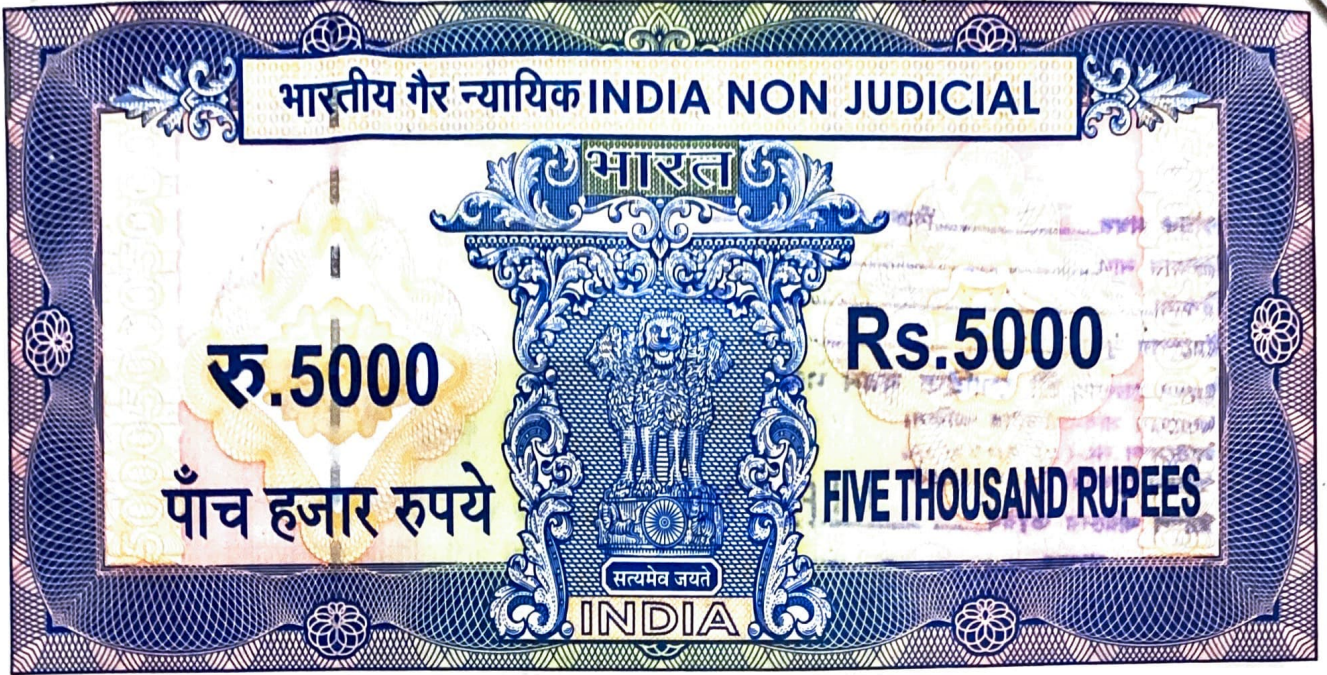


522

J- 512/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 196619

M.V. = 8229918f

5% stamp
5000f

SD = 36560f

A+other = 90558f

used = 175f

Subrata Guha.
constituted attorney
of Subrata Guha.

Certified that the Endorsement
Sheet's and the Signature Sheet's
attached to this documents
are part of the Document.

District Sub-Registrar-II
Burdwan

13 FEB 2014

DEED OF GIFT

P.S. Burdwan, District - Burdwan,

Mouza Rayan, Under Rayan Gram Panchayet

Area of Gifted Property :

- | | | |
|------------------------|---|--|
| (i) Area of Total Land | - | 0.10 ½ Acre |
| (ii) Covered Area | - | Ground Floor - 1023.50 Sq. Ft
First Floor - 556.25 Sq. Ft |

Gift valued at Rs. 18,00,000.00

Govt. Assessed Value: Rs. 82,29,918.00

THIS DEED OF GIFT made on this 12th Day of February, 2014

BY AND BETWEEN

SRI SUBRATA GUHA Son of Late Shambhu Charan Guha,

Contd. next page

Sudip Guha.
constituted attorney
of Subrata Guha.

