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गण्डिबाहेल पश्चिम बंगाल WEST BENGAL *खुशबू* , *W/e-4* *12*  
**M 063390**



Certified that the Document is admitted to Registration. The Signature Sheet and the engrossment sheet attached to this document are the part of this Document.

Additional Registrar  
 of Abudonment & Kolkata  
*24-2-12*

**DEED OF GIFT**

**THIS INDENTURE** made this *22<sup>nd</sup>* day of February, 2012 (two thousand twelve), **BETWEEN MRS. PRATIMA BAKSHI**, wife of Late Nagendra Bhusan Bakshi, by faith Hindu, by occupation - House wife, aged about 94 years, residing at 4, Bariatu Road, Ranchi, Jharkhand, at present residing at 26A, Gariahat Road (South), Kolkata - 700 031 hereinafter referred to as the **DONOR** (which term or expression shall

*de waki a B abral*

1 85762

*Pratima Baski*  
*Pranoti Subrata*  
*Ramesh*  
*Jamshed*

NAME.....  
ADD.....  
AS.....  
**20 FEB 2012**  
**SURANJAN MUKHERJEE**  
Licensed Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1



**20 FEB 2012**

1 *Pranoti Ghosh*



950

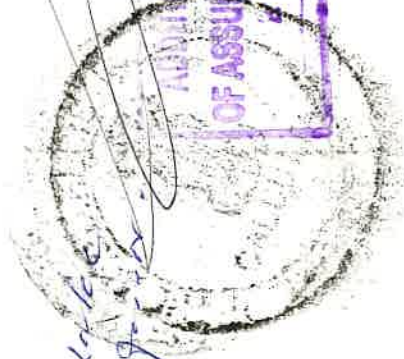
1 *Pranoti Ghosh*



949

1 *Pratima Baski*

1 *Identified by me*  
*Pranoti Anil*  
*(PRANOTI SINHA)*  
*w/o Late Subrata Anil*  
*Chayanee,*  
*26A Grandstand Rd Smith,*  
*Kolkata-700031 P.S. Lake*  
*Occupation: retired prof.*



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OF ASSURANCES-I, KOLKATA  
20 FEB 2012

**SPECIMEN FORM FOR TEN FINGER PRINTS**



*Anil Kumar*

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

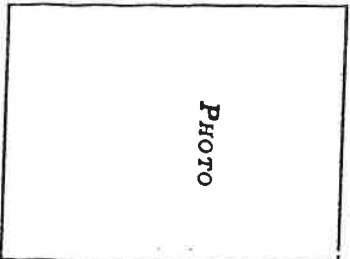
*Anil Kumar*



*Monika*

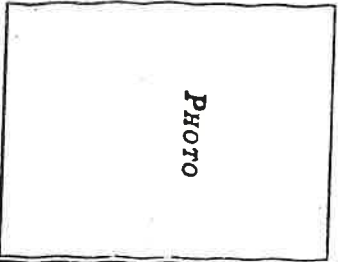
	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

*Monika Ghosh*



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
2 2 FEB 2012

unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, heiresses, legal representatives, executors, administrators and assigns) of the

**FIRST PART** **AND** **MRS. NOMITA GHOSH**, wife of Sanjib Kumar Ghosh, daughter of Late Nagendra Bhusan Bakshi by faith Hindu, by occupation - Housewife, aged about 71 years, residing at 18/1C, Ballygunge Place, (East), Police Station - Gariahat, Kolkata- 700 019, 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 her heirs, heiresses, executors, administrators, legal representatives and assigns) of the

**SECOND PART.**

**WHEREAS** Mrs. Pratima Bakshi wife of Late Nagendra Bhusan Bakshi was seized and possessed of an area of land at Mauza Naktala Police Station - Sadar Tollygunj District 24 parganas as within the Corporation of Kolkata, Tollygunge area in her absolute and indefeasible right and title on basis of diverse purchase from different owners. Thereafter she developed the said area of land prepared a development scheme and a layout plan showing therein the division of the said area of land in small plots with distinctive numbers for



*[Handwritten signature or scribble]*

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OF ASSURANCES-1, KOLKATA  
22 FEB 2012

construction purposes of residential houses and also layout of new roads.

