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भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 5000 Rs.5000

पाँच हज़ार रुपये FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

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Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

07 AUG 2019

DEED OF GIFT

THIS DEED OF GIFT is made on this the 07th day of August, Two Thousand Nineteen (2019)

BY

SRI PRABIR CHANDRA PANDIT son of Late Sunil Ranjan Pandit, PAN: BSLPP3391P, by faith Hindu, by occupation Service, by Nationality Indian, residing at 23, Purbachal Garden Road, Kolkata – 700 078, P.O. Haltu, P. S Garfa, District 24 Parganas(s) hereinafter called or referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his legal, heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART;

-IN FAVOUR OF-

SMT. ANIMA DAS wife of Sri Ranjit Das, daughter of Late Sunil Ranjan Pandit, PAN: AYDPD5056G, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at 57, South Purbachal Road, Kolkata – 700 078, P.O. Haltu, P. S Garfa, hereinafter referred to as the "DONEE"(which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her legal heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS:

1. That one Himangshu Kumar Sen son of Late Haran Chandra Sen was the absolute Owner of ALL THAT piece and parcel of Land measuring

11 Cottahs, comprised in R.S. Khatian No. 1613, R.S. Dag No. 4115, Touzi No. 145, J. L. No. 13, R.S. No. 233, at Mouza Kasba, P.S. Kasba, District 24 Parganas, by virtue of Purchase vide Deed No. 2272 on 13/03/1963 from its erstwhile Owner Priyalal Routh. The said Deed was registered at Sub Registration Alipore and recorded in Book No. 1, Volume No. 69, Pages 99 to 104, Being Deed No. 2272 for the Year 1963.

2. That after the said Purchase the said Himangshu Kumar Sen sold ALL THAT Land measuring 9 Cottahs 2 Chittacks 10 sq. ft. more or less out of the said total 11 Cottahs land to one Sunil Ranjan Pandit the father of the Donor and Donee hereof on 02/09/1969 and the said Deed was registered at Joint Sub Registration Alipore and recorded in Book No. 1, Volume No. 83, Pages 103 to 110, Being Deed No.4389 for the Year 1969.

3. That after the said Purchase the said Sunil Ranjan Pandit constructed two storied building on the said Land (Front side) and while enjoyed and possessed the said Land with Building as absolute Owner thereof, the local authority acquired some portion of the said Land for widen of the adjacent Road and thereafter the said Sunil Ranjan Pandit enjoyed and possessed the remaining Land measuring 08 Cottahs 06 Chittacks 33 sq. ft. more or less and thereafter the said Sunil Ranjan Pandit mutated his name before the Kolkata Municipal Corporation in respect of the said Land

measuring 08 Cottahs 06 Chittacks 33 sq. ft. more or less with Building and known as KMC Premises No. 356, Purbachal Road, Kolkata 700 078, Ward No. 106, Assessee No. 31-106-17-0356-5.

4. Thereafter the said Sunil Ranjan Pandit divided the said 8 Cottahs 6 Chittacks 33 sq. ft. more or less into three small plots with four feet wide common Passage(03Chittacks 05 sq. ft. more or less) for ingress and egress from the middle of the said entire Land and out of the said plots, the said Sunil Ranjan Pandit gifted ALL THAT demarcated Plot of Land measuring 02 Cottahs more or less with right of use the northern side Common Passage to his Daughter Smt. Anima Das on 10.02.2010. On even date the said Sunil Ranjan Pandit also Gifted ALL THAT another demarcated Plot of Land measuring 02 Cottahs more or less with right of use the above mentioned four feet wide common passage to his other Daughter Smt. Pratima Das (Pandit) and the said two Deeds was registered at DSR-III at Alipore and recorded in Book No. 1, Volume No. 3, Being No. 966 & 967 for the Year 2010.

5. That after registration of the said two Gift Deed, the said Sunil Ranjan Pandit enjoyed and possessed the remaining land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less togetherwith pucca structure and on 10/02/2010 the said Sunil Ranjan Pandit transferred

ALL THAT undivided and un-demarcated Land measuring 02 Cottahs 01 Chittacks 36 sq. ft. more or less out of remaining Land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less togetherwith un-demarcated and undivided 525 sq. ft. more or less pucca structure out of the said remaining land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less togetherwith structure by way of Gift to his wife Shefali Pandit and the said Deed was registered at DSR-III at Alipore and recorded in Book No. 1, Volume No. 3, Pages from 1657 to 1674, Being No. 968 for the Year 2010. The Land measuring 3 Chittacks 5 sq. ft. more or less gone for private Common Passage for egress and ingress between the said Two daughters Smt. Pratima Das and Smt. Anima Das and Prabir Chandra Pandit.