(Page No. : 2)

by caste Hindu, by occupation Service, at present residing at Bijoyram within the Town of Burdwan, ^{P.O. Burdwan.} Police Station and District Burdwan, being represented by his constituted attorney Sri Sudip Guha son of Late Sambhu Charan Guha, by caste Hindu, by occupation business, residing at Bijayram, within the Town of Burdwan, Police Station and District Burdwan, as constituted Attorney and the Deed of Power of Attorney having been executed on 25/09/1984 and registered before the Burdwan District Sub Registry Office, Burdwan on 25/09/1984 entered in Book IV bearing No. 298 for the year, 1984 hereinafter referred to as the DONOR, unless excluded by or, repugnant to the context shall be deemed to include his legal heirs, executors, assigns and administrators of the **FIRST PART**

AND

SM. BINA GUHA Wife of Late Sambhu Charan Guha, by caste Hindu, by occupation housewife, residing at Bijayram, within the Town of Burdwan, ^{P.O. Burdwan.} Police Station and District Burdwan, hereinafter referred to as the **DONEE**, unless excluded by or repugnant to the context shall be deemed to include her legal heirs, executors, assigns and administrators of the **OTHER PART** ".
Sudip Guha

WHEREAS the property mentioned in the schedule hereunder and more specifically delineated in the sketch map formed part and parcel of joint family property of Guhas consisting of Satyendra Nath Guha, Smt. Panna Guha, Smt. Krishna Samanta, Smt. Sikha Dutta, Smt. Malabika Mondal, Smt. Bina Guha, Sri Subrata Guha, Smt. Arundhuti Samanta, Sri Sudip Guha, Smt. Anita Guha, legal heirs of Jadabeswar Guha and his

Contd. next page

S
H.

Sudip Guha.
constituted attorney of
Subrata Guha.

(Page No. : 3)

daughters, Bhabesh Kumar Guha, since deceased and his wife Bani Guha.

AND

WHEREAS the aforesaid co sharers got the joint properties partitioned by a registered deed of partition dated 01.10.93 and got the same registered in the office of Burdwan District Sub Registrar bearing Deed No. 5468 and in the said partition properties situated at Mouza Rayan under Old Kh No- 1092, and 780, L.R.khatian No.2301, 3455, 1461, 3456 bearing plot nos. 2002(part) classified as shali measuring an area of 17844.98 sq. ft equivalent more or less 0.42 acres i.e. 1 bigha 4 kathas and 12½ chataks were allotted in the shares of Bina Guha wife of Late Sambhu Charan Guha, Subrata Guha and Sudip Guha both being sons of Late Sambhu Charan Guha and Arundhuti Samanta, married daughter of Late Sambhu Charan Guha in equal shares and the said plot no 2002 has been duly mutated in separate two plots out of which (i) 2002 classified as shop measuring an area of 0.16 acres in sixteen anas share and the other (ii) 2002/3825 classified as danga measuring an area of 0.26 acres in sixteen anas share. The names of said Bina Guha, Subrata Guha, Sudip Guha and Arundhati Samanta have been duly recorded as 1/4th share each in the present L.R.R.O.R after duly conversion of the said plot by the concerned authority and on the basis of the schedule mentioned covered area have been constructed over the aforesaid property and they have been in possession of the said sixteen ana share of the schedule mentioned property as undivided 1/4th share each which they

Contd. next page

Sudip Guha

Judip Gathua.
Constituted attorney of
Subrata Gathua.

(Page No. : 4)

got in the said deed of partition dated 01/10/1993 bearing deed no-5468 for the year 1993.

AND

WHEREAS the donee is the mother of the donor and the donor, has previously expressed his intention of transferring his undivided 1/4th share in favour of his mother out of love and respect and also for her future need and maintenance and as such he proposed to execute necessary deed of gift through, his constituted attorney elder brother and expressed the intention of gifting: undivided 1/4th share in the property more specifically mentioned in the schedule hereunder and the donee agreed to accept the gift.

