

8/03551/08

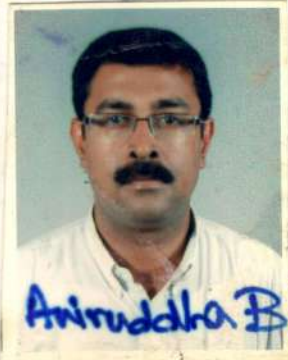
D 02951/08



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

name 14
40,23,250/

C 537926



Aniruddha Banerjee

Admissible under Rule 21 of W.B. Regn. Rules 1908 under the Indian Stamp Act, 1903 as amended by Act. II of 1928 & Section 82 (1) of the Kolkata Improvement Act, 1811 Schedule stamp duty paid under the Indian stamp Act, 1899 of Amended in 1984 Rs.....



Debasish Banerjee

Tolly Gange
Gift + AGP
33+4
1200000
13189
13229

Shankarabara 29/9/08
District Sub-Registrar-1
Alipore, South 24 Parganas

Market value set forth / Assessed at Rs. 1200000
Deficit Stamp duty Rs. 5520/- has been realised from A. Banerjee u/s 41 & 47A (3) of I. S. Act, 1894 vide Bank Draft No. 0115 - 334892 dt 22.08.08 Dated 29/9/08 SP9/Alipore court & Duty Stamped.

Market value set forth / Assessed at Rs. 4023200/-
Deficit Stamp duty Rs. 14110/- has been realised from A. Banerjee u/s 41 & 47A (3) of I. S. Act, 1894 vide Bank Draft No. 0115 - 336787 dt 26.09.08 Dated 29/9/08 SP9/Alipore court & Duty Stamped.

Shankarabara
Collector u/s 41 & 47A (3)
South 24-Parganas, Alipore.
05.09.08.

DEED OF GIFT

Collector u/s 41 & 47A (3) South 24-Parganas, Alipore 29.09.08
THIS DEED OF GIFT made this the 5th day of Sept. , Two

Thousand Eight (2008), **BETWEEN SRI DEBASIS BANERJEE** son

of Late Bhabani Prasad Banerjee, by Faith - Hindu, by Nationality

Deficit Regn. Fees Rs. 31064/-
Paid vide Misc.
Receipt No. 1353 Date 24.09.08

Shankarabara
District Sub-Registrar-1
Alipore, South 24 Parganas
29.09.08.

12-88
5958

A 13189
E 2-10
Y 29-10
ms) 2-10

13229

104 21/8/2008
Value of N. J. Stamp Rs 500/-
Name of Purchaser Sri Aniruddha Banerjee
Address 22A, Park Side Road, P.S.



Presented for Registration
on the 21st day of August 2008
at the office of the District
Sub-Registrar-I, Registration
by Debasish Banerjee
Client or attorney for

Handwritten signature

Debasis Baner

Handwritten signature

District Sub-Registrar-I
South 24 Parganas

6080

① Debasish Banerjee
s/o Mr. Aniruddha Banerjee



Debasis Baner

05 SEP 2008

② Aniruddha Banerjee
s/o Debasish Banerjee



6082

Aniruddha Banerjee

s/o Mr. Debasish Banerjee
of Park Side Road
P.S. Tollygunge
Dist. South 24 Parganas
by Caste Hindu/Muslim
by Profession.

Handwritten signature
Abhijit Banerjee

s/o Mr. Debasish Banerjee
of Park Side Road
P.S. Tollygunge

Abhijit Banerjee.
s/o Debasish Banerjee.
22A, Park Side Road
Kolkata-700026
P.S. - Tollygunge.
Service

Dist. South 24 Parganas
by Caste Hindu/Muslim
by Profession.

