

8362/14

T06801/14



*you* पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 953119

08.09.14  
GND-15296/14  
8-45 pm

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

*you*  
Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

04 SEP 2014

VC 2589  
8-45 pm

DEED OF GIFT

THIS DEED OF GIFT is made on this the 3<sup>rd</sup> day of August 2014 BETWEEN

*Handwritten signatures and names in Bengali script.*

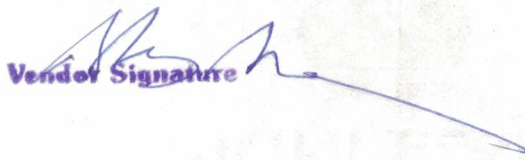
30 AUG 2014

Serial No. 18207 Date.....  
 Name S.S. Chaudhary Advocate.....  
 Address.....  
 Value Rs.....P.....  
**BIDYUT KR. SAHA**  
 Licence Stamp Vendor  
 Allpore Judges' Court, 24 Pgs (S)

Advocate Allpore Judges' Court  
 Kolkata - 700 027

Licence Stamp

Vendor Signature



- Rajat Kamakar

N.C.  
6596



- Rajat Kamakar

N.C.T.9  
6597



Jayati Chowdhury



M.P.O. 20  
 MA/2014-012  
 21/8

Identified by  
 Sahabul Molla  
 Advocate.

ADDL. DIST. SUB-REGISTRAR  
 ALIPORE, SOUTH 24 PGS.  
 03 SEP 2014  
 Signature.....

**SMT JAYATI CHOWDHURY**, wife of Sri Shamapada Chowdhury, daughter of late Prafulla Kumar Karmakar, residing at 95/1A, Barasat Road, Dutta Bagan, Sodepur, Kolkata-10, hereinafter called and referred to as **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 or nominee)  
The party of the **ONE PART**;

AND

**SRI RAJAT KARMAKAR** son of Late Prafulla Kumar Karmakar, residing at 19, Swami Vivekananda, Road (extension) West Rajapur, P.S. Jadavpur, Kolkata-700032, hereinafter called and 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 respective heirs, executors, administrators, legal representatives and/or assigns or nominee) the party of the **OTHER PART**.

WHEREAS Dinabandu Mukhapadya son of Nani Gopal Mukhapadya was the owner in respect of all that the entire land measuring 5 cottas more or less, by virtue of Bengali Deed of Kobala dated 15.6.1967 registered in the office of Alipore Sub Registry Office, recorded in Book No. 1, Volume No. 85, pages 89 to 92, deed no. 4487, for the year 1967.

AND WHEREAS since the date of purchase the said Dinabandu Mukhapadya was in possession and in occupation in respect of all that the entire land measuring 5 cottahs more or less, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309, R.S. Khatian 627 /279, lying and situated at premises no. 19 , Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

03 SEP 2014

Signature.....

700032, assessee No. 31-102-17-0027-0, by virtue of Bengali Deed of Kobala dated 15.6.1967, registered in the office of Alipore Sub Registry Office, recorded in Book No. 1, Volume No. 85, pages 89 to 92, deed no. 4487, for the year 1967.

AND WHEREAS the said Dinabandu Mukhapadya due to his urgent need of money subsequently sold and transfer real in respect of all that the entire land measuring 5 cottahs more or less recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309, R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, by virtue of Bengali Deed of Kobala dated 15.6.1967 registered in the office of Alipore Sub Registry Office, recorded in Book No. 1, Volume No. 85, pages 89 to 92, deed no. 4487, for the year 1967, in favour of Prafulla Kumar Karmakar son of Harolal Karmakar on 04.7.1969 registered in the office of District Sub Registry Office at Alipore, recorded in Book no. 1, Volume No. 88, pages 200 to 210, being no. 4277, for the year 1972.

AND WHEREAS Prafulla Kumar Karmakar son of late Harulal Karmakar, was the absolute owner in respect of all that the land measuring 5 cottahs more or less, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivkananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, by virtue of Bengalee deed of Kobala dated 04.7.1969 registered in the office of joint Sub Registrar, Alipore, District : South 24-Parganas, recorded in book no. 1, volume no. 70, pages 74 to 82, being no. 3423, for the year 1969.



ADDL. DIST. SUB-REGISTRAR  
ALIPORE, SOUTH 24 PGS.

03 SEP 2014

Signature.....

AND WHEREAS after purchase the said plot of land in respect of all that the land measuring 5 cottahs more or less, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza: Rajapur, Khatian No. 309, R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0. The said Prafulla Kumar Karmakar mutated his name in the record of KMC being its assessee No. 31-102-17-0027-0 and recorded as premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032.

