

05754

VC-1712/13

1-05425/13



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

G 927749

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

*[Signature]*  
District Sub-Register-III  
Alipore, South 24-parganas

### DEED OF GIFT

**THIS DEED OF GIFT** is made on this 11 day of JUNE, 2013 (Two Thousand Thirteen) **BETWEEN** (1) **BANI DHAR**, daughter of Late Harihar Talukdar and wife of Mr. Ratan Kumar Dhar, by faith Hindu, by occupation Housewife joint owner 1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth and Sixth Schedule

owner 1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth

9/10/13  
11/06/13  
882  
9/6/13

1641 Date 6/6/2013  
Sold to Babi Dhanu  
of 67/1/D Borepukur (R)  
Rupees 1000/- Kanba  
JK-42

Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol-27

Rs 1000/-

- Malukdar



veti-3707

- Malukdar

NILAN TALUKDAR



veti-3708

Paul  
(Sukumar Talukdar)



veti-3709

- Anita Paul

Identified by one  
Debasis Roy

Advocate  
High Court.

c/o. Late Bishnu Kanta Roy  
c/o. 4/11 Rampah,  
P.O. Dakshin  
Kolkata-700047

B-T-0


District Sub-Registrar-III  
Alipore, South 24-Parganas  
11 JUN 2013

Certificate of Registration  
CD V  
P. 2

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 1596 to 1620  
being No 05425 for the year 2013.



  
(Rajendra Prasad Upadhyay) 13-June-2013  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal District Sub-Registrar-III  
Alipore, 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 - 05425 of 2013  
(Serial No. 05754 of 2013 and Query No. 1603L000009667 of 2013)

On 11/06/2013

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

Presented for registration at 20.00 hrs on :11/06/2013, at the Private residence by Milan Talukdar , one of the Executants.

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

Execution is admitted on 11/06/2013 by

1. Bani Dhar, daughter of Lt Harihar Talukdar , 2nd Floor, 19/1a, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : House wife
2. Gita Paul, daughter of Lt Harihar Talukdar , 488, Sahid Hemanta Kr. Bose Sarani, 1st Floor, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700074, By Caste Hindu, By Profession : House wife
3. Milan Talukdar, son of Lt Harihar Talukdar , 65/x, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Retired Person
4. Sri Ramkrishna Talukdar, son of Lt Harihar Talukdar , 1st Floor, 65/1/1d, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Service
5. Sri Prabir Kr. Talukdar, son of Lt Harihar Talukdar , 1st Floor, 65/1/1d, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Service
6. Sri Shyam Sundar Talukdar, son of Lt Harihar Talukdar , Ground Floor, 65/1/1d, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Service
7. Sri Sukumar Talukdar, son of Lt Harihar Talukdar , Ground Floor, 65/1/1d, Bose Pukur Road, Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700042, By Caste Hindu, By Profession : Retired Person

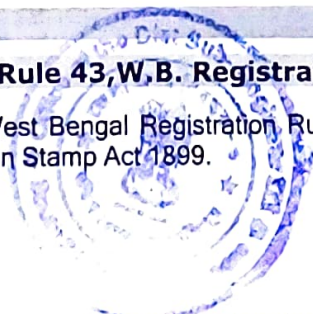
Identified By Debasis Roy, son of . , High Court, Kolkata, Thana:-High Court Calcutta, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700001, By Caste: Hindu, By Profession: Advocate.

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

On 12/06/2013

**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), 4 of Indian Stamp Act 1899.



*(Signature)*  
District Sub-Registrar-III  
Kolkata, South 24-Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

12/06/2013 14:42:00

EndorsementPage 1 of 2

by faith Hindu, by occupation Service by Nationality Indian, joint



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

**Endorsement For Deed Number : I - 05425 of 2013**  
**(Serial No. 05754 of 2013 and Query No. 1603L000009667 of 2013)**

**Payment of Fees:**

Amount By Cash

Rs. 67168.00/-, on 12/06/2013

( Under Article : A(1) = 67122/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 12/06/2013 )

