B-Dandalkar

BK-I, Deed-8762/2009, P-1290/1308

भारतीय गैर न्यायिक

भारत

दस रुपये रु.10

TEN RUPEES Rs.10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL 121/21 37AB 812725

Serial No. 121 dt. 07/01/21

BK No. 1 Vol. No. 1201 Pages to 1290-1308

Being No. 8762 Year 2009.

Cartridge Paper Issued

Copying Fee Ordinary 4.00

Copying Fee Urgent 10.00

Tracing Charge for Map or Plan 10.00

Xeroxing Charges 142.00

166.00

Under Article F (1) & F (2)

Under Article G (a) & G (b)

Value of Stamp

Value of Court Fee

Value of Cartridge Paper

Cost of Map of Plan

Cost of Xeroxing

Total Cost of Copy

Copy Prepared Signed

Sealed and Delivered to

As per Order No.

B. Dandalkar, 12/1/2021

Record Keeper
Registrar of Assurances-I
Kolkata
07-01-2021

Additional Registrar of Assurances-I, Kolkata
07/01/21

430229

28 AUG 2019

No.....Rs.....Date.....

Name-ARUN KUMAR SARKAR, Advocate

Address-C.M.M'S Court, 2, Bankshall St., Kol-1

Vendor.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani

Kolkata-700 001

0. 05889/09 R-08762/09

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.5000 Rs.5000

पाँच हजार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL 603501

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-I, Kolkata

18/8/09

At 12-59 P.m.
18.8.09
R. No-11801/09

39092

DEED OF GIFT

THIS DEED OF GIFT is made on this the 14th day of August Two Thousand and Nine (2009) **BETWEEN** (1) **SMT. PUSHPA AGARWAL,** wife of Late J. P. Agarwal, by faith Hindu, by occupation Housewife, (2) **SRI SANJOY AGARWAL,** son of Late J. P. Agarwal, by faith Hindu, by occupation Business, both at present residing at D/2/8, Model Town, Delhi,

14 AUG 2009

SL. No. 6384 DATE.....

NAME.....

ADD.....

AMT. 5000/- Five thousand only

KESHAR CHAND PADIA
87, Dr. Meghnad Saha
Sarani, Kolkata - 29

LICENSED STAMP VENDOR
CALCUTTA REGISTRATION OFFICE

Prasanta Kr. Das
S/o Late Kalikinkar Das
81 Southern Avenue
Kol-29
Service

Additional Registrar of
Assurances - I, Kolkata
18 AUG 2009

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 05989 / 2009

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Keshar Chand Padia			18/8/2009

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Pushpa Agarwal Address -D/2/8, Model Town Delhi	Self	 18/08/2009	LTI 18/08/2009	Pushpa Agarwal
2	Sanjay Agarwal Address -D/2/8, Model Town Delhi	Self	 18/08/2009	LTI 18/08/2009	Sanjay
3	Vandhana Agarwal Address -15, Burdwan Road Kolkata-27	Self	 18/08/2009	LTI 18/08/2009	
4	Vandhana Agarwal Address -15, Burdwan Road Kolkata-27	Attorney			(As a Constituted Attorney of Smt. Sangetha Goyal and Smt. Neema Chowdhury)

Additional Registrar of Assurances – I, Kolkata

(Dines Kumar Mukhopadhyay)
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA

Government of West Bengal
Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue
Office of the A.R.A.-I KOLKATA, District- Kolkata
Signature / LTI Sheet of Serial No. 05989 / 2009

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Keshar Chand Padia Address -87, Southern Avenue Calcutta-29	Self	 18/08/2009	 LTI 18/08/2009	18/8/2009

Name of Identifier of above Person(s)
Prasanta Kumar Das
PS-..,81, Southern Avenue Calcutta-29

Signature of Identifier with Date
Prasanta Kr. Das
18/08/09

Additional Registrar of Assurances - I, Kolkata

(Dines Kumar Mukhopadhyay)
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA

Government Of West Bengal
Office of the A.R.A.-I KOLKATA
5, Govt Place (North) , KOLKATA - 700001
Endorsement For deed Number :I-08762 of :2009
(Serial No. 05989, 2009)

On 18/08/2009

Certificate of Admissibility(Rule 43)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A Article number :33 (ii),5 of Indian Stamp Act 1899.

