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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Adl. Dist Sub-Registrar
Alipore, South 24 Parganas

14 AUG 2020

DEED OF GIFT

THIS DEED OF GIFT made this 14th day of August in
the year of Christian Era Two Thousand and Twenty (2020).

B E T W E E N

14.8.2020
14:37 L

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433571

Swapan Kumar Dhan A Swast

and Outlets

NAME.....
 ADD.....
 Rs. 1000
 City
 17 MAR 2020
S. CHATTERJEE
 Licensed Stamp Vendor
 C. C. Court
 2 & 3, K. S. Road, Kol-1

17 MAR 2020

17 MAR 2020

Certified that the documents is admitted
 for registration. The Signatures are
 the endorsement sheet attached with the
 document are the part of the document

Addl. Dist. Sub-Registrar
 Alibore, South 24 Parganas



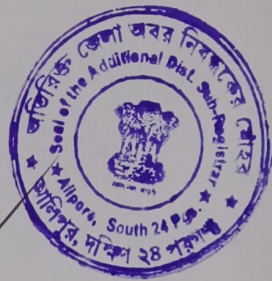
Addl. Dist. Sub-Registrar
 Alibore
 14 AUG 2020
 K. S. Road, 20027

Swapan Kumar Dhan
 Son of Late Uddharan Dhan
 63/29 Dumdum Road,
 P.O. Dumdum,
 Kolkata 700027

RATULA MUKHERJEE (PAN : BDUPM0551N), (Aadhaar No.3938 2259 8976) wife of Rajib Mukherjee and daughter of Late Nitya Gopal Saha, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Flat No.3, 1st Floor, 17, Moni Mukhejree Road, P.O. Sarat Bose Road, P.S. Gariahat, Kolkata - 700019, District South 24-Parganas, hereinafter referred to and called as the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE PART.**

A N D

SANJIB SAHA (PAN : CRLPS7104P), (Aadhaar No.5826 4693 5583) son of Late Nitya Gopal Saha, by faith - Hindu, by occupation- Service, by Nationality - Indian, residing at 63B, Ibrahimpur Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata-700032, District : South 24-Parganas, hereinafter referred to and called 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 **OTHER PART.**



Advt. Dist. Sub-Registrar
Alipore
1 AUG 2020
South 24 Parganas
Kolkata-700027

WHEREAS Sri Rabindra Chandra Saha, Sri Bijoy Chandra Saha(minor), Sri Nityagopal saha(minor), sons of Late Haran Chandra Saha, minor sons namely Bijoy Chandra Saha, Nityagopal Saha are represented by their natural guardian father Haran Chandra Saha son of Late Jagari Chandra Saha and Sri Madhusudan Das, son of Late Gopinath Das, jointly purchased a plot of land measuring about 3 Cottahs 3 Chittaks 26 Sq.ft. more or less out of total .46 acre of land of C.S. Plot No.201, 202, and 203 appertaining to the sthitiban Rayati, Khatian No.-190, Mouza- Ibrahimpur, J.L. No.-36, R.S. No.-10, Police Station - Jadavpur, District-South 24 Parganas, comprised within the Touzi No.-244 of Alipore Collectorate and within the ambit of Kolkata Municipal Corporation K.M.C. Ward No.-99 now 96 of premises No.-63, Ibrahimpur Road, Kolkata-32, P.S.-Jadavpur, after mutation of the said plot of land at premises No.63B, Ibrahimpur Road, Kolkata-32 from one Manindra Chandra Dey, son of Late Purna Chandra Dey by way of Sale Deed. The said Sale Deed was executed between the Manindra Chandra Dey as VENDOR and said Rabindra Chandra saha, Bijoy Chandra Saha, Nityagopal Saha and Madhusudan Das as PURCHASERS therein, the said Deed of Sale was duly registered before the Joint Sub-Registrar of Alipore, Dist : 24 Parganas now South 24 Parganas

and recorded in Book No.-1, Volume No.-87, pages 30 to 49, Being No.4223 for the year of 1970, which is mentioned in the Schedule "A" hereunder written.

AND WHEREAS the said Rabindra Chandra saha, Bijoy Chandra Saha, Nityagopal Saha and Madhusudan Das jointly purchased the said plot of land and mutated their names in the record of the Kolkata Municipal Corporation, and they constructed two storied building upon the said plot of land.

