

No. 104 Date 14.09.09
Value of Stamp Rs. 500/-
Name S. Karmakar Advocate
Address Alipore Judges Court
KOL-27

H. M. S. R. J.
R. M. S. R. J.
S. R. O. Budget Books

SLN:- 104 Rs. 500/-
Rupees Five thousand only



[Handwritten Signature]

IMPOSTED BY MR.
MADHUR CHOWDHURY.
ALIPORE JUDGES COURT.
KOL-27

Dist. Sub. Registrar - III
Alipur South of Calcutta





12:3 SEP 2009

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R.-III SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 05908 / 2009

I. Signature of the Presentant

| Name of the Presentant | Signature with date |
|------------------------|-----------------------------------|
| Smt Pratima Poddar | <i>Pratima Poddar</i> 23/09/09 |

II. Signature of the person(s) admitting the Execution at Office.

| Sl No. | Admission of Execution By | Status | Photo | Finger Print | Signature |
|--------|---|--------|---|---|---------------------------------------|
| 1 | Smt Pratima Poddar Address -33, New Park, Haltu, Kayasthpara Kol 78 | Self |  |  LTI 23/09/2009 | <i>Pratima Poddar</i> 23/09/2009 |
| 2 | Sri Pratik Kumar Poddar Address -4/6, Haltu Kayasthpara Kol 78 | Self |  |  LTI 23/09/2009 | <i>Pratik Kr. Podda</i> 23/09/2009 |

Name of Identifier of above Person(s)

Mithun Chowdhury
 PS- Alipore, Alipore Judges Court Kol 27

Signature of Identifier with Date

Mithun Chowdhury 23/09/09

Infant

Alipore

23 SEP 2009

Government Of West Bengal
Office of the D.S.R.-III SOUTH 24-PARGANAS
ALIPORE
Endorsement For deed Number :I-06421 of :2009
(Serial No. 05908, 2009)

On 23/09/2009

Certificate of Admissibility(Rule 43)

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

Payment of Fees:

Fee Paid in rupees under article : A(1) = 51249/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on:23/09/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Gift in f/o others except family members, Government, Local Body has been assessed at Rs- 4659537/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 326187 /- and the Stamp duty paid as: Impresive Rs- 5000

Deficit stamp duty


Deficit stamp duty Rs 321190/- is paid, by the Bankers cheque number 129720, Bankers Cheque Date 22/09/2009 Bank Name State Bank Of India, New Ballygunge, Kol, received on :23/09/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 11.39 hrs on :23/09/2009,at the Office of the D.S.R.-III SOUTH 24-PARGANAS by Pratima Poddar,Executant.

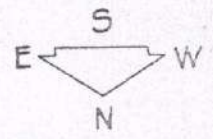
Admission of Execution(Under Section 58)

Execution is admitted on 23/09/2009 by
1. Smt Pratima Poddar, wife of Sri Prem Chand Poddar ,33, New Park, Haltu, Kayasthapara Kol 78 ,Thana Kasba,Pin 700078, By caste Hindu,by Profession :Business
2. Sri Pratik Kumar Poddar, son of Sri Manoranjan Poddar ,4/6, Haltu Kayasthapara Kol 78 ,Thana Kasba,Pin 700078, By caste Hindu,by Profession :Student
Identified By Mithun Chowdhury, son of . Alipore Judges Court Kol 27 700027 Thana: Alipore, by caste Hindu.By Profession :Law Clerk.


DIST. SUB-REGISTRAR-III
23 SEP 2009

[Kalobaran Parai]
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-
PARGANAS
OFFICE OF THE DISTRICT SUB-REGISTRAR-III OF SOUTH 24-
PARGANAS
Govt. of West Bengal

THE PLAN OF PLOT NO 'C' CORRESPONDING R.S. DAG NO 1716 (P) & 717 (P) OF MOUZA GARFA, J.L. NO-19, R.S. NO- 2, TOUZI NO 155 & 12, 13, 10, KHATIAN NO 888 & 7, 1195, P.S. - KASBA, DIST - 24 PARGANAS(SOUTH), NOW UNDER KOLKATA MUNICIPAL CORPORATION, WARD NO - 106, BOROUGH - XII



SCALE - 1:200

LAND TO BE GIFTED IN FAVOUR OF PRATIK KUMAR PODDAR
AREA MORE OR LESS - 5 K-14 CH-11 SFT 393.998 SQM
R.S. DAG NO 1716 (P) AREA - 2 K- 8 CH - 0 SFT +
R.S. DAG NO 1717 (P) AREA - 3 K- 6 CH - 11 SFT SHOWN IN
BORDER.

