

Handwritten: A. Phowick

ARA-1-Kolkata-07500/2009



गतिवस्तु पश्चिम बंगाल WEST BENGAL

23/09/2022

70AB 987023

Serial No. 4898 Date 23/09/2022
BK No. 1 Vol. No. 16 Pages to 4502-4514
Being No. 07500 Year 2009
Cartridge Paper Issued.....
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4.00
10.00
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121.00

Handwritten: A. Phowick

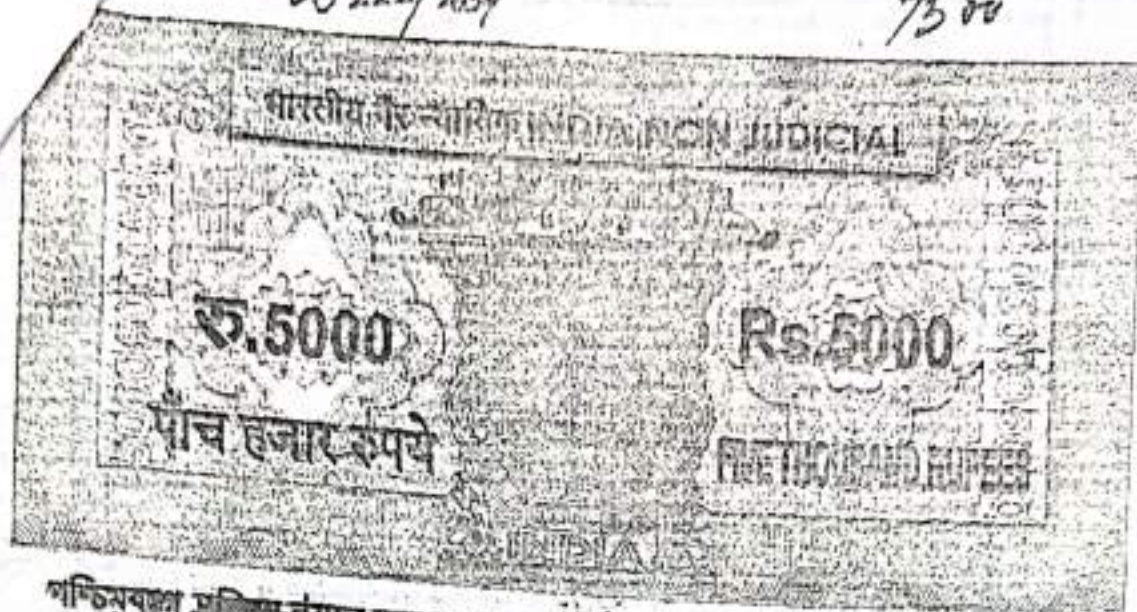
Subroto Kumar
Registrar of Assurances
Kolkata

23/09/2022

REGD. REGISTRAR OF ASSURANCES
KOLKATA

05222/2039

7500



M/s. P. M.

गणितमयका प्रमाण संख्या WEST BENGAL



Date 3/11/2009

048294

M/R 38,66,824

18.5.09

As this the Document is applying to
Transfer the Property of the
Transferor, the Transferor should
be a person of sound mind.

Notarized Signature
of Assurances-11, 10/09/09

20-7-09

14350
GIR/13595

THIS DEED OF GIFT made on this 10th day of July Two Thousand and Nine BETWEEN SRI. JYOTI BHATTACHARJEE wife of Sri Sudhir Bhattacharjee, by faith Hindu, by occupation - Business, residing at P-40, Bangur Avenue, Block - 'A', Police Station - Lake Town, Kolkata - 700 055, hereinafter called the DONOR, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

Sri Sudhir Bhattacharjee
Sri Jyoti Bhattacharjee

10/07/09
10/07/09

42617

1622
 16-2-2009
 Annuris Pransu X (1020)
 Ravi...
 15 JUL 2009
 16 75 00 0

Debasish Bhattacharya



2187

Debasish Bhattacharya



2188

Gangar Mathew



2189

Gangar Mathew

1622
 16-2-2009
 Annuris Pransu X (1020)
 Ravi...
 15 JUL 2009
 16 75 00 0

1622
 16-2-2009
 Annuris Pransu X (1020)
 Ravi...
 15 JUL 2009
 16 75 00 0

AND

(1) **SRI DEBASHIS BHATTACHARJEE** son of Sri Sudhir Bhattacharjee; (2) **SMT. GAROI BHATTACHARJEE** wife of Sri Debashis Bhattacharjee, both are by faith - Hindu, by Occupation - Business and Housewife respectively, both residing at P-40, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, hereinafter called the **DONEES**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, representatives and assigns) of the **OTHER PART**.