AND WHEREAS The Donor herein was the absolute owner of a piece and parcel of land measuring an area about 3 Kathas 4 Chittacks and 28 Sq. ft. being premises No. 364/24A, N.S.C. Bose Road, Police Station- Patuli, Kolkata – 700 047 out of the above said total land.

AND WHEREAS the Donor herein by virtue of a Deed of Settlement dated 10.06.1960 settled the aforesaid property in favour of the Donee herein which was registered in Book No.I, Volume No. 99, pages 41 to 46 Being no. 5341 for the year 1960 on 24<sup>th</sup> June, 1960 at the office of the Sub-Registrar at Alipore Sadar, out of her own free will and wish.

AND WHEREAS the Donee herein thereafter possessed the aforesaid property and mutated her name in the records of the Kolkata Municipal Corporation and paid taxes regularly.

AND WHEREAS in consideration of motherly love and affection the Donor herein hath and bears towards her daughter the Donee herein desires to grant convey transfer release and assure forever and absolutely by way of gift the aforementioned property which was once settled by the Donor in favour of the Donee herein.

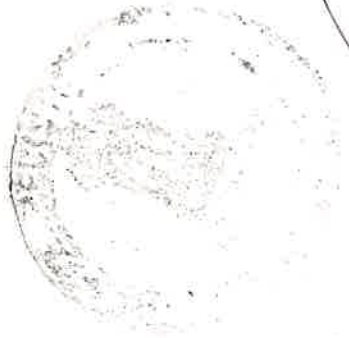


*[Handwritten signature]*

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OF ASSURANCES, KOLKATA  
22 FEB 2012



**NOW THIS INDENTURE WITNESSETH** that in consideration of the love and affection the Donor herein hath and bears towards her daughter the Donee herein, the Donor herein doth hereby grant convey transfer release assign and assure by way of gift unto and in favour of the Donee herein **ALL** **THAT** a separate piece and parcel of land measuring an area about 3 Kathas 4 Chitaks 28 Sq. ft. formed out of C.S. Dag No. 470/486 recorded in C.S. Khatian No. 137 and C.S. Dag No. 477 recorded in C.S. Khatian No.281, 296, 297 and 298 now known and numbered as 364/24A N.S.C. Bose Road, Police Station – Patuli, Kolkata 700 047, (morefully described in the schedule hereunder written, hereinafter referred to as **“the said property”**) **TOGETHER WITH** all structures yards courts areas paths passages entrances storied, sewers , drains water, water course, house roof, fittings, fixtures, furniture, liberties, privileges rents issues profits rights advantages, easements, common boundary walls and appurtenances, whatsoever and whatsoever thereunto belonging or held used enjoyed or occupied therewith **AND** all estate right title and interest claims and demands whatsoever of the Donor herein unto upon or in respect of the said property to the extent of her interest therein and intended herein to be transferred and conveyed or so to be to and unto and in favour of the Donee in the manner aforesaid all the



Handwritten signature or scribble in black ink, located to the right of the circular stamp.

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OF ASSURANCES-1, KOLKATA  
22 FEB 2012

Deeds, documents pattas writings muniments and evidences of title restating to or any part or parcel thereof now is or are or was or were in the possession power control or custody of the Donor herein or any person or persons deriving right title and interest from or under trust for her or from the Donor herein and may procure the Same without any action in law or in equity **TO HAVE AND TO HOLD** the said property to the extent of the said share or interest of the Donor herein and every part thereof for ever and absolutely free from all encumbrances, charges, claims, demands, liens, lispendencies attachments, acquisitions, or requisitions or trust. .

2. The Donor doth hereby declare that the said property to the extent of her said demarcated share is free from all encumbrances claims demands charges liens and is not subject matter or any other defect and hindrances and notwithstanding any act deed or things whatsoever the Donor has done executed or knowingly suffered to the contrary the Donor is lawfully and rightfully seized and possessed of and/or otherwise well and sufficiently entitled to the said message land hereditament to the extent of her said ownership hereby granted transferred and conveyed by way of gift or expressed or intended so to be and every part thereof and a good perfect and indefeasible estate of inheritance in

10/10  
S. K. S.