SIGN. OF VENDOR



Pratima Poddar

Pratik Kr. Poddar

12-3 SEP 2004

PURBACHAL ROAD



(2)

Kayastha Para, Kolkata-700 078, P. S. Kasba , in the District of South 24-Parganas , hereinafter referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART.

AND

SRI PRATIK KUMAR PODDAR , son of Sri Manoranjan Poddar, by faith Hindu, by occupation- Student, residing 4/6, Haltu Kayastha Para, P. O. Haltu, Kolkata - 700 078, P. S. Kasba, in the District of South 24- Parganas, hereinafter referred to as the "DONEE" (which term or 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 Abdul Waheb Munshi and others were the joint owners of certain landed properties inclusive of 48 decimals of landed property lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectorates Touzi Nos. 12, 13 and 10, apertaining to Landlord Khatian No. 1(Ka), 1(Kha), 2(Ka) 2(Kha), 232 and 233, Sub-Khatian Nos. 7 and 243, com-

(3)

prising Dag No. 1417, within the local limits of Haltu Union Board, P. S. Sadar Tollygunge, in the District of 24-Parganas.

AND WHEREAS the said Abdul Waheb Munshi and others while thus jointly seized and possessed of the said landed properties for more convenience, better enjoyment and exclusive possession of their respective shares they amicably partitioned the said landed properties amongst themselves by executing a Deed of Partition on 9th day of February, 1952 and the said Deed of Partition was registered in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 14, Pages 1 to 177, Being No. 650 for the year 1952.

AND WHEREAS by dint of the said registered Deed of Partition the said Abdul Waheb Munshi one of the co-owners got allotment of 48 decimals of land lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12, 13 and 10, appertaining to Khatian Nos. 7 and 243, comprising Dag No. 1417, P. S. Sadar Tollygunge in his exclusive possession as sole and absolute owner thereof.

AND WHEREAS since then the said owner Abdul Waheb Munshi while thus exercising all his right of ownership and possession over the said 48 decimals of landed property as sole and exclusive owner thereof to the exclusion of other got his name mutated in the records of the Department of the Land Revenue and had been paying rents regularly.

AND WHEREAS by an Indenture of Bengali Saf-Kobala made on 28th day of March, 1954 between the said Abdul Waheb Munshi described therein as the Vendor of the one part and Kanailal Majumder, Son of Late Bishwambhar Majumder described therein as the Purchaser of the other part the said Vendor sold, transferred and conveyed all that piece and parcel of

(4)

land measuring 48 decimals lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12, 13 and 10, appertaining to Khatian Nos. 7 and 243, comprising part of Dag No. 1417, P. S. Sadar Tolygunge, in the District of 24-Parganas, in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Saf-Kobala was registered in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 72, Pages 297 to 300, Being No. 4492 for the year 1954 and delivered possession thereof.

AND WHEREAS since then the said owner Kanailal Majumder while thus absolutely seized and possessed of the said property the Revisional Settlement Operation took place and the aforesaid 48 decimals of landed property had been recorded in the name of said purchaser Kanailal Majumder in the Revisional Settlement Record and Rights in Dag No. 1717 under Khatian No. 1195 of Mouza-Garfa, J. L. No. 19 as owner and finally published thereof got his name mutated in the records of the Department of Land Revenue and was paying rents regularly to the concerned authorities.