**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.-61,02,412/-

Certified that the required stamp duty of this document is Rs.- 30532 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 29550/- is paid , by the draft number 200391, Draft Date 11/06/2013, Bank : State Bank of India, HAZRA ROAD, received on 12/06/2013

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



*(Signature)*  
District Sub-Registrar-III  
Alipore, South 24-Pargana:

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

GIFT DEED PLAN SHOWING THE LAND WITH BUILDING OF PREMISES NO. 65/1/1D,  
 BOSE PUKUR ROAD, IN K.M.C. WARD NO. - 91, BOROUGH NO. - X, MOUJA - KASBA,  
 JL NO. - 13, R.S. NO. - 233, TOUJI NO. - 145, COMPRISED IN R.S. DAG NO. - 1427, R.S.  
 KHATIAN NO. - 459, P.S. - KASBA, KOLKATA - 700042.

AREA OF LAND :- 3 KATHA 13 CH 20 SFT., SUPER BUILT UP AREA - 4026 SQ. FT

GIFTED AREA OF FLAT:-

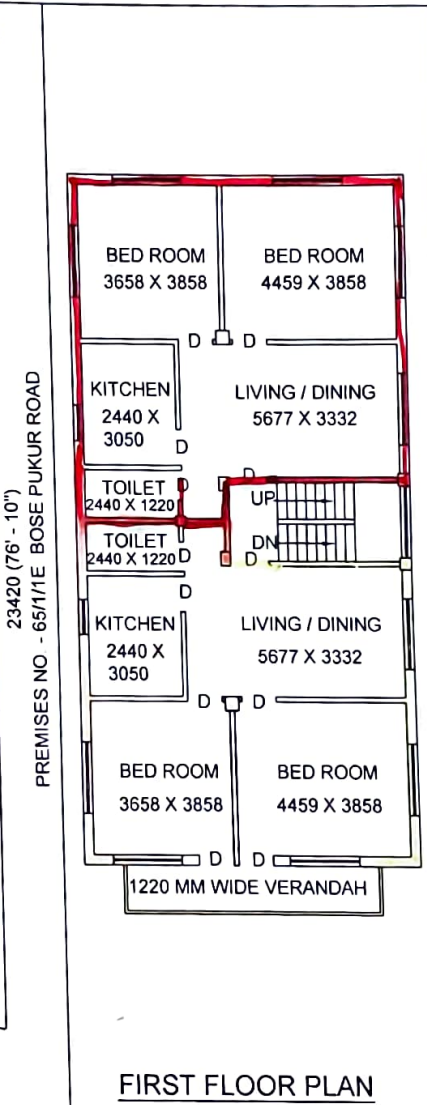
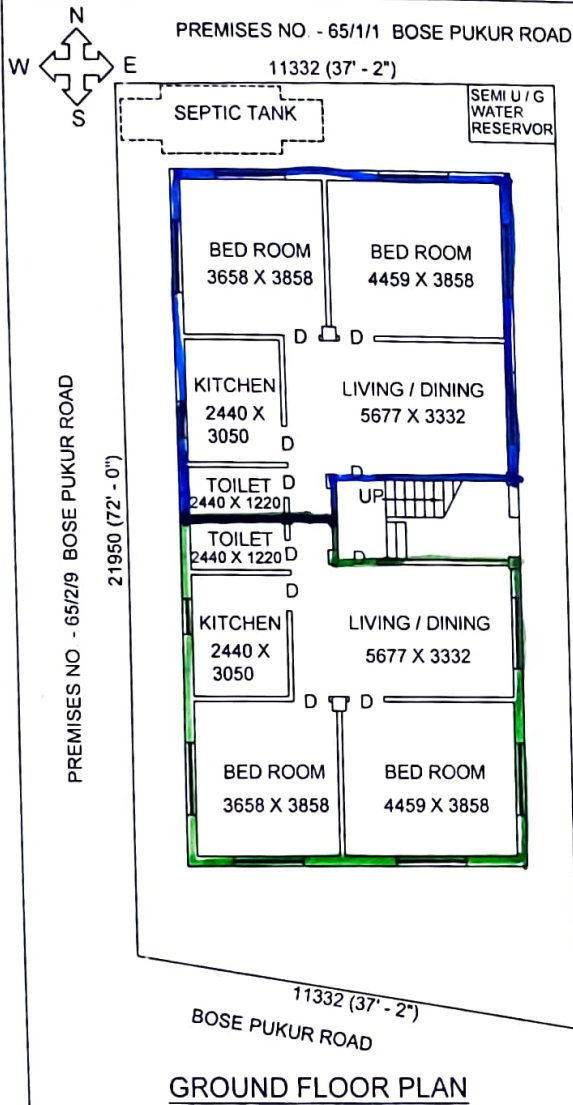
FLAT LOCATION