ADMINISTRATOR REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 FEB 2012

for simple in possession without any manner of condition use trust power of revocation or any other restraining restriction cause matter or thing whatsoever to alter change defect encumber or make void the same **AND** that the Donor has good right full power and absolute authority to grant convey transfer assign and assure the said property to the extent of her ownership hereby granted transferred and conveyed by way of gift or exposed or intended so to be and to pass a good title in respect thereof unto and to the use of the Donee in the manner aforesaid **AND THAT** the Donee shall from time to time and at all times hereafter peaceably and quietly enter into and upon and hold occupy posses and enjoy the above said property separately to the extent of the said ownership of the Donor hereby transferred by way of gift and every part thereof as forever for own use and benefit without any lawful eviction interruption claim demand or restraint whatsoever from or by the Donor or any person or persons lawfully or equitably claiming through under or in trust of the Donor herein or her predecessor-in-title on interest **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Donor and well and sufficiently saved

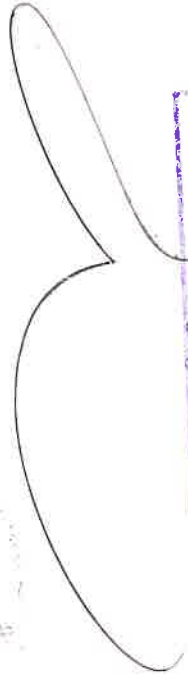


ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 FEB 2012

defended kept harmless and indemnified from and against all and every manner of former and other estate title changes and attachment including any attachment by and under any order of court of law or other liens debts and encumbrances whatsoever made executed or suffered by the Donor herein or any person or persons lawfully or equitably claiming aforesaid

AND THAT the Donor and all persons having or lawfully claiming any estate title interest inheritance use trust claim or demand whatsoever either at law or in equity in to or upon the said property shall and will from time to time and at all times hereafter at the request costs and expenses of Donee herein or any person or persons lawfully or equitably claiming any estate title interest through under or in trust for him do and execute or cause to be done and executed any and all such acts deeds and things whatsoever for further and more perfectly assuring the said property to the extent of her said ownership hereby granted, transferred, conveyed and every part thereof unto and to the use of the Donee in the manner aforesaid as shall as may be reasonably required

AND THAT the Donee shall have absolute right power and authority to mutate her name as owner in the assessment records of the Kolkata Municipal Corporation to the extent of



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 FEB 2012



the said property and pay taxes and all other impositions levied by the said municipal authority to the extent of the said property of the Donor and to enjoy and appropriate all the rents issues profit and usufructs out of and arising from the said property and also to sell transfer develop and mortgage the said property to the extent of the said ownership of the Donee herein and appropriate sale proceeds thereof **AND** **THAT** the Donor doth hereby after being put into peaceful possession of the said property to the extent of the said ownership execution of these presents accepts such gift **AND** **THAT** for the purpose of valuation of the said property hereby granted is declared at Rs. 30,00,000/- (Rupees Thirty Lacs) only.

**SCHEDULE**

**ALL THAT** piece and parcel of land measuring an area about 3 Kathas 4 Chitaks 28 Sq. ft. with 300 Sq. ft. temporary shed situated at 364/24A, N.S.C. Bose Road, Kolkata-700 047, Police Station-Patuli, within K.M.C. Ward No.100, <sup>30'</sup>feet wide Road in front, delineated in the plan or map annexed hereto and butted and bounded as follows : -

**ON THE NORTH** : 364/25 N.S.C. Bose Road,

**ON THE SOUTH** : 364/23 N.S.C. Bose Road.

**ON THE EAST** : Plot No. 31.

**ON THE WEST** : 30' wide Road.

*At Mahuli 15/12/2011*



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OF ASSURANCES-I, KOLKATA  
22 FEB 2012

17

IN WITNESS WHEREOF the Donor and the Donee hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

by the Donor and accepted by the

Donee at Kolkata in the presence of :

Witness :

- 1) Nilankumar Ban. 46/27, B.C. Road, Kolkata - 700034.
- 2) Sukhain Biswas, Advazali High Court, Calcutta.

SIGNATURE OF THE DONOR

Pradip Chakraborty

Accepted  
Nominata School

SIGNATURE OF THE DONEE

Witness :

- 1) Nilankumar Ban. 46/27, B.C. Road, Kolkata - 700034.
- 2) Sukhain Biswas, Advazali High Court, Calcutta.