AND WHEREAS by an Indenture of Bengali Saf-Kobala made on 7th day of July, 1961 between the said Kanailal Majumder, Son of Late Bishwambhar Majumder described therein as the Vendor of the one part and Smt. Lila Samaddar, Wife of Jnanendra Nath Samaddar described therein as the Purchaser of the other part the said Vendor sold, transferred and conveyed all that piece and parcel of land measuring 1 Bigha lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian No. 1195, comprising part of C. S. Dag No. 1417, corresponding to part of R. S. Dag No. 1717, P. S. Sadar Tolygunge, in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Saf-Kobala was registered on the

(5)

even date in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 117, Pages 27 to 31, Being No. 5777 for the year 1961 and delivered possession thereof.

AND WHEREAS thereafter the said Kanailal Majumder while thus absolutely seized and possessed of the remaining 9 Cottahs of land and was paying land revenue regularly.

AND WHEREAS by an Indenture of Bengali Saf-Kobala made on 26th day of June, 1962 between the said Kanailal Majumder, Son of Late Bishwambhar Majumder described therein as the Vendor of the one part and Jnanendra Nath Samaddar, Son of Late Nishikanta Samadder described therein as the Purchaser of the other part the said Vendor sold, transferred and conveyed all that piece and parcel of land measuring 9 Cottahs lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian No. 1195, comprising part of C. S. Dag No. 1417, corresponding to part of R. S. Dag No. 1717, P. S. Sadar Tolygunge, in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Saf-Kobala was registered on the even date in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 100, Pages 123 to 128, Being No. 5479 for the year 1962 and delivered possession thereof.

AND WHEREAS by another Indenture of Bengali Saf-Kobala made on 10th day of November, 1962 between Smt. Sushila Mitra, Wife of Dr. Suresh Chandra Mitra described therein as the Vendor of the one part and Jnanendra Nath Samaddar, Son of Late Nishikanta Samadder described therein as the Purchaser of the other part the said Vendor sold, transferred and conveyed all that piece and parcel of land measuring 5 Cottahs 13

Chittaks 30 Square feet more or less lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12 and 10, appertaining to C. S. Khatian No. 458, corresponding to R. S. Khatian No. 491, comprising part of C. S. Dag No. 1418, corresponding to part of R. S. Dag No. 1718, P. S. Sadar Tolygunge, in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Saf-Kobala was registered on the even date in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 160, Pages 167 to 170, Being No. 9140 for the year 1962 and delivered possession thereof.

AND WHEREAS by another Indenture of Bengali Saf-Kobala made on 26th day of February, 1962 between Sri Tarakeswar Mallick, Son of Late Rajkumar Mallick described therein as the Vendor of the one part and Jnanendra Nath Samaddar, Son of Late Nishikanta Samadder described therein as the Purchaser of the other part the said Vendor sold, transferred and conveyed all that piece and parcel of land measuring 4 Cottahs more or less lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12 and 10, appertaining to C. S. Khatian No. 847, corresponding to R. S. Khatian No. 888, comprising part of C. S. Dag Nos. 1415 and 1416, corresponding to part of R. S. Dag Nos. 1715 and 1716, P. S. Sadar Tolygunge, in favour of the said Purchaser for valuable consideration therein mentioned and the said Bengali Saf-Kobala was registered on the even date in the office of the Sub-Registrar at Alipore and recorded therein in Book No. I, Volume No. 32, Pages 150 to 155, Being No. 1518 for the year 1962 and delivered possession thereof.

AND WHEREAS by virtue of aforementioned three separate Deed of Conveyances the said Jnanendra nath Samadder purchased landed property altogether measuring 18 Cottahs 13 Chittaks 30 Square feet more or less

(7)

which are contiguous to each other and became the sole and absolute owner thereof.

AND WHEREAS since purchase the said owner Jnanendra Nath Samadder while thus absolute seized and possessed of the said landed property died intestate on 3rd day of March, 2003 leaving him surviving his widow Smt. Lila Samadder, only son Sri Samar Samadder and only married daughter Smt. Susmita Dasgupta as his sole and absolute legal heirs and successors under the Hindu Law of Succession.

AND WHEREAS after the demise of said Jnanendra Nath Samadder the property left by him thus devolved upon his aforementioned legal heirs and successors who jointly inherited and became the joint owners of the said property left by their predecessor-in-interest Jnanendra Nath Samadder.

