local limits of Ward No. 27 of the Rajarhat Gopalpur Municipality, locality of Narayantala [East], within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 159, specifically and particularly mentioned in the schedule written hereunder and herein after referred to the said PLOT OF LAND **TOGETHER WITH A ROOF TILE SHED OR HOWSOEVER** the said plot of land **TOGETHER WITH** a Roof Tile Shed and every part thereof now are or is hereto before were was situated butted and bounded called known numbered described distinguished **TOGETHER WITH** all rights, liberties, privileges, easements, appendages, appurtenances, whatsoever to the said plot of land **TOGETHER WITH** a Roof Tile Shed and property or any or every part thereof belonging to or anywise appertaining to or usually hold, occupied or enjoyed therewith or reputed to belong or be appurtenant thereto and the rents, issues and profits thereof and all other legal incidents thereof and all the estate, right, title, interest, inheritance, use, possession, property and every part thereof and all other evidence or title whatsoever in anywise relating to or concerning the plot of land **TOGETHER WITH** a Roof Tile Shed which now are or hereafter shall or may be in possession, power of control of the **DONORS** or any other person or persons from the **DONORS** any procurement of the same without any notice or suit either in law or in equity **TO HAVE TO HOLD** the said plot of land **TOGETHER WITH** a Roof Tile Shed at here granted, transferred, conveyed and assigned or expressed or intended so to be with the appurtenances unto the **DONEE** absolutely and forever free from all sorts of encumbrances whatsoever.

**B. THE DONORS DOTH HEREBY COVENANT WITH THE DONEE:**

1. THAT notwithstanding or their predecessors-in-title or any of them one executed or knowingly suffered to the contrary the DONORS are fully and absolutely and possessed of or otherwise well and sufficiently entitled to the said plot of land TOGETHER WITH a Roof Tile Shed hereby granted and conveyed and expressed or intended so to be for a perfect indefeasible or inheritance without any manner or condition, use, trust or other thing whatsoever to alter or make void the same, and,
2. THAT notwithstanding any such act, deed or thing whatsoever aforesaid the DONORS now has good right fully lawful and absolute authority an indefeasible to grant convey transfer and assign the said property hereby granted transferred assigned and assured or intended so to be with the appurtenances unto and to the use of the DONEE in the manner aforesaid and according to the true intent and meaning of these presents, and,
3. THAT the gift shall and may from time to time and at all times hereafter peaceably and quietly hold convey possess and enjoy the said property hereby granted transferred assigned and assured and received and take rents issues and profits thereof for their absolute use and benefit without any lawful hindrance interruption disturbance eviction claim or demand whatsoever from or by the DONORS or any person or persons whatsoever, and,
4. THAT free and clear freely and clearly and absolutely acquit exonerate and release or otherwise by and at the costs and expenses of the DONORS well and sufficiently save defends kept harmless and other estate rights title claim mortgage charge lien lispendens attachments and encumbrances whatsoever, and,
5. THAT the DONORS and/or all persons having lawfully and absolutely claiming any estate, right, title or interest whatsoever into or upon the property or any and every part thereof from under or in trust for the DONORS and/or her predecessors in title or any or them shall and will from time to time and at all times hereafter at the request and costs of the DONEE for execute

or cause to be done or execute all such acts, assurances and things whatsoever for further better and more perfectly assuring the said plot of land TOGETHER WITH a Roof Tile Shed granted conveyed transferred and assigned or expressed or intended so to be and every part thereof unto and to the use of the said DONEE in the manner aforesaid as may be reasonably require, and,

6. THAT the said plot of land TOGETHER WITH a Roof Tile Shed or any or every part thereof is not attached in any proceeding or under any provision of public demand recovery act or otherwise and no steps taken in execution or any certificate at the instance of Income Tax and/or Wealth Tax and/or Estate Duty Authorities, and,
7. THAT neither any notice under the Public Demand Recovery Act, has been serve upon the DONORS nor any such notice has been published, and,
8. THAT the DONORS has not yet received any notice of requisition or acquisition of the property described in the Schedule written hereunder and the said property has been affected by any scheme or road alignment for other purposes, and,
9. THAT the DONEE and all persons or person claiming through or under this shall has undisputed and all manner of rights through or over the said property and all other rights of easements at law and in equity, and,
10. THAT the DONORS shall and will, at all times hereafter, be bounded to indemnify the DONEE against any loss or damage, may be suffered by the DONEE by reason of any acts in title or possession of the DONORS or by the discovery of any charge, equitable or otherwise mortgage or trust, liens, lispensens or any suit relating to the property any either before or after decree by any court or other legal authority affecting adversely the property, here it amends any premises hereby granted transferred and conveyed to the DONEE, and,
11. THAT notwithstanding with the execution of this deed of gift the DONORS deliver peaceful vacant possession and/ or the said property described in the Schedule written hereunder, unto the