Drafted by

Sukhain Biswas

Advocate

High Court, Calcutta



*[Handwritten signature]*

OFFICE  
OF ASSURANCES-I, KOLKATA  
22 FEB 2012

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Dated the 22<sup>nd</sup> day of February, 2012  
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BETWEEN

MRS. PRATIMA BAKSHI

... THE DONOR

AND

MRS. NOMITA GHOSH

.... THE DONEE

DEED OF GIFT

Sri Subhasis Biswas  
Advocate  
8A, Lal Bazar Street, Ground Floor,  
Room No. 5, Kolkata - 700 001

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

100

SITE PLAN OF LAND WITH EXISTING STRUCTURES AT PREMISES NO. 364/24A, NETAJI SUBHAS CHANDRA BOSE ROAD, KOLKATA-700047, (PLOT NO. 24,) UNDER K.M.C. WARD- 100, BOROUGH - X, NOW UNDER POLICE STATION - PATULLI.

AREA OF LAND : 3 COTTAH - 04 CHITTAK - 28 SFT = 219.992 SQM.

LAND AREA DEMARCATED BY RED BORDER LINE

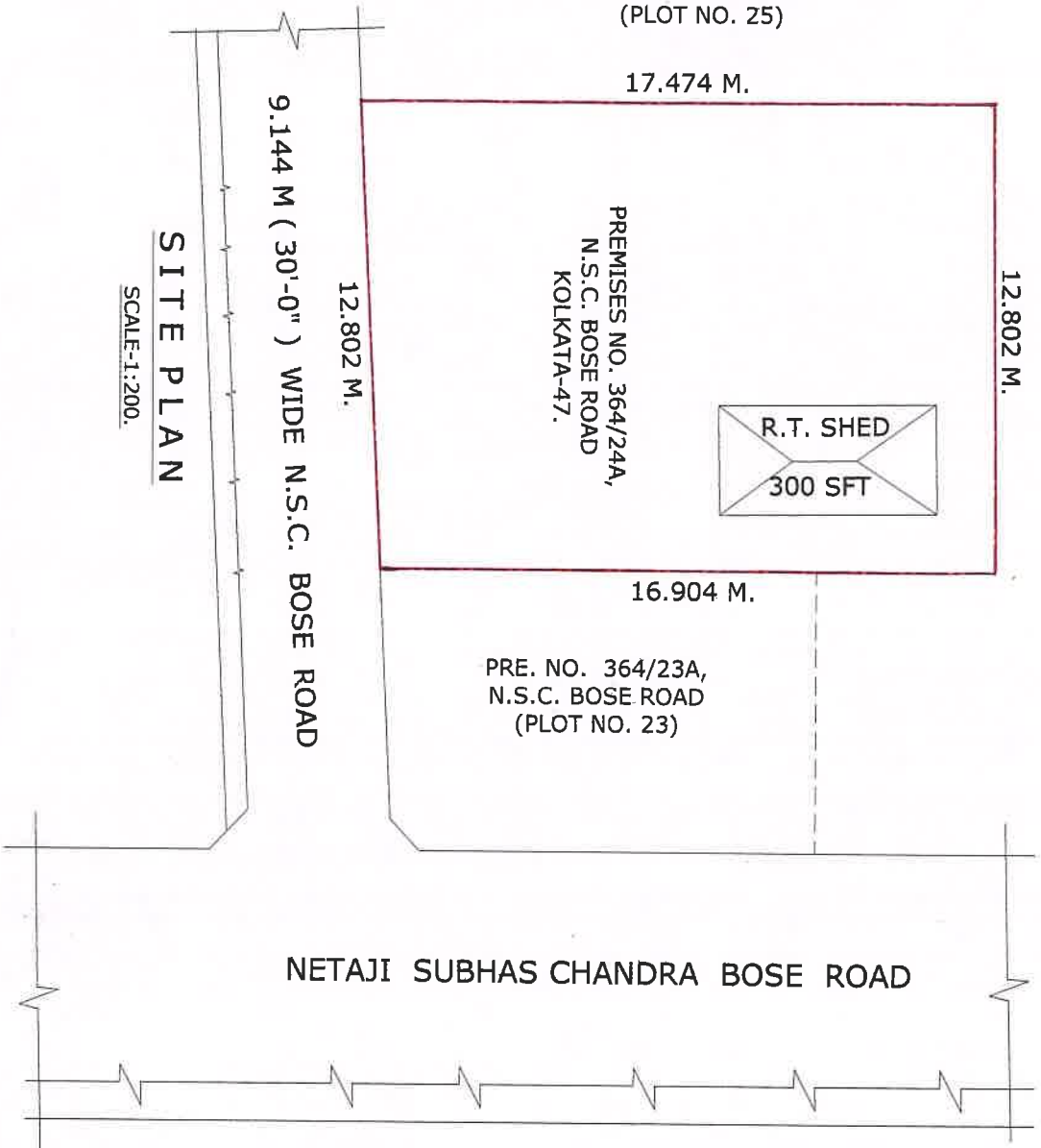


EXISTING BLDG.  
(PLOT NO. 31)

PRE. NO. 364/25,  
N.S.C. BOSE ROAD  
(PLOT NO. 25)

PREMISES NO. 364/24A,  
N.S.C. BOSE ROAD  
KOLKATA-47.

PRE. NO. 364/23A,  
N.S.C. BOSE ROAD  
(PLOT NO. 23)



SITE PLAN

SCALE-1:200.

*Patullia*  
SIGNATURE OF DONOR

*Patullia*  
DONEE

DRAWN BY -  
T. MITRA  
SURVEYOR  
DT. 19.2.2012.



ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
22 FEB 2012

REGISTRAR





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 01571 of 2012  
(Serial No. 01375 of 2012)

On

Payment of Fees:

On 22/02/2012

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

Presented for registration at 21.25 hrs on :22/02/2012, at the Private residence by Nomita Ghosh ,Claimant.