AND WHEREAS by an Indenture of deed of conveyance made on 3rd day of May, 2006 between Smt. Lila Samadder, wife of Late Jnanendra Nath Samadder, Sri Samar Samadder, son of Late Jnanendra Nath Samadder and Smt Susmita Dasgupta, wife of Sri Asit Dasgupta and daughter of Late Jnanendra Nath Samadder, collectively described therein as the vendors of the one part and Smt. Pratima Poddar , wife of Sri Prem Chand Poddar described therein as the purchaser of the other part the said vendors jointly , sold, transferred and conveyed all that piece and parcel of land altogether measuring 5 Cottahs 14 Chittaks 11 Square feet be the same a little more or less lying and situated at Mouza -Garfa, J.L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi No. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7 , 888 and 1195 , comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in

(8)

the District of South 24 Parganas together with all right of easement of 20 feet wide road on the northern side belonging and appurtenant thereto in favour of the said purchaser for valuable consideration therein mentioned and the said deed of conveyance was registered on 5th day of May, 2006 in the office of the District Sub-Registrar -III at Alipore and recorded therein in Book No. 1, Volume No. 17, Pages 2155 to 2176, being No. 6856 for the year 2006 and delivered possession thereof.

AND WHEREAS since purchase the said owner Smt. Pratima Poddar has been exercising all her right of ownership and possession over the said property as sold and absolute owner thereof to the exclusion of others:

AND WHEREAS the donee is the son of brother in law of the donor and very much affectionate to the donor.

AND WHEREAS the Donor has great affection and love towards the Donee and the Donee is the son of brother-in-law of the donor herein and the Donor has now decided to make a free gift in favour of the Donee all that piece and parcel of measuring 5 Cottahs 14 Chittaks 11 Square feet be the same a little more or less lying and situated at Mouza -Garfa, J.L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectorate Touzi No. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7, 888 and 1195, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24 Parganas which is more fully and particularly mentioned and described in the second schedule hereunder written.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection which the Donor had and still have for the Donee the

Contd....Pg/9

Donors do hereby grant , convey , transfer , give and assure unto and to the use of the Donee freely , voluntarily and absolutely ALL THAT piece and parcel of measuring 5 Cottahs 14 Chittaks 11 Square feet be the same a little more or less together with tile shed kutcha structure measuring 100 square feet standing thereon more particularly delineated in the Map or Plan annexed hereto and thereon shown with boundary lines in Red verge lying and situated at Mouza - Garja, J.L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi No. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7 , 888 and 1195 , comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24 Parganas which is morefully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property" and delivered possession of the same forthwith unto and in favour of the Donee TO HAVE AND TO HOLD the said property hereby gifted unto and to the use, peaceful enjoyment and benefit absolutely and unconditionally forever to the Donee absolutely and free from all encumbrances and the Donee shall and will at all times hereafter peaceably and quietly hold , possess, occupy and enjoy the said property and every part thereof absolutely and realise rents , issues and profits thereof and have right to transfer , sell , lease , Will or mortgage etc. without any lawful interruption , eviction, interference, claim , demand whatsoever from or by the Donor or by any person or persons lawfully and equitably claiming through them or in trust for them free and clear of all manners of claims demands charges liens attachments whatsoever and the Donor hereby further covenant with the Donee that the Donor at all times hereafter at the request and costs of the Donee shall do or execute or cause to be done or executed all such acts, deeds and things for further better and more perfectly assuring the said property and every part thereof unto and to the Donee his heirs, executors , administrators, legal representatives and assigns as may reasonably be required.

