

7618

NC-1750/11

1-07198/11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

A 208776

Certified that the document is admitted to register. The signature above is and the document attached will be...

12.09.2011

THIS DEED OF GIFT made this 9 th day of September TWO THOUSAND ELEVEN BETWEEN SRI PRASUN CHANDRA GHOSH, son of Swami Pragnananda alias Ramesh Chandra Ghosh, since deceased Hindu by religion retired service holder by occupation, Indian by nationality, residing at premises no. 3 Tanupukur Road, presently No.3, Nripen Banerjee Sarani within Police Station Garfa, Kolkata 700 031, within the limits of the Kolkata Municipal Corporation, District South 24 Parganas, hereinafter called the DONOR (which term shall unless repugnant or contrary to the context include his heirs executors administrators legal representatives and assigns) of the ONE PART AND SMT TAPATI GHOSH wife of Sri Prasun Chandra Ghosh, Hindu by religion, Housewife by occupation, Indian by nationality residing at premises no. 3 Tanupukur Road, presently contd...p/2.

Handwritten notes and signatures on the left margin.

195 5000/ SF 9/11
[Redacted]
[Redacted]
[Redacted]
Teacher: Ret. Mr. A. Chatterjee

G. SARKAR
Magistrate, Alipore Judge Court
Calcutta

Ghosh Chandra Ghosh
Magistrate Judge Court

Prasun Chandra Ghosh



vc 71-4485

Prasun Chandra Ghosh



vc 71-4486

Tapate Ghosh



[Signature]
CHIEF CLERK PROSECUTOR & CL.
Alipore South 24 Parganas
9 SEP 2011

Identified by me.
Gowanga Sarkar
Alipore Judge Court
Kolkata-700027.

of Registration under section 60 and Rule 69.

Registered in Book - I
D Volume number 15
Page from 2646 to 2664
being No 07198 for the year 2011.



(Rajendra Prasad Upadhyay) 13-September-2011
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

~~Seal of the District Sub-Registrar - III~~
~~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 - 07198 of 2011

(Serial No. 07618 of 2011)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs.- 1789667/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 8968 /- and the Stamp duty paid as Impressive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 3970/- is paid, by the draft number 462572, Draft Date 08/09/2011, Bank Name State Bank of India, CALCUTTA MAIN BRANCH, received on 12/09/2011

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



Rajendra Prasad Upadhyay
District Sub-Registrar - III
South 24 Parganas
(Rajendra Prasad Upadhyay)

DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

No.3, Nripen Banerjee Sarani within Police Station Garfa, Kolkata 700 031, within the limits of the Kolkata Municipal Corporation, District South 24 Parganas hereinafter called the D O N E E (which term shall unless repugnant or contrary to the context include her heirs executors administrators legal representatives and assigns) of the OTHER PART:

W H E R E A S :

1. One Satyendra Nath Mazumder since deceased being Purchaser on 16th day of May 1950 in Auction Sale purchased a plot of land admeasuring more or less 1 (one) Bigha 7(seven) cottahs be it little more or less together with building thereon recorded in C.S.Khatian No.252 comprising C.S.Dag No.645,646,647 and part of C.S.Dag No.644, of Mouza Dhakuria, within Touzi No.230/2, 233 of the District Collectorate within Police Station Sadar Tollygunge, Pargana Khaspur in the District of 24 Parganas at the relevant time known numbered and reputed as Premises No.3 Tanupukur Road within Tollyguge Municipality at the relevant time presently the Kolkata Municipal Corporation in Rent Execution Case No.82 of 1950 of the 1st Court of Munsiff at Alipore District 24 Parganas at the relevant time arising out of the Decree passed in Rent Suit No. 253 of 1949 of the said Court and the sale was duly confirmed and the said Satyendra Nath Mazumder as Auction Purchaser after completion of the said sale obtained delivery of possession of the said property purchased by him as aforesaid through the said Executing Court on 24th day of February 1951.

2. The said Satyendra Nath Mazumder since deceased during his life time while continuing to seize and possess of the said property as absolute owner thereof as Lessor executed and registered a Deed of Lease at first for 18 years commencing from 14th day of June 1956 and thereafter prior to termination of the
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said period of Lease again executed a registered Deed of Lease for a period of 99 years commencing from 16th day of June 1974 in favour of Dr.Rama Roy since deceased being Lessee therein by executing a Deed of Lease on 20.1.1972 to be effective on and from 16th day of June 1974 and delivered possession thereof to the Lessee. The said Deed of Lease executed by the said Satyendra Nath Mazumdar since deceased on 20th day of January 1972 was recorded in Book No.1, Volume No.19, Pages 30 to 34, Being Deed No.298, for the year 1972 in the Joint Sub Registration Office at Alipore.

