

15649

14564/2013

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

पाँच हजार रुपये

Rs.5000

FIVE THOUSAND RUPEES



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

B 002457

Certified that the document is admitted to registration. The signature (initials/short) in the chronological order is attached with this document as the part of the document.

[Handwritten signature]

Additional District Sub-Registrar
Sahyad, New Town, North 24 Parganas

26 DEC 2013

DEED OF GIFT

THIS DEED OF GIFT is made this the 20th day of December 2013 (Two thousand and Thirteen) of the Christian Era.

BETWEEN

[Handwritten marks]

[Handwritten word]

308 ডি 16-12-13 5000/-

ডেপুটি মাস্টার
 নাম
 ঠিকানা
 ট্রান্সমিট ডেপুটি মাস্টার
 বিধান নম্বর (সিটি/সেক্টর/প্লট) এ ডি.এস.সি.সি.
 মোট স্ট্যাম্প জরিমানা
 মালিকের নাম

BUDIP CHAUDHURI
 ADVOCATE
 CALCUTTA HIGH COURT

ডেপুটি মাস্টারের নাম

09 DEC 2013
 630000

Kaushik Chakrabarty



-v.e.T.i
 9627

Kaushik Chakrabarty



-v.e.T.i
 9628

Subjani Chakrabarty



Khokan Saha
 s/o Late Kanai Lal Saha
 F/7-38, Saradapally
 Yangra, Bagmati
 Kal-59.

Additional District Sub-Registrar
 New Town, North 24 Parganas
 20 DEC 2013

DR. DEBJANI CHAKRABORTY W/o Dr. Kaushik Chakraborty, by faith Hindu, by occupation Medical Practitioner, residing at Bangalakshmi Abasan, Dashadrone, Check Post, P.S. Baguiati, Kolkata -700 136 in the District North 24 Parganas hereinafter called the "**DONOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her respective heirs, executors, administrators, legal representatives and/or assigns) of the **ONE PART.**

A N D

DR. KAUSHIK CHAKRABORTY S/o Late Kamakhya Chakraborty, by faith Hindu, by occupation Service, residing at by faith Hindu, by occupation Medical Practitioner, residing at Bangalakshmi Abasan, Dashadrone, Check Post, P.S. Baguiati, Kolkata -700 136 in the District North 24 Parganas hereinafter referred to and called as the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrator and assigns) of the **OTHER PART.**

Desjani Chakraborty

WHEREAS by a Deed of Sale dated 12-11-1980 one Smt. Aruna Sen, W/o Sri Manick Chandra Sen purchased from Sudhangshu Bagui, Batakrisha Bagui, Kamal Kanta Bagui, Saileswar Bagui, Someswar Bagui and Smt. Anjali Bagui a land measuring an area of 1 Cottah 00 Chittaks & 00 Sq. Ft. be the same a little more or less situated under Mouza Jyangra, J.L. No. 16, R.S. No.114, Touzi No.3027, comprised in R.S. Khatian No.176 corresponding to R.S. Dag No. 171 under P.S.-Rajarhat, District-24 Paraganas (North) and which is registered before Sub-Registrar Cossipore Dum Dum and recorded in Book No. 1 Volume No. 41 Pages 189 to 194 Being No. 2240 for the year 1980.

WHEREAS by a Deed of Sale dated 18-08-1982 the said Smt. Aruna Sen, W/o Sri Manick Chandra Sen purchased from Smt. Puspa Rani Devi, W/o Sri Chanchal Kumar Ganguly an another land measuring an area of 3 Cottah 00 Chittaks & 00 Sq. Ft. be the

Debjani Chakraborty

same a little more or less situated under Mouza -
Jyangra, J.L. No. 16, R.S. No.114, Touzi No.3027,
comprised in R.S. Khatian No.107 & 175
corresponding to R.S. Dag No. 167 & 170 under P.S.-
Rajarhat, District-24 Paraganas (North) and which
is registered before Sub-Registrar Cossipore Dum
Dum and recorded in Book No. 1 Volume No. 346 Pages
27 to 34 Being No. 8298 for the year 1982.

