12071/11 2107 I-9344/11

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

Or 22049/11

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL F 702391

04:06 pm

21/12/11

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

Addl. Dist. Sub-Registrar
Alipore South 24 Parganas

21 DEC 2011

Rita Chatterjee

THIS DEED OF GIFT is made this the 21st day of December Two Thousand Eleven **BETWEEN** **SMT. RITA CHATTERJEE**, Daughter of Late Anath Bandhu Chatterjee, by faith-Hindu, by occupation-Retired, residing at 19, Janak Road, P.S.Tollygunge,Kolkata-700 029, hereinafter referred to as the **DONOR** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART** :

A N D

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Sl. No. 6992 Dt. 18/11/2011 Type 50c
M/s. Sri/Smt. Subhash Chandra Chatterjee
Address 19 Janak Rd
P. S. Tally Gunj
Vendor

Santosh Kr. Dey
ALIPUR POLICE COURT
Kolkata - 27

50c

ALIPORE POLICE COURT
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Ashok Mukherjee
S/o. Late Sishulal Mukherjee
Alipore Police court
Kolkata - 700027

A N D

Rita Chatterjee

SRI SUBHAS CHANDRA CHATTERJEE, Son of Late Anath Bandhu Chatterjee, by faith-Hindu, by occupation-Retired Person, residing at 19, Janak Road, P.S.Tollygunge, Kolkata-700 029, hereinafter referred to as the DONEE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives, administrators and assigns) of the OTHER PART :

WHEREAS the property having an area of 05 Cottahs 07 Chittaks 20 Sft., more or less previously known as Plot No.65 of the Surplus land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road (and then called Lake Road) being Part of Holding No.71/72, 72 & 75, Sub-Division-R, Division-VI, Dehi Panchannagram, District : 24-Parganas, Police Station-Tollygunge, at present known as being Premises No. 19, Janak Road, Kolkata-700 029, purchased by One Anath Bandhu Chatterjee on 4th day of August, 1927 from Trustees for the Development of Calcutta by virtue of a Deed of Sale, registered in the Office of Alipore, Sub-Registry Office and recorded in Book No.I, Volume No.77, Pages from 172 to 174, Being No.4318, for the year 1927.

AND WHEREAS the said Anath Bandhu Chatterjee possessing the above said land by mutating his name before the Municipal Records and raised a Three Storied Building for his use and occupation.

AND WHEREAS the said Anath Bandhu Chatterjee died intestate on 18th day of May, 1944, leaving behind his Widow namely Santilata Chatterjee and four sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and five daughters namely Amiya Mascharak nee Chatterjee, Taru

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Chatterjee, Shova Chatterjee, Renuka Chatterjee and Rita Chatterjee.

AND WHEREAS after the death of said Anath Bandhu Chatterjee, his property devolved upon his Widow namely Santilata Chatterjee and four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, who became the absolute joint Owners of the property having undivided 1/5th share each.

AND WHEREAS the said Santilata Chatterjee and her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee, while enjoying their above said property jointly the said Santilata Chatterjee died intestate on 26th October, in the year 1987 and her undivided 1/5th share devolved upon her four Sons namely Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and five daughters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee and Rita Chatterjee according to Hindu Succession Act, 1956.

AND WHEREAS the said Himangshu Chatterjee, Bimal Kumar Chatterjee, Arun Kumar Chatterjee and Subhas Chandra Chatterjee and their five sisters namely Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee and Rita Chatterjee while enjoying their above property according to their respective undivided shares, said Himangshu Chatterjee died intestate on 25th day of July, 1995 and his respective undivided share devolved upon his Widow namely Mukul Chatterjee and two Sons namely Himadri Chatterjee and Phalguni Chatterjee, according to Hindu Succession Act,1956.

AND WHEREAS said Bimal Kumar Chatterjee, Arun Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee,

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Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee and Phalguni Chatterjee while enjoying their above property according to their respective undivided shares, said Arun Kumar Chatterjee died intestate on 17th March, 1998 and his respective undivided share devolved upon his Widow namely Arati Chatterjee and One Son namely Shibaji Chatterjee and One Daughter Purnima Chakraborty nee Chatterjee, according to Hindu Succession Act, 1956.