AND

WHEREAS in terms of the offer as well as acceptance of the deed of gift, the Donor-has thought it fit to execute and register necessary deed in favour of the donee in respect "of her undivided 1/4th share in the schedule property and in pursuance of the said wish and desire the Donor do hereby and hereunder freely and voluntarily grant, convey, transfer, gift and assign and assure unto and to the use of the donee and her successors to that the properties mentioned in the schedule hereunder to be used exclusively and exclusively for the donee's benefit and to have and to hold the same for her own purpose having all the rights of alienation for generation together.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :

That the Donee accepts the gift of the property mentioned

Contd. next page

AD

Judip Gumber,
Constituted attorney of
Subrata Gumber,

(Page No. : 5)

in the schedule hereunder. That the Donor further expressly submits that the property mentioned in the schedule hereunder has previously not been transferred by the Donor nor any encumbrances have been created by her and the Donor has not created any charge of the property nor agreed with the Third Party for transfer of the schedule property and the said property is free from all encumbrances. In future if any dispute occurs with reference to the title and possession of the Donor he will get it proved before all Courts of law.

That the donee shall become sole and absolute owner of the property mentioned in the schedule hereunder and the property covered by this Deed of, Gift and shall enjoy the same freely and openly and shall have authority to use the said property in the manner as the donee shall think fit and proper. The schedule property is lying unencumbered and previously it has not been encumbered. In spite of that if any defect be found that would be solved by the Donor. That the Donor never held land beyond the statutory ceiling and as such no part of the schedule property has vested with the State of West Bengal. That the Donee shall be entitled to get her name recorded in the record of rights in respect of the scheduled properties and she shall also have right to pay land revenue in respect of the same and the donor is giving consent to that effect. That for the purpose of valuation, the landed property has been valued at Rs. 5,25,000.00 (Rupees Five lakhs Twenty Five Thousand only) and over which structural portion being covered areas measuring 1579.75 sq. ft have been valued at Rs. 12,75,000.00

Contd. next page

AG.

~~Indip Guha.~~
Constituted attorney
of Subratree Guha.

(Page No. : 6)











(Rupees Twelve lakhs and Seventy Five thousand only) totaling to Rs. 18,00,000.00 (Rupees Eighteen lakh only) for the undivided 1/4th share of the donor and the Govt Assessed value/Market value assessed by the Govt. of West Bengal is amounting to Rs. 82,29,918.00 (Rupees eighty two lakhs Twenty Nine Thousand Nine hundred and eighteen only) and over which stamp duty has been paid.

Impressions of ten fingers and photographs of the Donor, Donee are given in a separate sheet annexed with this Deed of Gift and the same will be treated as part of this Gift Deed.

SCHEDULE

All that piece and parcel of land situated at Mouza-Rayan J.L.No.68 Police Station and District Burdwan, L.R.khatian Nos. 2301 bearing plot nos.(i) 2002 classified as shop measuring an area of 0.16 acres in sixteen anas share (ii) 2002/3825 classified as danga at present bastu measuring an area of 0.26 acres totaling an area of 0.42 acres i.e. more or less 18295 Sq. Ft. which was previously recorded in one old plot no - 2002 classified as shali in old Kh No-1092 and 780 out of which my undivided shares of its 1/4th share measuring 4573.75 Sq. Ft. respectively 0.04 acres in plot no-2002 and 0.06 1/2 acres in plot no 2002/3825 totaling area of 0.10 1/2 acre along with two storied two buildings consisting of total covered area 6319 sq. ft. out of which my 1/4th share of it i.e. 1579.75 sq. ft. as shown and depicted in the scale to drawn sketch map and connecting passage for egress

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Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

SIGNATURE

Bina Gurha.

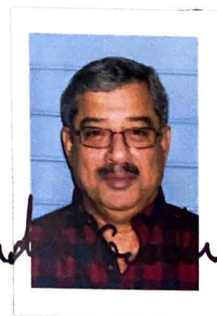


Bina Gurha.

Left Hand Impression	Little	Ring	Middle	Index	Thumb
					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

SIGNATURE

Indip Gurha.



Indip Gurha.

Indip Gurha.

Judip Choudhary,
constituted attorney of
Subrata Choudhary.

(Page No. : 7)

and ingress from the Burdwan Katwa Road has been gifted in favour of the donee. G.F. Semi Commercial & F.F. Residential.

Jamindar B.L & L.R.O Burdwan - I taxes will be paid as per proportionate share of the estate.

IN WITNESS WHEREOF, the Donor does hereunto set and subscribes her hand and seal, on the date, month and year first above written.

WITNESSES :

- 1) Ganjam Son.
s/o. Late Niranjan Son
Tikashmt, Po- Lakurdi
Burdwan - 713102
- 2) ~~Acibal Mitra~~
S/o Rabindra Nath Mitra
5, Narkel Bagan Lane,
P.O - Raybah, Burdwan - 713104.

