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1000Rs.



302500  
SD  
SD

Stampable under Regn. Rule 21 duly stamped under the Indian stamp Act. 1892 or otherwise by Act-21 of-1922 or custom or (not the case) Stampable under Act-2004

3374

11/28/00

S. B. D. Rs. 5080  
D.D. No. 31595  
Bankers Clear  
31105  
G.A. 2233

Kasba

3374  
A-1089-00  
E-7-00  
H-28-00  
M(U)-4-00

Sub-Registrar-II  
Kasba South 24 Pargana

U/S 8 (8) of the WB. provision of 1920.  
Valuation of Instruments Act 1920  
Market Value Assessed Rs. 302500  
Deficit Stamp of Rs. 5080

Sub-Registrar-II  
Kasba South 24 Pargana

31105

**THIS DEED OF GIFT** made this the 18<sup>th</sup> day of May 2004

**BETWEEN MONOJ KUMER SAHA**, Son of Late Manoranjan Saha, by  
faith - Hindu, by Occupation - Service, Residing at 70, Kali Kumar  
Majumdar Road, (Locally known as 18/A, Kali Kumar Majumdar  
Road), Police Station - Kasba, Kolkata - 700075 hereinafter called the  
**DONOR** which terms shall mean and include his heirs, executors,  
administrators, legal representatives and assigns of the **ONE PART**:





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**AND**

**NIOTY SAHA**, W/o Late Manoranjan Saha, by faith - Hindu, by Occupation - Housewife, residing at 70, Kali Kumar Majumdar Road, (Locally known as 18/A, Kali Kumar Majumdar Road), Police Station - Kasba, Kolkata - 700075 hereinafter called the **DONEE** which terms shall mean and include her heirs, executors, administrators, legal representatives and assigns of the **OTHER PART**.





**WHEREAS** all that the more or less 15 Cottahs of Bastu land with old dilapidated building structure recorded in Khatian No.52, Dag No.307 of Mouza Santoshpur, Police Station : Kasba, District: South 24-Parganas within K.M.C. Municipality Jadavpur Unit originally belonged to Bepin Behari Ghosh and others who while had been in possession of the same as 16 annas owner thereof sold and transferred the same to Ahibhusan Kundu and Jamini Sundari



10Rs.



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Kundu by virtue of registered Sale Deed dated 04.04.1941 and delivered possession of the same. The said deed was registered in Book No.1, Volume No.20, and Pages 82 to 86, being No.751 for the year 1941 of the Joint S.R. Alipore.

**AND WHEREAS** Ahibhusan Kundu and Jamini Sundari Kundu while had been in possession of their aforesaid 15 Cottahs Bastu land with Building made, amicable partition of the same.



**AND WHEREAS** said Ahibhushan Kundu while had been in khas possession of his demarcated allotted portion of Bastu land with building out of the aforesaid property sold and transferred well demarcated 3 Cottahs 5 Chittaks 36 Square feet land from the Eastern side of his allotted demarcated portion to said Jamini sundari Kundu and there after said Ahibhushan Kundu while had been in possession of remaining allotted property on Western side sold and transferred his remaining well demarcated 3 Cottahs 13 Chittaks 29 Square feet of Bastu land with old dilapidated partly one storied and partly two storied building on the Western side portion of his allotted property with tenant being well demarcated portion of property recorded in Khatian No.52, Dag No.307 of Mouza Santoshpur to Smt. Bedeshini Saha grand mother of this DONOR by registered Sale Deed dated 28.06.1968 of the S.R. Alipore and delinvered possession of the same.