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

Execution is admitted on 22/02/2012 by

1. Pratima Bakshi, wife of Lt. Nagendra Bhushan Bakshi , 26 A, Gariahat Road ( South), Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, F.O. :- Pin :-700031 , By Caste Hindu, By Profession : House wife
  2. Nomita Ghosh, wife of Sanjib Kumar Ghosh , 18/1 C, Ballygunge Place, Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700019 , By Caste Hindu, By Profession : House wife
- Identified By Pronoti Sinha, wife ofLt. Subrata Sinha, 26 A, Gariahat Road ( South), Kolkata, Thana:-Gariahat, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700031 , By Caste: Hindu, By Profession: Retired Person.

(Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 23/02/2012

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.-54,11,555/-

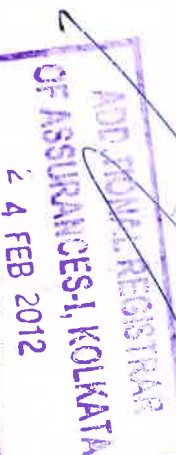
Certified that the required stamp duty of this document is Rs.- 27078 /- and the Stamp duty paid as: Impresive Rs.- 100/-

(Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

On 24/02/2012

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.



(Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA

24/02/2012 13:30:00

EndorsementPage 1 of 2





Government Of West Bengal  
Office Of the A.R.A.-I KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 01571 of 2012  
(Serial No. 01375 of 2012)

**Payment of Fees:**

Amount By Cash

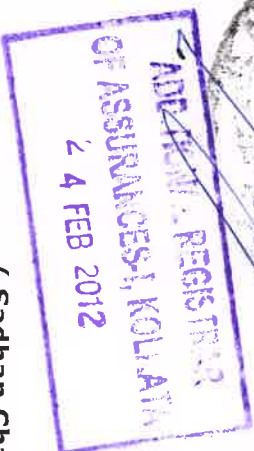
Rs. 59619.00/-, on 24/02/2012

( Under Article : A(1) = 59521/- , E = 14/- , J = 55/- , M(a) = 25/- , M(b) = 4/- on 24/02/2012 )