Drafted by me & typed in my office :-

Titas Choudhury
(Titas Choudhury)

Advocate

Burdwan District Judges' Court, Burdwan
Enrolment No. : 806/1793

TITAS CHOUDHURY
ADVOCATE
BADAMTALA, KALNA RD,
BURDWAN-713101




Computerised typed by :-

 **Sci Sandip Roy**
Solutions
Judges Court Compound (West)
No. 6 Bhabha - Burdwan-1




Sandip Roy

Judip Choudhary


Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Sudip Guha Bijoyram, Thana:-Barddhaman, P.O. :-Burdwan, District:-Burdwan, WEST BENGAL, India,	 13/02/2014	 LTI 13/02/2014	 13/02/2014

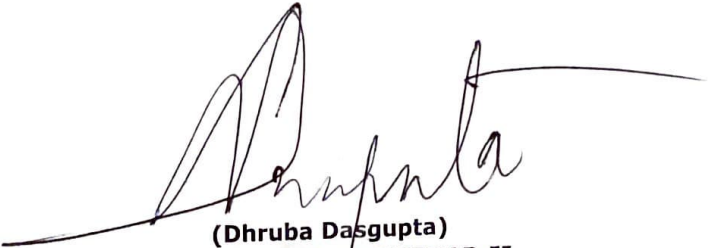
II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sudip Guha Address -Bijoyram, Thana:-Barddhaman, P.O. :-Burdwan, District:-Burdwan, WEST BENGAL, India,	Attorney	 13/02/2014	 LTI 13/02/2014	

Name of Identifier of above Person(s)
 Goutam Som
 Tikarhat, Thana:-Barddhaman, District:-Burdwan,
 WEST BENGAL, India,

Signature of Identifier with Date

 13/02/2014.




 (Dhruva Dasgupta)
 DISTRICT SUB-REGISTRAR-II
 Office of the D.S.R. - II BURDWAN



Government Of West Bengal
Office Of the D.S.R. - II BURDWAN
District:-Burdwan

Endorsement For Deed Number : I - 00512 of 2014
(Serial No. 00522 of 2014 and Query No. 0202L000001276 of 2014)

On 13/02/2014

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 90558.00/-, on 13/02/2014

(Under Article : A(1) = 90519/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 13/02/2014)

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.-82,29,918/-

Certified that the required stamp duty of this document is Rs.- 41160 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 36560/- is paid , by the Bankers cheque number 698294, Bankers Cheque Date 13/02/2014, Bank : State Bank of India, BURDWAN, received on 13/02/2014

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

Presented for registration at 12.56 hrs on :13/02/2014, at the Office of the D.S.R. - II BURDWAN by Sudip Guha ,Executant.

Executed by Attorney

Execution by

1. Sudip Guha, son of Late Shambhu Charan Guha , Bijoyram, Thana:-Barddhaman, P.O. :-Burdwan, District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession: Business,as the constituted attorney of Subrata Guha is admitted by him.

Identified By Goutam Som, son of Late Niranjn Som, Tikarhat, Thana:-Barddhaman, District:-Burdwan, WEST BENGAL, India, , By Caste: Hindu, By Profession: Others.