AND WHEREAS the said Rabindra Chandra saha, Bijoy Chandra Saha, Nityagopal Saha and- Madhusudan Das duly recorded their names in the records of the Kolkata Municipal Corporation, mutation Department, being Assessee No. 210960202211 and paying taxes jointly and possessing the said property as the absolute of the joint owners.

AND WHEREAS in the above manner said Nitya Gopal Saha became the 1/4th share of the undivided land and two storied building at premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata - 700032, as joint Co-owner.

AND WHEREAS the said Nitya Gopal Saha died intestate on 21.05.2005 leaving behind him his wife Gouri Rani Saha his son

Sanjib Saha and his daughter Ratula Mukhejee, as his only legal heirs and successors and as such the said Gouri Rani Saha, Sanjib Saha and Ratula Mukherjee became the joint owners in respect of the $1/4^{\text{th}}$ share of the undivided land and two storied building at premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata - 700032.

AND WHEREAS the said Sri Madhusudan Das, son of Late Gopi Nath Das residing at 32, Netai Charan Dutta Lane, P.O. & P.S. Howrah, District-Howrah, sold and transferred his undivided $1/4^{\text{th}}$ share of premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata-700 032, District - South 24-Parganas to the purchasers namely (1) Sri Madhab Chandra Saha son of Late Haran Chandra Saha, (2) Smt. Sujata Saha wife of Late Jadav Chandra Saha, (3) Sri Subhajit Saha, son of Late Jadav Chandra Saha and (4) Sri Keshab Chandra Saha son of Late Haran Chandra Saha and (5) Sri Gopal Saha son of Late Haran Chandra Saha, all of 63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata-700 032, by a registered Deed of Conveyance dated 31.12.2012 recorded as Registered in Book No.I, CD Volume No.20, Pages from 1569 to 1591, being No.04527, for the year 2012 in the office of D.S.R.-I, South 24-Parganas, West Bengal.

AND WHEREAS the said Gouri Rani Saha died intestate on 20.09.2019 leaving behind her son Sanjib Saha and her daughter Ratula Mukherjee, as her only legal heirs and successors and as such the said Sanjib Saha and Ratula Mukherjee became the joint owners in respect of the said 1/4th share of the undivided land and two storied building at premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata - 700032. The said Sanjib Saha is now residing in the said portion of the said premises and he is paying maintenance charges of the building proportionately and also he is paying tax proportionately regularly.

AND WHEREAS in the facts and circumstances mentioned above the said Ratula Mukherjee the Donor herein, is absolute owner free from all encumbrances in respect of undivided 1/8th share of the said land and two storied building at premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata - 700032 within Ward No.96 of the Kolkata Municipal Corporation in the District of South 24-Parganas.

AND WHEREAS in consideration of the natural love and affection which the said Ratula Mukherjee, the Donor herein, had and still have for the said Sanjib Saha, the Donee herein,

the later being the ^{biological} brother of the Donor, the Donor do hereby and hereunder renounce her estate and right, title and interest in respect of the said undivided 1/8th share of premises No.63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata - 700032 morefully and particularly described in the Schedule 'B' below with intent to vest the same and grant, convey, transfer, give and assure unto and to the use of the Donee herein freely and voluntarily the property mentioned and described in the Schedule "B" hereto and hereinafter referred to as the said property and delivered possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same of his sole use and benefit absolutely and unconditionally forever.

AND WHEREAS for the purpose of assessing the stamp duty payable on these present in the said property clearly mentioned and described in the Schedule 'B' below has been valued at Rs.5,00,000/- (Rupees Five lakhs) only.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said desire of the said **DONOR** and in consideration of natural love and affection which the **DONOR** bears towards the **DONEE**, the **DONOR** doth by these presents grant, transfer, and convey