FLAT ON NORTHERN SIDE OF GROUND FLOOR -  
 FLAT ON SOUTHERN SIDE OF GROUND FLOOR -  
 FLAT ON NORTHERN SIDE OF FIRST FLOOR -  
 FLAT ON SOUTHERN SIDE OF FIRST FLOOR -

SUPER BUILT UP AREA

420 SQ. FT.  
 420 SQ. FT.  
 420 SQ. FT.  
 465 SQ. FT.

SCALE 1 175



1. Bani Dhare
2. Gita Paul
3. Mukund

SIGNATURE OF DONORS

1. *[Signature]*
2. *[Signature]*
3. *[Signature]*
4. *[Signature]*

SIGNATURE OF DONEES

mentioned hereunder at of premises No. 65/1/1D, Bose Pukur Road, Kasba, Kolkata-700042 and resident of 19/1A, Bose Pukur Road, 2<sup>nd</sup> Floor, Kasba, Kolkata-700042, (2) **GITA PAUL**, daughter of Late Harihar Talukdar and wife of Mr. H. N. Paul, by faith Hindu, by occupation House Wife joint owner **1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth and Sixth Schedule** mentioned hereunder at of Premises no. 65/1/1D, Bose Pukur Road, Kasba, Kolkata-700042 and resident of 488, Sahid Hemanta Kumar Bose Sarani, 1<sup>st</sup> Floor, Kolkata-700074, (3) **MILAN TALUKDAR**, son of Late Harihar Talukdar, By faith-Hindu, by occupation-Retired Person and joint owner **1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth and Sixth Schedule** mentioned hereunder at of premises no.65/1/1D, Bose Pukur Road, Kasba, Kolkata-700042 and resident of 65/X Bose Pukur Road, Kasba, Kolkata-700042, all by faith Hindu, by Nationality Indian, hereinafter jointly called and referred to as the **DONORS** (which term or expression shall unless excluded by ore repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART.**

**A N D**

(1) **SRI RAMKRISHNA TALUKDAR** son of Late Harihar Talukdar, by faith Hindu, by occupation Service by Nationality Indian, joint owner **1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth**