6. Thereafter the said Sunil Ranjan Pandit and his wife Shefali Pandit while enjoyed and possessed the said 04 Cottahs 03 Chittacks 28 sq. ft. more or less togetherwith structure as Joint Owners thereof being portion of Premises No. 356, Purbachal Road, Kolkata 700 078, Ward No. 106, the said Shefali Pandit died intestate on 27/01/2011 leaving behind her Husband Sunil Ranjan Pandit, two daughter Smt. Pratima Das (Pandit) and Smt. Anima Das and one son Sri Prabir Chandra Pandit as her legal heirs and successors. And all of them jointly inherited the said undivided Land measuring 02 Cottahs 01 Chittacks 36 sq. ft. more or less and each have

undivided 1/4th share of the said Land measuring 02 Cottahs 01 Chittacks 36 sq. ft and each have undivided 380.5 sq. ft. more or less land i.e. 8 Chittacks 20.5 sq. more or less togetherwith undivided 131 sq. ft. more or less pucca structure more particularly mentioned in the First Schedule hereunder written.

7. Thereafter the said Sunil Ranjan Pandit gifted his remaining undivided Land 02 Cottahs 01 Chittack 37 sq. ft. more or less along with 08 Chittacks 20 sq. more or less land which he inherited from his deceased wife, in total 2 Cottahs 10 Chittacks 12 sq. ft. more or less to his only son Sri Prabir Chandra Pandit by a registered Deed Vide No. 060 on 4th January, 2013. The said Deed was registered at DSR-III, at Alipore and recorded in Book No. 1, Volume No.1, Pages 1748 to 1768 Being Deed No.060 for the Year 2013.

8. That after the said Deed of Gift the said Prabir Chandra Pandit became the absolute Owner of undivided and un-demarcated Land measuring 2 Cottahs 10 Chittacks 12 sq. ft. more or less and remaining 01Cottahs 09 Chittacks 15 sq. ft. more or less become the Joint property of Smt. Anima Das , Smt. Pratima Das and Sri Prabir Chandra Pandit.

9. Thar accordingly,the said Smt. Pratima Das and Sri Prabir Chandra Pandit and Smt. Anima Das are the Joint Owners of said undivided land

measuring 01 Cottahs 09 Chittacks 15 Sq. ft. being portion of KMC Premises No. 356, Purbachal Road, Kolkata -700078, Ward No. 106 each have undivided and un-demarcated 1/3rd share of the said land measuring 01 Cottahs 09 Chittacks 15 Sq. ft.

10. Thereafter the Smt. Pratima Das and Smt. Anima Das gifted their undivided and un-demarcated 2/3rd share of the said land 01 Cottahs 09 Chittacks 15 Sq. ft. i.e. 01 Cottah 40 sq. ft. more or less to their brother Sri Prabir Kumar Pandit to the Donors hereof on 07/08/2019 and the said Deed was registered at DSR-III AT Alipore and recorded in Book No. 1, Being No. 2659 for the year 2019.

11. That after the said Deed of Gift the Donor Sri Prabir Chandra Pandit became the Owner of ALL THAT Bastu land measuring 04 Cottahs 03 Chittacks 28 sq. ft. more or less togetherwith 1050 sq. ft. more or less pucca structure front side (Ground Floor 525 sq. ft. and First Floor 525 sq. ft. more or less) being the portion of KMC Premises No. 356, Purbachal Road, Kolkata -700078, Ward No. 106, P.S. Garfa.

12. That at present the Donor Sri Prabir Chandra Pandit out of natural love and affection intend to Gift demarcated land measuring 08 Chittacks 20 sq. ft. more or less togetherwith 100 sq. ft. more or less R. T. shed being the portion of said KMC Premises No. 356, Purbachal Road,

Prabir Chandra Pandit

Kolkata -700078, Ward No. 106, to his Sister Smt. Anima Das the Donee herein named, forever free from all encumbrances, more particularly mentioned in the SECOND SCHEDULE hereunder written, hereinafter referred to as the SAID PROPERTY and the Donee hereof accepted and acknowledged the said offer and proposal of the Donors and the Donors hereof delivered the peaceful possession of the said demarcated 08 Chittacks 20 sq. ft. more or less Land togetherwith structure being portion of KMC Premises No. 356, Purbachal Road, Kolkata -700078, Ward No. 106, to the Donee hereof.

Herein mentioned that the Donor and Donee hereof are the brother and sister by relation.

