

11899/12

11899/12



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

54AA 151870

Justified that the document is admitted for registration. The signature about the endorsement and stamps attached with the document are the part of this document.

Deputy Sub-Registrar-II  
Alipore, South 24-Parganas

19 OCT 2012

**DEED OF GIFT**

S. Roy

1. **Date:** 19.10.12

2. **Place:** Kolkata

3. **Parties:**

3.1 **Sourav Roy**, son of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029 represented by his Constituted Attorney **Sri Ajoy Sen**, son of Sri Badal Krishna Sen residing at 79B, Rash Behari Avenue, Kolkata-700 026

3.2 **Sajeev Roy**, son of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029.

(collectively **Donors** include successors-in-interest and/or assigns)

**AND**

3.3 **Vinita Roy**, wife of Late Somnath Roy, residing at Flat No. 9A & B, 9<sup>th</sup> Floor, "Lake Towers", 87, Dr. Meghnad Saha Sarani, Kolkata-700029.

(**Donee** includes successors-in-interest and/or assigns)

Donors and Donee collectively Parties and individually Party.

*(Handwritten signatures)*

ক্রমিক নং- ৫১৬৩ টাকা-

ইং সন-

৬/১০/১২

PANGHU GOPAL MOUDAL  
(Notary Public)

একতার নাম-

3, Bankimohar Street,

গ্রাম-

থানা-

Kolkata-700 001

জেলা- পূর্ব মেদিনীপুর

*(Signature)*

স্বাক্ষর

শ্রীমতী বান্ধবী, গুণাবতী

কলিকতা-৭০০ ০০১

পূর্ব মেদিনীপুর



*(Signature)*  
District Sub-Registrar-II  
Alipore, South 24-Parganas

Mithun Parait  
S/O Kuntash Parait  
Alipore Police Co-Operative  
Kod-27.

19 OCT 2012

**NOW THIS DEED OF GIFT**

**RECORDS, BINDS AND GOVERNS THE CONTRACTUAL RELATIONSHIP BETWEEN THE PARTIES AS FOLLOWS:**

**4. Subject Matter of Deed:**

**Said Share of Property:** Undivided **8 (eight) Chittack** of land as defined in **2<sup>nd</sup> Schedule** below (Said Share of Said Property out of viz. total land admeasuring **5 (five) cottah 8 (eight) chittack 10 (ten)** square feet, more or less, in the *Municipal Premises No. 249C*, Upendra Nath Banerjee Road, Kolkata - 700 060, Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas belonged to Smt. Vinita Roy wife of Late Somnath Roy, by faith - Hindu, residing at 9A & B, Lake Towers, 9<sup>th</sup> floor, 87, Dr. Meghnadh Saha Sarani, Kolkata - 700 029, being the undivided absolute owner of plot no. 249B, Upendra Nath Banerjee Road, Kolkata - 700 060, absolutely and forever, described in **1<sup>st</sup> Schedule** below,

**5. Representations and Background:**

a) **Possession of Land:** One Debabrata Bose son of Dr. Parimal Bose residing at 28, Ripon Street, Calcutta.

was seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of Mourashi Makarari land now Rayati Land measuring 1 Bigha 3 Cottahs and 10 Chittacks be the same a little more or less situated in Mouza Behala called as Nashkarpara Under Police Station Behala, Sub-Registry Office Behala, Pargana Ballia, Touzi No. 346 J. L. No. 2, R. S. Dag No. 83 within limits of the then South Suburban Municipality now Kolkata Municipal Corporation - S. S. Unit appertaining to R. S. Dag No. 91 in R. S. Khatian No. 138.

purchased in the Benami of Sri Profulla Kumar Chatterjee in Title Execution case No. 20 of 1946 in the Court of the 3<sup>rd</sup> Sub-judge, Alipore,

(in which execution case Durlav Chandra Das was the Decree-holder and Gobinda Koley and others were the Judgment-debtors)

and took Khas possession of the said Properties and were enjoying the right, title and interest of the same without any interruption and eviction.