vetl-37/0

- Bani Dhar

vetl-37/1

- Purni Kumar Talukdar

vetl-37/2

- S.S. Talukdar  
Shyam Sundar Talukdar

vetl-37/3

- Ram Krishna Talukdar



District Sub-Registrar-III  
Alipore, South 24-Parganas

11 JUN 2013



and **Sixth Schedule** mentioned hereunder and resident of 65/1/1D, Bose Pukur Road, 1<sup>st</sup> Floor (North), Kasba, Kolkata-700042, (2) **SRI PRABIR KUMAR TALUKDAR** son of Late Harihar Talukdar, by faith Hindu, by occupation Service by Nationality Indian, joint owner **1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth and Sixth Schedule** mentioned hereunder and resident of 65/1/1D, Bose Pukur Road, 1<sup>st</sup> Floor (Southern Side), Kasba, Kolkata-700042, (3) **SRI SHYAM SUNDAR TALUKDAR** son of Late Harihar Talukdar, by faith Hindu, by occupation Serv **Second, Third, Fourth, Fifth and Sixth Schedule** mentioned hereunder ice by Nationality Indian, joint owner **1/7<sup>th</sup> portion each in the** and resident of 65/1/1D, Bose Pukur Road, Ground Floor (Southern Side), Kasba, Kolkata-700042, (4) **SRI SUKUMAR TALUKDAR** son of Late Harihar Talukdar, by faith Hindu, by occupation Retired Person by Nationality Indian, joint owner **1/7<sup>th</sup> portion each in the Second, Third, Fourth, Fifth and Sixth Schedule** mentioned hereunder and resident of 65/1/1D, Bose Pukur Road, Ground Floor (Northern Side), Kasba, Kolkata-700042, hereinafter jointly called and referred to as the **DONEES** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** by virtue of a Registered Partition Deed recorded in Book No. 1, Being No. 18886 for the year 1986, Harihar Talukdar son of Late Chandra Binod Talukdar became the absolute owner and seized and possessed of a Bastu land measuring 3 Cottahs 13 Chittacks 20 sq. ft. lying and situated at Premises No. 65/1/1, Bose Pukur Road, Kolkata-700042, within Touzi No. 145, J.L. No. 13, R.S. No. 233, Mouza Kasba Gram, Khatian No. 459, Dag No. 1427 within limits of the Kolkata Municipal Corporation butted and bounded as follows :-

NORTH : Plot of P-4 and P-1, P-4 and P-7.

SOUTH : Bose Pukur Road 20 Feet of wide.

EAST : Plot No. P-6.

WEST : Land of Dag No. 1424.

**AND WHEREAS** after becoming owner of the said property said Harihar Talukdar mutated his name as owner of the said property in the records of the Kolkata Municipal Corporation and the Premises No. 65/1/1, Bose Pukur Road, P.S. Kabsa, Kolkata-700042, and the said property had been renumbered as 65/1/1D,bose Pukur Road, Kasba,Kolkata-700042 in the records of the Kolkata Municipal Corporation and obtained separate Assessee No. 21-091-05-0572-5

**AND WHEREAS** said Harihar Talukdar in order to peaceful leaving along with his family members intended to construct one 2

(two) storied building and in respect of the same applied before the Kolkata Municipal Corporation and obtained sanctioned building Plan vide B.S. No. 297 dated on 09.11.1988 which validity was upto 08.11.1993 and thereafter validity of the said B.S. Plan No. 297 Sanction renewed from 9.11.1993 to next five years.

**AND WHEREAS** thereafter by virtue of the said sanctioned plan being No.297 dated 09.11.1988 said Harihar Talukdar constructed one 2 (two) storied building in the said plot of land measuring 3 cottahs 13 chittacks 20 sq. ft. lying and situated at Premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042.

**AND WHEREAS** said Harihar Talukdar before his death lost his wife namely Kamala Talukdar who died on 04.03.1981.

**AND WHEREAS** said Harihar Talukdar died on 13.1.1998 intestate leaving behind his 7 (seven) legal heirs as sons and daughters namely (1) Bani Dhar, (2) Gita Paul, (3) Milan Talukdar, (4) Ramkrishna Talukdar, (5) Prabir Kumar Talukdar, (6) Shyam Sundar Talukdar, (7) Sukumar Talukdar as his only legal heirs and became the **1/7<sup>th</sup> portion of equal share each mentioned in the Second, Third, Fourth , Fifth Schedule hereunder** including proportionate share or interest over the said property

mentioned in the **Sixth Schedule hereunder** at being premises No. at 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042.

**AND WHEREAS** since deceased Late Harihar Talukdar was the absolute owner of the said two storied building at Premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042 and obtained one Assessee No. 21-091-05-0572-5 for payment of property Tax to the Kolkata Municipal Corporation.

**AND WHEREAS** after the death of Harihar Talukdar on mutual understanding by and between the Donors and Donees by an application the Donees namely Ramkrishna Talukdar, Prabir Kumar Talukdar, Shyam Sundar Talukdar and Sukumar Talukdar obtained one Assessee No. 21-091-05-0572-5 jointly for the premises being Premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042, from the Kolkata Municipal Corporation dated 21.2.2011.