AND WHEREAS the said Prafulla Kumar Karmakar during his life time constructed a two storied building in the year 1973 consisting of the entire ground floor measuring about 910 sq. ft. more or less and entire 1<sup>st</sup> floor measuring about 935 sq. ft. more or less and since then the said Prafulla Kumar Karmakar was in possession and in occupation in respect of the said land and building lying and situated at premises No. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032.

AND WHEREAS the said Prafulla Kumar Karmakar, died in tested on 05.03.2000 leaving behind his legal heirs and representatives as follows:-

- a) Anjali Karmakar ----- wife
- b) Smt. Jayati Karmakar ( Chowdhury) ----- daughter
- c) Sri Rajat Karmakar ----- son.

AND WHEREAS the said Anjali Karmakar died in tested on 24.6.2014 leaving behind her the following legal heirs and representatives as follows:-

A) Smt Jayati (Karmakar) Chowdhury ----- daughter

B) Sri Rajat Karmakar ----- son

AND WHEREAS at present said Rajat Karmakar and Smt Jayati (Karmakar) Chowdhury both are the absolute and joint and co-owners in respect of all that the entire land measuring 4 cottahs 13 chittacks 33 sq. ft in physical and actual measurement instead of 5 cottahs more or less .

AND WHEREAS at present said Rajat Karmakar and Smt Jayati (Karmakar) Chowdhury both are the absolute and joint and co-owners in respect of all that the entire land measuring 4 cottahs 13 chittacks 33 sq. ft more or less together with two storied building consisting of entire ground floor measuring about 910 sq. ft. more or less and entire 1<sup>st</sup> floor measuring about 935 sq. ft. more or less, recorded in Touzi No. 109, pargana Khanpur, R.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309, R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, as fully described and mentioned in the first schedule written hereunder.

AND WHEREAS Smt. Jayati (Karmakar) Chowdhury is the co-owner and in joint possession and occupation in respect of all that 50% or undivided half share in respect of the entire land measuring 5 cottahs more or less together with two storied building consisting of the entire ground floor measuring about 910 sq. ft. more or less and the entire 1<sup>st</sup> floor measuring about 935 sq. ft. more or less, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur , Khatian No. 309, R.S. Khatian 627



/279, lying and situated at premises no. 19 , Swamy Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, as fully described and mentioned in the second schedule written hereunder.

AND WHEREAS the said Jayati ( Karmakar) Chowdhury the donor herein due to her love and affection has decided to transfer by way of gift in favour of her brother Rajat Karmakar in respect of her undivided 50% or her undivided half share i.e 2 cottah 6 chittaks 40 sq. feet out of total land measuring 4 cottahs 13 chittaks 33 sq.ft. more or less, AND undivided 50% or her undivided half share of the existing ground floor i.e. 455 sq. feet out of total area 910 sq. ft. more or less AND 50% of the first floor i.e. 467 sq.ft. out of total constructed area 935 sq. ft. more or less, recorded in Touzi No. 109, pargana Khanpur, R.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627

/279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, as fully described and mentioned in the second schedule written hereunder in favour of her brother Rajat Karmakar the donee herein.

AND WHEREAS the value of the gifted property is Rs. 4,00,000/- (rupees four lakhs) only.

NOW THIS DEED OF GIFT WITNESSETH that affecting her desire and inconsideration of natural love and affection of the Donor herein, towards her brother Rajat Karmakar the Donee herein has granted, conveyed, transferred, assured and assigned unto the Donee in respect of her all that undivided 50% or her undivided half share of the entire land

measuring 5 cottas more or less, and undivided 50% or her undivided half share of the existing two storied building i.e. 455 Sq. ft. undivided constructed area out of total constructed area 910 sq. ft. at the ground floor and 467 Sq. ft. undivided constructed area out of total constructed area 935 sq. ft. more or less, at the first floor recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627 /279, lying and situated at premises no. 19 , Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur , Khatian No. 309 R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, as fully described and mentioned in the second schedule written hereunder TO HAVE AND TO HOLD the same for the Donee for his sole use and benefit absolutely and unconditionally forever together with title deeds, writings, monuments and other evidences of title along with right to ingress and egress TOGETHER WITH all easementary right AND the Donor do hereby covenant with the Donee his heirs, executors, administrators, representatives and assigns that notwithstanding any acts, deeds or things, hereto before done, executed or knowingly suffered to the contrary the Donor is now lawfully seized and possessed of the said second schedule property free from all encumbrances, attachments or defect in title, whatsoever, and the Donor has full power and absolute authority to gift the second schedule property in the manner aforesaid AND the Donee shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand, whatsoever, from the Donor or any person claiming through or under them AND further that the Donor her heirs, executors, administrators or assigns covenant with the Donee his heirs, executors, administrators and assigns to save harmless indemnify and keep indemnified the Donee his heirs, executors, administrators and/or assigns from or against all encumbrances, charges and equity, whatsoever, AND the

donor her heirs, administrators or assigns further covenant that she will at the request and cost of the Donee, or his heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things, whatsoever, for further and more perfectly conveying, transferring and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed of gift executed by the Donor in favour of the Donee.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the entire land measuring 4 cottahs 13 chittacks 33 sq. ft more or less together with two storied building consisting of entire ground floor measuring about total 910 sq. ft. more or less and entire 1<sup>st</sup> floor measuring about total 935 sq. ft. more or less, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627 /279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, recorded in Touzi No. 109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627 /279, lying and situated at premises no. 19, Swamy Vivekananda Road (extn), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, which is butted and bounded as follows:-