Payment of Fees:

Fee Paid in rupees under article : A(1) = 38819/- ,E = 14/- ,I = 55/- ,M(a) = 25/- ,M(b) = 4/- on:18/08/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Gift in f/o others except family members, Government, Local Body has been assessed at Rs- 3529194/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 247064 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty

Deficit stamp duty 1.Rs 46900/- is paid, by the draft number 689652, Draft Date 14/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :18/08/2009. 2.Rs 48200/- is paid, by the draft number 689669, Draft Date 14/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :18/08/2009. 3.Rs 49000/- is paid, by the draft number 689648, Draft Date 14/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :18/08/2009. 4.Rs 49000/- is paid, by the draft number 689649, Draft Date 14/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :18/08/2009. 5.Rs 49000/- is paid, by the draft number 689650, Draft Date 14/08/2009 Bank Name STATE BANK OF INDIA, Kolkata, received on :18/08/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12.59 hrs on :18/08/2009,at the Office of the A.R.A.-I KOLKATA by Keshar Chand Padia,Claimant.

Admission of Execution(Under Section 58)

Execution is admitted on 18/08/2009 by

1. Pushpa Agarwal, wife of Lt. J. P. Agarwal ,D/2/8, Model Town Delhi ,Thana .., By caste Hindu,by Profession :House wife
2. Sanjay Agarwal, son of Lt. J. P. Agarwal ,D/2/8, Model Town Delhi ,Thana .., By caste Hindu,by Profession :Business
3. Vandhana Agarwal, wife of Piyush Agarwal ,15, Burdwan Road Kolkata-27 ,Thana .., By caste Hindu,by Profession :House wife

Additional Registrar of Assurances-I, Kolkata
18 AUG 2009

[Dines Kumar Mukhopadhyay]
A.R.A.-I KOLKATA
OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA
Govt. of West Bengal

4. Keshar Chand Padia, son of Lt. Dwarka Das Padia ,87, Southern Avenue Calcutta-29 ,Thana Tollygunge, By caste Hindu,by Profession :Business

Identified By Prasanta Kumar Das, son of Lt. Kalikinkar Das 81, Southern Avenue Calcutta-29 Thana: .., by caste Hindu,By Profession :Service.

Executed by Attorney

1. Execution By Vandhana Agarwal, wife of Piyush Agarwal ,15, Burdwan Road Kolkata-27 ,Thana: .. By caste Hindu,by Profession :House wife,as the constituted attorney of 1. Sangetta Goyal 2. Neema Choudhury is admitted by him.

Identified By Prasanta Kumar Das, son of Lt. Kalikinkar Das 81, Southern Avenue Calcutta-29 Thana: .., by caste Hindu,By Profession :Service.

Additional Registrar of Assurances-I, Kolkata

[Dines Kumar Mukhopadhyay]
A. R. A. -I KOLKATA

19 AUG 2009

OFFICE OF THE ADDITIONAL REGISTRAR OF ASSURANCE-I OF KOLKATA

Govt. of West Bengal

(3) **SMT. VANDHANA AGARWAL,** wife of Sri Piyush Agarwal, daughter of Late J. P. Agarwal, by faith Hindu, by occupation Housewife, at present residing at 15, Burdwan Road, Kolkata-700027, (4) **SMT. SANGETTA GOYAL,** wife of Sri Rajvee Goyal, daughter of Late J. P. Agarwal, by faith Hindu, by occupation Housewife, at present residing at C.R. Das Agricultural farms Tank Road, Jaipur and (5) **SMT. NEEMA CHOUDHURY,** wife of Sri Anil Choudhury, daughter of Late J. P. Agarwal, by faith Hindu, by occupation Housewife, at present residing at 4A, New Road, Alipore, hereinafter referred to as the **DONORS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.** Be it mentioned here that DONOR Nos. 4 and 5 do hereby represented by their Constituted Attorney **SMT. VANDHANA AGARWAL,** wife of Sri Piyush Agarwal, daughter of Late J. P. Agarwal, by faith Hindu, by occupation Housewife, at present residing at 15, Burdwan Road, Kolkata- 700027.