**AND WHEREAS** thereafter on mutual settlement between the Donors and Donees, the Donee namely (1) Ramkrishna Talukdar living and in hold of 1<sup>st</sup> floor (Northern side) measuring covered area 817 sq. ft. super built up area of 980 sqft. and obtained separate Assessee No. 21-091-05-1120-8 (2) Prabir Kumar Talukdar living and in hold of the 1<sup>st</sup> floor (Southern side) measuring covered area 905 sq. ft. super built up area of 1086

sqft and obtained separate Assessee No. 21-091-05-1121-0, 3) Shyam Sundar Talukdar living and in hold of Ground floor (Southern side) measuring covered area 817 sq. ft. super built up area of 980 sqft and obtained separate Assessee No. 21-091-05-1119-1, 4) Sukumar Talukdar living and in hold of Ground Floor (Northern side) measuring covered area 817 sq. ft. super built up area of 980 sqft and obtained Assessee No. 21-091-05-0572-5 previous Assessee of his deceased father and all are residing at premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042 and paying property Tax to the Kolkata Municipal Corporation as "person liable to Pay Tax under the recorded owner of the said property "Harihar Talukdar".

**AND WHEREAS** subsequently the Donors herein due to natural love and affection and still have love and affection for the Donees being their brothers and the Donees are duty bound to Donors and looking after them with full care and sincerely regards Love and affection for which the Donors has full trust and faith on themselves and to this effect Donors decided to gift their 1/7<sup>th</sup> portion of each share including common proportionate share or interest over the schedule property mentioned hereinafter in the **Second, Third, Fourth, Fifth and Sixth Schedule** to the **Donees** forever without any fear, coercion, provocation or influence by any person or persons and no one as legal heir or heirs of any of the DONARS including their successors ,administrators shall not have

any right or claim of any portion of the gifted property or to raise any objection in respect of the said "**gifted Portion**" before any forum of law in any point of time

**AND WHEREAS** the **Donors** are married sisters and brother of the **Donees**.

**AND WHEREAS** the Donors had and still have for the Donees being their brothers, the Donors intend to make an absolute gift in favour of the said Donees and the Donees bear much love, esteem and regard to the Donors.

**AND WHEREAS** the Donors out of their natural love and affection is desirous of making gift of their 1/7<sup>th</sup> portion of share each including proportionate share or interest over the said flats being in the 1) Flat at First Floor Northern side measuring 817 sq. ft. super built up area of 980 sqft. **mentioned in the Second Schedule** including common proportionate share or interest over the said flat mentioned in the **Sixth Schedule** 2) flat at first floor Southern Side measuring 905 sq. ft super built up area of 1086 sqft. **mentioned in the Third Schedule** including common proportionate share or interest over the said flat mentioned in the **Sixth Schedule** 3) flat at Ground Floor Southern side 817 sq. ft. super built up area of 980 sqft **mentioned in the Fourth Schedule** including common proportionate share or interest over

the said flat mentioned in the **Sixth Schedule** and 4) flat at ground floor Northern side 817 sq. ft. super built up area of 980 sqft **mentioned in the Fifth Schedule** including common proportionate share or interest over the said flat mentioned in the **Sixth Schedule** and "gifted" 4(Four) flat's total covered area of admeasuring 3356 sq. ft. and super built up area of 4026 (be the same a little more or less Gifted Share  $1/7^{\text{th}}$  each of 3 (Three) Donees ie  $1/7^{\text{th}} \times 3 = \text{total gifted share} = 1725$  Square feet sqft. lying and situated at Premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042, within the local limits of the Kolkata Municipal Corporation Ward No.91 which is more fully and particularly and morefully described in the **SECOND SCHEDULE, THIRD SCHEDULE, FOURTH SCHEDULE, FIFTH SCHEDULE AND SIXTH SCHEDULE** written hereinunder.