Ratula Mukherjee.
Sanjit Saha

by way of Gift to the said **DONEE** free from all encumbrances **ALL THAT** the said land with structure, the Schedule 'B' property, otherwise the said property now or hereto before were or was situated, butted, bounded, called known, numbers, described and distinguished **TOGETHER WITH** benefit and advantage of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof usually used, held, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder or remainders rents, issues and profits thereof and/or every part thereof together with further more all estate, right, title, inheritance, use, trust property claim and demand whatsoever both at law and in equity of the **DONOR** into and upon the said property or every part thereof **AND** all deeds, pattahs, muniments, writings and evidences of title in anywise to the said property or any part or parcel thereof and which now or hereafter shall or may be in custody, power or possession of the **DONOR** her heirs, executors, administrators or representatives or any persons from whom she can or may procure the same without action or suit at law or in equity **TO ENTER INTO HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby

granted, conveyed and transferred or expressed and intended so to be with her rights, members and appurtenances unto and to the use of the **DONEE** his heirs, executors, administrators, representatives and assigns for referred and discharged from or otherwise by the **DONOR** well and sufficiently indemnified of and against all encumbrances, claims, liens, etc. whatsoever created or suffered by the **DONOR** from those presents **AND** the **DONOR** do hereby for herself her heirs, executors, administrators, and representatives, covenants with the **DONEE** his heirs, executors, administrators, representatives and assigns **THAT** notwithstanding any act, deed or thing whatsoever by the **DONOR** or by any of her predecessor and ancestors in title done or executed or knowingly suffered to the contrary to the **DONOR** had at all materials times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said property hereby granted and transferred or expressed intended so to be unto and to the use of the **DONEE** his heirs, executors, administrators, assigns in the manner aforesaid **AND THAT** the **DONEE** his heirs, executors, administrators, representatives and assigns shall had all times hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof and he shall

have right to sale, gift, lease mortgage, Power of Attorney, etc. and receive the rents, issues, and profits thereof without any lawful eviction hinder and interruption disturbances, claim or demand whatsoever from or by the **DONOR** or any person or persons lawfully and equitably claiming any right to estate thereof from under or in trust for her or from or under any of her ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the **DONOR** well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debt, attachments and encumbrances whatsoever made or suffered by the **DONOR** or her ancestors or predecessor in title or any person or persons lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for her the **DONOR** or from or under any of predecessor or ancestors in title shall and will from time to time hereafter at the request and costs of the **DONEE** his heirs heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof and to the use

of the **DONEE** his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHER MORE** that the **DONOR** and all heirs, executors, administrators, representatives and assigns against loss, damages, costs, charges and expenses if any suffered by reasons of any defect in the title of the **DONOR** or any breach of the covenants hereunder contained **AND THAT** the **DONEE** accepts the gift of the said property hereunder made as testified by him being party hereto and executing these presents.

THE SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT piece and parcel of homestead land containing an area of 3(three) Cottahs, 3 (three) Chittaks, 26(twenty six) sq.ft. i.e. 2321 Sq.ft. more or less lying and situated at Mouza- Ibrahimpur, in C.S. Plot No.201, 202, and 203, appertaining to the Sthitiban Rayati, Khatian No.-190, J.L. No. 36, R.S. Dag No.- 10, Touzi No.- 244, with all rights of easement and appurtenances, along with Two Storied building standing (Ground Floor 976 Sq.ft. & First Floor 488 Sq.ft.) thereon being Municipal premises No.63B, Ibrahimpur Road, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700032 and mailing address 63B, Ibrahimpur Road, P.S. Jadavpur, Kolkata-700032, under the District of 24-Parganas (South) within the

Sanjib Saha
Ratula Mulcherjee

limits of Ward No.-96 of The Kolkata Municipal Corporation, being Assessee No. 210960202211, Registry Office D.S.R.-I & A.D.S.R. Alipore, District-South 24 Parganas, and the said premises is butted and bounded in the manner following that is to say :-

ON THE NORTH : Premises No.37/4, Ibrahimpur Road;

ON THE SOUTH : Premises No.63C, Ibrahimpur Road ;

ON THE EAST : House of Gopal Dey ;

ON THE WEST : 16 feet 8 inch wide K.M.C. Road.

SCHEDULE 'B' AS REFERRED TO ABOVE

(Description of the property hereby Gift)

ALL THAT Piece and parcel of $1/8^{\text{th}}$ share of undivided Bastu land and two storied 57 years more or less old building i.e. 290 Sq.ft. Bastu Land along with Ground Floor structure, cemented floor measuring about 122 Sq.ft. covered area and on the First Floor structure cemented floor, measuring about 61 Sq. ft. covered area more or less along with common rights and facilities including roof rights, etc. amenities as available in the said premises ~~and also undivided proportionate share in the land underneath described in the Schedule "A" above~~ along with the easement rights, at the said premises, in Mouza-

*Ratula Mukherjee,
Sanjit Saha*