WHEREAS Sir Prabhas Chandra Mitra was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 41 Satak comprised in R.S. Dag No. 448, under C.S. Khatian No. 52, R.S. Khatian No. 93, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS after the death of Sir Prabhas Chandra Mitra his four sons viz; Sudhangshu Kumar Mitra, Arun Kumar Mitra, Santosh Kumar Mitra and Bimal Kumar Mitra became the owners of aforesaid land and by virtue of succession and executor of the estate.

AND WHEREAS after the death of Sudhangshu Kumar Mitra his three sons viz; Sali Kumar Mitra, Malay Kumar Mitra, Prabr Kumar Mitra became the owners of 1/4th share of the aforesaid land and duly mutated their names under L.R. Khatian No. 476 in respect of the said land.

AND WHEREAS Arun Kumar Mitra (K.R. Khatian No. 34) bachelor, died and his son-in-law, viz; Sali Kumar Mitra, Malay Kumar Mitra, Prabr Kumar Mitra became the owners of his share as executors of the estate.

AND WHEREAS the names of Santosh Kumar Mitra and Bimal Kumar Mitra were recorded under L.R. Khatian No. 452, 269 respectively, in respect of their 1/4th share in the aforesaid land.

AND WHEREAS after the death of Bimal Kumar Mitra, his only son Goutam Mitra became the owners of 1/4th share of the aforesaid land, by virtue of succession.

AND WHEREAS Santosh Kumar Mitra, made & published his last will and testament on 07.08.1975 whereby he gave and bequeath his property to his grand son and grand daughter viz; Amit Kumar Mitra & Rini Sanbi.

AND WHEREAS Santosh Kumar Mitra died on 21.05.1981, and in terms of his last will Sri Sali Kumar Mitra and Prabir Kumar Mitra obtained probate from the Hon'ble High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Amit Kumar Mitra and Rini Sanbi became the owners of 1/4th share of the aforesaid land.

AND WHEREAS by a Deed of Conveyance dated 15.05.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake Copied in Book No. I, Volume No. 454, Pages 1 to 18, Being No. 8048 for the year 2003, Amit Kumar Mitra sold, transferred and conveyed to Md. Najrul Islam and Md. Saidu Islam ALL THAT piece or parcel of "Sali" land measuring an area 05.50 Satak Comprised in R.S. Dag No. 448 under L.R. Khatian No. 452, at Mouza - Kalaberia, Police Station - Rajerhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 15.05.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake Copied in Book No. I, Volume No. 339, Pages 65 to 75, Being No. 6008 for the year 2003 Sali Mitra and Malay Mitra, executors of the estate of Arun Kumar Mitra sold, transferred and conveyed to Sri Sudhir Saha ALL THAT piece or parcel of "Sali" land measuring an area 10 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 34, at Mouza - Kalaberia, Police Station - Rajerhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 02.08.2003 registered at the office of the Registrar of Assurances, Kolkata Copied in Book No. I, Volume No. 1, Pages 1 to 9, Being No. 3497 for the year 2003 Prabir Kumar Mitra, sold, transferred and conveyed to Arun Kumar Bose ALL THAT piece or parcel of "Sali" land measuring an area 03.34 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 476, at Mouza - Kalaberia, Police Station - Rajerhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of conveyance dated 15.05.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake Copied in Book No. I, Volume No. 339, Pages 50 to 64, Being No. 6007 for the year 2003, Rini Sanbi sold, transferred and conveyed to Sudhir Saha and Arun Kumar Bose ALL THAT piece or parcel of "Sali" land measuring an area 05.50 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 452, at Mouza - Kalaberia, Police Station - Rajerhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 09.05.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake, Copied in Book No. I, Volume No. 340, Pages 46 to 55, Being No. 6026 for the year 2003, Goutam Mitra sold, transferred and conveyed to Ashim Saha ALL THAT piece or parcel of "Sali"