Handwritten signature

District Sub-Registrar-I
Alipore, South 24 Parganas

05 SEP 2008

- Indian, by Occupation - Retired, residing at 22A, Park Side Road, P.S. Tollygunge, Kolkata - 700026, hereinafter called and referred to as the "**DONOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

AND

SRI ANIRUDDHA BANERJEE, son of Sri Debasis Banerjee, by Faith - Hindu, by Nationality - Indian, by Occupation - Service, residing at 22A, Park Side Road, P.S. Tollygunge, Kolkata - 700026, hereinafter referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS One Raj Narayan Banerjee, since deceased, son of Late Paran Chandra Banerjee of 22A, Park Side Road, P.S. Tollygunge, Calcutta - 26 was the actual owner of **ALL THAT** piece and parcel of homestead land measuring more or less an area 7 Cottahs 00 Chittak 14 Sq.ft. together with one partly two storied and one partly three storied building standing thereon (which was

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constructed in same times in the year 1922) situated and lying and being Premises No. 22A and 22B, Park Side Road, P.S. Tollygunge being Plot No. 216 of the Scheme No. 15B of the Calcutta Improvement Trust, comprising in Holding No. 105/101, 50 and 119/275, Sub-Division "Q" Division VI of the Government Khas Mahal Estate known as Dihi Panchannagram, District the then 24 Parganas, free from all encumbrances.

AND WHEREAS by virtue of a Registered Deed of Settlement dt. 17th day of July, 1944, registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 57, Pages 128 to 135, Being No. 2552 for the year 1944, said Raj Narayan Banerjee settled his said total property in favour of his four sons namely 1. Debi Prasad Banerjee, 2. Bhabani Prasad Banerjee, 3. Shanti Prasad Banerjee, 4. Jamuna Prasad Banerjee and his wife Smt. Sushila Bala Devi in the manner as described therein.

AND WHEREAS after the death of said Raj Narayan Banerjee, in terms of the said registered Deed of Settlement said Debi Prasad Banerjee and Bhabani Prasad Banerjee became the joint owners of **ALL THAT** piece and parcel of homestead land measuring more

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or less an area 5 Cottahs 01 Chitaks 23 Sq.ft. out of the said total area more or less 7 Cottahs 00 Chittaks 14 Sq.ft. together with one old and dilapidated three storied building standing thereon or in a part thereof being situated and lying and being Premises Nos. 22A and 22B, Park Side Road, P.S. Tollygunge, Calcutta - 700026.

AND WHEREAS in course of joint occupation, enjoyment and use in respect of the land with building, as described above said Debi Prasad Banerjee died intestate on 05.11.1983 leaving behind him his two sons namely Tapan Kumar Banerjee and Swapan Kumar Banerjee and one married daughter namely Smt. Tripti Mukherjee to inherit the said property.

AND WHEREAS said Swapan Kumar Banerjee died intestate on 03.04.1984 leaving behind his wife Smt. Mamata Banerjee, two sons namely Sri Dibyendu Banerjee and Kaushik Banerjee respectively and one daughter Smt. Madhumita Banerjee, as his surviving legal heirs and heiress to inherit his undivided share in respect of the said property.

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AND WHEREAS by virtue of a registered Deed, registered in the office of Sub-Registrar at Alipore, said Smt. Tripti Mukherjee disclaim her undivided share in respect of the said property in favour of Tapan Kumar Banerjee, Dibyendu Banerjee, Kaushik Banerjee and Madhumita Banerjee, fully, finally and absolutely.

AND WHEREAS for the benefit of respective use, enjoyment and occupation in respect of said property being Premises Nos. 22A and 22B, Park Side Road, P.S. Tollygunge, Kolkata - 700026, said Bhabani Prasad Banerjee together with the said legal heir and heiress of said Debi Prasad Banerjee on or about 27th day of September, 1985, executed a Deed of Mutual Partition, duly registered in the office of District Sub-Registrar at Alipore, recorded in Book No. I, Being No. 13555 for the year 1985 wherein the land with building of said Premises Nos. 22A and 22B, Park Side Road, P.S. Tollygunge, Kolkata - 700026 was partitioned by metes and bounds in terms of the said Mutual Partition, Sri Bhabani Prasad Banerjee, since deceased allotted **ALL THAT** piece and parcel of homestead land measuring more or less an area 2 Cottahs 11 Chittaks 14 Sq.ft. out of 5 Cottahs 1 Chittaks 23 Sq.ft. out of the

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AND WHEREAS said Bhabani Prasad Banerjee in course of exclusive enjoyment in respect of the said property allotted in his favour in terms of the said registered Deed of Partition, free from all encumbrances, died intestate at Kolkata.

AND WHEREAS consequences to the death of said Bhabani Prasad Banerjee in terms of his last Will, as set forth in the said Deed of Partition, his only son Sri Debasis Banerjee has become the absolute owner of **ALL THAT** piece and parcel of the property, as morefully and particularly described in the Schedule "A" left by said Bhabani Prasad Banerjee together with the other properties, if any.