3. The said Satyendra Nath Mazumdar since deceased during his life time executed a Will on 20.11.1973 in respect of his right title and interest in the said property being premises No.3 Tanupukur Road presently within Police Station Garfa formerly within Police Station Kasba prior to that within Police Station Jadavpur prior to that within Sadar Tollygunge subject to the said Lease for 99 years in favour of Dr.Rama Roy since deceased. The said Will was registered on 20.11.1973 and recorded in Book No.III, Volume No.5, Pages 45 to 46, Being No.73, for the year 1973, in the Sub Registrattion Office at Alipore.

4. By the said Will the said Satyendra Nath Mazumdar since deceased gave devised and bequeathed his said property being premises No.3 Tanupukur Road presently within Poillice Station Kasba formerly Jadavpur prior to that Sadar, Tollygunge, Kolkata 700 031 subject to the said Lease in favour of the said Dr.Rama Roy to Swami Pragnananda alias Ramesh Chandra Ghosh since deceased the father of the Donor.

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5. The said Dr. Rama Roy while seized and possessed of the said property being Lessee died on 27th day of August, 1984, after publishing her last Will and Testament in respect of her lease hold right of the said property being Premises No.3 Tanupukur Road, Kolkata 700 031 on 18.06.1980. The said Dr. Rama Roy gave devised and bequeathed the said Leasehold right by the said Will to her cousin brothers namely Sri Arun Chandra Ghosh since deceased, Sri Tarun Chandra Ghosh, Sri Barun Chandra Ghosh, Sri Prasun Chandra Ghosh and Sri Kalyan Ghosh.

6. After death of the said Dr. Rama Roy as the other Executors and Executrix named in the said Will did not prefer to act as such the said Sri Prasun Chandra Ghosh being one of the Executors with unanimous consent of all other Executors and Executrix under the said Will applied for granting of Probate in respect of the said Will left by the said Dr. Rama Roy since deceased numbered as case No.54 of 1993 in the Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction.

7. The Hon'ble High Court at Calcutta was pleased to grant the said Probats on 3rd day of July 1993 by virtue of the order passed on 19th day of March 1993 in favour of the applicant namely the said Sri Prasun Chandra Ghosh being one of the Executors as also one of the legatees in terms of the said Will.

8. The said Dr. Rama Roy since deceased gave devised and bequeathed by her said Will to her said cousin brothers namely Sri Arun Chandra Ghosh since deceased, Sri Tarun Chandra Ghosh, Sri Barun Chandra Ghosh, Sri Prasun Chandra Ghosh and Sri Kalyan Ghosh all that of her lease hold right title and interest on the

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basis of the said Deed of Lease as aforesaid in respect of the said land message and premises known numbered and reputed as Premises No.3 Tanupukur Road Kolkata 700 031 within Police Station Kasba formerly Jadavpur prior to that Sadar Tollygunge within the limits of the Kolkata Municipal Corporation at the relevant time District South 24 Parganas as mentioned hereinabove. The said Arun Chandra Ghosh in the meantime died on 31st day of May 1993 leaving behind him surviving as his heiress and heir his wife Smt. Kamala Ghosh since deceased and only son Sri Debal Ghosh respectively.

9. The said Executor Sri Prasun Chandra Ghosh in due time filed inventory and accounts in the said Probata proceedings before the High Court at Calcutta and duly completed the administration of Estate of the deceased Dr. Rama Roy.

10. The said Prasun Chandra Ghosh thereafter as Executor transferred the said leasehold right in respect of the said premises No.3 Tanupukur Road, Kolkata - 700 031 in favour of the legatees namely (1) Smt. Kamala Ghosh (2) Sri Debal Ghosh (3) Sri Tarun Chandra Ghosh (4) Sri Barun Chandra Ghosh (5) Sri Prasun Chandra Ghosh and (6) Sri Kalyan Ghosh by executing a Deed of Transfer on 12th day of September 1994 duly registered in Book No.1, Volume No.145, Pages 189 to 200, Being No.7626, for the year 1994, in the Sub Registration Office at Alipore.