land measuring an area 10 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 269, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 15.05.2003, registered at the office of the Addl. District Sub-Registrar at Bidhannagar, Salt Lake Copied in Book No. 1, Volume No. 373, Pages 148 to 158, Being No. 6615 for the year 2003, Sali Mitra and Malay Mitra sold, transferred and conveyed to Arun Kumar Bose ALL THAT piece or parcel of "Sali" land measuring an area 06.66 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 476, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by virtue of the aforesaid conveyance purchased Sri Sudhir Saha, Md. Najrul Islam, Md. Saidul Islam, Arun Kumar Bose, Ashim Saha were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 01.10.2004 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake, Copied in Book No. 1, Volume No. 30, Pages 65 to 84, Being No. 488 for the year 2005, Sri Sudhir Saha, Md. Najrul Islam, Md. Saidul Islam, Arun Kumar Bose, Ashim Saha sold, transferred and conveyed to Smt. Manju Sarkar ALL THAT piece or parcel of "Sali" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Smt. Manju Sarkar, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 21.04.2006 registered at the office of the District Registrar, Barasat, copied in Book No. 1, Being No. 5918 for the year 2006, Smt. Manju Sarkar sold, transferred and conveyed to Smt. Jyoti Bhattacharjee ALL THAT piece or parcel of Sali land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I,

in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Smt. Jyoti Bhattacharjee, the Donor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Smt. Jyoti Bhattacharjee, the Donor herein, in consideration of her natural love and affection for her son and wife of her son i.e; Daughter-in-Law, the Donees herein, and to avoid future litigation, the Donor is desirous of and have decided fully and voluntarily to grant, transfer and assign to the Donees by way of Gift ALL THAT piece or parcel of "SALI" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written absolutely free from all encumbrances that the Donees may hold the same absolutely and forever.

AND WHEREAS for the purpose of stamp duty said property has been valued at Rs. 12,00,000/- (Rupees Twelve Lac only).

NOW THIS INDENTURE WITNESS AS FOLLOWS:-

In consideration of her natural love and affection which the Donor has for her son and wife of her son i.e; Daughter-in-Law, the Donees herein, and in pursuance of the said agreement the Donor doth hereby freely and voluntarily grant, transfer, assure and assign by way of Gift unto the Donees ALL THAT piece or parcel of "SALI" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), (hereinafter called the said property) more particularly described in the second schedule hereunder written TOGETHER WITH all rights liberties privileges easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held

or enjoyed therewith or reputed to belong or be appurtenant thereto and all the right title and interest claim and demand in the property to hold the same with the right to Sell, Mortgage hereby granted conveyed transferred assured and assigned, or expressed so to be unto the Donees absolutely and forever free from all encumbrances.

The Donor doth hereby covenant with Donees as follows:-

- (1) That the interest which the Donor doth hereby profess to transfer subsist and notwithstanding any act deed matter or thing by the Donor done committed or executed or knowingly suffered to the contrary the Donor have good right full power and absolute authority to grant, convey, transfer assure and assign the said property unto the Donees in manner aforesaid.
- (2) That the Donees shall and may at all times hereafter peaceably and quietly possess and enjoy subject as aforesaid the said property and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming form under or in trust for the Donor.
- (3) The Donees will be entitled to sell, mortgage or otherwise deal in the said property or any part thereof.
- (4) That the said property is freed and discharged from all encumbrances whatsoever made or suffered by the Donor or any persons lawfully or equitably claiming as aforesaid.
- (5) That the Donor and all persons having or lawfully or equitably claiming and right title estate and interest whatsoever in the said property and any part thereof for under or in trust for the Donor 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 or executed all such acts deeds things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the Donees in manner aforesaid as shall or may be reasonably required.

We, the Donees herein, are accepting this Gift on signing in these presents.

SCHEDULE AS REFERRED TO HEREINAFORE

Description of the entire property

ALL THAT piece or parcel of "Sali" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 443 under

R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalabaria;
Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I,
Addl. District Sub-Registration office Bidhannagar, Salt Lake, and according to the
settlement records of rights finally published the plot is comprised at Parganas -
Kolkata, J.L. No. 30, R.S. No. 52, Tausi No. 173, in the District of 24-Paraganas
(North).

The property is buttressed and bounded as follows:-

ON THE NORTH	:	R.S. Dag No. 445 and 454.
ON THE SOUTH	:	Panchayat Road.
ON THE EAST	:	R.S. Dag No. 449.
ON THE WEST	:	R.S. Dag No. 447.