b) **Conveyed by Debabrata Bose:** For legal necessities the said Debabrata Bose sold and conveyed the said Rayati Bastu land measuring 1 Bigha 3 Cottahs and 10 Chittacks be the same a little more or less situated in Mouza Behala called as Nashkarpara Under Police Station Behala, Sub-Registry Office Behala, Pargana Ballia, Touzi No. 346, J. L. No. 2, R. S. Dag No. 83 within limits of the then South Suburban Municipality now Kolkata Municipal Corporation - S. S. Unit appertaining to R. S. Dag No. 91 in R. S. Khatian No. 138 in favour of Smt. Santilata Roy wife of Late Satyendra Nath Roy by a Deed of Conveyance dated 12<sup>th</sup> March, 1952 registered in the office of the Sub-Registrar of Alipore vide Book No. 1, Volume No. 35, Pages 65 to 69, Being No. 1568 for the year 1952.

c) **Mutated by Santilata Roy:** After purchasing the said land, Smt. Santilata Roy mutated her name in the office of the Collector of 24 Parganas and in the office of the then South Suburban Municipality paying usual taxes.

d) **Demise of Santilata Roy:** On or about 6<sup>th</sup> February, 1971, Santilata Roy, a Hindu governed by the Dayabhaga School of Hindu Law, died intestate, leaving behind her surviving **3 (three)** sons namely, Kashi Nath Roy, Sankar Nath Roy and Somnath Roy and **3 (three)** daughters, namely, Smt Laxmi Sen, Smt. Chitra Das and Smt. Sipra Roy, as her legal heir and heiresses. Her husband predeceased her.

e) **Deed of Gift:** 3 Sisters namely Smt Laxmi Sen, Smt. Chitra Das and Smt. Sipra Roy out of natural love and affection executed and registered a Deed of Gift on 7<sup>th</sup> March, 1988 vide Book No. 1, Being No. 2611 for the year 1988 relinquishing their undivided 1/6<sup>th</sup> share of each in the total Properties of 1 Bigha 3 Cottah 10 Chittack bastu land with structures standing thereon appertaining to R. S. Dag No. 91 in R. S. Khatian No. 138 within Mouza Behala called as Naskarpara being Holding No. 229, Upendra Nath Banerjee Road within the ward no. 132.

f) **Deed of Partition:** By an indenture of Partition dated 20<sup>th</sup> March, 1989, Three brothers made a partition deed amicably between themselves divide their joint Properties in the following basis:



*M*  
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Alipore, South 24-Parganas

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- i) **Kashi Nath Roy** was entitled to a land measuring **5 Collah 12 Chittack 11 Square feet** out of 1 Bigha 30 collahs and 10 Chittacks.
  - ii) **Shankar Nath Roy** was entitled to a land measuring **5 Collah 12 Chittack 11 Square feet** out of 1 Bigha 30 collahs and 10 Chittacks.
  - iii) **Somnath Roy** was entitled to a land measuring **11 Collah 7 Chittack** out of 1 Bigha 3 Collahs and 10 Chittacks.
- g) **Ownership of Somnath Roy:** Under the above circumstances Sri Somnath Roy enjoyed the land measuring **11 Collah 7 Chittack** with absolute right, title and interest on the land.
- h) **Divided the land:** By an indenture of Gift dated **30<sup>th</sup> December, 1989**, Sri Somnath Roy gifted a land measuring **5 (five) collah 8 (eight) chittack 10 (ten) square feet** out of **11 Collah 7 Chittack together with** structures thereon, situate, lying at Municipal Premise No. 229, Upendra Nath Banerjee Road, Kolkata - 700 060, under Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub Registration District Alipore, District South 24 Parganas to his minor sons namely Sourav Roy and Sajeev Roy minor, Owner no. 3.2 & Owner No. 3.3 respectively represented by their legal guardian and mother Smt. Vinita Roy vide Deed No. **5268** for the year 1990.
- i) **Ownership:** In view of above gift Sourav Roy & Sajeev Roy became the absolute undivided joint owners of the land measuring **5 (five) collah 8 (eight) chittack 10 (ten) square feet having Municipal Premise No. 249C**, Upendra Nath Banerjee Road, Kolkata - 700 060 being assessee no. 411311910028 after the mutation from KMC.
- In view of above circumstances, **Sourav Roy** and **Sajeev Roy** became the absolute owners of the said premises having **equal** shares in the property.
6. **Gift:** In consideration of love and affection the Donors have for the Donee, the Donors out of their own free will and without any undue influence or coercion and in full possession of sense, hereby gift, transfer and assign to the Donee, absolutely and forever, the Said **8 (eight) Chittack** out of undivided Land as described in the **2nd Schedule** below, at Premise No. 249C, Upendra Nath Banerjee Road, Kolkata - 700 060, under Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas, measuring **5 (five) collah 8 (eight) chittack 10 (ten) square feet together with** structures thereon, situate, lying at and being Municipal, described in **1<sup>st</sup> Schedule** below together with all appurtenances including but not limited to cosutmany and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Share Of Said property.
7. **Terms of Gift:**
- 7.1 **Detailed Terms:** The gift of the Said Share of Said Premises being effect by the Deed of Gift is:
- 7.1.1 **Gift:** a transfer by way of gift within the meaning of the Transfer of Property Act, 1882.
  - 7.1.2 **Absolute:** absolute, irreversible and forever.
  - 7.1.3 **With Reversions and Remainders:** together with the reversion and reversions, remainder and remainders and the rents, issues and profits of the Said Share Of Said Premises and every part thereof.
  - 7.1.4 **With All Estate:** together with all the estate, right, title, interest, property, claim and demand whatsoever of the Donor into and upon the Said Share Of Said Premises and any part thereof.
  - 7.1.5 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to lis pendens, attachments, liens, charges, mortgages, trusts, debulters, reversionary rights, residuary rights, claims or statutory prohibitions.
- 7.2 **Consideration for Transfer:** This transfer is being made in consideration of natural love and affection.
- 7.3 **Acceptance by Donee:** The Donee hereby accepts the gift being made by the Donors.
- 7.4 **Possession:** Peaceful, physical, satisfactory and acceptable possession of the Said Share Of Said Premises has been handed over by the Donor to the Donee, which the Donee hereby admits and acknowledges.