- On the North by : 6ft. wide KMC passage;
- On the South by : 12 ft. wide Swami Vivekananda Road (extension) ;
- On the East by : 20, Swami Vivekananda Road (extension);
- On the West by : 18, Swami Vivekananda Road (extension).

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT undivided land measuring 2 cottah 6 chittaks 40 Sq. ft. more or less out of total land measuring 4 cottahs 13 chittacks 33 sq. ft. more or less AND undivided 455 sq. feet constructed area out of total constructed area 910 sq. feet more or less at the ground floor AND undivided 467 sq. feet constructed area out of total constructed area 935 sq. feet more or less on the first floor more or less, recorded in Touzi No.109, pargana Khanpur, P.S. No. 14, J.L. No. 23, Mouza : Rajapur, Khatian No. 309 R.S. Khatian 627/279, lying and situated at premises no. 19, Swami Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, recorded in Touzi No. 109, pargana Khanpur, P.S. No.14, J.L. No.23, Mouza : Rajapur, (Khatian No. 309 R.S. Khatian 627/279), lying and situated at premises no.19, Swamy Vivekananda Road (extension), West Rajapur, P.S. Jadavpur, Kolkata-700032, assessee No. 31-102-17-0027-0, which is butted and bounded as follows:-

- On the North by : 6ft. wide KMC passage;
- On the South by : 12 ft. wide Swami Vivekananda Road (extension);
- On the East by : 20, Swami Vivekananda Road (extension);
- On the West by : 18, Swami Vivekananda Road (extension).

IN WITNESS WHEREOF the parties herein have put their respective signatures on this  
the day, month and year first above written.

SIGNED, SEALED & DELIVERED

In the presence of:-

WITNESSES:-

1. Mahua Karmakar  
19, S. Vivekananda Road (Extn)  
West Rajapur  
Kolkata - 700032

2. Ajeya Sengupta  
40, Vivekananda Road (Extn)  
West Rajapur  
Kolkata - 700032

Jayati Chowdhury  
PAN-ARNPC 2174R

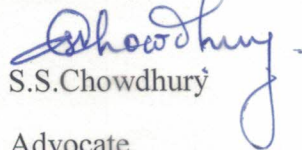
Signature of the DONOR

Accepted by me,

Rajat Kamakar  
PAN-AIKRPIK9702A

Signature of the DONEE

Drafted by:-

  
S.S. Chowdhury

Advocate

Alipore Judges Court.

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name .. RAJAT KARMAKAR

Signature .. Rajat Karmakar

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger



left hand					
right hand					

Name .. JAYATI CHOUDHURY

Signature .. Jayati Choudhury

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....

SITE PLAN OF LAND MEASURING AN AREA 4-COTTAH 13-CHHITACK 33 SFT. (M.L.) TOGETHER WITH TWO STORED BUILDING, MEASURING 910-SFT. COVERED AREA, ON THE GROUND FLOOR AND 935-SFT. COVERED AREA ON THE FIRST FLOOR AT PREMISES NO.19, SWAMI VIVEKANANDA ROAD EXTENSION (WEST RAJAPUR), P.S. JADAVPUR, KOLKATA - 700032, K.M.C. WARD NO.102, ASSESSEE NO. 311021700270.

SHOWN IN RED COLOUR.

SCALE = 1" = 10' FEET.

Jayati Chowdhury

PRE: NO. 18, SWAMI VIVEKANANDA ROAD,

101-1111

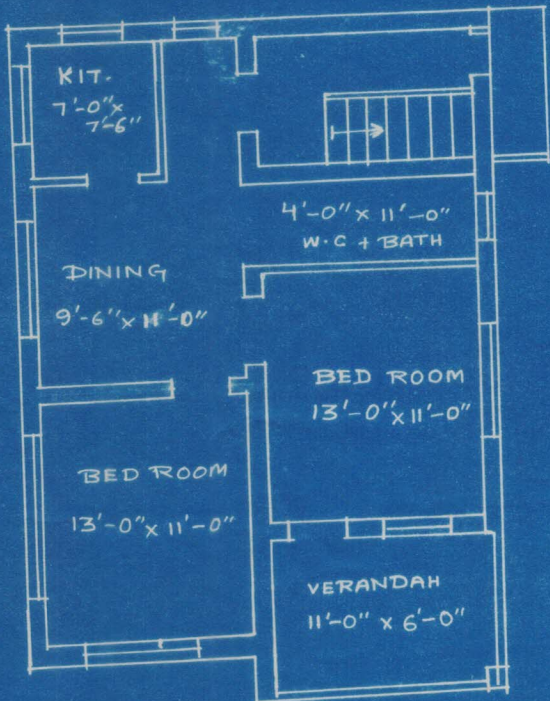
6'-0" WIDE K.M.C. PASSAGE  
36'-2"