IN WITNESSES WHEREOF, the parties hereto have set and subscribed their
hands the day, month and year first above written.

Signed sealed and
Delivered by the said
Donor at Kolkata

Pratik Bhattacharya

In the presence of:

1. *[Signature]*

2. *Rajib Bhattacharya*
B-184 Bhattacharya
Donor

Signed sealed and
Delivered by the said
Donee at Kolkata

Sebanish Bhattacharya
Gargi Bhattacharya

In the presence of:

1. *[Signature]*

2. *Rajib Bhattacharya*

Drafted by:-

ARUN KUMAR BHATTACHARYA (Advocate)
Calcutta High Court
Registration No. 905/1983
63/21, Dum Dum Road, Kolkata-74
Surer Math, Dial 529-2531.

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
6 & 8, Govt Place (North), KOLKATA
Endorsement For deed Number II-07500 of 2009
(Serial No. 05222, 2009)

On 18/07/2009

Presentation (Under Section 52 & Rule 22A(3) 46(1))
Presented for registration at 18.30 hrs on 18/07/2009 at the Private residence by Debasish Bhattacharjee, one of the Claimants.

Admission of Execution (Under Section 53)
Execution is admitted on 18/07/2009 by

1. Jyoti Bhattacharjee, wife of Sudhir Bhattacharjee, P-40, Bangur Avenue Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : Business
 2. Debasish Bhattacharjee, son of Sudhir Bhattacharjee, P-40, Bangur Avenue, Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : Business
 3. Gargi Bhattacharjee, wife of Debasish Bhattacharjee, P-40, Bangur Avenue, Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : House wife.
- Identified By: Raju Showmik, son of Late R. C. Showmik, B - 134, Bidhan Park North 24 Pgs Thane Barasat, by caste Hindu, By Profession : Business.

Name of the Registering officer : Tarak Baran Mukherjee
Designation : ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA

On 20/07/2009

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1902 duly stamped under schedule 1A Article number : 33
(1) 5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 42525/-, E = 7/-, I = 55/-, M(a) = 25/-, M(b) = 4/- on 20/07/2009

Certificate of Market Value (WB PUVI rules 1998)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs- 3800504/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty on this document is Rs 19344/- and the Stamp duty paid as Impressive Rs- 6000



(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal 20/7/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North), KOLKATA
Endorsement For deed Number J-07503 of :2009
(Serial No. 00222, 2009)

Deficit stamp duty

Deficit stamp duty Rs 14350/- is paid, by the draft number 314896, Draft Date 18/07/2009 Bank Name State Bank Of India, KOLKATA, received on :20/07/2009.

Name of the Registering officer :Tarak Baran Mukherjee
Designation :ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA



(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal 20/7/09

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GOVERNMENT
OF INDIA

UNDER RULE 44A OF THE I.R. ACT 1908

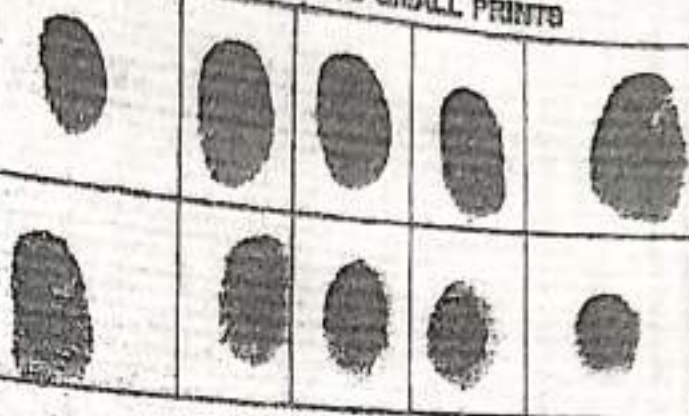
N.B. - LH BOX - SMALL TO THUMB PRINTS

R.H. BOX - THUMB TO SMALL PRINTS



LH.

RH.