AND

SRI KESHAR CHAND PADIA, son of Late Dwarka Das Padia, by faith Hindu, by occupation Business, presently residing at 87, Southern Avenue (now Dr. Meghnad Saha Sarani), P.S. Tollygunge, Kolkata- 700029 hereinafter referred to as the **DONEE** (which

expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

WHEREAS by a Deed of Conveyance dated the 1st October, 1954 made between Firdousi Khanum therein referred to as the Vendor of the One Part and the said Paresh Chandra Sen, Suresh Chandra Sen, Sadasiv Sen Gupta and Ranajit Kumar Sen Gupta therein also referred to as the Purchasers of the other part and registered at the Baruipur Sub-Registration office in Book No. 1, Volume No. 70, Pages 207 to 211, Being No. 6135 for the year 1954 the said Firdousi Khanum for the consideration therein mentioned sold, granted, transferred and conveyed unto the said Paresh Chandra Sen & others, amongst others a piece or parcel of Krishi or Danga land containing an area of .90 satak in Mouza Kumrakhali, Dag No. 9, C.S. Khatian No. 574, in the District of 24 Parganas and more particularly described in the Schedule thereunder written to have and to hold the same unto the said Paresh Chandra Sen and others absolutely and forever.

AND WHEREAS the said Paresh Chandra Sen died intestate being seized and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Dilip Kumar Sen and his two daughters the said Smt. Anima Das Gupta and Smt.

Dipti Roy as his heirs and legal representatives surviving him under the Hindu Succession Act, 1956.

AND WHEREAS the said Suresh Chandra Sen died intestate being seized and possessed of or otherwise well and sufficiently entitled to an undivided one-fourth part or share of and in the said piece or parcel of land and leaving his only son the said Devabrata Sen and his two daughters the said Smt. Sabita Sen and Smt. Kanta Mazumdar as his heirs and legal representatives surviving him under the Hindu Succession Act, 1956.

AND WHEREAS in the circumstances aforesaid the Purchasers therein were jointly seized and possessed of or otherwise well and sufficiently entitled to the said piece or parcel of land free from all encumbrances whatsoever.

AND WHEREAS the purchasers therein agreed to sell and the present Donor's wife and father J. P. Agarwal, son of Late Dwarka Das Padia, had agreed to purchase a portion of the said piece or parcel of land containing an area of 6 Cottahs be the same a little more or less together with the inheritance thereof free from all liens charges mortgages attachments and encumbrances whatsoever at or for the price or the sum mentioned therein.

AND WHEREAS by a registered Deed of Sale which was executed and registered at the office of the Sub-Registrar Sonarpur, and

recorded in Book No. 1, Volume No. 24, pages 262 to 270, Being No. 1589 for the year 1981, the said J. P. Agarwal became the absolute owner of the schedule mentioned property and taking possession the same with all easements rights.

AND WHEREAS after his death his wife, one son and three daughters are the Present Donors, as his legal heirs according to the Hindu succession Act, 1956 became the absolute owners of the schedule mentioned property free from all encumbrances.

AND WHEREAS now the present Donors out of love and affection, agree to convey the schedule mentioned property by way of Gift to the Present Donee who is the own brother of the husband of Donor No. 1 and own brother of the Father of Donor Nos. 2 to 5, and the Donee agreed to accept the same.

AND WHEREAS the Donor do hereby declares and represents to the Donee that the said property is free from all encumbrances, charges, demands, notices and liberties. They have not charges or mortgage the said property in any manner whatsoever. There is no litigation pending in any Court of competent Jurisdiction. The property is not affected by any notice of alignment from any authority. There is no outstanding dues in respect of the said property.

The Gifted value of the property for the purpose of stamp duty is Rs.1,00,000/- (Rupees One lakh) only.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of love and affection the present Donors Conveyed the schedule mentioned property by way of gift to the Donee and the Present Donee accepted the same in respect of the Donors doth hereby acquit, release and forever discharge the Donee ALL THAT a piece or parcel of Krishi or Danga land containing an area of 6 Cottahs be the same a little more or less together with a 100 sq. ft. tiles based structure standing thereon in Mouza Kumrakhali, P.S. Sonarpur in the District of South 24 Parganas and more particularly described in the Schedule hereunder written and delineated in the map or plan hereto annexed and thereon bordered red or **HOWSOEVER OTHERWISE** the said piece or parcel of land now are or is or at any time of times heretofore were or was situate butted bounded called known numbered described or distinguished **TOGETHER WITH** all fixtures, yards, courtyards, areas, sewers, drains, ditches, paths, passages, common fences, shrubs, wells, trees, water, water courses, lights, rights, liberties, easements privileges and appurtenances whatsoever to the said piece or parcel of land belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all easements thereon **AND** the reversion or reversions

remainder or remainders and the rents issues and profits thereof **TOGETHER WITH** all deeds pattahs muniments writings and other evidences of title exclusively relating to the said piece or parcel of land **AND** all the estate, right, title, interest, property, use, claim and demand whatsoever of the Donor into and upon the said piece or parcel of land or any part thereof **TO HAVE AND TO HOLD** the said piece or parcel of land hereby gifted, granted, transferred, conveyed, assigned and assured or expressed or intended so be and every part thereof unto and to the use of the Donee absolutely and forever.