11. In the meantime the said Satyendra Nath Mazumdar died on 15.05.1976 after publishing his last Will and Testament on 20th November 1973 as aforesaid but as the said Swami Pragnananda

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2021 *[Signature]* 2021

9 SEP 2011

alias Ramesh Chandra Ghosh the only legatee under the said Will did not take out Probats in his life time, Sri Prasun Chandra Ghosh son of Late Swami Pragnananda alias Ramesh Chandra Ghosh after the death of his father which occurred on 17th day of May 1986 applied for Letters of Administration of the said Will. The Hon'ble High Court at Calcutta in its Testamentary and Intestate Jurisdiction in PLA No.116 of 1997 was pleased to grant Letters of Administration in favour of Sri Prasun Chandra Ghosh on 6.10.1997 by virtue of an Order passed on 5th day of September, 1997.

12. Swami Pragnananda alias Ramesh Chandra Ghosh since deceased father of the Donor while seized and possessed of the said land messuage hereditaments and premises subject to the said Lease hold rights during his life time published his last Will and Testament on 03.12.85 wherein the said Prasun Chandra Ghosh was named as one of the Executors to carry out provisions of the said Will.

13. The said Swami Pragnananda alias Ramesh Chandra Ghosh died on 17th day of May, 1986, after publishing his last Will and Testament on 3rd day of December, 1985, as aforesaid and after his death as other Executors named in the said Will did not prefer to act as Executors the said Prasun Chandra Ghosh being one of the Executors and beneficiaries with unanimous consent of all other Executors applied for granting Probats of the said will left by the said Swami Pragnananda alias Ramesh Chandra Ghosh since deceased in Case No.PLA 166 of 1999 in the High Court at Calcutta in its Testamentary and Intestate Jurisdiction.

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9 SEP 2011

14. The Hon'ble High Court at Calcutta was pleased to grant the said Probats on 14th day of October, 1999, in favour of said Sri Prasun Chandra Ghosh by virtue of an order passed on 6th day of September 1999.

15. The said Swami Pragnananda alias Ramesh Chandra Ghosh since deceased by his said Will gave devised and bequeathed all his immovable and movable properties to be found at the time of his death to his sons namely Sri Arun Chandra Ghosh since deceased, Sri Tarun Chandra Ghosh, Sri Barun Chandra Ghosh, Sri Prasun Chandra Ghosh and Sri Kalyan Ghosh.

16. The said Prasun Chandra Ghosh being Executor of the said Will of the said Swami Pragnananda alias Ramesh Chandra Ghosh since deceased took over the possession of the said property being premises No.3 Tanupukur Road, Kolkata - 700 031 within Police Station Kasba formerly Jadavpur prior to that Sadar Tollygunge within Municipal Ward No.92 formerly 94 of the Kolkata Municipal Corporation at the relevant time.

17. The said Sri Prasun Chandra Ghosh as Executor filed inventory and accounts in the said proceedings in due time and completed the administration.

18. The said Prasun Chandra Ghosh being Executor thereafter executed a Deed of Transfer giving his assent to the legacy and handed over possession of the said property belonged to the deceased in terms of the Will left by Swami Pragnananda alias Ramesh Chandra Ghosh in favour of the said legatees by executing a Deed of Transfer on 14th day of June 2000, duly registered in

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9 SEP 2011

Book No.I, Volume No.59, Pages 320 to 329, Being No.2258 for the year 2000, in the Sub Registration Office at Alipore.

19. The said Kamala Ghosh widow of said Arun Chandra Ghosh, since deceased thereafter died intestate on 9th June, 2007, leaving behind her surviving her only son the said Sri Debal Ghosh as her sole heir who inherited all the properties left by the said Kamala Ghosh since deceased absolutely and for ever.

20. The said leasehold interest and the ownership right having been merged has vested on the Donor herein and his other co-sharers as such he the said Donor is seized and possessed of the undivided 1/5th share of the said land messuage hereditaments and premises containing an area of 1(one) bigha 7(seven) cottahs recorded in the C.S.Khatian No.252 C.S. Dag Nos.645, 646,647 and part of Dag No.644 of Mouza Dhakuria of Touzi No.230/2, 233 of the District Collectorate, Pargana Khaapur, within Police Station Kasba formerly Jadavpur prior to that Sadar Tollygunge being Premises No.3 Tanupukur Road Kolkata 700 031 within the limits of Kolkata Municipal Corporation.