DONEE for the absolute use and benefit of the DONEE as full and absolute owner there for and all rights title interests over the said plot of land TOGETHER WITH a Roof Tile Shed hereby vests unto the DONEE by virtue of this deed of gift absolutely and forever, and,

12. Simultaneously with the execution of this deed of gift the DONORS hand over all documents of title relating to the property specifically described in the Schedule to the DONEE herein.
13. THAT notwithstanding with the execution of this deed of Gift the DONORS hereby covenant that the DONORS and or their nominees or authorized persons shall not create any sorts of obstruction and/or objection towards construction work of the premises specifically mentioned in the Schedule at the cost of DONEE.

#### **THE SCHEDULE AS REFERRED TO ABOVE**

ALL THAT piece and parcel of a plot of land measuring about 1 [one] Cottah 12 [twelve] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH a Roof Tile Shed measuring about 200 [two hundred] Square Feet** be the same a little more or less which is the undivided  $\frac{2}{3}$ rd [two third] share of total land measuring about 2 [two] Cottahs 10 [ten] Chittacks 0 [zero] Square Foot be the same a little more or less **TOGETHER WITH a Roof Tile Shed measuring about 300 [three hundred] Square Feet** be the same a little more or less, lying and situated in **Mouza - KRISHNAPUR**, J. L. No. 17, R. S. No. 180, Touzi No. 228/229, comprised under C. S. Dag No. 3316 corresponding to **R. S. Dag No. 303**, appertaining to C. S. Khatian No. 625, within the local limits of Ward No. 27 of the Rajarhat Gopalpur Municipality, locality of Narayantala [East], within the jurisdiction of the Office of the Additional District Sub-Registrar, previously at Bidhan Nagar [Salt Lake City] presently at Rajarhat, under Police Station - Rajarhat [old] Baguiati [new], District North 24-Parganas, PIN - 700 159, butted and bounded:

ON THE NORTH : SUBHAM APARTMENT  
 ON THE SOUTH : EIGHTEEN FEET WIDE ROAD;  
 ON THE EAST : PROPERTY OF SWAPNA BAGUI;  
 ON THE WEST : PROPERTY OF SUNITA BAGUI;

By virtue of law of inheritance as well as by this Deed of Gift, the Donee herein became the sole and absolute owner of entire Land TOGETHER WITH a R. T. S. in following manner:

| By virtue of:                                 | Area of Land      |                     |                       |
|-----------------------------------------------|-------------------|---------------------|-----------------------|
| Inheritance [1/3rd share] of total Land       | 00 Cottah         | 14 Chittacks        | 00 Square Foot        |
| This Deed of Gift [2/3rd share] of total Land | 01 Cottah         | 12 Chittacks        | 00 Square Foot        |
| <b>Total Area of Land:</b>                    | <b>02 Cottahs</b> | <b>10 Chittacks</b> | <b>00 Square Foot</b> |

| By virtue of:                                     | Area of R. T. S. |                        |
|---------------------------------------------------|------------------|------------------------|
| Inheritance [1/3rd share] of total R. T. S.       |                  | 100 Square Feet        |
| This Deed of Gift [2/3rd share] of total R. T. S. |                  | 200 Square Feet        |
| <b>Total Area of R. T.S.:</b>                     |                  | <b>300 Square Feet</b> |

IN WITNESSES HEREOF THE DONORS and DONEE have hereunto set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED AND DELIVERED  
At Kolkata in the presence of:

*Suprotim Saha*  
Advocate

শ্রী রত্ন হাটুই  
Tali Hateei

SIGNATURE OF THE DONORS

I the above named DONEE acknowledge the GIFT cordially

Chandra Nath Hateei  
70, Kailash Bose Street  
Kolkata - 700 006

*Chandra Nath Hateei*  
SIGNATURE OF THE DONEE

Drafted and prepared in my office

*Suprotim Saha*  
SUPROTIM SAHA  
Advocate, W.B. 134/1990  
MONOLATA, BA/12/2B,  
Deshbandhu Nagar,  
Kolkata - 700 059.