AND WHEREAS said Bimal Kumar Chatterjee, Subhas Chandra Chatterjee, Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherji nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Arati Chatterjee, Shibaji Chatterjee and Purnima Chakraborty nee Chatterjee while enjoying their above property according to their respective undivided shares, said Bimal Kumar Chatterjee died intestate on 25th October, 2003 and his respective undivided share devolved upon his Widow namely Basana Chatterjee and One Son namely Sri Rajib Chatterjee and One Daughter Smt. Rupa Bagchi, according to Hindu Succession Act,1956.

AND WHEREAS said Subhas Chandra Chatterjee,Amiya Mascharak nee Chatterjee, Taru Ganguly nee Chatterjee, Shova Mukherjee nee Chatterjee, Renuka Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Arati Chatterjee,Shibaji Chatterjee, Purnima Chakraborty nee Chatterjee,Basana Chatterjee, Rajib Chatterjee and Rupa Bagchi, while enjoying their above property according to their respective undivided shares,said Amiya Mascharak nee Chatterjee died intestate on 13th March,1996 and his

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respective undivided share devolved upon her two sons namely Sankar Mascharak and Nirmalendu Mascharak and One Daughter namely Ruby Ganguly and after the death of said Sankar Mascharak his respective share devolved upon his Widow namely Madhuri Mascharak and two sons namely Som Mascharak and Suvro Mascharak and One Daughter Samita Mascharak according to Hindu Succession Act,1956.

AND WHEREAS said Subhas Chandra Chatterjee, Taru Ganguly nee Chatterjee, Shova Banerjee nee Chatterjee, Renuka Mukherjee nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Arati Chatterjee, Shibaji Chatterjee, Purnima Chakraborty, Basana Chatterjee, Rajib Chatterjee, Rupa Bagchi, Nirmalendu Mascharak, Ruby Ganguly, Madhuri Mascharak, Som Mascharak, Suvro Mascharak and Samita Mascharak while enjoying their above property according to their respective undivided shares, said Shova Banerjee nee Chatterjee died intestate on 14th June, 2002 and her respective undivided share devolved upon her only daughter namely Mala Ganguly, according to Hindu Succession Act, 1956.

AND WHEREAS said Subhas Chandra Chatterjee, Taru Ganguly nee Chatterjee, Renuka Mukherjee nee Chatterjee, Rita Chatterjee, Mukul Chatterjee, Himadri Chatterjee, Phalguni Chatterjee,Arati Chatterjee, Shibaji Chatterjee, Purnima Chakraborty nee Chatterjee, Basana Chatterjee, Rajib Chatterjee, Rupa Bagchi nee Chatterjee, Nirmalendu Mascharak, Ruby Ganguly nee Mascharak, Madhuri Mascharak, Som Mascharak, Suvro Mascharak, Samita Mascharak and Mala Ganguly nee Banerjee are enjoying their above property according to their respective undivided share being the Joint Owners.

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AND WHEREAS the said Smt. Renuka Mukherjee nee Chatterjee an erstwhile co-owner of the said premises who had undivided 1/45th share in the said premises by registered Deed of Gift, dated 29.02.2008, give, bequeathed, gift her right, title and interest in the aforesaid property to her brother Sri Subhas Chandra Chatterjee, the said Deed of Gift was registered in the Office of District Sub-Registrar at Alipore and recorded in Book No. I, Volume No.178, Pages 139 to 150, Being No.02497, for the year 2008.

AND WHEREAS similarly the said Smt. Mala Ganguly an erstwhile co-owner of the said premises who had undivided 1/45th share in the Premises out of his natural love and affection by registered Deed of Gift dated 06.11.2008, gave, bequeathed, gifted at her right, title and interest in the aforesaid property to Smt. Rita Chatterjee, the Donor herein the said Deed of Gift was registered in the Office of District Sub-Registrar at Alipore and recorded in Book No.I, Being No.05259, for the year 2008.

AND WHEREAS while in such possessions the said Mukul Chatterjee died intestate on 13th December, 2008 and his respective undivided share devolved upon her two Sons namely Himadri Chatterjee and Phalguni Chatterjee according to Hindu Succession Act,1956.