AND WHEREAS by virtue of the aforesaid Purchased
the said Smt. Aruna Sen has seized and possessed of
and/or otherwise well and sufficiently is entitled
to the said property admeasuring 4 Cottahs 00
Chittak & 00 Sq. Ft. of land as stated herein above
in her possession and accordingly duly mutated her
name in the Record of the then Jyangra Hatiara 1
No. Gram Panchayat and use to pay taxes regularly
and thereby became the absolute Owner of the said
property and accordingly constructed a Three
Storied Building on the said Plot of Land as per
the Plan sanctioned by the said Gram Panchayat and
has been enjoying all the right, title and interest
and uninterrupted possession of the same.

AND WHEREAS said Smt. Aruna Sen died intestate on 23-10-2005 and leaving behind her sons and daughters namely Sri Biswajit Sen, Sri Avijit Sen, Sri Prasenjit Sen, Sri Satyajit Sen, Sri Ranjit Sen, Smt. Putul Dutta, Smt. Ratna Dutta and Smt. Nanda Sarkar as her legal heirs and successors in respect of the aforesaid property by operation of the Law Of Inheritance..

AND WHEREAS after the death of Smt. Aruna Sen her aforesaid legal heirs and successors applied for mutation of their names as Owners in the record of the Rajarhat Gopalpur Municipality and accordingly their names were mutated and recorded in the records of the said Municipality being Premises No. B/1, Rajarhat Road, P.S. Baguiati, Kolkata-700 059.

AND WHEREAS the said Sri Biswajit Sen, Sri Avijit Sen, Sri Prasenjit Sen, Sri Satyajit Sen, Sri Ranjit Sen, Smt. Putul Dutta, Smt. Ratna Dutta and

Smt. Nanda Sarkar being the absolute owner of the aforesaid property of three storied building measuring about 2300 Sq. Ft. lying on a land measuring about 4 Cottahs 00 Chittak & 00 Sq. Ft. situated at Mouza Jyangra, J.L. No. 16, R.S. No.114, Touzi No.3027, comprised in R.S. Khatian No.107¹⁷⁵ & 176 corresponding to R.S. Dag No.¹⁷¹ 167 & 170 under P.S. - Rajarhat, District-24 Paraganas (North) being Premises No. B/1, Rajarhat Road, P.S. Baguiati, Kolkata - 700 059 under Ward No. 25 of the Rajarhat Gopalpur Municipality and accordingly sold conveyed and transferred the aforesaid property to Dr. Debjani Chakraborty the Donor herein by virtue of Five Registered Deed of Conveyances Being Deed Nos. 06984/2008, 07788/2008, 00238/2009 & 01480/2009 Being registered before Additional Registrar of Assurances, Kolkata and Deed No. 01490/2009 registered before District Registrar at Barasat.

Dr. Debjani Chakraborty

AND WHEREAS the Donor by virtue of the aforesaid purchase Being the absolute owner of the aforesaid property morefully mentioned in the schedule hereunder written mutated her name in the record of the Rajarhat Gopalpur Municipality and has being enjoying the same without any objection from any person or persons whatsoever.

AND WHEREAS the Donor out of natural love and affection for her husband Dr. Kaushik Chakraborty the Donee herein desire to bestow upon and grant, transfer and convey the said three storied building measuring about 2300 Sq. Ft. lying on a land measuring about 4 Cottahs 00 Chittak & 00 Sq. Ft. situated at Mouza Jyangra, J.L. No. 16, R.S. No.114, Touzi No.3027, comprised in R.S. Khatian No.107, & 176 corresponding to R.S. Dag No. 167, & 170 under P.S. - formerly Rajarhat presently Baguiati, being Premises No. B/1, Rajarhat Road, P.S. Baguiati, Kolkata - 700 059 under Ward No. 25 of the Rajarhat Gopalpur Municipality in the District-24 Paraganas (North) morefully described in the Schedule hereunder written.

Sebjani Chakraborty

AND WHEREAS the Donor gives absolute right to the Donee to sell, lease, mortgage, let out and /or/ any kind of transfer whatsoever of the said gifted area as and when required

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:

THAT in pursuance of the said pious will the Donor do hereby and hereunder freely and voluntarily make a Gift.