21. The Donor and his said co-sharers are seized and possessed of the land messuage hereditaments and premises admeasuring an area of 07 Cottahs 06 Chittacks 05 sqft be it little more or less together with structure having brick wall with partly asbestos shed and partly C.I. shed admeasuring built up area 300 sqft be it little more or less standing thereon being well demarcated portion of the said premises No. 3 Tanupukur Road, Kolkata - 700 031 at present known as premises No. 3 Nripen Banerjee Sarani,

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State of Tennessee
Department of Transportation

9 SEP 2018

Kolkata - 700031 as described in the First Schedule hereunder written and as also for better clearness as shown and delineated in the map or plan annexed herewith as part hereof thereon bordered 'Red' and marked Lot - B, as absolute owners thereof each having equal i.e. undivided 1/5th share therein.

22. The Donor having great love and affection towards the Donee being his wife is desirous of transferring by way of gift his undivided 1/5th share of the said land admeasuring an area of 07 cottahs 06 chittaks 05 sq.ft. be it little more or less with structure thereon being well demarcated portion of the said premises No.3 Tanupukur Road, Kolkata 700 031 at present known as premises No.3 Nripen Banerjee Sarani, Kolkata 700 031 as described in First Schedule hereunder written and also as shown and delineated in the map or plan annexed hereto as part thereof therein bordered Red and marked Lot - B i.e. undivied land measuring 1 Cottah 7 Chittaks 28 sqft. be it little more or less and undivided built up area of 60 sqft. of the structure thereon together with all rights and easements attached thereto as described in the Second Schedule hereunder written in favour of the Donee.

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the said desire and in consideration of natural love and affection which the said Donor has for the said Donee being his wife, the said Donor out of his own free Will, without coercion or undue influences from any body whatsoever and in full possession of his senses doth hereby give convey grant transfer and confer by way of Gift unto the said Donee undivided 1/5th share of ALL THAT

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~~SECRET~~
9 SEP 2018

well demarcated land messuage hereditaments and premises admeasuring an area of 7 cottahs 6 chittaks 5 sq.ft. be it little more or less together with brick built structure having Asbestos and C.I. Shed thereon morefully described in the First Schedule herein below written as also shown and delineated in the map or plan annexed herewith as part hereof thereon bordered 'Red' and marked Lot -B together with right to use in common the 3.625 metre (12 feet) average - width private common passage carved out of land comprised in the said premises No.3 Tanupukur Road presently known as premises No. 3 Nripen Banerjee Sarani as shown with Green Hatch mark in the said map or plan annexed herewith as part hereof originating from the Public Road namely Tanupukur Road presently known as Nripen Banerjee Sarani leading to the said land and beyond along with all easement rights over and beneath the said private common passage for ingress and egress and for laying out water, electric, gas, telephone lines and sewerage drain etc.i.e. undivided 1 (one) Cottah 7(seven) chittaks 28 (twenty eight) Sq.ft. be it little more or less of land out of the said entire land measuring 07 cottahs 06 chittacks 05 sq.ft. together with undivided 60 sq.ft. of the total built up area of 300 sq.ft. of the said structure thereon and together with all easement over and beneath the said private common passage all collectively as described in the Second Schedule herein below written and hereinafter called and referred to as the "said undivided share" TO HAVE AND TO HOLD the said undivided share fully and particularly described in the Second Schedule herein below written hereby transferred by way of Gift unto and to the use of the Donee for ever and absolutely who will exercise all acts of

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Clifford W. Ferguson - III
Attorney at Law

9 SEP 2011

ownership including her heirs legal representatives and assigns AND THAT the Donee accepts the Gift of the Said undivided share hereunder made and has made an endorsement hereto to that effect AND THAT the said Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon, hold occupy possess and enjoy the said undivided Share as described in the Second Schedule hereunder written hereby transferred and conveyed by way of Gift and receive the rents issues and profits thereof without any let or hindrances whatsoever from or by the said Donor or by any person or persons claiming from under or in trust for him and this deed of Gift shall remain binding on the Donor his heirs legal representatives and assigns AND THAT for the assessment of Stamp Duty the property hereby transferred by way of Gift is valued at Rs.80,000.00 (Rupees eighty thousand) only.