AND WHEREAS the said Smt. Ruby Ganguly an erstwhile co-owner of the said premises who had undivided 1/135th share in the Premises sold to Sri Rajib Chatterjee by registered Deed of Sale dated 08.06.2009, sold, bequeathed, at her right, title and interest in the aforesaid property for a valuable Consideration. The said Deed of Sale was registered in the Office of District

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Sub-Registrar at Alipore and recorded in Book No.I, CD Volume No.15, Pages 1829 to 1842, Being No.03380, for the year 2009.

AND WHEREAS the said Sri Nirmalendu Mascharak an erstwhile co-owner of the said premises who had undivided 1/135th share in the premises sold to Sri Himadri Chatterjee by registered Deed of Sale dated 08.06.2009, sold, transferred and conveyed her right, title and interest in the aforesaid property for a valuable Consideration. The said Deed of Sale was registered in the Office of District Sub-Registrar at Alipore and recorded in Book No.I, CD Volume No.15, Pages 1815 to 1828, Being No.03379, for the year 2009.

AND WHEREAS the said Smt. Arati Chatterjee and Smt. Purnima Chakraborty an erstwhile co-owners of the said premises they had undivided 20/135th share in the premises gifted to Sri Sibaji Chatterjee by Registered Deed of Gift dated 30.08.2010, gave and bestowed at her right, title and interest in the aforesaid property. The said Deed of Gift was registered in the Office of District Sub-Registrar at Alipore and recorded in Book No.I, CD Volume No.32, Pages 3093 to 3109, Being No.07438, for the year 2010.

AND WHEREAS therefore, at present said Subhash Chandra Chatterjee, Taru Ganguly nee Chatterjee, Rita Chatterjee, Himadri Chatterjee, Phalguni Chatterjee, Shibaji Chatterjee, Basana Chatterjee, Rajib Chatterjee, Rupa Bagchi nee Chatterjee, Smt. Madhuri Mascharak, Sri Som Mascharak, Sri Suvro Mascharak and Smt. Samita Mascharak are enjoying their above property according to their respective undivided shares being the joint owners thereof.

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AND WHEREAS the Donor herein being the joint owner of the undivided 2/45th share of the entire property, which is clearly mentioned in the Schedule hereunder written valued at present at Rs.2,00,000/- (Rupees Two Lac) only is desirous to dispose of her undivided 2/45th share of the entire property by way of gift out of natural love and affection, in favour of the Donee herein who is the brother of the Donor herein.

NOW THIS DEED OF GIFT WITNESSETH and it is hereby agreed and declared that the Donor, out of natural love and affection and without force or compulsion or undue influence and with her free will and in full possession of her body senses, doth hereby give, transfer and convey her undivided 2/45th share in the entire property, which is clearly mentioned in the Schedule hereunder written unto the said Donee with all profits, advantages, privileges and appurtenances whatsoever, hereby granted and gifted unto and to the use of the said Donee for ever and ALL THAT the undivided 2/45th share in the entire property, morefully described in the Schedule hereunder written TOGETHER WITH the exclusive rights in favour of the Donee release and discharge the Donee as well as the said land with structure particularly described in the Schedule hereunder written. The Donor doth hereby grant, convey, transfer, alienate and assure the Donee the property morefully described in the Schedule below together with courtyard, drain, common path, sewer, compounds, ditches, ways, paths, passages, common passage, common fences, walls, common walls, water, water, water-courses, soils thereof, right, lights, roads, liberties, privileges, easement and appurtenances belonging to or appertaining thereof and the reversion or reversions,

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remainder or remainders and the rents, issues and profits and every part thereof TOGETHER WITH the benefits of all covenants and indemnifies heretofore executed in respect of and in favour of or in any manner relating to the said land and also TOGETHER WITH all rights, advantages, benefits, privileges, liberties in respect of the said land hereby conveyed ALL THE ESTATE rights, titles, interests, claims and demands whatsoever of the Donor unto or upon the land hereditaments or any part thereof ALSO TOGETHER WITH absolute power, full right, liberty and easement for her and together with deeds, pattahs, muniments, of title exclusively relating to or concerning the said land with structure, hereditaments or any portion thereof TO HAVE AND TO HOLD the said land with structure granted or expressed or intended so to be unto and to the use of the Donee absolutely forever and free from all encumbrances.

