

3030/15

NC 534/15

D-3076/15

भारतीय गैर न्यायिक  
भारत INDIA

रु. 500



FIVE HUNDRED  
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

7-4/15

7/4/15  
6/5/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 633298

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Registrar-II  
Alipore, South 24 Parganas

19 MAR 2015

DEED OF GIFT

THIS INDENTURE made on this the 17<sup>th</sup> day of March, Two  
Thousand and Fifteen (2015)

BETWEEN

D. Bhattacharya



1201

D. Bhattacharya



1202

Santi Sudha Bhattacharya



1203



Chinmayee Ray Chowdhury

District Registrar-II  
Alipore, South 24 Parganas

17. MAR 2015

Pitangshu Choudhury  
S/O: Sri Himangshu Choudhury -  
Occupation: Business.  
West Jyotula, P.S. P. S. M. M. M.  
Kol - 700141.



1. SMT. SANTI SUDHA BHATTACHARJEE, (PAN NO. ADUPB3684Q) wife of Late Anil Ranjan Bhattacharjee, 2. SRI DIPAK BHATTACHARJEE, (PAN NO. ACVPB4587C) son of Late Anil Ranjan Bhattacharjee 3. CHINMAYEE ROYCHOWDHURY (NEE BHATTACHARJEE), (PAN NO. AFBPR8868K), wife of Late Jayanta Deb Roychowdhury, daughter of Late Anil Ranjan Bhattacharjee, all by Nationality – Indian, by faith – Hindu, by occupation – Housewife, retired and housewife respectively, all residing at Parbangla, Post Office- Parbangla via Batanagar and Police Station - Maheshtala, Kolkata – 700141, District – South 24 Parganas, hereinafter called and referred to as the 'DONOR' (which expression unless otherwise exclude by or repugnant to the context shall always include their heirs, executors, administrators legal representatives and assigns) of the FIRST PART.

AND

1. SRI. ALOK BHATTACHARJEE, 2. SRI. JAPAN BHATTACHARJEE, (PAN NO. BNNPB5576M), 3. CHANDAN BHATTACHARJEE, (PAN NO. AHOPB7008E), 4. SUPRIYO BHATTACHARJEE, all sons of Late Anil Ranjan Bhattacharjee, all by Nationality – Indian, by faith – Hindu, all by occupation – service, all residing at Parbangla, Police Station- Maheshtala and Post Office – Parbangla via Batanagar, Kolkata – 700141, District - South 24 Parganas, hereinafter called and referred to as the 'DONEE' (which expression unless otherwise exclude by or repugnant to the context shall always include theirs heirs, executors, administrators, legal representatives and assigns) of the SECOND PART.

WHEREAS that the First Part herein thus being fully seized and possessed and/or otherwise well and sufficiently entitled thereto in respect of total undivided  $\frac{3}{11}$ th share i.e. 2 (two) Cottah, 11 (Eleven) Chittacks more or less, out of total 9 (Nine) Cottah, 12 (Twelve) Chittacks, Bastu land more or less together with undivided structure measuring 693 sq.ft more or less out of total 2541 sq.ft. more or less of a three storied building standing thereon situated and lying at Mouza – Parbangla, Pargana – Balia, Touzi – 343, J.L. No -18. C.S. & R.S. Dag No. 263, under C.S. & R.S. Khatian No. 201. P.S.- Maheshtala, District- 24 Parganas (South) as mentioned in the Schedule hereunder.

AND WHEREAS one Anil Ranjan Bhattacharjee (since deceased) being the husband and father of both parties respectively, became the sole and absolute owner and seized and possessed in respect of land measuring about 9 Cottahs 12 Chittacks, lying and situate at in C.S. & R.S. Dag no. 263 of C.S. & R.S. Khatian no. 201 in Mouza-Parbangla. J.L. no. 18, P.S. Maheshtala, District- South 24 Parganas, by virtue of registered deed of conveyance executed on 19.04.1954 by one Nagendra Nath Paul as vendor and the same was duly registered being deed no. 2676 and another registered deed being no. 3148 duly executed on 22.04.1955 in the office of the S.R. Alipore Sadar.