AND WHEREAS pursuant to the desire of the Donor herein the said will so far as in respect of the property herein is gifted, is hereby revoked grant, convey, transfer, give assign and aware unto and to the use of the Donee ALL THAT the hereunder written schedule of property along with a right of passage to be used and enjoy solely and enjoy solely and exclusively of Donee or his successors to come by of sale, lease, gift, mortgage or indenture to HAVE AND TO HOLD that these presents shall be treated as

absolute, perpetual and unconditional AND THAT the Donee accepted the Gift of the said property of Schedule hereunder written solely and absolutely for the purpose hereinbefore indicated. AND THAT the schedule hereunto under and hereinafter referred to as the said property and deliver peaceful physical possession of the same unto and in favour of the Donee and that in hereunder written schedule of property shall be for the Donee's sole use, enjoy and benefits absolutely and unconditionally forever. AND THAT the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said Schedule property and every part thereof and reinves, rent, issues and profit thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the Donor or any person/persons lawfully or equitable claiming from under or in trust for under any authorities or predecessor-in-title and

that freely and absolutely acquitted, exonerated and released or otherwise by and at the cost and expenses of the Donor well and sufficiently indemnified from and against all and all manner of claims, charges, heirs, dispendences, debts, attorneys and encumbrances whatsoever made and suffered by the Donor or any other predecessor-in-title or any person/persons claiming under to through his as aforesaid AND FURTHER that Donor and all persons having lawfully or equitably claiming any Estate and or interest whatsoever in the said property or any part thereof and the Donor do or execute or cause to be done and executed any such acts, deed and things whatsoever for further better and more perfectly assuring the said property or every part thereof unto and to the use of the Donee according to the true intent of this Deed as shall or may be reasonably required. AND FURTHER more that the Donor shall at all material times

Debjani Chakrabarty

hereafter indemnify and keep indemnified the Donee against all loss, damage, costs, charges and expenses if any suffered by reason of any defect in the title of the Donor or any breach of the covenant hereinafter-contained This Deed is valued at Rs. 2,00,000- (Rupees TWO Lac) only.

THE SCHEDULE ABOVE REFERRED TO :
(Gifted Portion)

Debjani Chakrabarty

ALL THAT piece and parcel of Three storied building measuring about 2300 Sq. Ft. lying on a land measuring an area of 4 Cottahs 00 Chittak & 00 Sq. Ft. situated at Mouza Jyangra, J.L. No. 16, R.S. No.114, Touzi No.3027, comprised in R.S. Khatian No.107, & ¹⁷⁵176 corresponding to R.S. Dag No. ¹⁷¹167 & 170 under P.S. - formerly Rajarhat presently Baguiati, being Premises No. B/1, Rajarhat Road, P.S. Baguiati, Kolkata - 700 059 under Ward No. 25 of the Rajarhat Gopalpur Municipality in the District-24 Paraganas (North) and marked RED in the Plan annexed herewith which is butted and bounded as follows : -

ON THE NORTH : PRIVATE PASSAGE.
ON THE SOUTH : 4' COMMON PASSAGE &
DAG NO. 167 & 170.
ON THE EAST : LAND OF MIHIR PAL
ON THE WEST : RAJARHAT ROAD.

IN WITNESS WHEREOF the DONOR have set and subscribed his own hand and seals the day, month and year first above written.

SIGNED, SEALED AND DELIVERED
In presence of:

1. Tapas Samanta
Via - Simuldari -
P.O. Barbaria
Dist - Purbare Midnapur

Debjani Chakraborty
SIGNATURE OF THE DONOR

2. Khokan Saha
Flt-38, Saradapally
Jyanga, Baguati
Kod-59.

I, do hereby accept the instant Gift Deed being on peaceful physical Possession on full satisfaction.












Kaushik Chakraborty
SIGNATURE OF THE DONEE

DRAFTED BY ME :

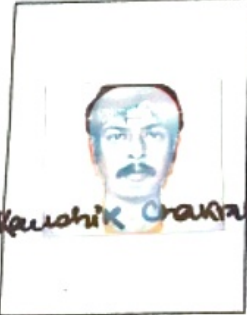










Sudip Chaudhuri
SUDIP CHAUDHURI
ADVOCATE,
CALCUTTA HIGH COURT.