FIRST SCHEDULE ABOVE REFERRED TO:
(Description of entire plot of land)

ALL THAT piece or parcel of land messuage hereditaments and premises containing an area of 7(seven) cottahs 6(six) chittaks 5 (five) square feet together with partly Asbestos roofed and partly C.I. roofed broik built structure having covered area about 300 sq.ft thereon comprised in C.S Dag No.646 and part of C.S.Dag No.645 under C.S.Khatian No.252 of the District Settlement Record of Right, within Touzi No.230/2, 233 of the District Collectorate, in Mouza Dhakuria, J.L.No.18 being well demarcated part or portion of Premises No.3 Tanupukur Road, Kolkata 700 031 at present known as premises No.3 Nripen Banerjee Sarani, Kolkata 700 031, now in ward no.92 formerly in ward no.94, within the police station Garfa formerly Kasba prior to that Jadavpur prior to

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The undersigned, being duly qualified, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, at Washington, D. C.

Witness my hand and the seal of the Department of the Interior, at Washington, D. C., this _____ day of _____, 19____.

 Director, Bureau of Land Management



BUREAU OF LAND MANAGEMENT - FD
 (SEE INSTRUCTIONS)

19 SEP 2011

that Sadar Tollygunge, within the limits of Kolkata Municipal Corporation, District South 24 Parganas as shown and delineated in the map or plan annexed hereto as part hereof thereon bordered 'Red' and marked lot - B, together with right to use in common the 3.625 metre (12 feet) average - width private common passage carved out of land comprised in the said premises No.3 Tanupukur Road presently known as premises No. 3 Nripen Banerjee Sarani as shown with Green Hatch mark in the said map or plan annexed herewith as part hereof originating from the Public Road namely Tanupukur Road presently known as Nripen Banerjee Sarani leading to the said land and beyond along with all easement right over and beneath the said private common passage for ingress and egress and for laying out water, electric, gas, telephone, sewerage, drain and other lines. The said property is butted and bounded as follows:

- ON THE NORTH: By premises no: 167 and 169/4, Sarat Ghosh Garden Road,
- ON THE WEST : By portion of premises No.3 Tanu Pukur. Road presently Nripen Banerjee Sarani belonged to the Donor and his cosharers.
- ON THE SOUTH: By 3.65 metre(12 ft) wide private common passage.
- ON THE EAST : By premises No.158, Sarat Ghosh Garden Road

OR HOWSOEVER OTHERWISE the said land messuage tenements hereditaments and premises now is or are heretofore was or were called known numbered reputed described distinguished butted and bounded.

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John A. Ferguson, Jr.
Mayor, District of Columbia

19 SEP 2011

SECOND SCHEDULE ABOVE REFERRED TO:
(Property hereby transferred and covered by way of Gift)

ALL THAT undivided 1/5th share of the said land message hereditaments and premises together with structure thereon as described in the First Schedule hereinabove written i.e. 1(one) Cottah 7(seven) Chittacks 28(twenty eight) sq.ft. be it little more or less out of the said entire land measuring 07 Cattahs 06 chittacks 05 sq.ft. together with undivided 60 sq.ft. out of the total built up area of 300 sq.ft. of the said structure thereon at the said Premises No. 3 Tanupukur Road presently known as 3 Nripen Banerjee Sarani and together with all easement rights for ingress and egress to and from the said land through the said private common passage and for laying out water, electric, gas, telephone, sewerage, drain other lines over and beneath the said private common passage as described in the First Schedule herein above written hereinbefore collectively called and referred to as the "Said Undivided Share".

IN WITNESS WHEREOF the Donor puts his hand and seal on the day month and year above written.

SIGNED AND DELIVERED by the
D O N O R in the presence of:

1. Kalyan Ghosh
3, Tanupukur Road
Kolkata - 700031
2. Ranjan Ghosh
3, Tanupukur Road
Kolkata - 700031

Drafted by
Gouranga Sarker
(GOURANGA SARKAR)
Advocate
Regd. No. WB - 904/1992
Alipore Judges Court
Kolkata - 700 027