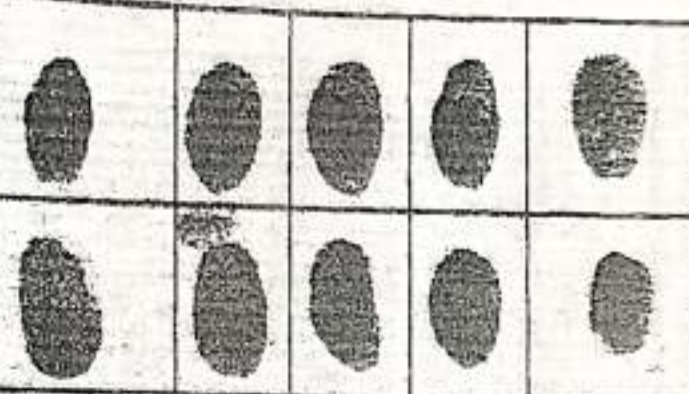


ATTESTED: *Sybil Chatterjee*



LH.

RH.



ATTESTED: *Schavish Bhattacharya*



LH.

RH.



ATTESTED: *Longee Bhattacharya*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 4502 to 4514
being No 07500 for the year 2009.



(Tarak Baran Mukherjee) 25-July-2009
ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.02.08 11:56:50 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

05222/2009

7500



14.30. P.M.

ARA
11

WEST BENGAL

048294

11/20/09
 38,66,884
 12/20/09

14350
 GR/18696

as this law document is subject to stamp duty and is not a contract
 20-7-09
 Notarized by
 M. Anwarul Haque

THIS DEED OF GIFT made on this 18th day of July, Two Thousand and Nine BETWEEN SRI. JYOTI BHATTACHARJEE wife of Sri Sudhir Bhattacharjee, by faith Hindu, by occupation - Business, residing at P-40, Bangur Avenue, Block - 'N', Police Station - Lake Town, Kolkata - 700 055, hereinafter called the DONOR, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, representatives and assigns) of the ONE PART.

Not. A. B. Chatterjee
 Notarized Bhattacharjee

12/20/09

42617



AND

(1) **SRI DEBASHIS BHATTACHARJEE** son of Sri Sudhir Bhattacharjee, (2) **SMT. GARGI BHATTACHARJEE** wife of Sri Debashis Bhattacharjee, both are by faith - Hindu, by Occupation - Business and Housewife respectively, both residing at P-40, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, hereinafter called the **DONEES**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrator, representatives and assigns) of the **OTHER PART**.

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AND WHEREAS after the death of Sudhangshu Kumar Mitra his three sons viz; Sali Kumar Mitra, Malay Kumar Mitra, Prabir Kumar Mitra became the owners of 1/4th share of the aforesaid land and duly mutated their names under L.R. Khatian No. 476 in respect of the said land.

AND WHEREAS Arun Kumar Mitra (Kri Khatian No. 34) bachelor, died and his son-in-law, viz; Sali Kumar Mitra, Malay Kumar Mitra, Prabir Kumar Mitra became the owners of his share as executors of the estate.

AND WHEREAS the names of Santosh Kumar Mitra and Bimal Kumar Mitra were recorded under L.R. Khatian No. 452, 269 respectively, in respect of their 1/4th share in the aforesaid land.

AND WHEREAS after the death of Bimal Kumar Mitra, his only son Goutam Mitra became the owners of 1/4th share of the aforesaid land, by virtue of succession.

AND WHEREAS Santosh Kumar Mitra, made & published his last will and testament on 07.08.1975 whereby he gave and bequeath his property to his grand son and grand daughter viz; Amit Kumar Mitra & Rini Sanbl.

AND WHEREAS Santosh Kumar Mitra died on 21.05.1981, and in terms of his last will Sri SaEl Kumar Mitra and Prabir Kumar Mitra obtained probate from the Hon'ble High Court at Calcutta on 09.07.1989 vide Probate Case No. 5 and thus Amit Kumar Mitra and Rini Sanbi became the owners of $1/4^{\text{th}}$ share of the aforesaid land.

AND WHEREAS by a Deed of Conveyance dated 15.05.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake Copied in Book No. 1, Volume No. 454, Pages 1 to 18, Being No. 8048 for the year 2003, Amit Kumar Mitra sold, transferred and conveyed to Md. Najrul Islam and Md. Saiful Islam ALL THAT piece or parcel of "Sali" land measuring an area 05.50 Satak Comprised in R.S. Dag No. 448 under L.R. Khatian No. 452, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