2. **THE DONORS DOTH HEREBY COVENANT WITH THE DONEE** as follows :-

a) That notwithstanding any act, deed, matter or thing whatsoever by the Donors or their predecessors in title done and executed or knowingly suffered to the contrary the Donor now have in themselves indefeasible and absolute title as and for an estate of inheritance in fee simple in possession or an estate equivalent thereto in the said piece or parcel of land hereby sold, granted, transferred, conveyed, assigned and assured or expressed or intended so to be and that the Donors now have in himself good rights full power and absolute authority to grant transfer convey assign and assure the same in the manner aforesaid.

b) That the Donee shall and may at all times hereafter peaceably and quietly enter into enjoy and possess the said piece or parcel of land and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donors or by any person or persons lawfully or equitably claiming from under or in trust for the Donors.

c) That free and clear and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by and at the costs and expenses of the Donors well and sufficiently saved defended kept harmless and indemnified of from and against all and manner of claims charges liens debts attachments and encumbrances whatsoever made or suffered by the Donors or any person or persons lawfully or equitably claiming from under or in trust for the Donors.

d) That the Donors and all persons having or lawfully or equitably claiming any estate right title or interest whatsoever in the said piece or parcel of land or any part thereof from under or in trust for the Donors shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done and executed all such acts deeds matters and things whatsoever for further better and more perfectly assuring the said piece or parcel of

CALCUTTA

land unto and to the use of the Donee in the manner aforesaid as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece or parcel of Krishi or Danga Land containing an area of 6 Cottahs be the same a little more or less together with a tiles based structure measuring more or less 100 Sq. ft. standing thereon situate in Mouza- Kumrakhali, Pargana Medonmalla, J. L. No. 48, R.S. No. 131, Touji No. 260, Being a portion of Dag No. 9, C.S. Khatian No. 574 R.S. Khatian No,. 1239, P.S. Sonarpur, Sub-Registration office Sonarpur in the District of South 24 Parganas in respect of the entire jama an annual rent is payable to the collector of South 24 Parganas an behalf of the State of West Bengal and butted and bounded in the manner following that is to say :-

ON THE NORTH : By Plot No. 1.

ON THE EAST : By Baruipur Road.

ON THE SOUTH : By Plot No. 3

ON THE WEST : By C.S. Dag No. 8.

IN WITNESS WHEREOF the Parties hereto have hereunto set their respective hands the day month and year first above written.

SIGNED AND DELIVERED by
The **PARTIES** at Kolkata in
The presence of :

1. Prasanta Kr. Das
8 Southern Avenue
Kol-29

2. Suresh Agarwal
13/1B1 R.N. Ramaprasad Row
Howrah-711101

1. Pushpa Agarwal

2. [illegible]

3. (VANDHANA AGARWAL).

For self and as Constituted Attorney of Smt. Sangeeta Goyal and Neema Choudhury.

SIGNATURE OF THE DONOR

(K C Pandey)

SIGNATURE OF THE DONEE

Drafted by :

K. C. Karmoker
Advocate.
High Court, Calcutta

SPECIMEN FORM FOR TEN FINGERPRINTS

Pushpa Aggarwal

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

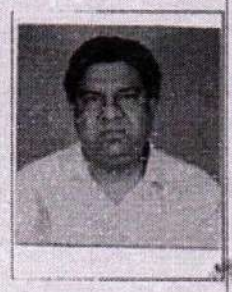
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