*Sourav Roy*     *Sajeev Roy*     *Roy*



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- 7.5 **Outgoings:** All liabilities, outgoing, charges, taxes and levies relating to the Said Share Of Said Premises shall be borne, paid and discharged by the Donee from the date hereof.
- 7.6 **Further Deeds:** The Donor shall in future, at the request and cost of the Donee, execute such and all other deeds and/or documents that may be required for perfecting or betterment of the title of the Donee to the Said Share Of Said Premises.
- 7.7 **Stamp Duty:** The notional value of the Said Share Of Said Premises for the purpose of computing stamp duty on this Deed of Gift has been taken as Rs. 1,00,001/- (Rupees one lac one) only and advalorem stamp duty has been paid on such value.

**1st Schedule  
(Premise)**

Land admeasuring **5 (five) cottah 8 (eight) chittack 10 (ten) square feet together with** structures thereon, situate, lying at and being Municipal Premise No. 249C, Upendra Nath Banerjee Road, Kolkata - 700 060, under Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas and delineated on the **Plan** attached and bordered in colour **RED** thereon and butted and bounded as follows:

- On The North** By land of Paresh Manna
- On The East** By land of Paresh Manna
- On The South** By Premise No. 249B, Upendra Nath Banerjee Road and 12 feet wide Common Passage.
- On The West** By Land of Ratan Mondal.

**2nd Schedule  
(Said Share of Said Property)**

Undivided share of **8 (eight) Chittack** of Land together with structures thereon in the Premises described in 1st Schedule above being land measuring **5 (five) cottah 8 (eight) chittack 10 (ten) square feet together with** structures thereon, situate, lying at being Municipal Premise No. 249C, Upendra Nath Banerjee Road, Kolkata - 700 060, under Police Station- Behala, within Ward No. 131 of the Kolkata Municipal Corporation (**KMC**), Sub-Registration District Alipore, District South 24 Parganas **100 sq ft R.T shed structure**

**8. Execution and Delivery:**

**In Witness Whereof** the Parties have executed and delivered this Agreement on the date mentioned above.

*Sajeer Roy*  
\_\_\_\_\_  
Sajeer Roy

*Ajoy Sen*  
\_\_\_\_\_  
Ajoy Sen  
as Constituted Attorney  
of Sourav Roy

[Donors]

*Vinita Roy*  
\_\_\_\_\_  
Vinita Roy  
[Donee]

**Witnesses:**

1. *Sudhakar Roy*  
Alipore Police Court  
Kolkata-27.

2. *Milind Sen*  
Alipore Police Court  
Kolkata-700027.