**AND WHEREAS** said Bedeshini Saha became owner of old dilapidated two storied building with tenant standing on more or less well demarcated 3 Cottahs 13 Chittaks 29 Sq.ft. of land recorded in Khatian No.52 Dag No.307 of Mouza Santoshpur, Police Station : Kasba, District: 24-Parganas and she while had been in possession the some as absolute owner thereof by realizing rent from tenant by residing thereon by mutating her name in the record Municipality as 16 annas owner thereof gifted well demarcated 2 Cottahs 2 Chittaks 22 Sq.ft. of Bastu land with demarcated building portion ~~with~~ out of her aforesaid purchased property on the Southern side of her

*Dr. Saha.*



purchased portion by registered Gift dated 26.07.1988 specifically shown in the annexed Deed Plan to her son Satya Ranjan Saha and delivered possession of same said Donee son which was registered in Book No. I, Volume No. 189, Pages 64 to 70 being No.8810 for the year 1988 of the Alipore.

**AND WHEREAS** after the aforesaid gift said Smt. Bedesini Saha while had been in possession her remaining Northern demarcated purchased property being more or less 1 Cottahs 8 Chittaks of land with dilapidated two-storied building consisting 4 rooms (three rooms in ground floor one room in upper floor) making common passage curving out of her purchased property being her remaining demarcated Northern portion of purchased property after gift to her son Satya Ranjan Saha being well demarcated portion and property recorded in Khatian No.52 Dag No.307 of Mouza Santoshpur, P.S. - Kasba, District: 24-Parganas fully described in Schedule below by residing and realizing rent from tenants by paying taxes to the K.M.C. as absolute 16 annas owner thereof sold and transferred the same to her another son Manoranjan Saha predecessor-in-interest of the DONOR and DONEE herein by virtue of registered deed of sale dated 17.01.1989 followed by delivery of possession which was registered in Book No. I, Volume No. 12 , Pages to 149 being No. 481 for the year 89.

*for sale.*

**AND WHEREAS** said Manoranjan Saha predecessor-in-interest of the Donor and Donee herein became 16 annas owner of old



dilapidated one-storied building with well demarcated 1 Cottahs 8 Chittaks of Bastu land being well demarcated portion of land recorded in Khatian No.52, Dag No.307 and Mouza - Santoshpur, Police Station - Kasba, District: 24-Parganas within K.M.C. fully described in Schedule below and had been in khas possession partly and partly through tenant by realizing rent from monthly tenants by residing thereon by mutating his name in the record of Kolkata Municipality Jadavpur Unit as 16 annas owner thereof and after such mutation the aforesaid property of said Manoranjan Saha known and numbered as Premises No.70, Kali Kumar Majumder Road, Police Station - Kasba, Kolkata - 700075 fully described in Schedule below and said Manoranjan Saha while had been in possession of his aforesaid property fully described in Schedule below as 16 annas owner thereof died leaving wife the DONEE herein and one son the DONOR herein as his heirs under the Hindu Law of Succession and thus the DONEE and the DONOR herein jointly acquired the aforesaid 1 Cottahs 8 Chittacks of land with partly two-storied building known and numbered as Premises No.70, Kali Kumar Majumdar Road, Police Station - Kasba, Kolkata - 700075 recorded in Khatian No.52, Dag No.307 of Mouza Santoshpur, Police Station - Kasba, District: 24-Parganas (South) in equal share and the DONOR and DONEE have been in joint possession of their aforesaid inherited property as joint owner thereof.