AND THAT the Donee accepts the gift of the said property hereunder made as to testified by him being a party hereto and executing these presents. The estimated value of the said property is Rs. 5,00,000/- (Rupees five lacs) only.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of land altogether measuring 5 (five) Cottahs 14 (fourteen) Chittaks 11 (eleven) Square feet be the same a little more or less together with tile shed kutch structure measuring 100 square feet standing thereon more particularly delineated in the Map or Plan annexed hereto and thereon shown with boundary lines in RED verge lying and situated at Mouza-Garfa, J. L. No. 19, R. S. No. 2, Pargana-Khaspur, District Collectrates Touzi Nos. 12, 13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7, 888 and 1195, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. Kasba, Sub-Registration Office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, in the District of South 24-Parganas together with all right of easement of 20' feet wide road on the northern side belonging and appurtenant thereto which is butted and bounded in the manner following :-

- On the North : By 20' feet wide road ;
- On the South : By Premises No. 74/12, Purbachal Road (North) ;
- On the East : By Land of R. S. Dag No. 1717 ;
- On the West : By Premises No. 338, Purbachal Road (North) and Kaunish Co-operative.

(11)

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

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED DONOR

AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Mithun Chowdhury
Alipore. Kolkata - 27

2. Bidyut Mandal
Alipore Police
Court Kolkata - 27

Pratima Poddar
SIGNATURE OF THE DONOR

SIGNED AND DELIVERED BY THE WITHIN

NAMED DONEE IN TOKEN ACCEPTANCE

AT KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Mithun Chowdhury

2. Bidyut Mandal

Pratik Kr. Poddar
SIGNATURE OF THE DONEE

DRAFTED BY :-

Subrata Karumakar

(SUBRATA KARMAKAR)

ADVOCATE

JUDGES' COURT, ALIPORE,

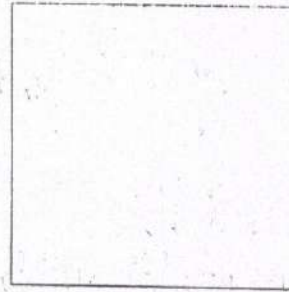
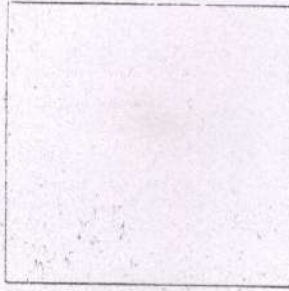
KOLKATA - 700 027

TYPED BY :-

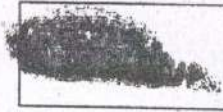
Sankar Kr. Mondal

SANKAR KUMAR MONDAL

DHAKURIA, KOLKATA - 31



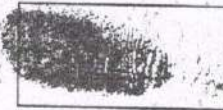
LEFT LITTLE FINGER



LEFT LITTLE FINGER



LEFT RING FINGER



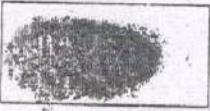
LEFT RING FINGER



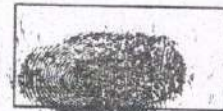
LEFT MIDDLE FINGER



LEFT MIDDLE FINGER



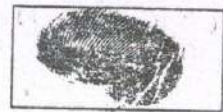
LEFT FORE FINGER



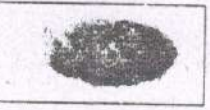
LEFT FORE FINGER



LEFT THUMB



LEFT THUMB



RIGHT LITTLE FINGER



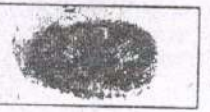
RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT RING FINGER



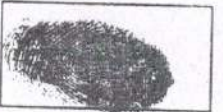
RIGHT MIDDLE FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT FORE FINGER



RIGHT THUMB



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

FINGER PRINTS ATTESTED BY ME

Pratima Padder
SIGNATURE

Pratik kr. Poddar
SIGNATURE

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 25
Page from 4616 to 4632
being No 06421 for the year 2009.

Kalobaran Parai

West Bengal
District Sub-Registrar-III
South 24 Parganas



06 OCT 2009

(Kalobaran Parai) 06-October-2009
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS
Office of the D.S.R.-III SOUTH 24-PARGANAS
West Bengal

DATED : THIS THE 23rd DAY OF SEPTEMBER, 2009

DEED OF GIFT

BETWEEN

SMT. PRATIMA PODDAR

..... DONOR .

A N D

SRI PRATIK KUMAR PODDAR

..... DONEE

DRAFTED BY :
SUBRATA KARMAKAR
ADVOCATE
JUDGES' COURT, ALIPORE,
KOLKATA - 700 027