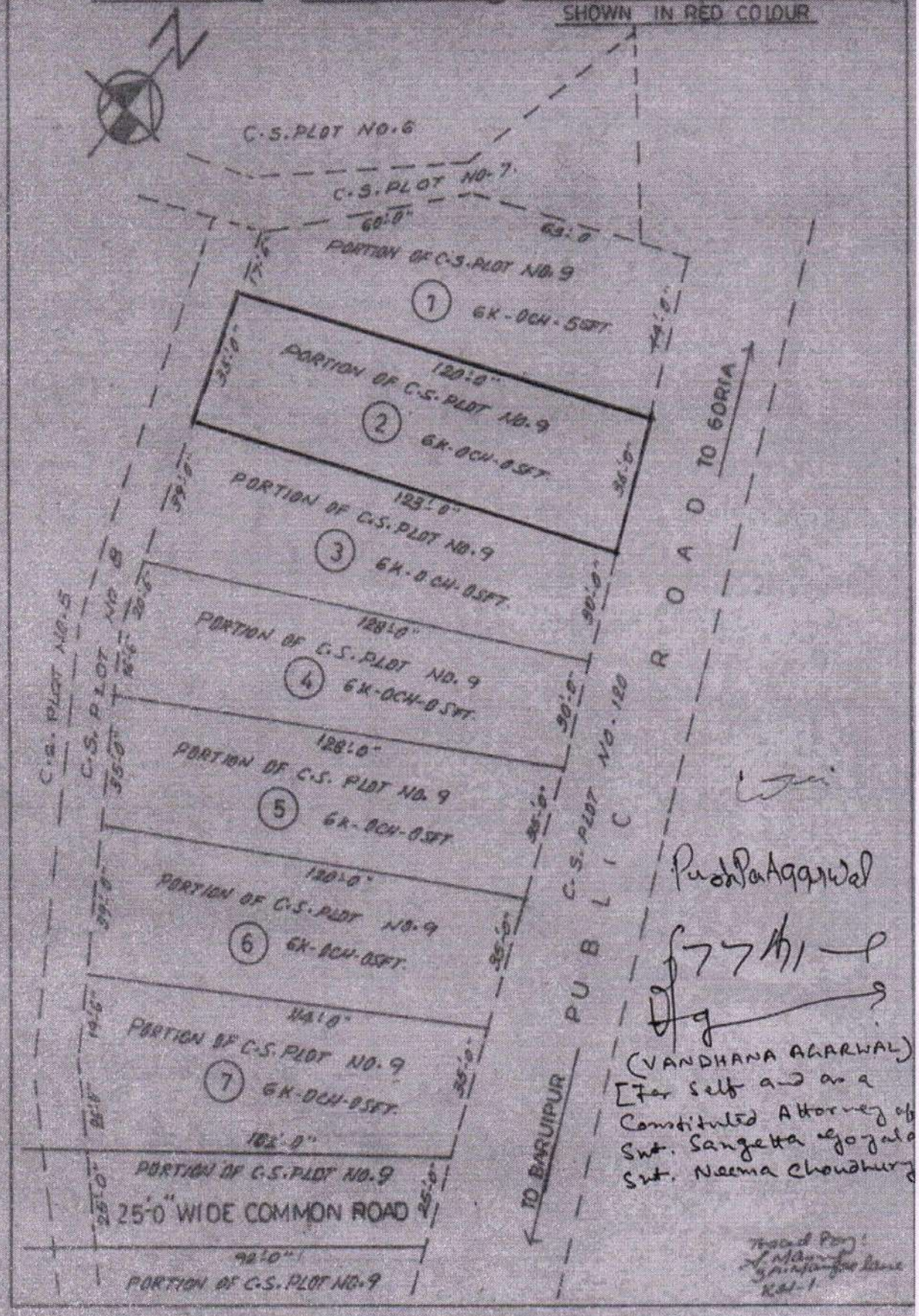


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SITE PLAN OF PORTION OF C.S. PLOT NO. 9. AT MOUZA KUMRA-KHALI, J.L. NO. 48, P.S. SONARPUR, DIST. 24 PARGANAS (SOUTH).

SCALE: 1" = 33' FT. SCHEME PLOT NO. (2) AREA: 6K-0 CH-0 SQFT. (MORE OR LESS) SHOWN IN RED COLOUR



Pushpa Agarwal

(VANDHANA AGARWAL)
[For self and as a Constituted Attorney of Smt. Sangetta Agarwal & Smt. Neema Chowdhury]

Prepared by:
[illegible]
Kol-1

$$$

DATED THIS 14th DAY OF August 2009

$$$

BETWEEN

SMT. PUSHPA AGARWAL & ORS.

.... DONORS

AND

SRI KESHAR CHAND PADIA

.... DONEE

DEED OF GIFT

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 20
Page from 1290 to 1308
being No 08762 for the year 2009.

Seal of the Additional Registrar of Assurances-I, Kolkata

Certified to be a true Copy

(Dines Kumar Mukhopadhyay) 20-August-2009
A. R. A. -I KOLKATA
Office of the A.R.A.-I KOLKATA
West Bengal

Digitally signed by ANUP KUMAR MANDAL
Date: 2016.01.15 14:21:28 +05:30
Reason: Digitally e-Signing the Completion Certificate of the Deed.

CHECKED BY

Additional Registrar of
Assurances-I, Kolkata
07/01/21.