**NOW THIS DEED OF GIFT WITNESSETH** that in pursuance of the said natural love and affection which the Donors have and still bear for the Donees out of free will without fraud, coercion or under influence from anybody howsoever and having full authority do hereby give convey, grant, transfer and confirm unto the Donees of their  $1/7^{\text{th}}$  portion of share each of the said flats at First Floor (Northern side) measuring 817 sq. ft super built up area of 980 sqft, including proportionate share or interest over the said flat described in the **SECOND SCHEDULE** ,First Floor (Southern side) measuring 905 sq. ft. Super built up area of 1086 sqft.

including proportionate share or interest over the said flat described in the **THIRD SCHEDULE**, Ground Floor (Southern side) measuring 817 sq. ft. super built up area of 980 sqft including proportionate share or interest over the said flat described in the **FOURTH SCHEDULE**, Ground Floor (Northern side) measuring 817 sq. ft. super built up area of 980 sqft including proportionate share or interest over the said flat described in the **FIFTH SCHEDULE** all are covered areas and super built up areas being Premises No. 65/1/1D, Bose Pukur Road, P.S. Kabsa, Kolkata-700042, lying and situated at Mouza - Kasba, J.L. No.- 13, R.S. No. 233, Touzi No. 145, comprised in R.S. Khatian No. 459, R.S. Dag No. 1427, under P.S. Kasba, within the local limits of the Kolkata Municipal Corporation under Ward No. 91, in the District of 24-Parganas (South) detailed of Premises No. 65/1/1D, Bose Pukur Road, Kasba Kolkata-700042 described in the **FIRST SCHEDULE** and the flats described in the **Second Schedule, Third Schedule, Fourth Schedule, Fifth Schedule AND common areas and facilities described in the Sixth schedule** written hereunder **TO HAVE AND TO HOLD** the said flat at First Floor Northern side and flat First Floor Southern side and flat at Ground Floor Southern side and flat Ground floor Northern side respectively **INCLUDING COMMON PROPORTIONATE SHARE OR INTEREST OVER THE SAID FLATS hereby gifted unto and to the use of the Donees absolutely and forever** AND the said Donees shall and may from



time to time and all times hereafter peaceably and quietly enter upon hold, occupy, possess and enjoy the property hereby gifted and receive and take the rents issues and profits thereof without any lawful eviction claim or demand whatsoever from or by the Donors or any person or persons lawfully or equitably claiming from or under them AND from the date thereof the Donees shall have absolutely right to sell, grant, convey and / or otherwise alienate the said property in any way they likes in their absolute discretion without getting any consent from anybody.

**THAT** the valuation of the said self contained and independent residential flat shall be deemed to be Rs.18,50,000/- (Rupees Eighteen Lacs Fifty Thousand) only upon which proper stamp duty has been paid.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

**(DETAILS OF LAND BEING PREMISES NO.65/1/1D, BOSE**

**PUKUR ROAD,KASBA,KOLKATA-700042)**

**TOTAL COVERED AREA =3356Sq.ft.super built up  
area=4026sq.ft.and out of this GIFTED SHARE OF 1/7<sup>th</sup> EACH x 3  
DONEES i.e. TOTAL GIFTED SHARE =1725 SQ.FT.**

**ALL THAT** piece or parcel of a plot of land measuring an area of 3 (three) Cottahs 13(thirteen) Chittacks 20 (twenty) sq. ft. be the same a little more or less, lying and situated at being Premises No.65/1/1D,Bose Pukur Road, Kasba,Kolkata-700042

under Mouza-Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprised in R.S. Dag no. 1427, R.S. Khatian No. 459, under the Jurisdiction of Kasba Police Station, within the local limits of the Kolkata Municipal Corporation under Ward No 91 in the District of 24 Parganas (South), which is butted and bounded previously as follows:-

ON THE NORTH : Plot of P-4 and P-1, P-4 and P-7.  
 ON THE SOUTH : 20 feet wide Bose Pukur Road.  
 ON THE EAST : Plot No. P-6.  
 ON THE WEST : Dag No. 1424.

