I - 13906/22

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AM 630561

District Sub Registrar
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

30 NOV 2022

30/11/2022

I-200328434 8/2022

DEED OF GIFT

Certified that the document is admitted to the Registration. The signature sheets and the endorsement sheets attached with this

This Deed of Giftmade on this 30th November, 2022 A.D.

BETWEEN

MR. SANKAR DAS (PAN **: ADSPD 8749 A, AADHAAR NO.6743 3457 1811**), son of Late Sudhangsu Das, by religion - Hindu, by occupation - Business, Indian Citizen, residing at 61, P. Majumder Road, Post Office-Haltu, Police Station – Kasba now Garfa, Kolkata - 700078, District South 24-Parganas, referred to as the **"DONOR"** (which expression shall unless excluded by and/or repugnant to the subject and/or the context shall mean and include his legal heirs, legal representatives, executors, administrators and/or assigns) of the **FIRST PART**.

A N D

(1) MR. PRADIP KUMAR DAS (PAN : AFHPD 0924 L, AADHAAR NO.9578 7816 3740), son of Late Sridam Chandra Das, by religion - Hindu, by occupation - Service, Indian Citizen, residing at 63/1, P. Majumder Road, Post Office - Haltu, Police Station – Kasba now Garfa,, Kolkata - 700078, District South 24-Parganas and **(2) MR. SAMIR KUMAR DAS (PAN : BYWPD 7393 G, AADHAAR NO.4042 8934 8837)**, son of Late Sridam Chandra Das, by religion - Hindu, by occupation - Service, Indian Citizen, residing at 63/1, P. Majumder Road, Post Office - Haltu, Police Station - Kasba now Garfa, Kolkata - 700078, District South 24-Parganas, hereinafter jointly called and referred to as the **"DONEES"** (which expression shall unless excluded by and/or repugnant to the subject and/or the context shall mean and include their respective legal heirs, legal representatives, executors, administrators and/or assigns) of the **OTHER PART**.

WHEREAS Sri Sankar Das, son of Late Sudhangsu Das, the first Part herein purchased a plot of Bastu land, measuring more or less 04 Cottah 05 Chittak 00 sq.ft. be the same a little more or less, lying and / or situated in Mouza - Kasba, Pargana- Kalikata,

J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S. Dag No.4086, appertaining to R.S. Khatian No.136, corresponding to L.R. Khatian Nos.3394, at present within the limits of the Kolkata Municipal Corporation, Ward No. 106, Br. No. XII, under P.S. Kasba, now Garfa, from the then lawful joint Owners, namely, Smt. Jayasree Benegal, Sri Malay Chowdhury, Sri Sujoy Chowdhury and Smt. Anindita Kumar, all legal heirs/ sons and married daughters of Smt. Rani Chowdhury (since deceased) and Sri Sukumar Chowdhury (since deceased) against valuable consideration and by virtue of a registered Deed of Conveyance (in Bengali Saaf Kobala), duly executed on 30.06.2003 and registered in the office of the D.S.R.-III Alipore and recorded in Book-I, Volume No. 7, Pages from 7804 to 7822, being No2963, for the Year 2006.

AND WHEREAS by virtue of the aforesaid Deed of Conveyance the Party of the First Part herein has become the absolute owner of **ALL THAT** piece and parcel of a plot of land area measuring more or less 04 Cottah's 05 Chittaks 00 sq.ft. be the same a little more or less, lying and / or situated in Mouza - Kasba, Pargana-Kalikata, J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S.

Dag No.4086 appertaining to R.S. Khatian No.136, corresponding to L.R. Khatian Nos.3394, at present within the limits of the Kolkata Municipal Corporation, Ward No. 106, Br. No. XII, under P.S. Kasba, now Garfa and the Party of the First part has recorded his name in the records of the Kolkata Municipal Corporation and got K.M.C. Premises mutated as Municipal Premises No.39, P. Mazumdar Road, P.O. Haltu, P.S. Kasba, now Garfa, Kolkata-700 078, being Assessee No.31-106-18-0039-0 within Ward No.106, Br. No. XII and constructed a RTS, measuring about 300 Sq.Ft. more or less in the said Premises and is now in peaceful possession of the aforesaid plot of land as lawful and absolute owner thus seized and possessed the said property described in the schedule below.

AND WHEREAS while in peaceful possession and enjoyment the said property peacefully by residing therein, the aforesaid Owner has paid all land revenues upto date and also recorded his name in the records of the B.L. & L.R.O. by complying all the necessary and required formalities thereof and Vide Mutation Certificate under Memo No.18/mut/1604/BLLRO/KOL, dated 04.09.2020, accordingly, his name was published in his respective L. R.