NOW THIS DEED WITNESSETH that in consideration of natural love and affection of the Donor SRI PRABIR CHANDRA PANDIT to his sister SMT. ANIMA DAS the Donee hereof, the said Donor out of his free will without coercion or undue influence from anybody whatsoever and in full conscious and senses hereby voluntarily transfer to the Donee free from all encumbrances, lien, charges whosoever by way of Gift ALL THAT the said demarcated 08 Chittacks 20 sq. ft. more or less togetherwith Structure being the portion said KMC Premises No. 356, Purbachal Road, Ward No. 106, Kolkata 700 078, mentioned in the SECOND SCHEDULE hereunder written together with all easement thereto as well as all fittings and fixture

thereto and all the estate right of interest of the said property hereby conveyed and transferred by this Deed of Gift in favour of the Donee hereof and TO HAVE AND TO HOLD the same for her sole use and benefit absolutely and unconditionally forever and the Donors doth hereby covenant with the Donee that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary the Donors have now lawfully seized and possessed of the said property mentioned in the SECOND SCHEDULE hereunder written and that the Donor has full power and absolute authority to transfer by way of gift the said property mentioned in the Second Schedule hereunder written. And the Donee shall hereafter peacefully and quietly hold and possess and enjoy the said property without any claim and demand whatsoever from the Donor or any person claiming through or under their AND FURTHER that the Donor covenant with the Donee to save harmless and indemnity and keep indemnified with the Donee from or against all encumbrances, charges and equities whatsoever AND THAT the Donee accept the said property mentioned in the Second Schedule hereunder written togetherwith right of use of all civic amenities of the said premises at KMC Premises No.356, Purbachal Road, Ward No. 106, Kolkata 700 078 and made as testified by the Donee being a Party hereto and executing these presents.

And after execution of this Deed of Gift, the Donee hereof becomes the Owner of the said 8 Chittacks 20 sq. ft. being the portion the said KMC Premises and will mutate her name before the Kolkata Municipal Corporation and other appropriate authority/authorities in respect of the said

property and the Donee and her heirs, successors have right to sale, mortgage, charges the said property without interruption of the Donor.

That for the purpose of Stamp Duty the estimated value of the Second Schedule property is Rs. 1,00,000/- (Rupee One Lakh) only.

THE FIRST SCHEDULE AS ABOVE REFERRED TO:

(Entire Property)

ALL THAT piece and parcel of Bastu Land measuring 04 Cottah 03 Chittacks 28 sq. ft. more or less, togetherwith 1050 sq. ft. Pucca Structure standing thereon front side of the land (Ground Floor 525 sq. ft. & First Floor 525 sq. ft.) comprised in R.S. Dag No. 4115, under R.S. Khatian No. 1613, J. L. No. 13, Touzi No. 145, R. S. No. 233, at Mouza Kasba, P.S. Kasba, District South 24 Parganas, presently within the limits of Kolkata Municipal Corporation within Ward No. 106, and known as portion of KMC Premises No. 356, Purbachal Road, Kolkata 700 078, P.S. Garfa, under Assessee No. 31-106-17-0356-7 ADSR at Sealdah and D. R. at Alipore and which is butted and bounded as follows: -

ON THE NORTH	By 12 ft. wide KMC Road;
ON THE SOUTH	By Land of Pratima Das & Anima Das ;
ON THE EAST	By Land of Dag No. 4115;
ON THE WEST	By 08 ft. wide Road / passage;

THE SECOND SCHEDULE AS ABOVE REFERRED TO:-

(Gifted property under this Document)

ALL THAT piece and parcel of demarcated Bastu land measuring 08 Chittacks 20 sq.ft. more or less togetherwith 100 sq. ft. more or less R.T. Shed structure thereon out of the First Schedule property hereinabove, being the portion of KMC Premises No. 356, Purbachal Road, Kolkata 700 078, P.S. Garfa, under Assessee No. 31-106-17-0356-7, ADSR at Sealdah and D. R. at Alipore togetherwith all easement right thereto hereby gifted forever to the Donee SMT. ANIMA DAS hereof, which is marked in the annexed plan with colour RED and which is butted and bounded as follows: -

ON THE NORTH	By Land of Donor Prabir Chandra Pandit;
ON THE SOUTH	By Existing Land of Donee Anima Das ;
ON THE EAST	By Land of Pratima Das (Pandit);
ON THE WEST	By 08 ft. wide Road / passage;

IN WITNESS WHEREOF the Donor and Donee hereto put their respective signature on these presents on the day, month and year first above written.