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AND WHEREAS by a Deed of Conveyance dated 09.06.2003 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake, Copied in Book No. 1, Volume No. 340, Pages 45 to 56, Being No. 6026 for the year 2003, Goutam Mitra sold, transferred and conveyed to Ashim Saha ALL THAT piece or parcel of "Sali"

land measuring an area 10 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 269, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 15.05.2003, registered at the office of the Addl. District Sub-Registrar at Bidhannagar, Salt Lake Copied in Book No. 1, Volume No. 373, Pages 148 to 158, Being No. 6615 for the year 2003, Sali Mitra and Malay Mitra sold, transferred and conveyed to Arun Kumar Bose ALL THAT piece or parcel of "Sali" land measuring an area 06.66 Satak comprised in R.S. Dag No. 448, under L.R. Khatian No. 476, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by virtue of the aforesaid diverse purchased Sri Sudhir Saha, Md. Najrul Islam, Md. Saidul Islam, Arun Kumar Bose, Ashim Saha were well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 01.10.2004 registered at the office of the Addl. District Sub-Registrar Bidhannagar, Salt Lake, Copied in Book No. 1, Volume No. 30, Pages 65 to 84, Being No. 488 for the year 2005, Sri Sudhir Saha, Md. Najrul Islam, Md. Saidul Islam, Arun Kumar Bose, Ashim Saha sold, transferred and conveyed to Smt. Manju Sarkar ALL THAT piece or parcel of "Sali" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS Smt. Manju Sarkar, was well seized and possessed of or otherwise well and sufficiently entitled to the property measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 21.04.2006 registered at the office of the District Registrar, Barasat, copied in Book No. 1, Being No. 5918 for the year 2006, Smt. Manju Sarkar sold, transferred and conveyed to Smt. Jyoti Bhattacharjee ALL THAT piece or parcel of Sali land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 452, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I,

in the District of 24-Parganas (North), morefully and particularly described in the schedule thereunder written.

AND WHEREAS Smt. Jyoti Bhattacharjee, the Donor herein, is thus well seized and possessed of or otherwise well and sufficiently entitled to the Sali land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 482, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Smt. Jyoti Bhattacharjee, the Donor herein, in consideration of her natural love and affection for her son and wife of her son i.e; Daughter-in-Law, the Donees herein, and to avoid future litigation, the Donor is desirous of and have decided fully and voluntarily to grant, transfer and assign to the Donees by way of Gift ALL THAT piece or parcel of "SALI" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 482, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written absolutely free from all encumbrances that the Donees may hold the same absolutely and forever.

AND WHEREAS for the purpose of stamp duty said property has been valued at Rs. 12,00,000/- (Rupees Twelve Lac only).

HOW THIS INDENTURE WITNESS AS FOLLOWS:-

In consideration of her natural love and affection which the Donor has for her son and wife of her son i.e; Daughter-in-Law, the Donees herein, and in pursuance of the said agreement the Donor doth hereby freely and voluntarily grant, transfer, assure and assign by way of Gift unto the Donees ALL THAT piece or parcel of "SALI" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottaks 07 Chittaks comprised in R.S. Dag No. 448 under R.S. Khatian No. 93, L.R. Khatian No. 269, 476, 482, 34, at Mouza - Kalaberia, Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I, in the District of 24-Parganas (North), (hereinafter called the said property) more particularly described in the second schedule hereunder written TOGETHER WITH all rights liberties privileges easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held

or enjoyed therewith or reputed to belong or be appurtenant thereto and all the right title and interest claim and demand in the property to hold the same with the right to Sell, Mortgage hereby granted conveyed transferred assured and assigned or expressed so to be unto the Donees absolutely and forever free from all encumbrances.

The Donor doth hereby covenant with Donees as follows:-

- (1) That the interest which the Donor doth hereby profess to transfer substat and notwithstanding any act deed matter or thing by the Donor done committed or executed or knowingly suffered to the contrary the Donor have good right full power and absolute authority to grant, convey, transfer assure and assign the said property unto the Donees in manner aforesaid.
- (2) That the Donees shall and may at all times hereafter peaceably and quietly possess and enjoy subject as aforesaid the said property and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming form under or in trust for the Donor.
- (3) The Donees will be entitled to sell, mortgage or otherwise deal in the said property or any part thereof.
- (4) That the said property is freed and discharged from all encumbrances whatsoever made or suffered by the Donor or any persons lawfully or equitably claiming as aforesaid.
- (5) That the Donor and all persons having or lawfully or equitably claiming and right title estate and interest whatsoever in the said property and any part thereof for under or in trust for the Donor 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 or executed all such acts deeds things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the Donees in manner aforesaid as shall or may be reasonably required.