Typed by
B. Chowdhury
7B, K.S.Roy Road, Koi-1

Prasun Chatterjee Ghosh

D O N O R

I accept the above gift

✓ *Tapan Ghosh*
D O N E E

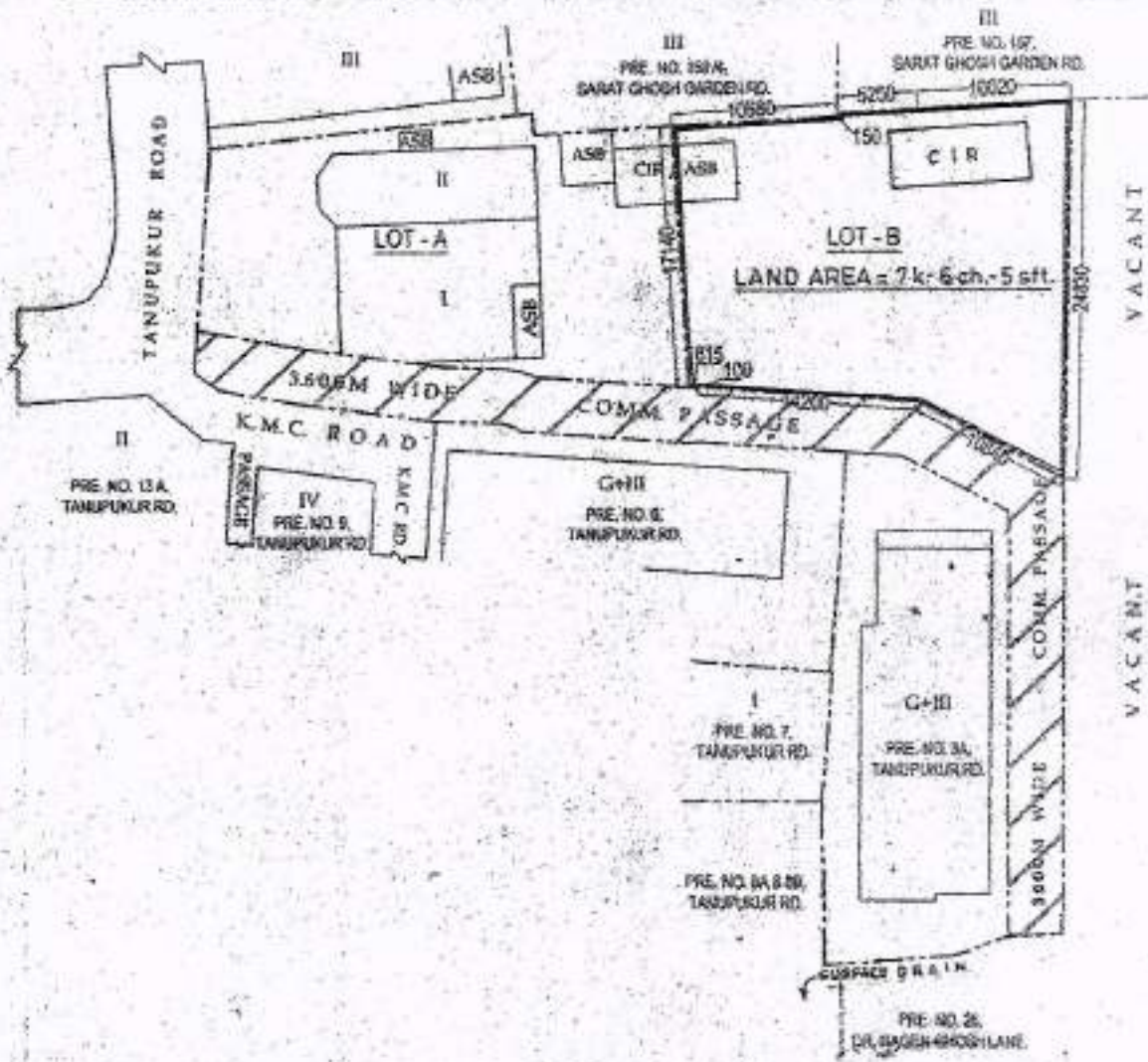


State - Civil Registrar - II
State - South of Maryland

9 SEP 2011

SITE PLAN OF PREMISES NO.
3, TANUPUKUR ROAD, DHAKURIA WARD NO. 92,
KOLKATA - 700 031.
P.S. - KASBA
SCALE = 1 : 400

LAND AREA OF 'LOT - B' = 493.708 SQ.M. = 7 K.-06 CH. -05 SQ.FT. (MORE/LESS). SHOWN BY



Prasun Chandra Ghosh
Topo Ghosh

B.B.
 DRAWN BY:



[Signature]
9 SEP 2018



Name : PRASUN CHANDRA GHOSH.

Signature : *Prasun Chandra Ghosh*



Name : TAPATI GHOSH.

Signature : *Tapati Ghosh*



OFFICE OF THE UNITED STATES ATTORNEY
DISTRICT OF COLUMBIA

9 SEP 2011

8

DATED: THIS THE TH DAY OF 2011

B E T W E E N

SRI PRASUN CHANDRA GHOSH . . . D O N O R

A N D

SMT. TAPATI GHOSH D O N E E

DEED OF GIFT

Drawn by:
G. Sarkar
Advocate
Alipore Judges Court
Kolkata - 700 027