Records of Right and accordingly, he has become the Rayat in the records of the Collectorate of South 24-Parganas, Govt, of West Bengal. Accordingly, the said Owner acquired all lawful right, title and interest to sell, convey, gift & transfer of the said land free from all encumbrances.

AND WHEREAS in the mean time, said MR. SANKAR DAS, the Donor herein and the Donees herein SRI PRADIP KUMAR DAS & MR. SAMIR KUMAR DAS, have mutually decided to develop the aforesaid plot of land and also decided to amalgamate their respective adjacent plots of Land, by the owners, SRI PRADIP KUMAR DAS & MR. SAMIR KUMAR DAS, the Donees herein and his first Cousin, by relation with mutual regards & respect and understanding to the DONOR, who has vast knowledge & intelligence about property related issues and due to DONEES' own lack of knowledge about property related issues and a view to amalgamate those adjacent properties, have jointly decided to gift, convey, transfer undivided and un-demarcated a small portion of land area, **ALL THAT** piece and parcel of undivided & un-demarcated piece and parcel of a Bastu land area, measuring more or less 00 Cottah 04 Chittack 00 square feet, more or less,

along with a RTS, measuring about 100 Sq.Ft. more or less, out of total land area land area measuring about 04 Cottahs 05 Chittak 00 sq.ft. be the same a little more or less, lying and / or situated in Mouza - Kasba, Pargana-Kalikata, J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S. Dag No.4086 appertaining to R.S. Khatian No.136, corresponding to L.R. Khatian Nos.3394, at present within the limits of the Kolkata Municipal Corporation, Ward No.106, Br. No. XII, under P.S. Kasba, now Garfa, being K.MC. Premises No 39, P. Mazumdar Road, P.O. Haltu, P.S. Kasba now Garfa, Kolkata-700 078, being Assessee No.31-106-18-0039-0 within Ward No.106, Br. No. XII in favour of his first Cousin said SRI PRADIP KUMAR DAS & MR. SAMIR KUMAR DAS, equally free from all encumbrances. The Donees herein have also unconditionally admitted the same and agreed to accept the said Gift for the purpose of formal amalgamation with the plot of land of the Donor with their(Donees) own landed property, adjacent to the aforesaid Premises and of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein hereunder made as testified by them being the parties hereto and executing these presents.

NOW THIS INDENTURE WITNESSETH that in consideration of respect and affection which the Donor had and still have for the Donees, the latter being his first Cousins, the Donor doth hereby and hereunder renounce his said portion of the said property, **ALL THAT** piece and parcel of undivided & un-demarcated piece and parcel of a Bastu land area measuring about 00 Cottah 04 Chittack 00 Sq. Ft. more or less along with a RTS, measuring about 100 Sq.Ft. more or less, out of total landed area measuring more or less 04 Cottah 05 Chittack 00 Sq. Ft. be the same a little more or less together with all right, title and interest lying and / or situated in Mouza - Kasba, Pargana-Kalikata, J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S. Dag No.4086 appertaining to R.S. Khatian No.136, corresponding to L.R. Khatian Nos.3394, at present within the limits of the Kolkata Municipal Corporation, Ward No. 106, Br. No. XII, being K.M.C. Premises No 39, P. Mazumdar Road, P.O. Haltu, P.S. Kasba now Garfa, being Assessee No.31-106-18-0039-0 within Ward No.106, within the limits of the Kolkata Municipal Corporation together with all right, title and interest described in the Schedule hereunder written with the intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donees, freely and

voluntarily, the said Landed property mentioned and described in the Schedule hereto and hereinafter referred to as the said Landed property and delivered possession of the same unto and in favour of the Donees **TO HAVE AND TO HOLD** the same for their sole use and benefit absolutely and unconditionally forever together with title Deeds, writings, monuments and other evidences of title, and the said Donor as the beneficial Owner of the said Landed property described in the Schedule hereunder written doth hereby grant, transfer, assign and assure unto and to use of the Donees free from all encumbrances, **ALL THAT** the land or on part whereof the RTS is erected and built and bounded as described in the Schedule below together with all ways, water, lights, liberties, privilege, easements and appurtenances whatsoever to the said Landed property and premises belonging or in way or appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto. **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the DONOR into or upon the same and every part thereof in law and equity **TO ENTER UPON AND TO HAVE HOLD OWN** and possess the same unto and to the use of the DONEES. absolutely and forever AND THE DONOR doth hereby covenant with the DONEES, that notwithstanding

any acts, deed or things hereto done, executed or knowingly suffered to the contrary the DONOR is now lawfully seized and possessed of the said Landed property free from all encumbrances, attachments or defect in title whatsoever that the Donors have full power and absolute authority to make Deed of Gift in respect of the said Landed property described in the Schedule below in manner aforesaid. AND the Donees shall hereinafter peaceably and quietly hold, possess and enjoy the said property in Khas or through tenants without any claim or demand whatsoever from the Donor or any person claiming through or under them. AND further that the Donor covenant with the Donees, to save harmless, indemnify and keep indemnified the, Donees from or against all encumbrances, charges and equities whatsoever. AND the Donor further covenant that he will at the request and costs of the, Donees, their respective heirs, executors, administrators and assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the said Landed property and every part thereof in the manner aforesaid according to the true intent and meaning of the deed. ALL THAT the Donees accept the

gift of the said property hereunder made and testified by them being a party hereto and executing these presents.

