

I- 513/14



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 196220

B 196220

M.V. = 8229918.00

5% stamp
5000/-

MD = 3656/-

A+other = 90558/-

USEN = 175/-

*Audip Gaudia
constituted attorney
& Arundhati Samanta*

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

[Signature]
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 1/2 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

SMT. ARUNDHUTI SAMANTA, Wife of Sri Amiya Bandhu

[Signature]

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Judip Guha,
constituted attorney of
Arundhati Samanta.

(Page No. : 2)

Samanta, by caste Hindu, by occupation housewife, at present residing at Bijoyram within the Town of Burdwan, ^{P.O. Burdwan.} Police Station and District Burdwan, being represented by her 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 20.09.89 and registered before the Burdwan District Sub Registry Office, Burdwan. on 21.09.89 entered in Book IV bearing No. 86 for the year, 1989 hereinafter referred to as the **DONOR**, unless excluded by or, repugnant to the context shall be deemed to include her 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** .

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 daughters,

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Judip Guha

Judip Guha

Sudip Guha
constituted attorney
Arundhati Samanta

(Page No. : 3)

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 Arundhati 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 got in the said deed of partition dated 01/10/1993 bearing deed

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Judip Girdhar
Constituted attorney
of Prandhali Samant.

(Page No. : 4)

no. 5468 for the year 1993.

AND

WHEREAS the donee is the mother of the donor and the donor, has previously expressed her intention of transferring her undivided 1/4th share in favour of her mother out of love and respect and also for her future need and maintenance and as such she proposed to execute necessary deed of gift through, her 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 in the schedule hereunder. That the Donor further expressly

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(Signature)

Dudip Chakrabarti,
constituted attorney
of Arundhati Samanta.

(Page No. : 5)

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 she 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 (Rupees Twelve lakhs and Seventy Five thousand only) totaling

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A.M.

Judip Gupta
constituted attorney
of Anudhuti Samanta.

(Page No. : 6)

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.3456 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 shall 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 draw sketch map and connecting passage for egress and ingress from the Burdwan Katwa Road has been gifted in favour of the donee. G.F. Semi Commercial & F.F. Residential.

Judip Gupta

Contd. next page

Indip Saha.
Constituted attorney of
Arundhati Saha.

(Page No. : 7)

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) *Gouram Sam.*
s/o. Late Niramjan Sam
Tikarhat, Po- Lakurdi
Burdwan- 713102

2) *Saibal Mitra*
s/o Rabindra Nath Mitra
5, Narkel Bagan Lane,
P.O - Raybati, Burdwan- 713104

Drafted by me & typed in my office :-

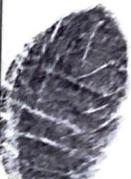
Titas Choudhury
(Titas Choudhury)
Advocate

TITAS CHOUDHURY
ADVOCATE
BADAMTALA, KALNA RD,
BURDWAN-713101

Burdwan District Judges' Court, Burdwan
Enrolment No. : - 806/1993

Computerised typed by :-

(Sri Sandip Roy)
Computerised
Judge Court Computerised (Court)
PO. B. Bhatia - Burdwan-1

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Left Hand Impression					
Right Hand Impression	Thumb	Index	Middle	Ring	Little
					

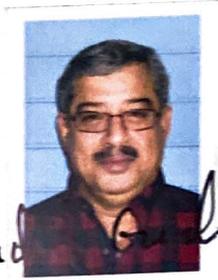


Bina Chhara.

SIGNATURE

Bina Chhara.

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



Anand Chhara

SIGNATURE

Anand Chhara

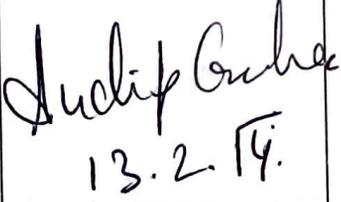
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Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

Office of the D.S.R. - II BURDWAN, District- Burdwan

Signature / LTI Sheet of Serial No. 00524 / 2014, Deed No. (Book - I , 00513/2014)

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	 13.2.14.

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

SI 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	 1

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.





(Dhruba 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 : 1 - 00513 of 2014
(Serial No. 00524 of 2014 and Query No. 0202L000001275 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 698295, 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 13.57 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 Sambhu Charan Guha , Bijoyram, Thana:-Bardhaman, P.O. :-Burdwan, District:-Burdwan, WEST BENGAL, India, By Caste Hindu By Profession, Business,as the constituted attorney of. Arundhuti Samanta is admitted by him.