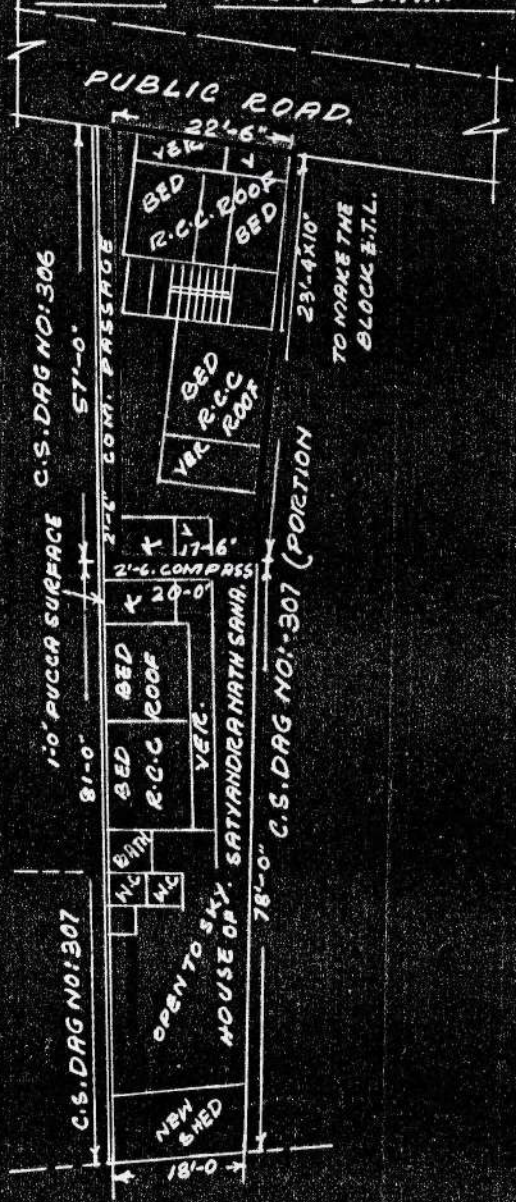
*Donee* **AND WHEREAS** the DONOR is the son of the DONEE having great love and affection against each other.



SITE PLAN OF A PLOT. DAG NO: 307 (PUE) KHATIAN NO: 52.  
 OF MOUZA: SANTOSH PUR. J. L. NO: 22, P.S: MASBA. DIST: 24 PGS (S).  
 UNDER THE KOLKATA MUNICIPAL CORPORATION (JADAVPUR UNIT).  
 PREMISES NO: TO KALIKUMAR NATUNDAE ROAD. WARD NO: 103, KOL-75.  
 AREA OF LAND: - 1 KT. 8 CH. 09 FT. SHOWN IN "RED" BORDER.

NOTE: - SCALE: 1" INCH = 20' FT.

DONOR: - MONAJ SAHA.  
 DONEE: - NIOTY SAHA.



SIGN OF DONOR: -

COPY DRAWN BY:  
 P.T.S.



**AND WHEREAS** the DONOR have made his mind declared his intention and decided to transfer his entire undivided  $\frac{1}{2}$  share in partly old dilapidated two-storied building standing on 1 Cottahs 8 chittaks of land recorded in Khatian No.52, Dag No.307, of Mouza Santoshpur, known and numbered as Premises No.70, Kali Kumar Majumdar Road, Police Station - Kasba, Kolkata - 700 075, District: South 24-Parganas within K.M.C. Ward No.103 fully described in Schedule below to his mother the DONEE herein by this deed of gift out of natural love and affection free from all encumbrances, the value of which Rs.1,00,000/- (Rupees One lac) only and the DONEE is agreed to accept the same.

Rs. 596.

**NOW THIS MEMORANDUM OF GIFT WITNESSETH** that out of natural love and affection against each other the DONOR doth hereby transfer, convey, gift, assign and assure unto the DONEE all that the undivided 12 Chittaks of Bastu land with undivided  $\frac{1}{2}$  share in the old dilapidated two-storied building constructed portion measuring 200 Square feet being his entire  $\frac{1}{2}$  share out of 1 Cottahs 8 Chittaks of land with old dilapidated building constructed portion measuring 400 square feet known and numbered as Premises No.70, Kali Kumar Majumdar Road (locally known as 18/A, Kali Kumar Majumdar Road) Police Station - Kasba, Kolkata - 700075, recorded in Khatian No.52, Dag No.307, Touzi No.151, R.S. No.18, J.L. No.22, of Mouza - Santoshpur, District: South 24-Parganas within K.M.C. Ward No.103 Jadavpur Unit together with common passage, path, drain, sewerage, bath Privy

Rs. 595.



electric line, water line, with all easement right attached therewith fully described in Schedule below the entire 1 Cottahs 8 chittaks of land and entire building shown in the annexed plan with RED Borer free from all encumbrances to the DONEE herein who accepted the same.