The estimated value of the Gifted Area is Rs.75,000.00/-(Rupees Seventy Five Thousand) only and the RTS, measuring about 100 Sq.Ft. more or less is Rs.25,000.00/-(Rupees Twenty Five Thousand)only.

FIRST SCHEDULE OF THE PROPERTY

(Description of the Entire Landed property)

ALL THAT piece and parcel of land measuring about **04 Cottah 05 Chittak 00 sq.ft. be the same a little more or less, along with RTS, measuring about 300 Sq.Ft. more or less**, lying and / or situated in Mouza - Kasba, Pargana- Kalikata, J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S. Dag No.4086 appertaining to R.S. Khatian No.136, corresponding to L.R. Khatian Nos. 3394, at present within the limits of the Kolkata Municipal Corporation, being **K.M.C. Premises No. 39, P. Mazumdar Road, under Post Office - Haltu, Police Station – Kasba, now Garfa, in the District South 24-Parganas, being Assessee No.31-106-18-0039-0 within Ward No. 106, Br. No.**

XII, in the District of South 24-Parganas and butted and bounded by :

ON THE NORTH : By P. Mazumdar Main Road (K.M.C. Black Top Road.

ON THE EAST : By P. Mazumdar Road (K.M.C. Black Top Road.

ON THE SOUTH : By Part of Land under R.S. Dag No.4087.

(By K.M.C. Premises No.38, P. Mazumdar Road.)

ON THE WEST : By Part of Land under R.S. Dag No.4086. (By K.M.C. PremisesNo.59, P. Mazumdar Road).

<u>SECOND SCHEDULE OF THE PROPERTY</u>

<u>(Description of the Landed property which is hereby Gifted in favour of the Donees herein)</u>

ALL THAT piece and parcel of undivided & un-demarcated portion of a Bastu land area measuring more or less 00 Cottah 04 Chittack 00 Sq. Ft. along with R T Structure, measuring about 100 square feet more or less, for residential purpose out of total land area **ALL THAT**

piece and parcel of land measuring about 04 Cottah 05 Chittak 00 sq.ft. be the same a little more or less,Sq.Ft. more or less, along with RTS, measuring about 300 lying and / or situated in Mouza - Kasba, Pargana- Kalikata, J.L. No.13, Touzi No.145, R.S. No.233, comprised in R.S. Dag No.4086 appertaining to R.S. Khatian No.136, corresponding toL.R. Khatian Nos.3394, at present within the limits of the Kolkata Municipal Corporation, being **K.M.C. Premises No.39, P. Mazumdar Road, under Post Office - Haltu, Police Station–Kasba, now Garfa, in the District of South 24-Parganas, being Assessee No.31-106-18-0039-0 within Ward No. 106, Br. No. XII, within the First Schedule Property.**

The Donees shall be entitled to all rights, privileges, vertical and lateral support easement, quasi-easments, appending and appurtenances whatsoever belonging to or in any way appertaining to the said Landed property or otherwise usually held, used, occupy or enjoyed or reputed or known as part of parcel thereof or appertaining thereto which are hereinafter more fully specified EXCEPTING AND RESERVING UNTO THE DONOR the rights, easement, quasi-easements, privileges and appurtenances.

IN WITNESS WHEREOF the **PARTIES** have hereunto set and subscribe their respective hands and seal on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Donor to the Donees

In the presence of

WITNESSES :-

1. Rahul Das
65/4 Green Lane
P. Majumder Road
Kol-700078

2. Subodh Sardar
Rajdanga Indu Park

Sankar Das

SIGNATURE OF THE DONOR

Pradip Kumar Das

Samir Kumar Das.