TYPED BY :

Subrata Chakraborty
SUBRATA CHAKRABORTY
Aswininagar, Baguati
Kolkata - 700 159.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Lebjani Chakrabarty
 Signature Lebjani Chakrabarty

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name Kaushik Chakrabarty
 Signature Kaushik Chakrabarty

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

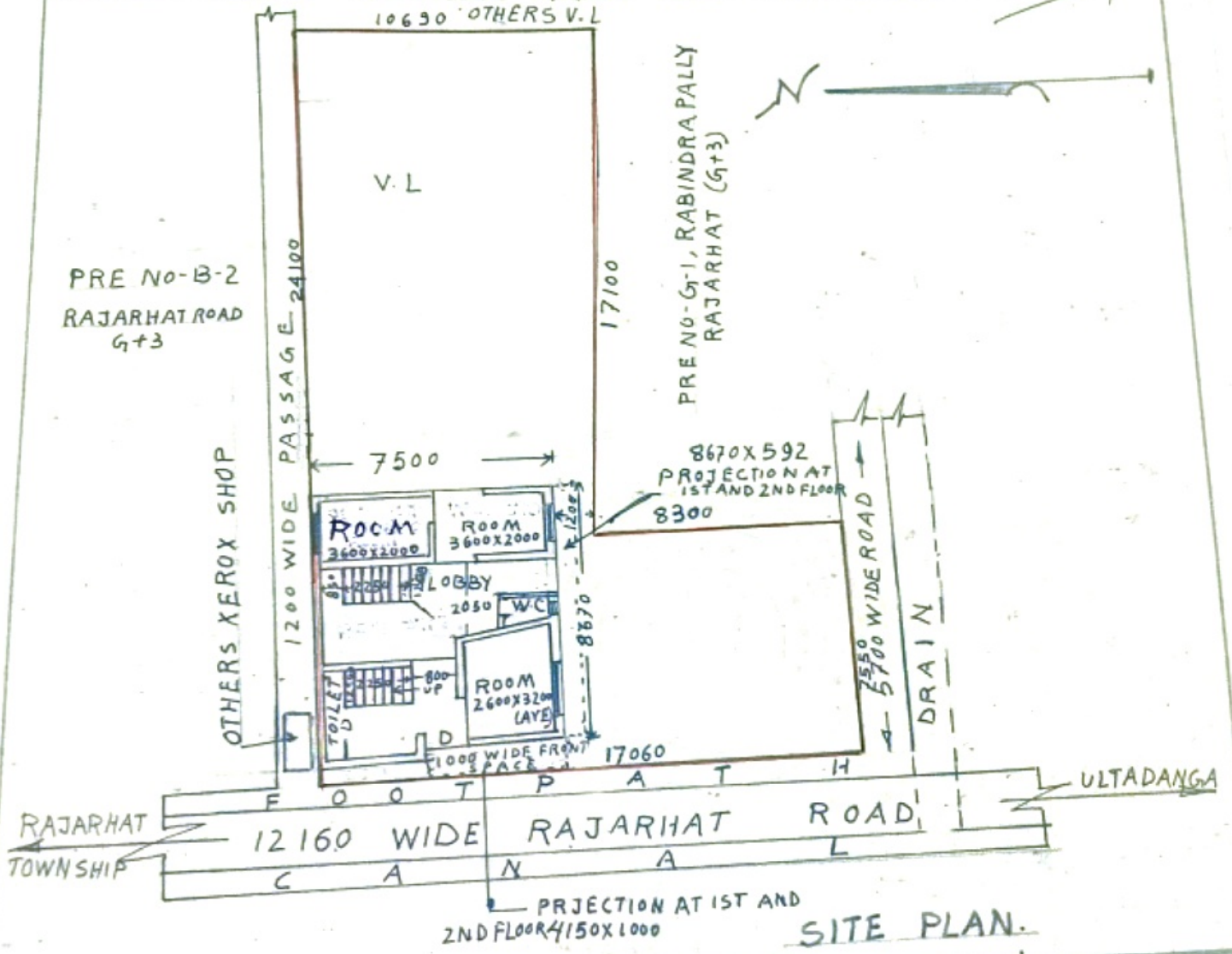
Name

Signature

THE PLAN OF A PIECE OF LAND WITH THREE STORIED EXISTING BUILDING OF PLOT NO-B/L, RAJARHAT ROAD, KOLKATA-700055 R.S DAG NO-162,170,171; R.S KHATIAN NO-107,175,176; R.S NO-114; TOUZI NO-3027; J.L NO-16; AT MOUZA-JYANGRA; WARD NO-25, P.S- BAGUIATI; DIST- 24 P.G.S(N) UNDER RAJARHAT GOPALPUR MUNICIPALITY.