AND WHEREAS after becoming absolute owner in respect of the aforesaid property in the aforesaid manner, said Anil Ranjan Bhattacharjee (since deceased) got his names in the assessment records of the Maheshtala Municipality and also paid taxes and levies for the same.



AND WHEREAS while seized and possessed of the said property, said Anil Ranjan Bhattacharjee (since deceased) constructed a three storied building on the said plot of land or on part of it.

AND WHEREAS while seized and possessed of the said property, measuring more or less 9 Cottahs 12 Chittacks, said Anil Ranjan Bhattacharjee died intestate on 8<sup>th</sup> January, 1997, leaving behind him the his widowed wife namely Santi Sudha Bhattacharjee, son namely Dipak Bhattacharjee, daughter namely, Chinmayee Bhattacharjee the DONOR herein and other sons namely Alok Bhattacharjee, Tapan Bhattacharjee, Chandan Bhattacharjee, Supriyo Bhattacharjee the DONEE herein, and other children namely Ashoke Bhattacharjee, Susanta Bhattacharjee, Krishna Roychowdhury (nee Bhattacharjee), Banani Banerjee (nee Bhattacharjee) as his surviving heirs and successors.

AND WHEREAS on death of the said Anil Ranjan Bhattacharjee, the parties jointly inherited the said property by virtue of law of inheritance, each having undivided 1/11<sup>th</sup> share i.e. 14.18 Chittacks, more or less each, out of 9 Cottah 12 Chittacks in respect of land and each having undivided 77 sq.ft. more or less out of 847 sq.ft. more or less in respect of each floor of the three storied building, thus the parties each has undivided 231 sq.ft. more or less out of total 2541 sq.ft. in respect of the entire three storied building standing thereon.

AND WHEREAS the said Santi Sudha Bhattacharjee, Dipak Bhattacharjee and Chinmayee Roychowdhury (nee Bhattacharjee) the donor herein is the wife and siblings of the donee respectively and they have a cordial and affectionate relationship between them

and also the donor loves the donee and is desirous out of such love to transfer by way of gift in favour of the donee, their undivided total 3/11<sup>th</sup> share i.e. 2 Cottahs 11 Chittacks more or less in respect of ALL THAT piece and parcel of land measuring more or less 9 (Nine) Cottah, 12 Chittacks, Bastu land together with undivided structure measuring 693 sq.ft. more or less out of a three storied building standing thereon situated and lying at Mouza – Parbangla, Pargana – Balia, Touzi – 343, J.L. No -18, C.S. & R.S. Dag No. 263, under C.S. & R.S. Khatian No. 201, P.S.- Maheshtala, District- 24 Parganas (South) which is morefully and specifically mentioned in the Schedule hereunder, in the manner herein after appearing.

NOW THIS INDENTURE WITNESSES that in pursuance of love and affection, the donor do hereby grant convey transfer by way of gift and assign assure and confirm unto the donee absolutely and forever their undivided total 3/11<sup>th</sup> share i.e. 2 Cottahs 11 Chittacks more or less in respect of ALL THAT piece or parcel of Land measuring more or less 9 (Nine) Cottahs, 12 Chittacks, Bastu land together with undivided structure measuring 693 sq.ft. more or less out of 2541 sq.ft. of a three storied building standing thereon comprised within the Mouza – Parbangla, Pargana – Balia, Touzi – 343, J.L. No-18, C.S. & R.S. Dag No.263, under C.S. & R.S. Khatian No. 201, Police Station Maheshtala, District- 24 Parganas (South) which is morefully and specifically mentioned in the Schedule hereunder together with all sorts of easement rights over the road and/or common passage thereto fully and particularly mentioned in the schedule hereunder written and delineated in the annexed plan or plan in red verged line thereon as part and parcel of this indenture OR HOWSOEVER OTHERWISE the said share in the plot of land hereby transferred by way of gift or any part thereof now