AND WHEREAS the Donor herein namely Sri Debasis Banerjee has mutated his name in the records of Kolkata Municipal Corporation to be the recorded owner of the property as described in the Schedule "A" and paying taxes for the same in the K.M.C. Assessee No. 11-084-15-0040-4 and has been enjoying, occupying and using the same absolutely and exclusively free from all encumbrances.

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AND WHEREAS *the Donor herein happens to be the father of the Donee. The Donor has deep love and affection towards the Donee being his elder son. The Donor is satisfied with the day to day dutifulness of the Donee upon him. Hence out of such natural love and deep affection which the Donor has unto the Donee, the Donor is desirous of transferring **ALL THAT** piece and parcel of the property, as morefully described in the Schedule "B" hereunder written, towards free and unconditional gift and thus the Donor approached the Donee and requested to accept the same.*

AND WHEREAS *the Donee herein who happens to be the elder son of the Donor, being agreed with the said proposal of the Donor and agreed to accept the said Gift to his father with most gratitude and honour.*

NOW THIS INDENTURE WITNESSETH AS FOLLOWS : -

That in consideration of natural love and affection which the Donor had and still has for the Donee, the latter being his elder son, the Donor do hereby and hereby renounce all his estate and right, title and interest in respect of the property, with intend to vest the same in and grant, convey, transfer, gift and assure unto and

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to the use of Donee freely and voluntarily, the property as described in the Schedule "B", hereto and hereinafter, and delivered the same unto in favour of the Donee **TO HAVE AND TO HOLD** the same for the sole use and benefit absolutely and unconditionally for ever.

That on and from execution of this presence the Donee, by virtue of this Deed of Gift, shall be the sole and absolute owner of **ALL THAT** piece and parcel of the property, as morefully and particularly described in the Schedule "B" together with right to use the common areas and facilities of the said premises as described in the Schedule "C", free from all encumbrances.

That the gift in question is completed by handing over and taking over the physical possession of the Schedule "B" property by and between the parties herein in terms of the Hindu Law.

That the Donee on and from this day shall have the liberty to mutate his name in the records of the Kolkata Municipal Corporation to be the recorded owner of the property as described in the Schedule "B" and shall pay necessary taxes and rates for the same in his name in terms of the assessment to be made by the Kolkata Municipal Corporation.

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That no consideration money is paid to the Donor by the Donee for such gift as appeared herein.

That the property to be gifted as morefully and particularly described in the Schedule "B" is valued to **Rs. 12,00,000/- (Rupees Twelve Lakhs) only** and the same has been assessed in terms of the present available market price.

That the Donee shall bear all the necessary cost and expenses for registration of this Deed i.e. stamp duty, registration fees, fees for the Advocate and other incidental expenses.

SCHEDULE "A" ABOVE REFERRED TO

(Description of the Land with building under the ownership of the Donor)

ALL THAT piece and parcel of homesteaded land measuring more or less 2 (Two) Cottahs 11 (Eleven) Chittaks 14 (Fourteen) Sq.ft. out of said 5 Cottahs 1 Chittak 23 Sq.ft. out of the said total area 7 Cottahs 00 Chittak 14 Sq.ft. together with part of three storied brick built old and dilapidated structure (which was constructed in some times in the year 1932) consisting of 1 room in the western side of ground floor having super built-up area more or less 200 Sq.ft. part of First Floor measuring more or less super built-up area

Debasis Banerjee,

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1300 Sq. ft. situated in the Western side, entire Second Floor, having super built-up area more or less 2300 Sq. ft. (which includes open terrace in the right side measuring more or less an area 250 Sq. ft. and open terrace in the left side measuring more or less an area 150 Sq. ft.) and right to use stair-case, ultimate roof of the building and other common areas and facilities of Premises No. 22A, Park Side Road, Police Station - Tollygunge, Kolkata - 700026, within the limit of Ward No. 84 of the K.M.C., District South 24 Parganas and the said land is butted and bounded in the manner as follows :-

ON THE NORTH BY : Premises No. 22B, Park Side Road.

ON THE SOUTH BY : 40 ft. wide Park Side Road.

ON THE EAST BY : Property of Tapan Banerjee and
Mamata Banerjee.