*Prepared by*  
*Subhojit Kumar Datta*  
Adv.  
Alipore Police Court  
Kolkata-27



  
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LAND OF RATAN MONDAL

LAND OF PARESHMANNA



PREMISES NO. 249B, UPENDRA NATH BANERJEE ROAD



5.0 M. WIDE COMMON PASSAGE

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*Srijay Ray*  
 as Constituted Attorney of  
*Sourav Ray*  
*Sajeev Ray*  
*Vinayak Ray*

GHOLAR GHAT ROAD

SITE PLAN

249C, UPENDRA NATH BANERJEE ROAD  
 KOLKATA - 700060, WARD NO. 131  
 P.S BEHALA



Government Of West Bengal  
Office Of the D.S.R. -II SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 11829 of 2012  
(Serial No. 11893 of 2012)

On

**Payment of Fees:**

**On 19/10/2012**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

**Payment of Fees:**

Amount By Cash

Rs. 4765.00/-, on 19/10/2012

( Under Article : A(1) = 4719/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/10/2012 )

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,30,000/-

Certified that the required stamp duty of this document is Rs.- 2170 /- and the Stamp duty paid as:  
Impresive Rs.- 10/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 2100/- is paid, by the draft number 023811, Draft Date 19/10/2012, Bank Name State Bank of India, Bhowanipore, received on 19/10/2012
2. Rs. 100/- is paid, by the draft number 423346, Draft Date 19/10/2012, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 19/10/2012

**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13.56 hrs on :19/10/2012, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Ajoy Sen , one of the Executants.

**Admission of Execution(Under Section 58,W.B.Registration Rules,1962)**

Execution is admitted on 19/10/2012 by

1. Sanjeev Roy, son of Lt Somnath Roy , 87, Dr. Meghnad Saha Sarani, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : Others
2. Vinita Roy, wife of Lt Somnath Roy , 87, Dr. Meghnad Saha Sarani, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029, By Caste Hindu, By Profession : House wife



( Malay Chakraborty )  
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EndorsementPage 1 of 2



Government Of West Bengal  
Office Of the D.S.R. - I | SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 11829 of 2012  
(Serial No. 11893 of 2012)

Identified By Mithun Pandit, son of Kailash Pandit, Alipore Police Court, Thana:-Alipore, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:  
Others.

**Executed by Attorney**

Execution by

1. Ajoy Sen, son of Badal Krishna Sen , 79b, Rash Behari Avenue, P.O. :- ,District:-South 24-Parganas,  
WEST BENGAL, India, Pin :-700026 By Caste Hindu By Profession: Others,as the constituted attorney  
of Sourav Roy is admitted by him.



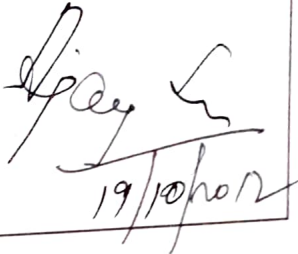
Identified By Mithun Pandit, son of Kailash Pandit, Alipore Police Court, Thana:-Alipore, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession:  
Others.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II






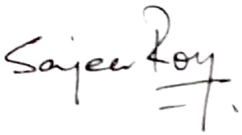





**Government of West Bengal**  
**Department of Finance (Revenue) ,Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 11893 / 2012**

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Ajoy Sen 79b, Rash Behari Avenue, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	 19/10/2012	 LTI 19/10/2012	 19/10/2012

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

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Ajoy Sen Address -79b, Rash Behari Avenue, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700026	Attorney	 19/10/2012	 LTI 19/10/2012	
2	Sanjeev Roy Address -87, Dr. Meghnad Saha Sarani, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029	Self	 19/10/2012	 LTI 19/10/2012	
3	Vinita Roy Address -87, Dr. Meghnad Saha Sarani, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700029	Self	 19/10/2012	 LTI 19/10/2012	

**Name of Identifier of above Person(s)**

Mithun Pandit  
Alipore Police Court, Thana:-Alipore, P.O. :-  
,District:-South 24-Parganas, WEST BENGAL, India,  
Pin :-700027

**Signature of Identifier with Date**

  
19.10.12



(Malay Chakraborty)

**DISTRICT SUB-REGISTRAR-II**

**Office of the D.S.R. -I I SOUTH 24-PARGANAS**



Name

Signature

	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

*Sajeev Roy*



Name

Signature

	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

*Sajeev Roy*



Name

Signature

	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

*Vimka P. S.*

	Thumb	1st Finger	Middle Fimnger	Ring Finger	Small Finger
Left Hand					
Right hand					

Name

Signature



*[Signature]*  
District Sub-Registrar-II  
Alipore, South 24-Parganas

19 OCT 2017

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 14  
Page from 12407 to 12417  
being No 11829 for the year 2012.



(Malay Chakraborty) 3/-October-2012  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal