

DEED OF GIFT

DONOR:

SRI BAKUL CHANDRA BHATTACHARYYA

DONEE:

SRI ARUP BHATTACHARYYA

DRAFTED AND PREPARED BY:

SRI MANISH DEBNATH

ADVOCATE

ALIPORE JUDGES' & CRIMINAL COURT

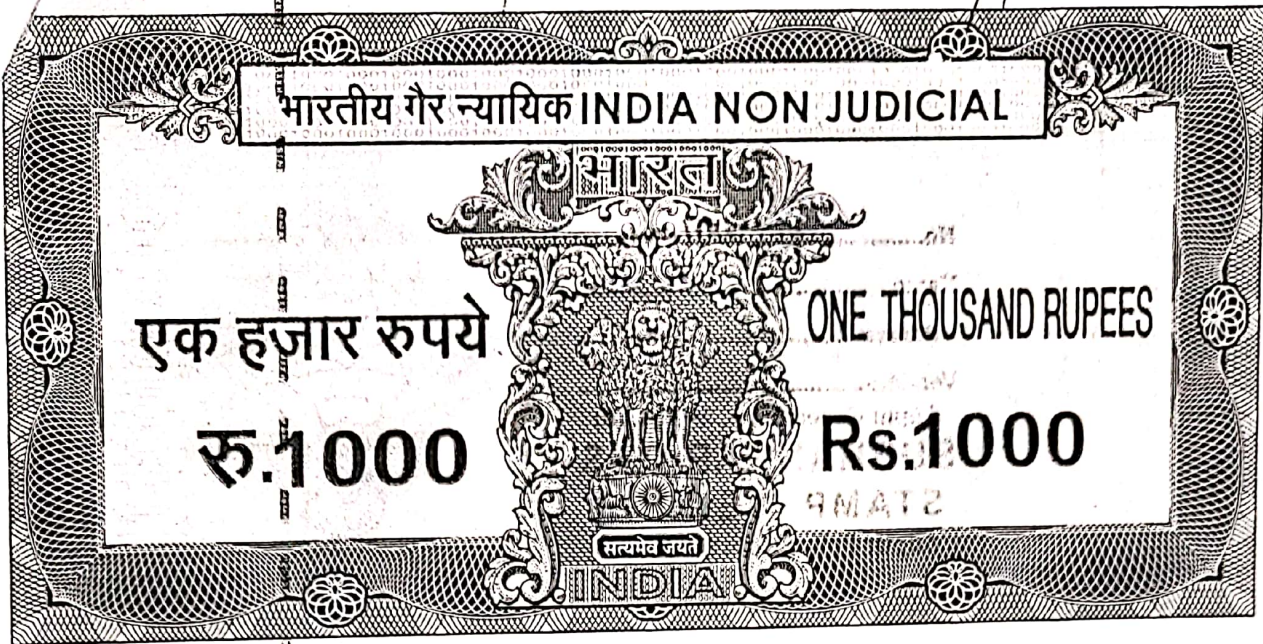
KOLKATA- 700 027.

10636

VC-2371/14

T 12/06/14

10174/14



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 809940

12/5/14
 20124
 4404

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

[Signature]
 District Sub-Register-1
 Alipore, South 24-pargana.



DEED OF GIFT

THIS DEED OF GIFT IS MADE ON THIS THE 19th DAY OF
 DECEMBER' 2014 (TWO THOUSAND FOURTEEN) A.D.

27557

17 DEC 2014

PLAN
JAN 17
PAR
100

No.....Rs. 1000/- Date.....

Name: Bakul Chandra Bhattacharya

Address: 1/33A, Bilwajyoti, P.S. Jadarpa

Vendor: Subhankar Das, Kol-32

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol - 27

Bhattacharya



NETI-5873

Bhattacharya



NETI-5874



Bakul Chandra Bhattacharya

[Signature]
District Sub-Registrar-III
Alipore, Santal Parganas

20 DEC 2014

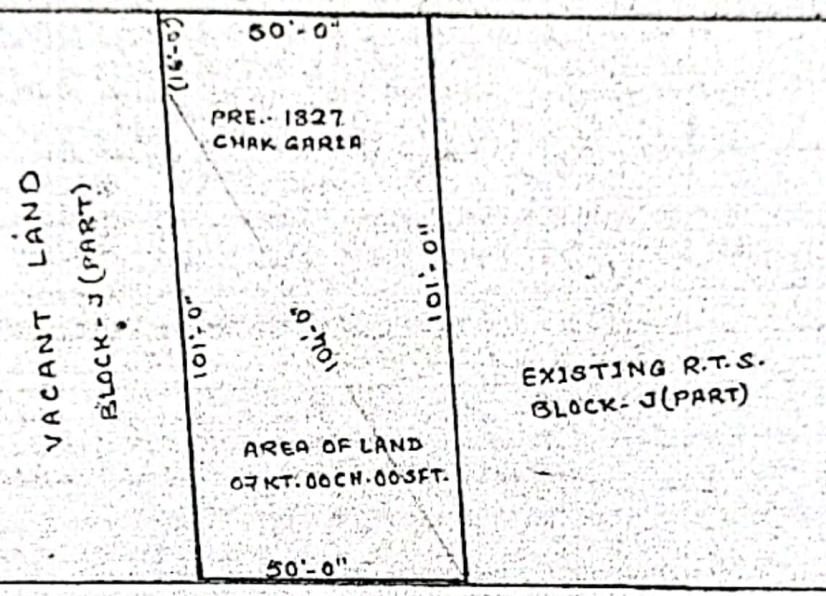
Identified by me.
Sanjay Manua,
S/o- S.N. Manua,
125, D.H. Road,
P.S. Thakurpukur,
Kolkata-700 063,
CCU - Law Clerk.

PLAN AT MOUZA: CHAK GARIA, J.L. NO. 26, R.S. DAG NO. I. R.S. •
PATIAN NO. - 10, TOLZING - 56, UNDER POLICE STATION - PURBA JADAYPUR,
N.W. PANCHASAYAR, WITHIN K.M.C. PREMISES NO. - 1827, CHAK GARIA, WARD
NO. 109, KOLKATA - 700 094, AREA OF LAND OF COTTAGE, TOGETHER WITH
100 SQ. FT. RT. SHED, HEREBY GIFTED SHOWN IN RED COLOUR.

SCALE - 1" = 33'-0"



VACANT LAND



30'-0" W I D E R O A D

Bakul Chandra Bhattacharyya
SIGNATURE OF DONOR

Jasim Kr. Kundal
Surveyor & Planner
Reg. No. - 14945
S. Kundal

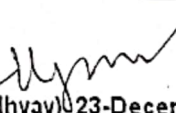
Bhattacharyya
SIGNATURE OF DONEE

TRACED BY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 23
Page from 4147 to 4163
being No 10174 for the year 2014.




(Rajendra Prasad Upadhyay) 23-December-2014
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R. - III SOUTH 24-PARGANAS
West Bengal District Sub-Registrar-III
Alipora, South 24 Parganas



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

Endorsement For Deed Number : I - 10174 of 2014
(Serial No. 10636 of 2014 and Query No. 1603L000019996 of 2014)

On 20/12/2014

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

Presented for registration at 16.40 hrs on :20/12/2014, at the Private residence by Sri Arup Bhattacharya ,Claimant.

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

Execution is admitted on 20/12/2014 by

1. Sri Bakul Chandra Bhattacharyya, son of Late Sital Chandra Bhattacharyya , 1/33 A, Bijoygarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Retired Person

2. Sri Arup Bhattacharya, son of Sri Bakul Chandra Bhattacharya , 1/33 A, Bijoygarh, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Professionals

Identified By Sanjay Manna, son of S N Manna, 125, D. H. Road, Kolkata, Thana:-Thakurpukur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700063, By Caste: Hindu, By Profession: Law Clerk.

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS

On 22/12/2014

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), 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

Rs. 180040/- is paid , by the draft number 759853, Draft Date 17/12/2014, Bank Name State Bank of India, MUKUNDAPUR, received on 22/12/2014

(Under Article : A(1) = 179993/- ,E = 14/- ,H = 28/- ,M(b) = 4/- ,Excess amount = 1/- on 22/12/2014)

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.-1,63,63,333/-

Certified that the required stamp duty of this document is Rs.- 81837 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty



District Sub-Registrar-III
South 24 Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 1 of 2

22/12/2014 18:32:00



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

Endorsement For Deed Number : I - 10174 of 2014
(Serial No. 10636 of 2014 and Query No. 1603L000019996 of 2014)

Deficit stamp duty Rs. 80840/- is paid , by the draft number 759855, Draft Date 17/12/2014, Bank :
State Bank of India, MUKUNDAPUR, received on 22/12/2014

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH
24-PARGANAS



District Sub-Registrar-III
South 24-Parganas

(Rajendra Prasad Upadhyay)
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

EndorsementPage 2 of 2

22/12/2014 18:32:00

BY

SRI BAKUL CHANDRA BHATTACHARYYA, (PAN-ANAPB6383 Q)
son of Late Sital Chandra Bhattacharyya, by Occupation-
Retired Person, by Religion- Hindu, by Nationality- Indian, and
Residing at 1/33A, Bijoygarh, under Police Station- Jadavpur,
Kolkata- 700 032, District- South 24 Parganas hereinafter called
& referred to as the **DONOR** (which term or expression unless
excluded by or repugnant to the context shall mean & include his
heirs, successors, legal representatives, administrators,
executors & assignees etc.) of the FIRST PART.

IN FAVOUR OF :-

SRI ARUP BHATTACHARYYA, (PAN- AORPB 6492 G) son of Sri
Bakul Chandra Bhattacharyya, by Occupation- Doctor, by
Religion- Hindu, by Nationality- Indian, and Residing at 1/33A,
Bijoygarh, under Police Station - Jadavpur, Kolkata-700 032,
District- South 24 Parganas, hereinafter called & referred to as
the **DONEE** (which term or expression unless excluded by or
repugnant to the context shall mean & include his heirs,
successors, legal representatives, administrators, executors &
assignees etc.) of the SECOND PART.

WHEREAS one company namely The Sub-Urban Agriculture Dairy & Fisheries Pvt. Ltd was the sole & absolute owner of ALL THAT the piece or parcel of land measuring about 128.40 Decimals had purchase from the then Owner namely Sri Debendra Nath Sarkar by way of a Deed of Conveyance and registered before the office of the Additional District Sub Registrar at Alipore and recorded in Book No.- I, Volume No.- 08, Pages from 58 to 84, Being Deed No.- 0440, for the Year 1939, and the property is lying and situated comprising in Dag No.- 1, appertaining to Khatian No.- 11 & 14, Touzi No.- 56, J.L. No.- 26, at Mouza- Chak-Garia, Pargana Khaspur, Sub Registry office at Alipore, Police Station- formerly Jadavpur, then Kasba, Purba Jadavpur and now Panchasayar, under the District of South 24 Parganas.

AND WHEREAS that thereafter one Partition Suit filed before the Ld. 2nd Civil Judge Sr. Division at Alipore being Partition Suit No. 95 of 1939 in respect of the aforesaid land with the other co-sharer of the said land.

AND WHEREAS thereafter said Partition Suit No. 95 of 1939 transferred before the Ld. 3rd Civil Judge Sr. Division at Alipore and became the Partition Suit was renumbered as 16 of 1941.

AND WHEREAS thereafter said the Suburban Agriculture Dairy & Fisheries Private Limited got the Decree on 02.01.1943 and became the absolute owner of the aforesaid land and seized and possessed of the same well and sufficiently.

AND WHEREAS thereafter said the Suburban Agriculture Dairy & Fisheries Private Limited mutated the aforesaid land and recorded in Mouza- Chak Garia, J.L. No.- 26, Khatian No.- 11 and 14, in Revenue Survey.

AND WHEREAS thereafter Rathin Bardhan, Chittaranjan Kundu along with 10 others were purchased 86 (Eighty Six) Bighas 15 (Fifteen) Cottahs land in Dag No.- 1, through a Bengali Saf Bikroy Kobala, which was registered before the office of the Additional District Sub Registrar at Barasat on 26.05.1976 and recorded in its Book No.- 1, Being Deed No.- 631, for the Year 1976 from the Suburban Agriculture Diaries and Fisheries and seized and possessed of the same well and sufficiently jointly.

AND WHEREAS thereafter the said Rathin Bardhan, Chittaranjan Kundu along with 10 others co-sharer of the aforesaid land, to avoid future litigation amongst themselves partition their property mutually on 31.05.1976 through a

Partition Deed which was registered at the office of Sub-Registrar Alipore.

AND WHEREAS by virtue of the aforesaid Partition Deed said Rathin Bardhan became the absolute owner of 11 (Eleven) Bighas land in Dag No.- 1, as "Kha" schedule in the said Partition Deed and is separately marked as Plot No.- "J" in the said Partition Deed.

AND WHEREAS thereafter Smt. Santilata Basu, the previous owner herein purchased 01 (One) Bigha 06 (Six) Cottahs land from Rathin Bardhan out of the total land measuring 11 (Eleven) Bigha in Dag No.- 1, which was registered before the office of the Additional District Registrar at Barasat on 08.07.1976 and recorded in Book No. 1, Volume No.- 19, Pages from 277 to 278, Being Deed No.- 977, for the Year 1976 and seized and possessed the same well and sufficiently.

AND WHEREAS thereafter for various lawful reasons said Smt. Santilata Basu, the previous owner herein, sold her aforesaid land except 07 (Seven) Cottahs.

AND WHEREAS while said Smt. Santilata Basu the previous owner herein enjoyed the 07 (Seven) Cottahs land uninterruptedly, due to urgent need of liquid money, declares to sell the aforesaid 07 (Seven) Cottahs land and one Smt. Gita Nag coming to know the facts and circumstances agreed to purchase the same at or for a highest marketable consideration and execute and registered a Saf Bikroy Kobala, which was execute and registered on 27.06.1977, at the office of the District Sub Registrar Alipore, 24 Parganas and recorded in its Book No.- 1, Volume No.- 122, Pages from 81 to 87, Being Deed No.- 4166, for the Year 1977, free from all encumbrances.

AND WHEREAS in the manner aforesaid the said Smt. Gita Nag therein became the absolute owner of the aforesaid 07 (Seven) Cottahs land along with one tiles shed structure measuring about 100 (One Hundred) sq. ft. more or less and sized and possessed of the same well and sufficiently and mutated her name in the books & records of the Kolkata Municipal Corporation vide Assessee No.- 31-109-03-1827-9, and now the property being known and numbered as K.M.C. Premises no.- 1827, Chak Garia, and paid taxes regularly.

AND WHEREAS the said Smt. Gita Nag while enjoyed and possessed the said property as absolute Owner sold, transferred

of all that the said land measuring about 07 (Seven) Cottahs more or less along with one tiles shed structure measuring about 100 (One Hundred) sq. ft. more or less comprised in R.S. Dag No.-1, under R.S. Khatian No.-11&14, Touzi No.- 56, J.L. No.- 26 at Mouza- Chak Garia, District Sub- Registry Office at Alipore , Police Station formerly Jadavpur then Kasba, Purba Jadavpur and now Panchasayar District- South 24 Parganas, to one Sri Bakul Chandra Bhattacharyya, the Donor hereof by virtue of a Registered Deed of Conveyance vide Deed No.- 02340 for the year 2013 and the said Deed was registered at D.S.R.- III at Alipore and recorded in Book No.- I, CD Volume No.- 05, pages from 1953 to 1969 being Deed No.- 02340 for the year 2013.

AND WHEREAS that according to the above the above named Donor herein named is the absolute Owner of all that piece or parcel of the said Bastu Land measuring about 07 (Seven) Cottahs, more or less along with one tiles shed structure measuring about 100 (One Hundred) sq. ft. more or less together with free from all encumbrances thereon as absolute owner thereof without interruption of others.

AND WHEREAS the Donee is the one and only son of the Donor. The Donee herein takes care of the donor to the best of his capacity and because of his sincerity the Donor is very pleased

and satisfied. The Donor has decided to transfer the said plot of land mentioned in the schedule below to the Donee absolutely free from all encumbrances, which was more fully and particularly mentioned in the Schedule hereunder written and also marked with RED colour in the annexed Plan attached herewith forever by way of Gift.

NOW THIS DEED OF GIFT WITNESSETH

1. That in pursuance of the natural love and affection of the Donor, the Donor herein transfer, convey and assign to and unto the Donee all that the piece and parcel of a Bastu land measuring about 07 (Seven) Cottahs, more or less, togetherwith 100 (One Hundred) sq. ft. R.T. Shed structure standing thereon which has been more fully described in the Schedule below and the Donee absolutely and forever by way of Gift to be hold use and enjoy by his along with his legal heirs and successors, transferee with all rights to sell, transfer, convey, mortgage or gift as per his discretion with further right to use and enjoy the common areas and facilities more fully described in schedule below. The Donee therein shall observe the rights and obligations which will be necessary for enjoyment of the said property and the Donor herein simultaneously with the execution of this

present deliver peaceful vacant Khas possession of the said land to the Donee. From the date hereof the Donor shall have no right title and interest in respect of the said land hereby gifted in any manner whatsoever. The Donee shall have right to mutate his name in respect of the said land before any of the competent authority in place of the name of the Donor upon payment of all rent and taxes for the same.

2. The Donor shall execute all supplementary Deed, Act, Things, Deed of Rectification or Declaration and sue Affidavit and also adduce evidence before every Court of Law or other public or private offices which will may be require to establish good unmarketable of the Donee in respect of the land hereby transferred by way of Gift.

3. For the purpose of Stamp duty the property hereby gifted has been valued at Rs. 07, 00,000/- (Rupees Seven Lakh) only and stamp duty has been given on the said sum.

THE SCHEDULE OF THE PROPERTY
AS ABOVE REFERRED TO HEREBY GIFTED

ALL THAT the piece or parcel of Bastu land measuring about 07 (Seven) Cottahs, more or less, together with 100 (One Hundred)

sq. ft. R.T. Shed structure standing thereon lying and situated at Dag No.- 1, Khatian No.- 11&14, Touzi No.- 56, J.L. No.- 26, R.S. No.- 3, Pargana- Khaspur, at Mouza- Chak Garia, District Sub-Registry Office at Alipore Police Station formerly- Jadavpur, then Kasba, Purba Jadavpur, now Panchasayar, District- South 24 Parganas, presently within the limits of Kolkata Municipal Corporation, and now being known as K.M.C. Premises No.- 1827, Chak Garia, within K.M.C. Ward No.- 109, vide Assessee No.- 31-109-03-1827-9, District Sub Registrar Alipore, Additional District Sub Registrar Sealdah, togetherwith all easement right thereto and the said land is free from all encumbrances, which was more perfectly and particularly delineated in the annexed plan with RED colour which is the part of this Indenture and which is butted and bounded as follows :-

ON THE NORTH: Vacant Land;

ON THE SOUTH: By 30 Ft. wide Road;

ON THE EAST : Vacant Land of Block No. J (Part);

ON THE WEST : Vacant Land of Block No. J (Part).

IN WITNESS WHEREOF the DONOR herein put his signature having in good health and mind and knowing fully well the contrary of this Deed of GIFT on this the day, month and year first above written.

Bakul Chandra Bhattacharaya
Signature of the DONOR

WITNESSES:

1. Punita Ghosh
28/117, Mukunda pur.
Kolkata - 700099

The Gift is hereby thankfully
Accepted:

Abhattacharya
Signature of the DONEE

2. Sanjay Maun.
125, D.H. Road.
Kolkata - 700063

Drafted and prepared in my chamber:-

Manish Debnath

MANISH DEBNATH
Advocate
(98304-88745 & 99039-08454)
Alipore Judges' & Criminal Court
Kolkata- 700 027.



Bakul Chandra Bhattacharyya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BAKUL CHANDRA BHATTACHARYYA

SIGNATURE: Bakul Chandra Bhattacharyya



Arup Bhattacharya

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - ARUP BHATTACHARYYA

SIGNATURE: Arup Bhattacharya