Identified Sub Registrar Som, son of Late Niranjan Som, Tikarhat, Thana:-Bardhaman, District:-Burdwan, WEST BENGAL, India, . By Caste: Hindu, By Profession: Others.



(Dhruva Dasgupta)
DISTRICT SUB-REGISTRAR-II

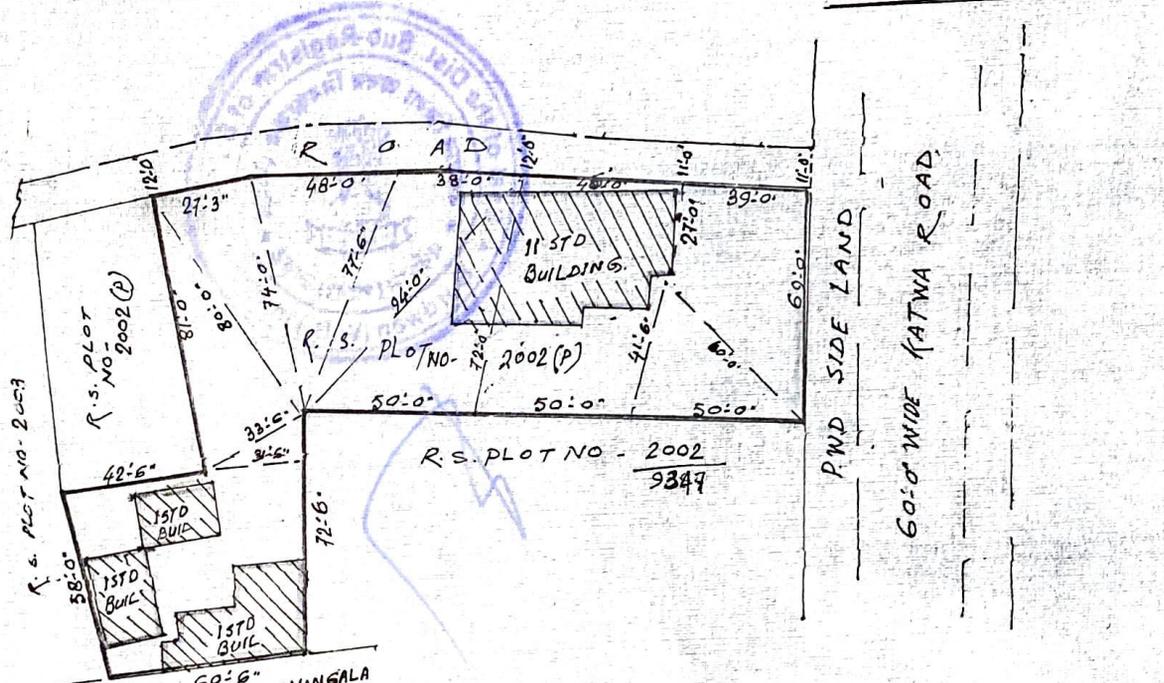
(Dhruva Dasgupta)
DISTRICT SUB-REGISTRAR-II

SHOWING THE LOCATION AND POSITION OF THE LAND AND BUILDING SITUATED IN THE
 BURDWAN. 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 SMT ARUNDHATI SAMANTA W/O AMIYA BANDHU SAMANTA
 TOY RAM P.S. AND DIST- BURDWAN TO HIS MOTHER, SMT BINA GUHA W/O LATE SHAMBHU CHARAN GUHA
 TOY 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 1023.5 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