**Deficit stamp duty**

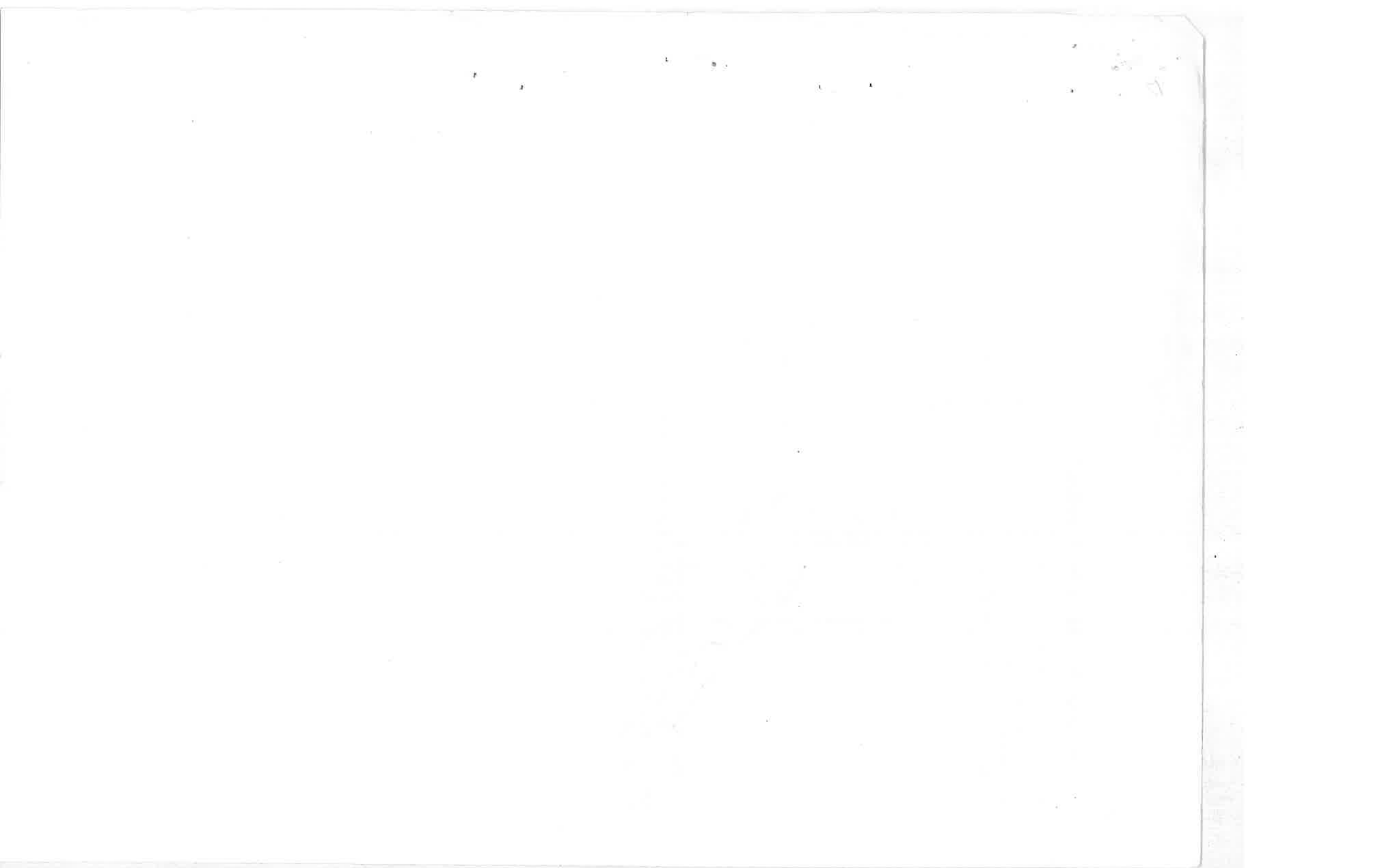
-Deficit stamp duty Rs. 27078/- is paid89405621/02/2012State Bank of India, BHOWANIPORE, received on 24/02/2012

( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA



( Sadhan Chandra Das )  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 4  
Page from 3212 to 3226  
being No 01571 for the year 2012.



(Sadhana Chandra Das) 01-March-2012  
ADDL. REGISTRAR OF ASSURANCE-I OF KOLKATA  
Office of the A.R.A.-I KOLKATA  
West Bengal