are or is or at any time or times heretofore situated butted and bounded called or known or numbered described or distinguished together with all yards courts are as fences hedges ditches ways drains water, water courses, liberties, privileges, easements and appurtenances whatsoever there unto belonging or occupied therewith AND ALL the estate rights title interest claim and demand whatsoever both at all or in part of the donor in to upon on in respect of the said plot of land and every part thereof hereby conveyed AND all documents writing and evidences of title relating to the said plot of any part thereof which are or in possession and custody of the donor or any person or persons from whom the donor may procure the same without any action either at law or in equity TO HAVE AND TO HOLD the said plot of land in fee simple unto and to the use of the donee absolutely and forever AND the donor hereby covenant with the donee NOTWITHSTANDING any act deed or thing by the donor, the donor has good rightful proper and absolute authority and indefeasible right title and full power and absolute authority to grant convey transfer gift and assure, the said plot of land unto the donee in the manner aforesaid AND the donee shall and may at all times hereafter peaceably and quietly hold possess and enjoy the said plot and receive the rents issues and profits thereof without any lawful erection interruption claim and demand whatsoever from or by the donor or any person or persons having lawfully or equitably claiming from though under or in trust for the donor AND that free from all encumbrances attachments and defect in title whatsoever made or suffer by the donor AND FURTHER the donor and all persons having and lawfully claiming any estate or interest in respect of the said plot of land or any portion thereof from under or in trust for the donor the donor shall or will at all times hereafter at the request and cost of the donee do

and execute or cause to be done and executed all such further and other lawful acts deeds, matters and things whatsoever for further better and more perfectly and absolutely conveying granting assuring the said plot of land every part thereof in the manner aforesaid unto the donee according to the true intent and meaning of this presents as shall or may be reasonably required. The value of the gifted property is Rs. 6,00,000.- (Rupees Six Lacs) only.

**SCHEDULE REFERRED TO ABOVE**

ALL THAT piece and parcel of total undivided 3/11<sup>th</sup> share of land i.e. 2 (Two) Cottahs 11 Chittacks more or less, out of total Bastu land measuring more or less 9 (Nine) Cottahs, 12 Chittacks, together with undivided structure measuring about 231 sq.ft. more or less in respect of each floor i.e. a total of undivided 693 sq.ft. out of 2541 sq.ft. of a three storied building standing thereon situated and lying at Mouza - Parbangla, Pargana - Balia, Touzi - 343, J.L. No -18, C.S. & R.S. Dag No. 263, under C.S. & R.S. Khatian No. 001, under Maheshtala Municipality Holding No. F4-8/167/1-2, Parbangla Battala Road, under ward no. 31, Police Station - Maheshtala, District - South 24 Parganas, together with all right of easements appurtenances and common passages thereto. The said property is clearly shown and delineated in the sketch map or plan annexed hereto with red border line thereon as part and parcel of this indenture OR howsoever otherwise the said land hereditaments and property is butted and bounded, in the manner as follows:

- BY THE NORTH : 10 feet wide Municipal Road and house of  
Gosto Behari Pal.
- BY THE SOUTH : Land of Kanai Mondal and Ajit Mondal
- BY THE EAST : Land of Rekha Takal
- BY THE WEST : House of Santosh Majumder



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

SIGNED SEALED AND DELIVERED:

In the presence of:

1. Bipin Chatterjee  
14/B, Nafar Chandra  
Das Road  
P.O. Behala Kolkata  
700034.

1) Sanku Sudha Bhattacharya -

2) D.K. Bhattacharya

3) Chinmayee Roy Chowdhury

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Signature of the DONOR

2. Pitambar Chatterjee  
West Jyotika,  
P.O. R.P.S. Maheshtala,  
Kolkata-700141.

We accept the gift

1) Popan Bhattacharya

2) Chandan Bhattacharya

3) Atoke Maita Chatterjee

4) Supriyo Bhattacharya

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Signature of the DONEE

Drafted by:

Mintu Das

Advocate

Alipore Judges' Court,

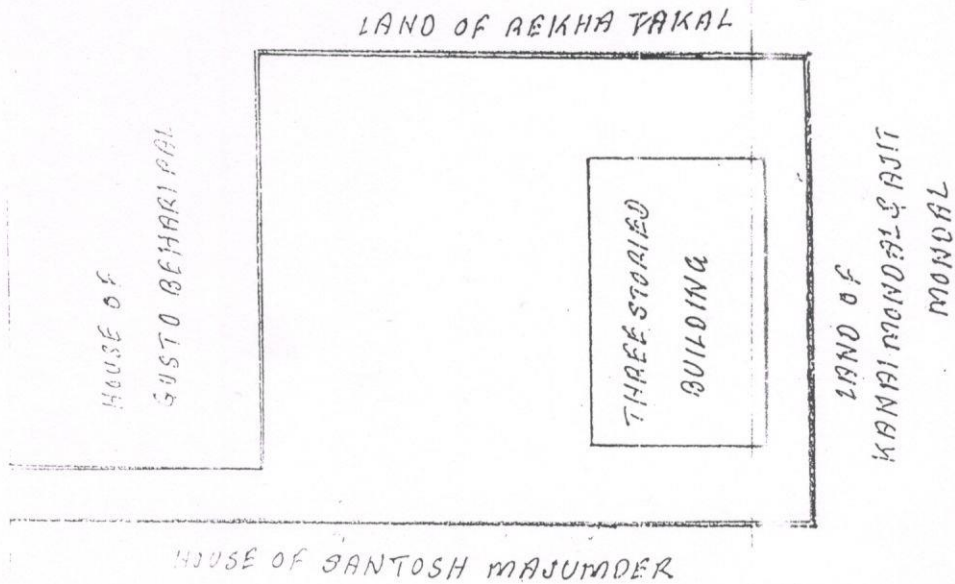
Kolkata-700027

WB/489/2002

SITE PLAN OF MOUZA, PARBANGLA, TOUZI NO: 343, J.L. NO: 18, C.S.  
 & R.S. DAG NO: 263, UNDER C.S & R.S. KHATIAN NO: 201, UNDER  
 MAHESHTALA MUNICIPALITY HOLDING NO: FA 8/167/1, 2,  
 PARBANGLA BAT TALA ROAD, UNDER WARD NO: 31 P.S.  
 MAHESHTALA, DIST. 24 PARAGANAS (S) GIFTED PORTION  
 UNDIVIDED 3/11TH, SHARE OF LAND i.e 2K. 11CH. 05FT. OUT OF TOTAL  
 BASTU LAND MEASURING :- 9K. 12CH. 05FT. TOGETHER WITH  
 UNDIVIDED STRUCTURE MEASURING ABOUT :- 23130. FT. MORE  
 OR LESS, IN RESPECT OF EACH FLOOR i.e TOTAL OF UNDIVIDED  
 69390. FT. OUT OF 254130. FT. OF A THREE STORED BUILDING.  
 SHOWN IN RED BORDER

DONORS: 1) SANTI SUDHA BHATTACHARJEE (2) DIPAK  
 BHATTACHARJEE (3) CHINMAYEE ROY CHOWDHURY  
 (NEE BHATTACHARJEE)