ON THE WEST BY : 4 ft. wide passage and thereafter
Premises No. 24B, Park Side Road.

SCHEDULE - B

(Description of the property conveyed in favour of Sri Aniruddha Banerjee, being the Donee herein)

ALL THAT piece and parcel of entire Second Floor of the
old and dilapidated three storied building consisting of

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five bed rooms, one dinning room, one kitchen, one store room, one bath room, having more or less total super built-up area 1900 Sq.ft. plus Open Terrace (in the right side of the same floor having super built-up area more or less 250 Sq.ft.) and one small portico roof cum verandah (in the left side of the same floor having super built-up area 150 Sq.ft.) together with undivided proportionate impartible and indivisible interest or share of the land pertaining to the land, as described in the Schedule "A" and right to use the common areas and facilities of the said premises as described in the Schedule "C" along with other easement and quasi-easement right of the said Premises being part of Premises No. 22A, Park Side Road, P.S. Tollygunge, Kolkata - 700026, within the limit of Ward No. 84 of the Kolkata Municipal Corporation, Sub-Registrar at Alipore, District South 24 Parganas. The property as described herein is shown under the **RED** verge line in the annexed plan or map, the same shall form a part of this deed.

SCHEDULE - C

(Description of the common area and facilities)

1. Ultimate roof of the three storied building.
2. Ultimate roof and Stair-case to the roof.

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3. *Main Entrance to the Premises.*
4. *Boundary wall of the Premises.*
5. *All the outer walls of the building.*
6. *Drainage, Sewerage line of the Premises.*
7. *All the external plumbing installations, pipes of the said Premises.*
8. *Electric meter room, all the electrical fittings or installations in the common areas.*
9. *Common walls in the Ground and First respectively separating the two portions.*

- :: SCHEDULE "D" ABOVE REFERRED TO :: -

(Description of the common expenses to be borne by the Donee with the other lawful occupants of the said premises proportionately and jointly)

The Donee shall bear proportionate costs and expenses for the maintenance, repairing, cleaning, servicing etc. for the common areas and facilities of the Schedule "A" premises which he shall enjoy with the other lawful occupiers of the said premises time to time and at all times.

Thumb 1st finger Middle Finger Ring Finger Small Finger











PHOTO	left hand					
	right hand					

Name

Signature

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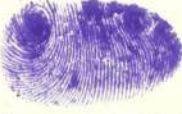