(Dhruba Dasgupta)
DISTRICT SUB-REGISTRAR-II

(Dhruba Dasgupta)
DISTRICT SUB-REGISTRAR-II

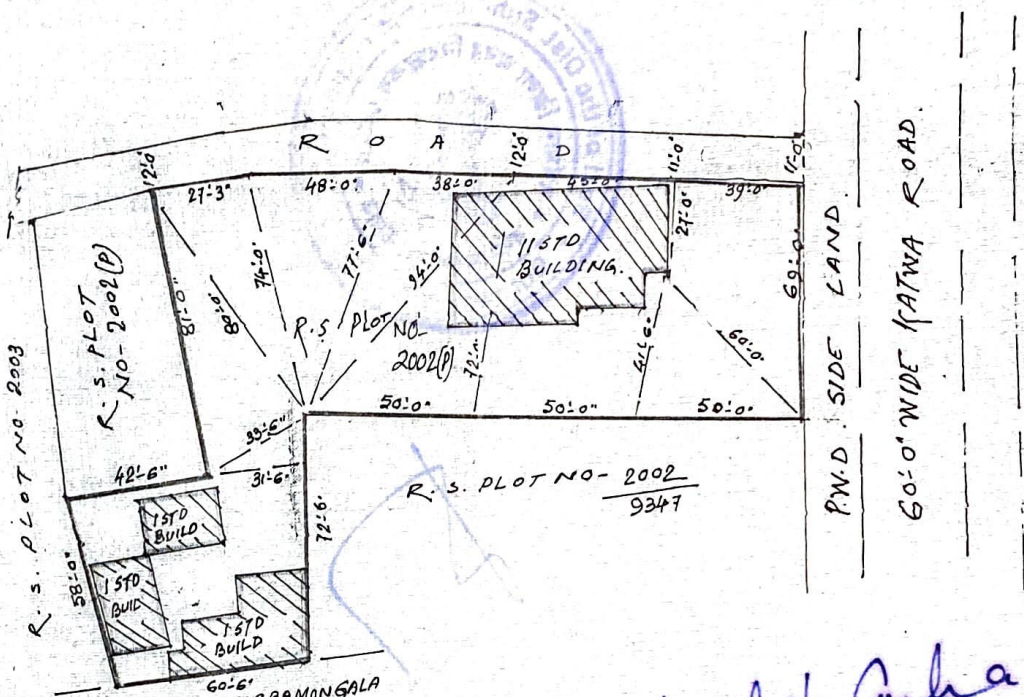
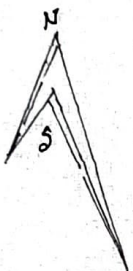
EndorsementPage 1 of 1

SHOWING THE LOCATION AND POSITION OF THE LAND AND BUILDINGS SITUATED IN THE
 KATWA, J.L. NO-68, R.S. PLOT NO-2002(P) L.R. PLOT NO-2002 AND 2002/3825(P) L.R. KH. NO-
 UNDER P.S. AND DIST- BURDWAN. GIFTED BY SUBRATA GUHA S/O LATE SHAMBHU CHARAN
 OF BITOY RAM, P.O+P.S.+ DIST- BURDWAN. TO HIS MOTHER SMT BINA GUHA W/O LATE SHAMBHU
 GUHA OF BITOY RAM, P.S AND DIST- BURDWAN.

GIFTED AREA. (i) LANDED PROPERTY MEASURING = 18295 SQFT OUT OF WHICH UNDIVIDED 1/4TH
 SHARE EQUIVALENT TO 4573.75 SQFT MORE OR LESS = 0.107 ACRE WHICH HAS
 BEEN SHOWN IN THE SKETCH MAP BY RED BORDER.

(ii) COVERED AREA MEASURING = 4094 SQFT OUT OF WHICH UNDIVIDED 1/4TH SHARE
 EQUIVALENT TO 1023.5 SQFT 1ST FLOOR BUILDING, AND FIRST FLOOR COVERED AREA
 MEASURING = 2225 SQFT. OUT OF WHICH UNDIVIDED 1/4TH SHARE EQUIVALENT
 TO 556.25 SQFT WHICH HAS BEEN SHOWN IN THE SKETCH MAP BY YELLOW
 BORDER

SCALE = 1" = 120' = 1 MILE



PREPARED BY-
 Mafizul Haque
 9/1/2014
 Mafizul Haque
 Surveyor
 Chhotonilpur, Bahirpara
 Burdwan

