

6892

P-050206575/2015



Handwritten signature

पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

C 191155

C 191169

8 - 319252

Certified that the document is admitted to registration. The Signature Sheet and enclosures Sheet which are attached in this document are the part of the document

Handwritten signature

A.D.S.R. Howrah

11

20 NOV 2015

Deed of Gift

P.S. Bally, District- Howrah

THIS DEED OF GIFT made on this 20th day of November Two thousand Fifteen A.D.

BETWEEN

SRI JETHA LAL CHOPRA, PAN-AELPC5672B, S/o Late Mavji Dana Chopra, by caste Hindu, by occupation- Business, residing at 67/22, Strand Road, Nimtala, P.O. Nimtala, P.S.Jorabagan, Kolkata- 700006, hereinafter called the **DONOR** (which expression

Contd.....

স্মারক নং 8569 তারিখ 19/11/15
স্বার্থকারী নাম Jayantilal Chopra
ঠিকানা 67/22 Strand Road, Nimala, Torabajar,
প.স. Surya 1001-6

Suman Kumar
সেক্রেটারী
কম্পিউটার
হাওড়া আদালত



Additional District
Sessions Judge
Howrah
20 NOV 2015

Ashok Gupta.
810 Ram Sarai, Gupta.
Vill- Chak bara. P.O. Chak bara
P.S. Liluah - Howrah 711204

(2)

shall unless excluded by or repugnant to the contest be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **ONE PART:**

- AND -

SRI JAYANTI LAL CHOPRA, PAN-AELPC5671C, S/o Late Mavji Dana Chopra, by caste Hindu, by occupation- Business, residing at 67/22, Strand Road, Nimtala, P.O. Nimtala, P.S. Jorabagan, Kolkata-700006, hereinafter called the **DONEE** (which expression shall unless excluded by or repugnant to the contest be deemed to mean and include his heirs, executors, successors, administrators, legal representatives and assigns) of the **OTHER PART:**

WHEREAS by an indenture of Mortgage dated 27th July 1945 executed and made between one Smt. Sumati Devi Chowdhurani Smt. Sucharu Devi Chowdhurani and Smt. Nilima Devi Chowdhurani hereinafter called the Mortgagors of the First Part and one Atul Chandra Bhaduri, Amulya Chandra Bhaduri and

(3)

Sudhir Chandra Bhaduri therein collectively called as Guarantors of the Second Part and Calcutta National Bank Ltd. therein called the Mortgagee of the Third Part and registered in Book No. 1, Volume No.98 pages 175 to 195 Being No. 2667 for the year 1945 in the office of Registrar of Assurances, at Calcutta the said Mortgagors in consideration of a sum of Rs. 2,30,000/- (Rupees two lakhs thirty thousand) only lent and advance to them as aforesaid by the said Bank for the purpose of securing the due repayment thereof with interest charges and cost as therein provided created mortgage in favour of the said Bank in respect of the some landed properties at Mouza Bally, P.S. Bally, District Howrah, at Khatian No. 9619 to 9624 including the properties mentioned in the Schedule hereunder.

AND WHEREAS on or about Sept. 1958 said Calcutta National Bank Ltd. (in Liquidation) represented by its official liquidator instituted a suit No. 1585 of 1958 in the High Court at Calcutta against the said Mortgagors for the enforcement of the said mortgage and guarantee dated 27th July 1945.

Contd.....

(4)

AND WHEREAS by an order dated 27th November 1974 made in the said suit the Court liquidator as the Receiver was directed to put up the said mortgage property for sale by Public Auction to the best purchaser or purchasers that can be got the same.

AND WHEREAS the Court liquidator as Receiver also cause advertisement to be issued in the New Papers inviting offers from the intending purchasers for the purchase of the said land under sealed covers inclusive bank draft and pay order for an amount of the equal 10% of the offer as earnest money and stating further that sale shall be subject to the confirmation by the Court.

AND WHEREAS by an order dated 21.9.77 and 29.9.77 made by the Honble Justice Mr. A.K.Basu in the said suit and the offer given to Sri Panjhalal Patel and ors and was duly confirmed by the Court and liberty shall be given to the Court Liquidator as receiver and Vendor to Sell 37 Bighas 15 Cottahs of land at Mouza Bally, P.S. Bally, District- Howrah.

Contd.....

(5)

AND WHEREAS said Sri Panjalal Patel and others had nominated several persons as the aforesaid plots and as requested to the Court Liquidator to transfer the said plot in such demarcated portion in favour of several persons.