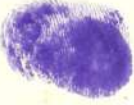






Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name DEBASIS BANERJEE

Signature Debasis Banerjee

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name ANIRUDDHA BANERJEE

Signature Aniruddha Banerjee

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

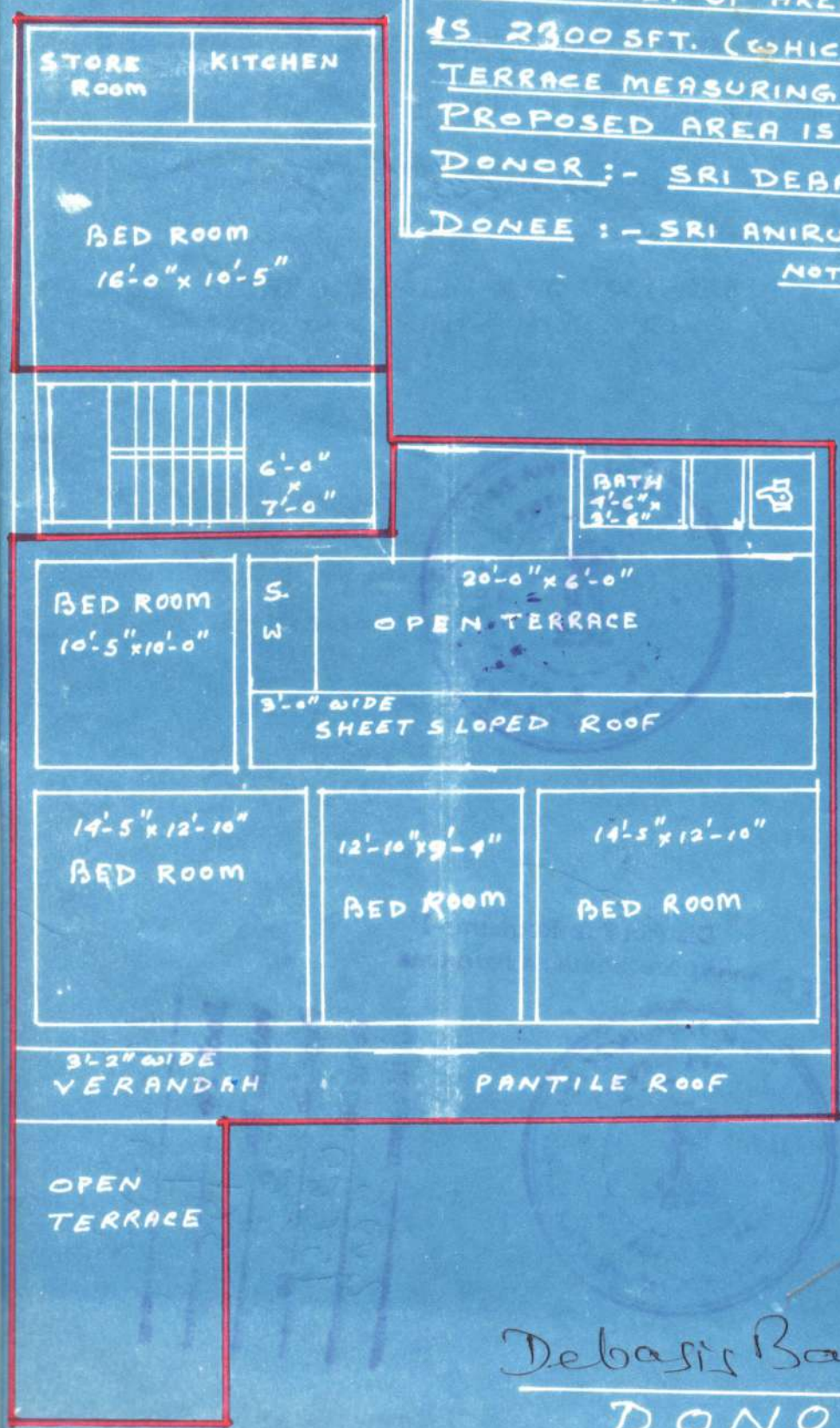



District Sub-Registrar-1
Alipore, South 24 Parganas
05 SEP 2008



PLAN SHOWING SECOND FLOOR OF A THREE STORIED BUILDING BEING PART OF PREMISES NO. 22A, PARK SIDE ROAD, P. S. TOLLYGUNGE, WARD NO. 84 OF K.M.C. KOLKATA-700026.

SUPER BUILT UP AREA TO BE TRANSFERRED IS 2300 SFT. (WHICH INCLUDES OPEN TERRACE MEASURING AN AREA 400 SFT.) PROPOSED AREA IS SHOWN UNDER RED. DONOR :- SRI DEBASIS BANERJEE. DONEE :- SRI ANIRUDDHA BANERJEE. NOT TO SCALE.



Aniruddha Banerjee
DONEE

Debasis Banerjee
DONOR

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District Sub-Registrar-1

Alipore, South 24 Parganas



Harekrishna
 Book No. 195
 Volume No. 32 to
 Page No. 02951
 Page No. 2508
 for the year

D. K. Ghosh
 District Sub-Registrar-1
 Alipore, South 24 Parganas
 15.10.08

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IN WITNESS WHEREOF the Donor herein have set and subscribed their joint hand on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

by the parties hereto at Kolkata
in presence of :

WITNESSES :-

1. ABHIJIT BANERJEE
Abhijit Banerjee
22A, Park Side Road
Kolkata-700026

2. Bapi Sahu
Alipore Police
Court KOL-27

Debasish Banerjee
SIGNATURE OF THE DONOR

I, the Donee herein do hereby
accept the gift of my father
with most gratitude and honour

Anirudha Banerjee
SIGNATURE OF THE DONEE

Drafted by me :

Ratan K. Dutta
Advocate,
Alipore Police Court,
Kolkata - 700 027.

Computer Printed by :
Alipore Police Court,
Kolkata - 700 027.

By : Kuntal Mukherjee
Kuntal Mukherjee

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[Handwritten signature]

District Sub-Registrar-I
Alipore, South 24 Parganas



05 SEP 2008

Registrar

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Be ng No. 2008
for the year

[Handwritten signature]
District Sub-Registrar-I
Alipore, South 24 Parganas
15.10.08