**TO HAVE AND TO HOLD** the same for her sole use and benefit absolutely and unconditionally forever and the Donor doth hereby covenant with the Donee that NOTWITHSTANDING any act, deed matter or things by the Donor or any person or persons claiming through or under them made done or executed or knowingly suffered or permitted to the contrary the Donor doth good right fully power and absolute authority to grant, transfer and conveyed express or intended so to be unto and to the use the Donee in manner aforesaid hereafter peacefully and quietly hold, possess and enjoy the said property had free and clear and free from all encumbrances and absolutely discharged or exonerated or otherwise by the Donor will and sufficiently save defended kept harmless and indemnified of from or against all estates, charges, encumbrances whatsoever had made done executed and occasioned or suffered by the Donor or any person or persons claiming or to claim by from through under or in Trust for the Donor **AND WHEREAS** the Donor covenant with the Donee that the Donor is the sole and absolute owner of the aforesaid acquisition or requisition from any Government or any statutory authority and neither it nor any part of it is 'Debottar' or 'Pirottar' and the Donor heretofore did not make any transfer with any other person in respect



of the land hereby gift. The estimated value of the property is Rs.1,00,000/- (Rupees One lacs) only.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** the undivided 12 Chittaks of Bastu land with undivided  $\frac{1}{2}$  share in the old dilapidated two-storied building constructed portion measuring 200 Square feet being his entire  $\frac{1}{2}$  share out of 1 Cottahs 8 Chittaks of land with old dilapidated building constructed portion measuring 400 square feet known and numbered as Premises No.70, Kali Kumar Majumdar Road (locally known as 18/A, Kali Kumar Majumdar Road) Police Station - Kasba, Kolkata - 700075, recorded in Khatian No.52, Dag No.307, Touzi No.151, R.S. No.18, J.L. No.22, of Mouza - Santoshpur, District: South 24-Parganas within K.M.C. Ward No.03 Jadavpur Unit together with common passage, <sup>bath privy</sup> path, drain, sewerage, electric line, water line, with all easement right attached therewith the entire 1 Cottahs 8 Chittaks of land and entire building shown in the annexed plan with RED Border, butted and bounded as follows: -

- On the North:** Public Road,
- On the South:** Demarcated portion of Satya Ranjan Saha out Dag No.307,
- On the East:** Land of Bedhu Bhusan,
- On the West:** Dag No.307.

IN WITNESS.....P-11

P. Saha.



Thumb      1st fingure      middle fingure      ring fingure      small fingure



left  
hand



right  
hand



Name.....

Signature.....

*Pranji Saha*



left  
hand



right  
hand



Name. *MONGI KUMAR SAHA*

Signature.....

*M. Saha*



left  
hand

right  
hand

Name.....

Signature.....

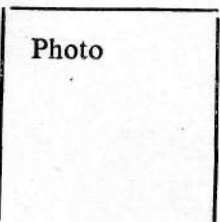


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Name.....

Signature.....



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Name.....

Signature.....



**IN WITNESSES WHEREOF** the Donor has signed this Deed on  
the day, month and year first above written.

**SIGNED, SEALED & DELIVERED**  
**IN THE PRESENCE OF**  
**WITNESSES: -**

- 1) *Md. Musa Mullick*  
30/1 DR. SURESH SARKAR RD  
KOLKATA 700014

*M. Saha.*  
(MONOJ KUMAR SAHA)  
SIGNATURE OF THE DONOR

- 2) *Neyaz Alam*  
*Advocate*  
Alipore Judges' Court,  
Kul - 27

I accept this Gift.

*শ্রী সন্তোষ*

SIGNATURE OF THE DONEE

Drafted, read over &  
Explained by: -

*Neyaz Alam*  
Advocate. B-1220/99  
Alipore Judges' Court,  
Kolkata - 700027.

Computerized by: -

*Amalendu Nath*  
Alipore Judges' Court,  
Kolkata - 700027.