PREPARED BY:
 Mafizul Haque,
 9/11/2014

MOUZA- BAHIRSAR BANONGALA
 J.L. NO-42

Mafizul Haque
 Surveyor
 Chhotonilpur, Bahirpara
 Burdwan

(Signature)
 SIGNATURE OF DONOR

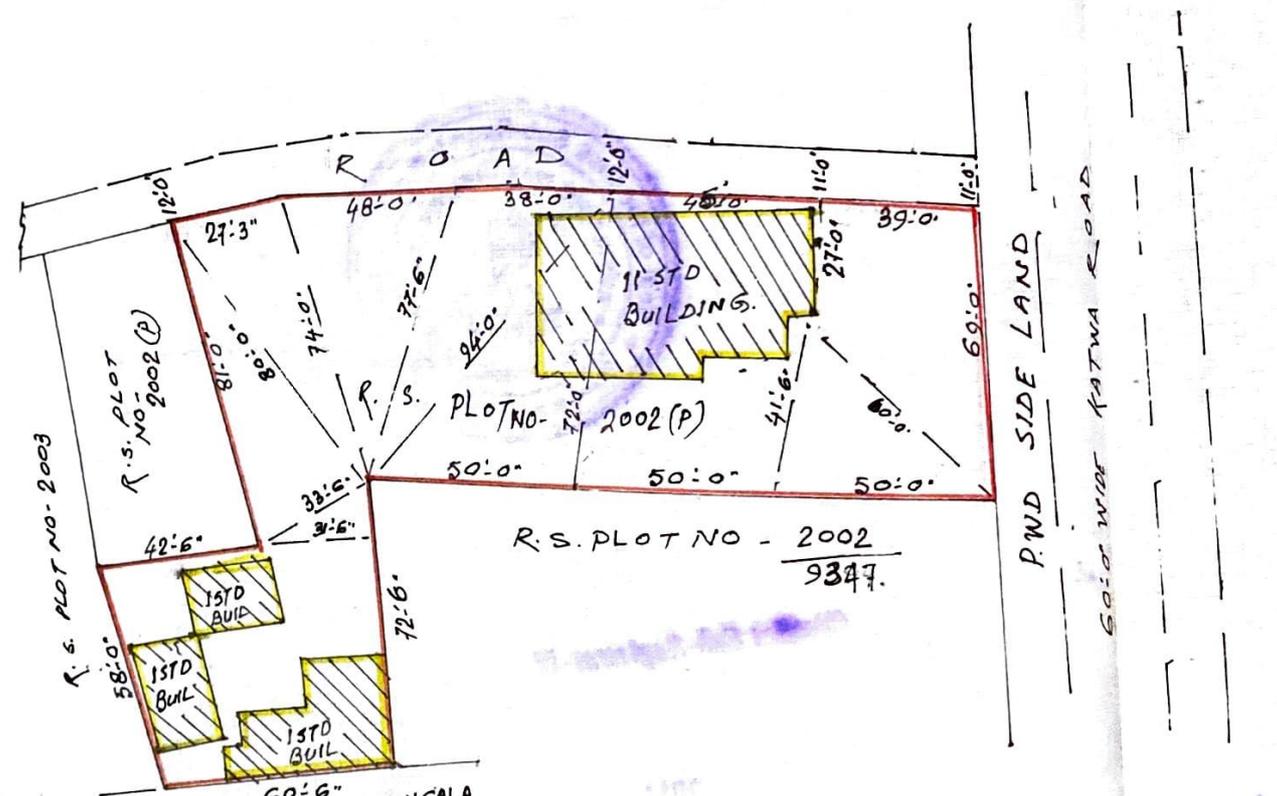
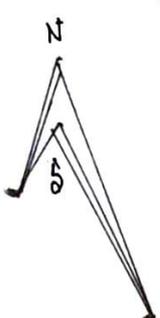
12 FEB 2014

SHOWING THE LOCATION AND POSITION OF THE LAND AND BUILDING SITUATED IN THE
 M. N. 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 SMT ARUNDHATI SAMANTA W/O AMIYA BANDHU SAMANTA
 BIJOY RAM P.S. AND DIST- BURDWAN TO HIS MOTHER SMT BINA GUHA W/O LATE SHAMBHU CHARAN GUHA
 BIJOY RAM, P.S. AND DIST- BURDWAN.

GIFTED AREA = (i) LANDED PROPERTY MEASURING = 18295 SQ.F.T OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH
 SHARE EQUIVALENT TO 4573.75 SQ.F.T 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.F.T OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH SHARE
 EQUIVALENT TO 1023.5 SQ.F.T. G. FLOOR BUILDING. AND FIRST FLOOR COVERED AREA
 MEASURING = 2225 SQ.F.T OUT OF WHICH UNDIVIDED $\frac{1}{4}$ TH SHARE EQUIVALENT
 TO 556.25 SQ.F.T. WHICH HAS BEEN SHOWN IN THE SKETCH MAP BY **YELLOW**
 BORDER

SCALE: 120" = 1 MILE



PREPARED BY:
 Mafizul Haque,
 9/11/2014

Mafizul Haque
 Surveyor
 Chhotonilpur, Bahirpara
 Burdwan

Arundhati Samanta
 constituted attorney of
 Arundhati Samanta
 SIGNATURE OF DONOR

Registration No. 2151-2014

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 2
Page from 2139 to 2151
being No 00513 for the year 2014.




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