AREA STATEMENTS -

- AREA OF LAND - 4K-0CH-0 SFT. (M/L)
- GROUND FLOOR COVERED AREA - 700 S.FT (M/L)
- 1ST FLOOR COVERED AREA - 800 S.FT (M/L)
- 2ND FLOOR COVERED AREA - 800 S.FT (M/L)



Sebjani Chakraborty

Kaushik Chakraborty

SCALE 1:200

DRAWN BY A.ROY

SIGNATURE OF DONOR.

SIGNATURE OF DONEE



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 14564 of 2013
(Serial No. 15649 of 2013 and Query No. 1523L000025327 of 2013)

On 20/12/2013

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

Presented for registration at 19.25 hrs on :20/12/2013, at the Private residence by Kaushik Chakraborty ,Claimant.

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

Execution is admitted on 20/12/2013 by

1. Debjani Chakraborty, wife of Kaushik Chakraborty , Bangalakshmi Abasan, Dashadrone, Check Post, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Others
2. Kaushik Chakraborty, son of Lt. Kamakhya Chakraborty , Bangalakshmi Abasan, Dashadrone, Check Post, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700136, By Caste Hindu, By Profession : Service
Identified By Khokan Saha, son of Lt. K. Lal Saha, F / J - 38, Saradapally, Jyangra, Kolkata, Thana:-Baguiati, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700059, By Caste: Hindu, By Profession: Others.

(Debasish Dhar)
Additional District Sub-Registrar

On 23/12/2013

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.-1,17,25,001/-

Certified that the required stamp duty of this document is Rs.- 58645 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

(Debasish Dhar)
Additional District Sub-Registrar

On 26/12/2013


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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1/ Article number : 33(i), 4 of Indian Stamp Act 1899.

Payment of Fees:

Amount by Draft

1. Rs. 49000/- is paid , by the draft number 515439, Draft Date 26/12/2013, Bank Name State Bank India, Terminus Building New Town, received on 26/12/2013


Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas
(Debasish Dhar)
Additional District Sub-Registrar

26 DEC 2013

26/12/2013 13:41:00

EndorsementPage 1 of 2



Government Of West Bengal
Office Of the A.D.S.R. RAJARHAT
District:-North 24-Parganas

Endorsement For Deed Number : I - 14564 of 2013
(Serial No. 15649 of 2013 and Query No. 1523L000025327 of 2013)

- Rs. 49000/- is paid , by the draft number 515440, Draft Date 26/12/2013, Bank Name State Bank of India, Terminus Building New Town, received on 26/12/2013
 - Rs. 31000/- is paid , by the draft number 515441, Draft Date 26/12/2013, Bank Name State Bank of India, Terminus Building New Town, received on 26/12/2013
- (Under Article : A(1) = 128975/- , E = 14/- , Excess amount = 11/- on 26/12/2013)

Deficit stamp duty

Deficit stamp duty

- Rs. 4660/- is paid , by the draft number 515437, Draft Date 26/12/2013, Bank : State Bank of India, Terminus Building New Town, received on 26/12/2013
- Rs. 49000/- is paid , by the draft number 515438, Draft Date 26/12/2013, Bank : State Bank of India, Terminus Building New Town, received on 26/12/2013

(Debasish Dhar)
Additional District Sub-Registrar



Additional District Sub-Registrar

26 DEC 2013

Rajarhat, New Town, North 24 Parganas,
(Debasish Dhar)

Additional District Sub-Registrar

EndorsementPage 2 of 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 21
Page from 5563 to 5580
being No 14564 for the year 2013.



(Debasish Dhar) 27-December-2013
Additional District Sub-Registrar
Office of the A.D.S.R. RAJARHAT
West Bengal