**Now butted and bounded as follows:-**

ON THE NORTH : 65/1/1 Bose Pukur Road  
 ON THE SOUTH : 20 feet wide Road.  
 ON THE EAST : 65/1/1E Bose Pukur Road :  
 ON THE WEST : 65/2/9 Bose Pukur Road

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(Property in the hold of Sri Ramkrishna Talukdar),

*Prabir Kumar Paluk Dar, Shyam Sunder Paluk Dar & Sukumar Paluk Dar .*

**GIFTED SHARE OF 1/7<sup>th</sup> EACH OF 3 DONEES= 420SQ.FT.**

**ALL THAT** the piece and parcel of a **FLAT** in the First floor, Northern side consisting of 2 bed rooms, 1 living / dining , 1 kitchen , 1 toilet , measuring about built up area of 817 square feet super built up area of 980 sq. ft. **gifted portion =420Sq.ft.**

(be a little more or less) comprised in the said building lying and situated at Premises No. 65/1/1D, Bose Pukur Road, P.S. Kasba, Kolkata-700042, within the limits of the Kolkata Municipal Corporation under Ward No. 91, Borough -X, together with all common rights in paths, passages, drains, sewerage, lights, rights, privileges, easements, walls, pillars, water electricity and drainage lines, reservoir, overhead tanks stairs, entrance doors etc. in the building alongwith common equal right on the roof above the said premises alongwith proportionate share in the ground land situate lying at the premises mentioned and described in the **FIRST SCHEDULE** above and is referred to as the **Lot 'A'** property and marked and bordered in **RED colour** .

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

(Property in the hold of Sri Prabir Kumar Talukdar)  
*Bankrishna Talukdar, Shyam Sundar Talukdar & Sakunori Talukdar*  
**GIFTED SHARE OF 1/7<sup>th</sup> EACH OF 3 DONEES= 465 SQ.FT.**

*Maharaj*

**ALL THAT** the piece and parcel of a **FLAT** in the First floor, Southern side consisting of 2 bed rooms , 1 living/dining ,1 kitchen, 1 toilet , and 1 verandah measuring about a built up area of 905 square feet super built up area of 1086 square Feet **gifted portion =465Sq.ft.** ( be a little more or less) comprised in the said building lying and situated at 65/1/1D, Bose Pukur Road, Kolkata-700042, Police Station- Kasba, within K.M.C. Ward No.91 Borough- X , together with all common rights in paths passages, drains, sewerage, lights, rights, privileges, easements, walls,

pillars, water electricity and drainage lines, reservoir, overhead tanks, stairs, entrance doors etc. in the building along with common equal right on the roof above the said premises alongwith proportionate share in the ground land situate lying at the Premises mentioned and described in the **FIRST SCHEDULE** above and is referred to as the **Lot 'B'** property and marked in **YELLOW** colour.

**THE FOURTH SCHEDULE ABOVE REFERRED TO:**

*Ramkrishna Talukdar, Gobind Kumar Talukdar & Sukumar Talukdar*  
**(Property in the hold of Sri Shyam Sundar Talukdar)**  
**GIFTED SHARE OF 1/7<sup>th</sup> EACH OF 3 DONEES= 420SQ.FT.**

*Sri Shyam Sundar*  
**ALL THAT** the piece and parcel of a **FLAT** in the Ground floor flat Southern side consisting of 2 bed rooms ,1living/ dining ,1 kitchen ,1 toilet , measuring about built up area of 817 square feet built up area Super built up area of 980 square feet **gifted portion =420 Sq.ft.** (a little more or less) comprised in the said building lying and situated at 65/1/1D Bose Pukur Road ,Kolkata-700042 ,Police Station- Kasba within K.M.C. Ward No91 Borough-X together with all common rights in paths passages, drains, sewerage, lights, rights, privileges, easements, walls, pillars, water electricity and drainage lines, reservoir, overhead tanks, stairs, entrance doors etc. in the building along with common equal right on the roof above the said premises alongwith proportionate share in the ground land situate lying at the

Premises mentioned and described in the **FIRST SCHEDULE** above and is referred to as the **Lot 'C'** property and marked in **GREEN** colour.