DONEES: 1) ALOK BHATTACHARJEE (2) TAPAN BHATTACHARJEE  
 3) CHANDAN BHATTACHARJEE (4) SUPRIYO BHATTACHARJEE



- |                             |                         |
|-----------------------------|-------------------------|
| 1) Santi Sudha Bhattacharya | 1) Tapan Bhattacharya   |
| 2) Dipak Bhattacharya       | 2) Chandan Bhattacharya |
| 3) Chinmayee Roy Chowdhury  | 3) Alok Bhattacharya    |
|                             | 4) Supriyo Bhattacharya |





Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03076 of 2015  
(Serial No. 03030 of 2015 and Query No. 1602L000005913 of 2015)

On 17/03/2015

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

Presented for registration at 19.45 hrs on :17/03/2015, at the Private residence by Dipak Bhattacharjee, one of the Executants.

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

Execution is admitted on 17/03/2015 by

1. Santi Sudha Bhattacharjee, wife of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : House wife
2. Dipak Bhattacharjee, son of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Retired Person
3. Chinmayee Roychowdhury, wife of Lt. Jayanta Deb Roychowdhury, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : House wife
4. Alok Bhattacharjee, son of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service
5. Tapan Bhattacharjee, son of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service
6. Chandan Bhattacharjee, son of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service
7. Supriyo Bhattacharjee, son of Lt. Anil Ranjan Bhattacharjee, Parbangla, Thana:-Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste Hindu, By Profession : Service

Identified By Pitangshu Chakraborty, son of Himangshu Chakraborty, West Jagtala, Thana -Maheshtala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700141, By Caste: Hindu. By Profession: Business.

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

On 18/03/2015



( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

9/03/2015 17:20:00

Endorsement Page 1 of 2





Government Of West Bengal  
Office Of the D.S.R. -II SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03076 of 2015  
(Serial No. 03030 of 2015 and Query No. 1602L000005913 of 2015)

**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.-13,66,312/-

Certified that the required stamp duty of this document is Rs.- 6852 /- and the Stamp duty paid as: impressive Rs.- 500/-

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II

On: 19/03/2015

**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. 15072.00/-, on 19/03/2015

Under Article : A(1) = 15026/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 19/03/2015 )

**Deficit stamp duty**

Deficit stamp duty Rs. 6360/- is paid , by the draft number 892422, Draft Date 17/03/2015, Bank : State Bank of India, ALIPORE, received on 19/03/2015

( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II














( Malay Chakraborty )  
DISTRICT SUB-REGISTRAR-II












19/03/2015 17:20:00

Endorsement Page 2 of 2














		Thumb	1st finger	middle finger	ring finger	small finger
 Santti Sudha Bhattacharya	left hand					
	right hand					











Name: SANTTI SUDHA  
 Signature: Santti Sudha Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
 Dipak Kumar Bhattacharya	left hand					
	right hand					

Name: DIPAK KUMAR BHATTACHARYA  
 Signature: Dipak Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
 Chinmoyee Roy Chowdhury	left hand					
	right hand					







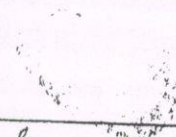




Name: CHINMOYEE ROY CHOWDHURY  
 Signature: Chinmoyee Roy Chowdhury

		Thumb	1st finger	middle finger	ring finger	small finger
 Tapan Bhattacharya	left hand					
	right hand					

Name: TAPAN BHATTACHARYA  
 Signature: Tapan Bhattacharya














*Chander*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name: Chander Bhattacharya CHANDAN BHATTACHARYA  
 Signature: Chander Bhattacharya

*Mohit*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: Mohit Bhattacharya MOHIT BHATTACHARYA  
 Signature: Mohit Bhattacharya

*Supriyo*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name: Supriyo Bhattacharya SUPRIYO BHATTACHARYA  
 Signature: Supriyo Bhattacharya

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name: .....  
 Signature: .....



Act of Registration under section 60 and Rule 69.

Book - I

Page number 5

1214 to 1239

for the year 2015



*Am*  
Date, Chakraborty) 21 March 2015  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R. -II SOUTH 24-PARGANAS  
West Bengal

PART.