We, the Donees herein, are accepting this Gift on signing in these presents.

SCHEDULE AS REFERRED TO HEREIN ABOVE

(Description of the entire property)

ALL THAT piece or parcel of "Sali" land measuring an area 41 Satak equivalent to 01 Bigha 04 Cottahs 07 Chittaka comprised in R.S. Dag No. 446 under

R.S. Khatian No. 93, L.R. Khatian No. 252, 476, 452, 34, at Mouza - Kalaberia,
Police Station - Rajarhat, within the limit of Rajarhat Bishnupur Gram Panchayat - I,
Addl. District Sub-Registration office Bidhannagar, Salt Lake, and according to the
settlement records of rights finally published the plot is comprised at Parganas -
Kalikata, J.L. No. 30, R.S. No. 52, Tonsi No. 173, in the District of 24-Paraganas
(North).

The property is butted and bounded as follows:-

ON THE NORTH	:	R.S. Dag No. 445 and 454.
ON THE SOUTH	:	Panchayat Road.
ON THE EAST	:	R.S. Dag No. 449.
ON THE WEST	:	R.S. Dag No. 447.

IN WITNESSES WHEREOF, the parties hereto have set and subscribed their
hands the day, month and year first above written.

Signed sealed and
Delivered by the said
Donor at Kolkata

In the presence of:

1. *[Signature]*
[Signature]

2. *Rajib Bhattacharya*
B-134 Bhatnagar
Donor

Signed sealed and
Delivered by the said
Donees at Kolkata

In the presence of:

1. *[Signature]*
[Signature]

2. *Rajib Bhattacharya*

Subash Chandra
Gangul Mathaallyee

Drafted by:-

ARUN KUMAR BHATTACHARYA (Advocate),
Calcutta High Court
Registration No. 905/1983
63/21, Dum Dum Road, Kolkata-74
Surer Math, Dial 529-2531.

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North), KOLKATA
Endorsement For deed Number :- 07500 of :- 2009
(Serial No. 00222, 2009)

On 16/07/2009

Presentation (Under Section 53 & Rule 225(3) 48(1))

Presented for registration at 10.30 hrs on 16/07/2009 at the Private residence by Debashis Bhattacharjee, one of the Claimants.

Admission of Execution (Under Section 58)

Execution is admitted on 16/07/2009 by

1. Jyoti Bhattacharjee, wife of Sudhir Bhattacharjee, P-40, Bangur Avenue Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : Business
 2. Debashis Bhattacharjee, son of Sudhir Bhattacharjee, P-40, Bangur Avenue, Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : Business
 3. Gargi Bhattacharjee, wife of Debashis Bhattacharjee, P-40, Bangur Avenue, Block - A Kolkata - 55, Thane Lake Town, By caste Hindu, by Profession : Housewife
- Identified By Rajib Showmik, son of Late R. C. Showmik B - 124, Bidhan Park North 24 Pgs Thane Barasat, by caste Hindu, By Profession : Business.

Name of the Registering officer : Tarek Baran Mukherjee
Designation : ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA

On 20/07/2009

Certificate of Admissibility (Rule 43)

Admissible under rule 21 of West Bengal Registration Rules, 1992 duly stamped under schedule 1A Article number : 33
(1) 5 of Indian Stamp Act 1999.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 42628/-, B = 7/-, C = 55/-, M(a) = 25/-, M(b) = 4/- on 20/07/2009

Certificate of Market Value (WB PLM rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs. 330000/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 10344/- and the Stamp duty paid is: Impresario Rs- 6000



(Tarek Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA

Govt. of West Bengal 20/7/09

Government Of West Bengal
Office of the A. R. A. - II KOLKATA
5 & 6, Govt Place (North) , KOLKATA
Endorsement For deed Number : 1-07800 of : 2009
(Serial No. 08222, 2009)

Stamp duty

Stamp duty Rs 14350/- is paid, by the draft number 314000, Draft Date 10/07/2009 Bank Name State Bank Of India, KOLKATA, received on : 20/07/2009.