**THE FIFTH SCHEDULE ABOVE REFERRED TO:**

(Property in the hold of Sri Sukumar Talukdar), Ramkrishna Talukdar, Prabir Kumar Talukdar & Shyam Sundar Talukdar  
**GIFTED SHARE OF 1/7<sup>th</sup> EACH OF 3 DONEES= 420SQ.FT.**

*M/abuldar*

**ALL THAT** the piece and parcel of a **FLAT** in the Ground floor Northern side consisting of 2 bed rooms ,1 living/dining ,1 kitchen, 1 toilet , and 1 verandah measuring about built up area of 817 square feet built up area Super built up area of 980 square feet **gifted portion =420Sq.ft.** (a little more or less) comprised in the said building lying and situated at 65/1/1D Bose Pukur Road ,Kolkata-700042 ,Police Station- Kasba within K.M.C. Ward No 91 Borough-X together with all common rights in paths passages, drains, sewerage, lights, rights, privileges, easements, walls, pillars, water electricity and drainage lines, reservoir, overhead tanks, stairs, entrance doors etc. in the building along with common equal right on the roof above the said premises alongwith proportionate share in the ground land situate lying at the Premises mentioned and described in the **FIRST SCHEDULE** above and is referred to as the **Lot 'C'** property and marked in **BLUE** colour.

The demarcated map or plan annexed herewith this Deed of Gift and bordered with **Red ,Yellow, Green and Blue** is to be considered as a part of this Indenture.

**THE SIXTH SCHEDULE ABOVE REFERRED TO :**

**(COMMON AREAS AND FACILITIES)**

- 1.) The foundation columns, girders, beams, supports etc.
- 2.) One overhead reservoir with the main pipe line.
- 3.) One pump with motor and pump and distribution pipes.
- 4.) Water pumps, water tanks, water pipes and other common plumbing installations.
- 5.) Corridors, lobbies, landings, spaces, stairs, roof along with parapet walls, stair ways, fire escape, and entrance exists of the building.
- 6.) Electrical wiring, meter and fittings.
- 7.) Water and sewerage, evacuation pipes to the drains and sewerage.

**IN WITNESS WHEREOF** the said Donors and Donees have set their respective hands to this on the      day of      2013.

**SIGNED, SEALED AND DELEVERED**

By the within named **DONORS** at Kolkata,  
In the presence of :

**WITNESSES :**

- |   |                    |
|---|--------------------|
| 1. Bharati Talukdar<br>65/1/1D Bosepukur<br>Road<br>Calcutta - 42.    | 1. Bami Dhara      |
| 2. Shreya Talukdar<br>65/1/1D Bosepukur Road<br>Kasba<br>KOL - 700042 | 2. Gita Paul       |
|   | 3. <u>Mukundam</u> |

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**SIGNATURE OF THE DONORS**

**SIGNED, SEALED AND DELEVERED**

by the within named **DONEES** at Kolkata,  
In the presence of :

1. Bharati Talukdar

**We Accept the Gift**

2. Shreya Talukdar

1. Bharati Talukdar
2. Arbini Kumar Talukdar
3. [Signature]
4. [Signature]

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**SIGNATURE OF THE DONEES**












Drafted by me

Lebasish Roy  
Advocate

		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
	left hand					
	right hand					









Name BANI DHAR

Signature Bani Dhar

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	left hand					
	right hand					

Name GITA PAUL












Signature Gita Paul

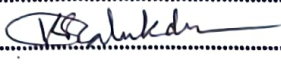
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	right hand					












Name MILAN TALUKDAR


Signature Milankar














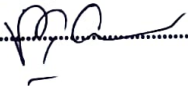
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	right hand					












Name RAMKRISHNA TALUKDAR  
 Signature 

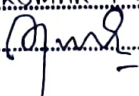
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	left hand					
	right hand					

Name PRABIR KUMAR TALUKDAR  
 Signature 

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

Name SHYAM SUNDAR TALUKDAR  
 Signature 

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

Name SUKUMAR TALUKDAR  
 Signature 

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DATED THIS      DAY OF      2013

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B E T W E E N

BANI DHAR & ORS.

.....DONORS

A N D

SRI RAMKRISHNA TALUKDAR  
& ORS.

.....DONEES

DEED OF GIFT

**DEBASISH ROY**

Advocate