92'-2"

N

PRE: NO. 20, SWAMI VIVEKANANDA ROAD,

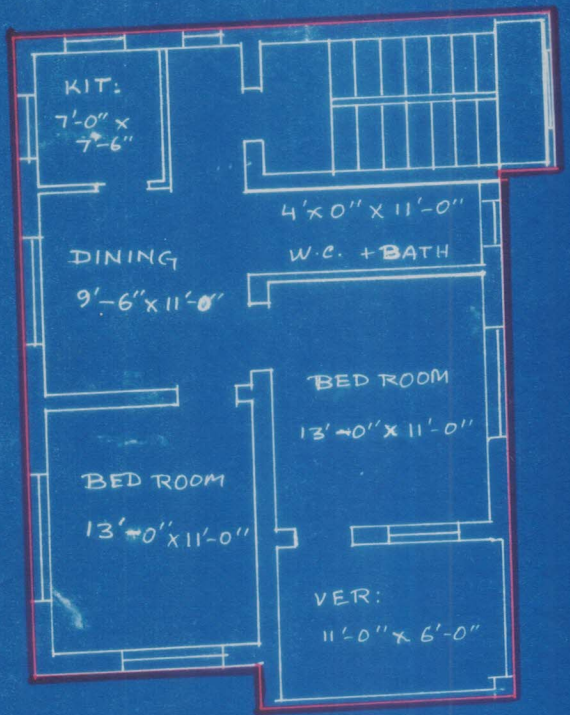
*[Signature]*  
Addl. Dist. Sub-Registrar, Alipur  
North 24 Parganas



GROUND FLOOR PLAN  
910 - SFT. COVERED AREA.

32'-10"

12'-0" WIDE SWAMI VIVEKANANDA ROAD EXTENSION



FIRST FLOOR PLAN  
935 - SFT. COVERED AREA

DRAWN BY  
*[Signature]*  
IBALAI MAISHALI  
Surveyor  
41-5, D. H. Road,  
Kolkata 700 027  
Regd. No. D1222/08

Rajat Karanar



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

Endorsement For Deed Number : I - 06801 of 2014  
(Serial No. 08362 of 2014 and Query No. 1605L000015296 of 2014)

On 03/09/2014

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

Presented for registration at 20.45 hrs on :03/09/2014, at the Private residence by Rajat Karmakar ,Claimant.

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

Execution is admitted on 03/09/2014 by

1. Jayati Chowdhury, wife of Shamapada Chowdhury , 95/1 A, Barasat Road, Dutta Bagan, Sodepur, Kolkata, W. B., India, Pin :-700110, By Caste Hindu, By Profession : Others
2. Rajat Karmakar, son of Late Prafulla Kumar Karmakar , 19, Swami Vivekananda Road( Extension ), West Rajapur, Kolkata, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032, By Caste Hindu, By Profession : Others

Identified By Sahabul Molla, son of . . . , District:-South 24-Parganas, WEST BENGAL, India, , By Caste: Muslim, By Profession: Advocate.

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR

On 04/09/2014

**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), 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 20837.00/-, on 04/09/2014

( Under Article : A(1) = 20823/- ,E = 14/- on 04/09/2014 )

**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.-18,93,022/-

Certified that the required stamp duty of this document is Rs.- 9485 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

  
( Arnab Basu )

ADDITIONAL DISTRICT SUB-REGISTRAR

04/09/2014 13:45:00

EndorsementPage 1 of 2





**Government Of West Bengal**  
**Office Of the A.D.S.R. ALIPORE**  
**District:-South 24-Parganas**

**Endorsement For Deed Number : I - 06801 of 2014**  
**(Serial No. 08362 of 2014 and Query No. 1605L000015296 of 2014)**

Deficit stamp duty Rs. 9400/- is paid , by the draft number 263689, Draft Date 03/09/2014, Bank : State Bank of India, ALIPORE, received on 04/09/2014

( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR



( Arnab Basu )  
ADDITIONAL DISTRICT SUB-REGISTRAR  
EndorsementPage 2 of 2

04/09/2014 13:45:00

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 28  
Page from 4808 to 4823  
being No 06801 for the year 2014.



*Basu*  
(Arnob Basu) 10-September-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. ALIPORE  
West Bengal