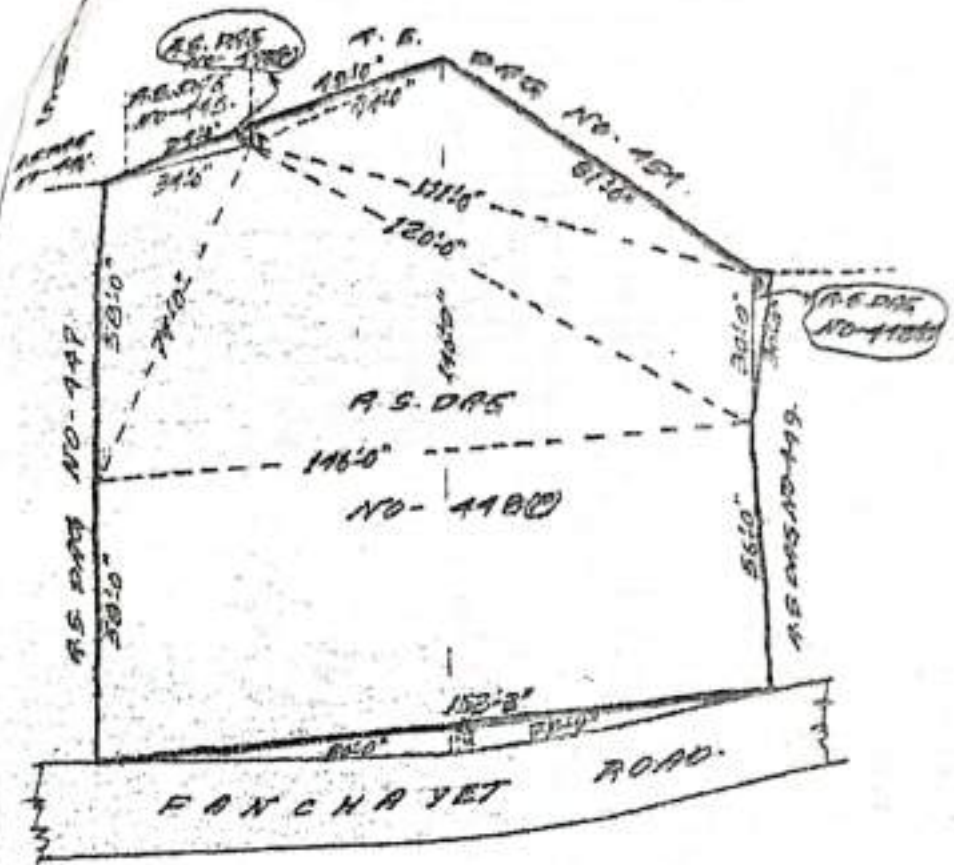
Name of the Registering officer : Tarak Baran Mukherjee
Designation : ADDITIONAL REGISTRAR OF
ASSURANCES-II OF KOLKATA




(Tarak Baran Mukherjee)
ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCES-II OF
KOLKATA
Govt. of West Bengal 20/7/09



PART OF PART OF A.S.D.A. NO. 448.
 KALASHIA, S.L. NO. 30. A.S.D. NO. 52.
 RAJARHAT. DIST. NORTH 24 PARGANAS.
 NO. 448.
 SCALE 2010/1".
 DONOR - SRI. JYOTI BHATTACHARJEE.
 W/O. SUDAM BHATTACHARJEE.



Gp. Bhattacharya

Sebasish Bhattacharya
Gargi Maitra et al.

CRANE	REFERENCE	A.S.D.					DONOR'S ADDRESS
		NO.	IN	HT.	CL.	EXT.	
	A.S.D.A. NO. 448	4040	1	4	7	0	SURVEDOR KALASHIA

UNDER RULE 44A OF THE LR. ACT 1908
 L.H. BOX - SMALL TO THUMB PRINTS
 R.H. BOX - THUMB TO SMALL PRINTS

 <i>[Signature]</i>	L.H.					
	R.H.					

ATTESTED: *[Signature]*

 <i>[Signature]</i>	L.H.					
	R.H.					

ATTESTED: *[Signature]*

 <i>[Signature]</i>	L.H.					
	R.H.					

ATTESTED: *[Signature]*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 16
Page from 4502 to 4514
being No 07500 for the year 2009.

CERTIFIED TO BE A TRUE COPY



[Signature]

(Tarak Baran Mukherjee) 25-July-2009

ADDITIONAL REGISTRAR OF ASSURANCES-II OF KOLKATA
Office of the A. R. A. - II KOLKATA
West Bengal

CHECKED BY
23/09/2022

[Signature]

ADDL REGISTRAR OF ASSURANCES-I
KOLKATA

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.02.08 11:55:50 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