SIGNATURE OF THE DONEES

Drafted By:

Advocate

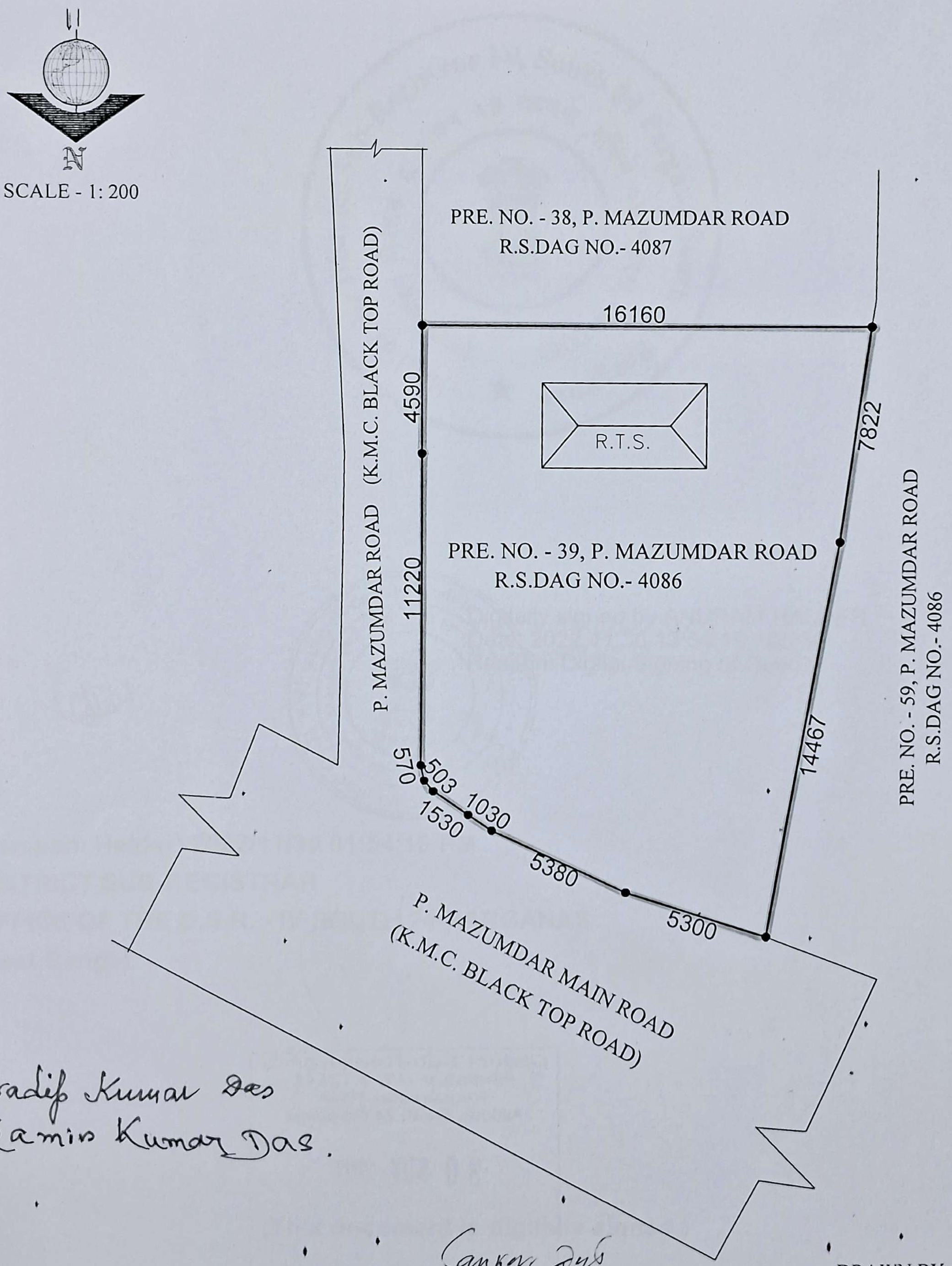
High Court at Calcutta

F/186/322/1998

SITE PLAN OF PREMISES NO.- 39, P. MAZUMDAR ROAD. KOLKATA -700078.
WARD NO.- 106. BOROUGH - XII. P.S. - GARFA (PREVIOUSLY KASBA).
UNDER MOUZA - KASBA, R.S. DAG NO.- 4086, R.S. KHATIAN NO.- 136, L.R. KHATIAN NO.- 3394, J.L. NO.- 13, TOUZI NO.- 145, R.S. NO.- 233, DIST. - SOUTH 24 PGS .

- TOTAL LAND AREA = 04 K. - 05 CH. - 0 SFT. (288.462 SQ.M.)
- GIFTED AREA = 00 K. - 04 CH. - 0 SFT. (16.722 SQ.M.) WITH 100 SFT. R.T. STRUCTURE

SCALE - 1: 200



Pradip Kumar Das
Samir Kumar Das.

Sankar Das

DRAWN BY : S. DEY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 408207 to 408230

being No 160413906 for the year 2022.

Seal of the District Sub-Registrar IV, South 24 Parganas, South 24 Parganas

Digitally signed by ANUPAM HALDER
Date: 2022.11.30 13:54:19 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/11/30 01:54:19 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)