AND the Donor doth hereby covenant that Notwithstanding any deed or things by the Donor or any of her Predecessor and ancestor-in-title done executed or knowingly suffered to the contrary the Donor is now rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land with structure hereby granted or expressed or intended so to be unto and to the use of the Donee absolutely forever and free from all encumbrances AND the Donor doth hereby further covenant with the Donee that Notwithstanding any deed or things by the Donor or any of her Predecessor or successor-in-title done executed or knowingly suffered to the contrary the Donor is now lawfully, rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land with

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structure hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate thereto without any manner or condition, use, trust or other things whatsoever to alter defeat encumber or make void the same AND that Notwithstanding any such act, deed or thing whatsoever aforesaid, the Donor hath now good right, full power and absolute authority and indefeasible title to grant, convey, transfer and assign or expressed or intended to be with the appurtenances unto and to the use of the Donee in the manner aforesaid and according to the true intent and meaning of these presents.

AND FURTHER THE DONOR and all persons having lawfully or equitably claiming any estate or interest in the said land with structure and every part thereof from under or in trust for the Donor or her predecessor or ancestor-in-title and/or any of them shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done or executed all such acts and things whatsoever for further better and more perfectly assuring the said land with structure hereby granted, conveyed, transferred and assigned and every part thereof unto and to the use of the said Donee in manner aforesaid as shall or may reasonably required. AND the said land with structure or any and every part thereof is not attached in any proceeding including certificate proceeding started by or at the instance of income tax, wealth tax or gift tax authorities or department or under the provision of the Public Demand Recovery Act or otherwise and that no Certificate has been filed in the Office or certificate officer under the provision of Public Demand Recovery Act and no steps taken in execution of any certificate at the instant of the Income Tax

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and/or Wealth Tax and/or Estate Duty Authorities. AND that no notice issued under the Public Demand Recovery Act has been served on neither the Donor nor any such notice has been published. AND that the Donor has not yet received any notice of the requisition or acquition of the property described in the Schedule below AND the Donor deliver this day Khas possession of the said land unto the Donee.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT Undivided 2/45th share in piece and parcel of Bastu land having an area of 05 Cottahs 07 Chittacks 20 Sft., more or less together with very Old dilapidated three storied building standing thereon, having an area of 850 Sft., on the ground floor, 850 Sft., on the First floor and 725 Sft., on the Second floor, altogether 2425 Sft., more or less previously known as Plot No. 65 of the Surplus land in Improvement Scheme No.XV (B) out of the Portion of 113, Russa Road South, 119, Dhakuria Road (and then called Lake Road) being Part of Holding No.72/72, 72 & 75, Sub-Division-"R", Division-VI, in Dehi Panchannagram, District 24-Parganas (South), P.S.Tollygunge at present known as being Premises No.19, Janak Road, Kolkata-700 029 under Ward No.87 of the Kolkata Municipal Corporation, which is butted and bounded in the manner following that is to say :-

On the North : 26, Sardar Sankar Road & 17,Janak Road.
On the South : 21A,21B & 23, Janak Road.
On the East : 8, Parasar Road.
On the West : Janak Road. 30ft

Rita Chatterjee

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IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands on the day, month and year first above written.

SIGNED AND DELIVERED :

By the Parties :-

In presence of :-

1. Suradit Kundu
(SURADIT KUNDU)
S/o Late Tarapada Kundu
2/3B, Chandra Nath Chatterjee St,
Kol-25

2. Phalguni Chatterjee
Son of Late
Himashu Chatterjee
19, Tank Rd, Kol-29

Rita Chatterjee
Signature of the Donor.

This Gift is heartily accepted by me :-

Signature of the Donee.

Drafted by me :
Amal Kumar Das
WB/378/81.
Advocate.
Alipore Police Court,
Kolkata-27.

Typed by :
Jayanta Sinha
Jayanta Sinha.

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	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RITA CHATTERJEE

Signature Rita Chatterjee

The Donee Sri Subhas Chandra Chatterjee does not make impression of his ~~right~~ left hand, due to his ~~left~~ right hand cut-off from elbow.

	Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBHAS CHANDRA CHATTERJEE

Signature

		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 .....

TS-14305/13

Market V/3 For Identification

17.12.14

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