WITNESSESS:-

1. Ripankar Pahiturdi
80/6, Purbachal road (M)
Kolkata - 78

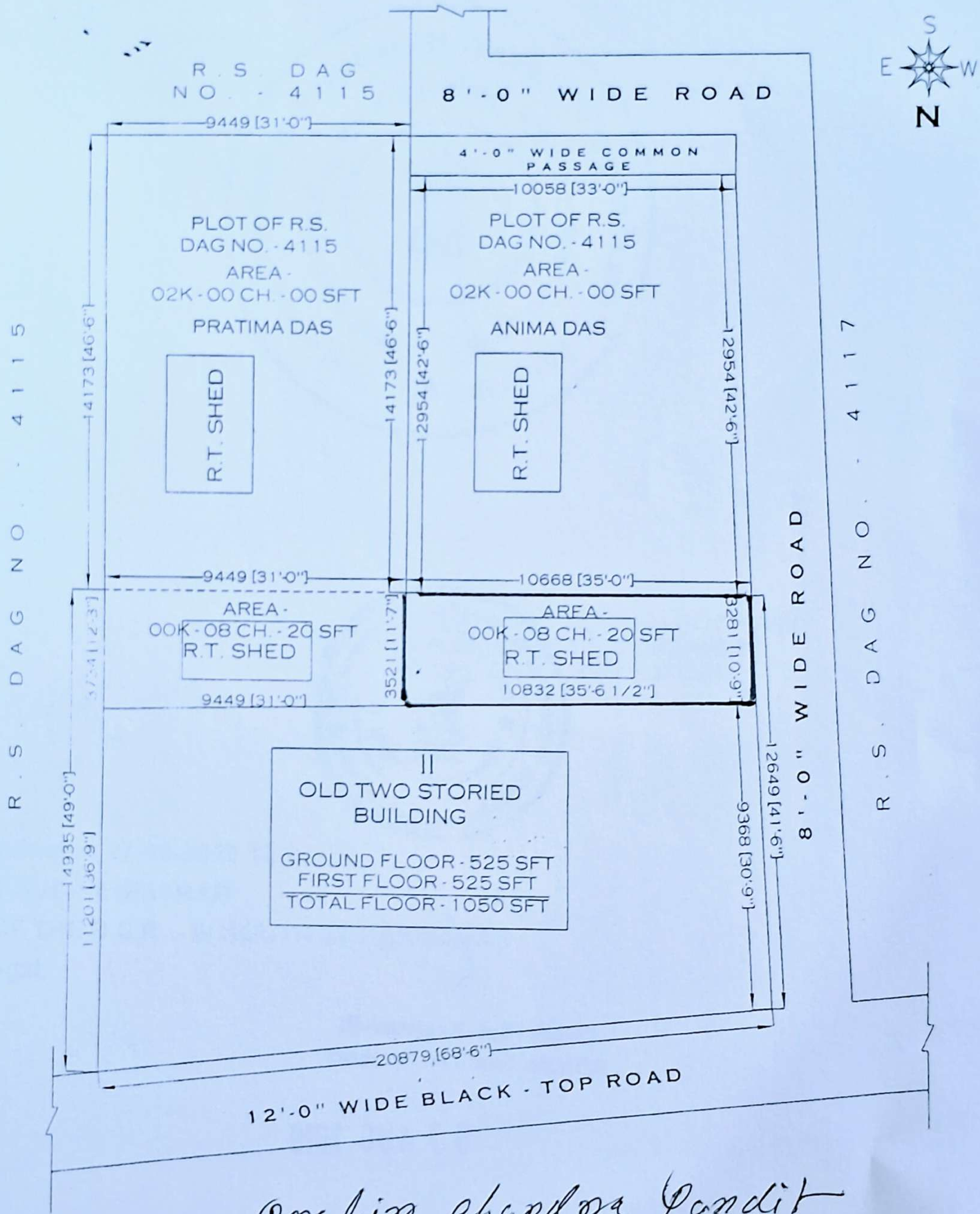
Pralin chandra Pandit
==========
SIGNATURE OF DONOR

2. Ranjit Das
57, South Purbachal
Road - Kol - 7000-78.

Accepted: -
Animes Das.
==========
SIGNATURE OF DONEE

Drafted by me
Manash Kumar Halder
Advocate
Reg. No. WB/597/87
Alipore Judges Court
Bar Library Room No.4,
Alipore, Kolkata 27

SITE PLAN OF PART OF R.S. DAG NO.- 4115, R.S. KHATIAN NO.- 1613, C.S. KHATIAN NO.- 1171, J.L. NO.-13, MOUZA- KASBA, R.S. NO. - 233, TOUZI NO.- 145, HAVING K.M.C. PREMISES NO.- 356, PURBACHAL ROAD, KOLKATA- 700078, WARD NO.- 106, BOROUGH NO.- XII, P.S. - GARFA.



Prabir Chandra Pandit
Anima Das.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2019, Page from 92108 to 92130

being No 160302661 for the year 2019.

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

Digitally signed by ASISH GOSWAMI
Date: 2019.08.27 13:22:40 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 27-08-2019 13:22:20

DISTRICT SUB-REGISTRAR

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

West Bengal.

(This document is digitally signed.)