SPECIMEN FOR TEN FINGER PRINTS

SIGNATURE OF THE  
EXECUTANT/PRESENTANT



બો. રા. અડડે

|        |      |                        |      |        |
|--------|------|------------------------|------|--------|
|        |      |                        |      |        |
| LITTLE | RING | MIDDLE<br>[LEFT HAND]  | FORE | THUMB  |
|        |      |                        |      |        |
| THUMB  | FORE | MIDDLE<br>[RIGHT HAND] | RING | LITTLE |



Teli Hareei

|        |      |                        |      |        |
|--------|------|------------------------|------|--------|
|        |      |                        |      |        |
| LITTLE | RING | MIDDLE<br>[LEFT HAND]  | FORE | THUMB  |
|        |      |                        |      |        |
| THUMB  | FORE | MIDDLE<br>[RIGHT HAND] | RING | LITTLE |



Indrajit B. B. B.

|        |      |                        |      |        |
|--------|------|------------------------|------|--------|
|        |      |                        |      |        |
| LITTLE | RING | MIDDLE<br>[LEFT HAND]  | FORE | THUMB  |
|        |      |                        |      |        |
| THUMB  | FORE | MIDDLE<br>[RIGHT HAND] | RING | LITTLE |

SITE PLAN OF C.S. DAG NO. - 3316, R.S. DAG NO. - 303, MOUZA -  
KRISHNAPUR, J.L. NO. - 17, R.S. NO. - 180, TOUZI NO. - 228/229,  
P.S. - RAJARHAT, DIST. - 24PGS (N), UNDER RAJARHAT  
GOPALPUR MUNICIPALITY.

AREA OF LAND = 02 K - 10 CH - 00 SFT.

NAME OF DONEE :- INDRANATH BAGUI

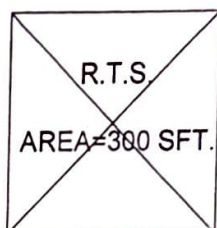
N



Prop. of Sunita Bagui

SUBHAM APARTMENT  
7620 [25']

23470 [77']



22860 [75']

Prop. of Swapna Bagui

ମୌଜା ମାଲିକ  
Tuli Hateri

7644 [25'-1"]

5486 [18'-0"]  
WIDE ROAD

Indranath Bagui



**Government Of West Bengal**  
**Office Of the A.D.S.R. RAJARHAT**  
**District:-North 24-Parganas**

**Endorsement For Deed Number : I - 09638 of 2013**  
**(Serial No. 10321 of 2013 and Query No. 1523L000017237 of 2013)**

**On 06/08/2013**

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

Presented for registration at 16.50 hrs on :06/08/2013, at the Private residence by Indra Nath Bagui, Claimant.

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

Execution is admitted on 06/08/2013 by

1. Tuli Hatui, wife of Chandra Anth Hatui , 70 Kailash Bose St, Kolkata, Thana:-Amherst Street, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste Hindu, By Profession : House wife
  2. Mira Bagui, wife of Lt. Mihir Bagui , D D - 50, Narayantala East, Kolkata, Thana:-Rajarhat, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700159, By Caste Hindu, By Profession : House wife
  3. Indra Nath Bagui, son of Lt Mihir Bagui Alias Mihir Kr Bagui , D D -50 Narayantala East, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste Hindu, By Profession : Business
- Identified By Chandra Nath Hatui, son of Lt. P. K. Hatui, 70 Kailash Bose St, Kolkata, District:-Kolkata, WEST BENGAL, India, Pin :-700006, By Caste: Hindu, By Profession: Service.

( Debasish Dhar )  
 Additional District Sub-Registrar

**On 07/08/2013**

**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), 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount by Draft

Rs. 30990/- is paid , by the draft number 094123, Draft Date 06/08/2013, Bank Name State Bank of India, MANIKTALA CIVIC CENTRE, received on 07/08/2013

( Under Article : A(1) = 30976/- ,E = 14/- on 07/08/2013 )

**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.-28,16,250/-

Certified that the required stamp duty of this document is Rs.- 14101 /- and the Stamp duty paid as: Impressive Rs.- 5000/-

**Deficit stamp duty**

*(Signature)*  
 Additional District Sub-Registrar  
 Rajarhat, New Town, North 24-Parganas

**07 AUG 2013**

( Debasish Dhar )  
 Additional District Sub-Registrar  
 Endorsement Page 1 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 6554 to 6568  
being No 09638 for the year 2013.



  
(Debasish Dhar) 07-August-2013  
Additional District Sub-Registrar  
Office of the A.D.S.R. RAJARHAT  
West Bengal