Mouza - BAHIRPARA BANGALA
 J.L. NO- 42

Judip Guha.
 constituted attorney of
 Subrata Guha.
 SIGNATURE OF DONOR

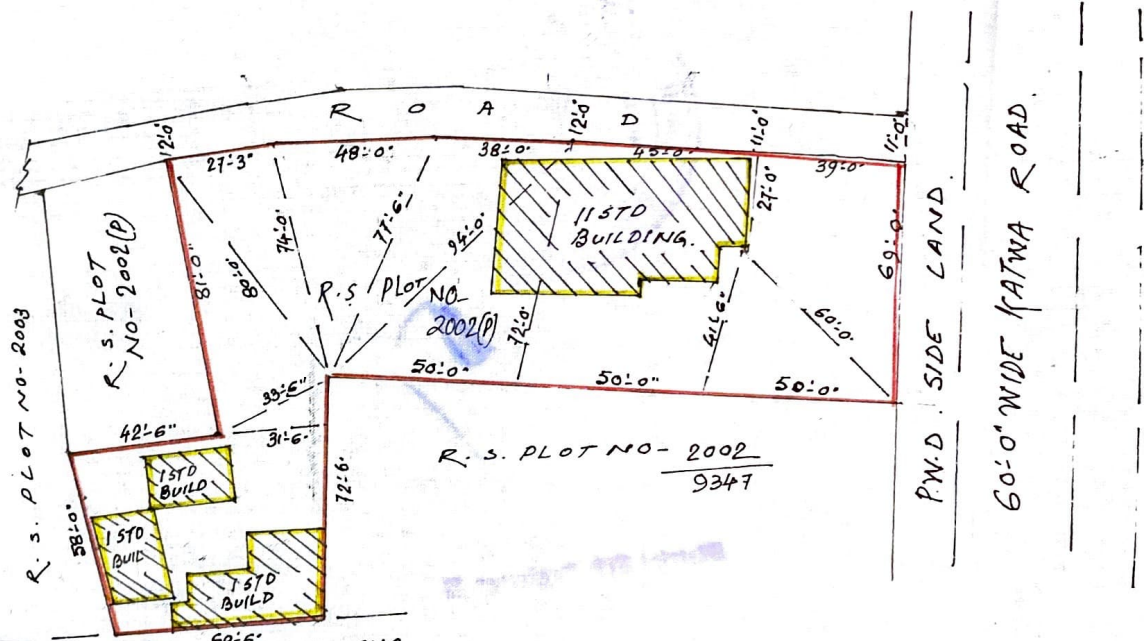
12 FEB 2014

SHOWING THE LOCATION AND POSITION OF THE LAND AND BUILDING SITUATED IN THE
 RAYAN, J.L.NO-68, R.S. PLOT NO-2002 (P) L.R. PLOT NO-2002 AND 2002/3825 (P) L.R. KH. NO-
 UNDER P.S. AND DIST- BURDWAN, GIFTED BY SUBRATA GUHA S/O LATE SHAMBHU CHARAN
 OF BIJOY RAM, P.O+P.S. + DIST- BURDWAN, TO HIS MOTHER SMT BINA GUHA W/O LATE SHAMBHU
 GUHA OF BIJOY RAM, P.S AND DIST- BURDWAN.

GIFTED AREA - (i) LANDED PROPERTY MEASURING = 18295 SQ.FT OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH
 SHARE EQUIVALENT TO 4573.75 SQ.FT MORE OR LESS = 0.10 $\frac{1}{2}$ ACRE WHICH HAS
 BEEN SHOWN IN THE SKETCH MAP BY RED BORDER.

(ii) COVERED AREA MEASURING = 4094 SQ.FT OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH SHARE
 EQUIVALENT TO 10235 SQ.FT G.FLOOR BUILDING, AND FIRST FLOOR COVERED AREA
 MEASURING = 2225 SQ.FT. OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH SHARE EQUIVALENT
 TO 556.25 SQ.FT WHICH HAS BEEN SHOWN IN THE SKETCH MAP BY YELLOW
 BORDER

SCALE = 120" = 1 MILE



Mouza - BAHIRSARABAMONGALA
 J.L.NO-42

PREPARED BY-
 Mafizul Haque.
 9/1/2014

Mafizul Haque
 Surveyor
 Chhotonilpur, Bahirpara
 Burdwan

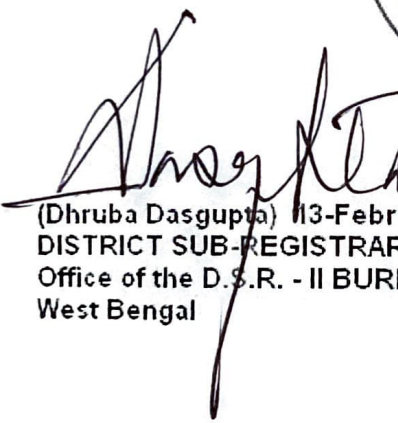
Subrata Guha
 Committed attorney of
 Subrata Guha
 SIGNATURE OF DONAR

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2125 to 2138
being No 00512 for the year 2014.

2014-12-11 11:11 AM




(Dhruva Dasgupta) 13-February-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. - II BURDWAN
West Bengal