AND WHEREAS in pursuance of the said order and at the request of said Panjalal Patel and Ors. Mr. Prasanta Kumar Basu as Court Liquidator by a Registered Deed of Conveyance registered at the Registry Office at Howrah recorded in Book No. 1, Volume No. 8 pages 183 to 195 , Being No, 170 for the year 1978 sold and transferred 2 Bighas 15 Cottahs 12 Chittak of land be the same a little more or less being Plot No. 29, at Mouza Bally, P.S. Bally, at C.S. Dag No. 2902 Khatian No., 9621 and 9622 in favour of the Sri Himmat lal Chopra he sole proprietor of Sree Durga Saw Mills, the Donor herein.

AND WHEREAS the said Himmat Lal Chopra is seized and possessed and sufficiently entitled to all that piece and parcel of land measuring an area of 2 Bighas 15 Cottahs 12 Chittaks be the same a little more or less at Mouza Bally, P.S. Bally, Dist.

Contd.....

(6)

Howrah at C.S. Dag No. 2902, 2901, Khatian No. 9621 and 9622.

AND WHEREAS said Himmat Lal Chopra gifted the land measuring more or less 18 Cottahs 6 Chittaks to the Donor vide Deed No .10494, which was registered before the office of the Additional Register of Assurance-I, Kolkata on 03/09/2003.

AND WHEREAS I the donor is absolute owner and occupier in respect of the property described in the Schedule hereunder written below.

AND WHEREAS the Donee is the blood related younger brother and the Donor has love and affection for the Donee.

AND WHEREAS the Donor out of Natural love and affection for the Donee wishes to make gift 05 Cottah 0 Chittak 0 Sq.ft. out of 18 Cottahs 6 Chittaks 22 $\frac{1}{2}$ Sq.ft. of land at Mouza Bally, P.S. Bally, at C.S. Dag No. 2902, 2901, Khatian No. 9621 and 9622 under Durgapur Abhoynagar Gram Panchayet morefully and particularly described in the Schedule hereunder written and hereinafter called the said property.

NOW THIS DEED OF GIFT WITNESSETH that in

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(7)

consideration of love and affection for the Donee, the Donor do hereby make gift and transfer unto the Donee 05 Cottah 0 Chittak 0 Sq.ft. out of 18 Chittaks 6 Chittaks 22¹/₂ Sq.ft. at Mouza Bally, P.S. Bally, District Howrah at C.S. Dag No. 2901, 2902, Khatian No. 9621 and 9622 under Durgapur Abhoynagar Gram Panchayet more fully and particularly described in the Schedule hereunder written and hereinafter called the said property together with all benefits of rights lights easements liberties privileges and appurtenances whatsoever thereunto belonging to or any way appurtenant thereto and all that the said right claims and demand whatsoever of the Donor and the all rents issues and profits thereof together with all rights hereby gifted away granted conveyed and assure unto the Donee **TO HAVE AND TO HOLD** the said property hereby gifted away encumbrances liens and lispences whatsoever that **NOTWITHSTANDING** any act deed matter or thing by the Donor or executed the Donor are now lawfully seized possessed and sufficiently entitled to that said property with all benefits and rights hereby gifted away granted and transferred unto

Sc Michael Chyngre

Contd.....

(8)

the Donee in that manner aforesaid and the Donee shall and may from time to time and at all times hereafter peaceably and quietly hold possess and enjoy the said property with a rights unto hereby gifted away transferred unto the Donee in the manner aforesaid without any lawful eviction interruption claim disturbance demand whatsoever from or by the Donor or any person or persons equitably claiming from and under in trust for the Donor and the Donee shall and will from time to time and at all times hereafter at the request of the Donee do executed all such further acts deeds and things whatsoever for further and more perfectly assuring the said property and every part thereof unto and to the use of the Donee in the manner aforesaid shall or may be reasonably required. And the Donee mutated his name in the local Durgapur Abhoynagar Gram Panchayet and paid taxes accordingly and the donee have every right to sell gift mortgage and let out property in anyway he like other property.

The Donor accepts this gift being a party hereto and

Contd.....

(8)

executing these presents the estimated value of the property is Rs. 17,32,500/- (Rupees seventeen lac thirty two thousand five hundred) only.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Sali land measuring 05 Cottahs out of 18 Cottah 6 Chittaks $22\frac{1}{2}$ Sq.ft. be the same a little more or less at Mouza Bally, P.S. Bally, District- Howrah at R.S. Dag No. 2901, 2902 Khatian No. 9621 and 9622, J.L.No. 14, Sub-Registration office at Howrah within the local jurisdiction of Durgapur Abhoynagar Gram Panchayet. The land is shown by border "**RED**" colour in the annexed plan which is part of this Deed and it is butted and bounded as following:-

On the North	:	Donees Land.
On the South	:	Donor Land.
On the East	:	6 Wide Road.
On the West	:	Land of P.W.D.

To the local Chitral

Contd.....

(10)

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

SIGNED, SEALED AND DELIVERED

in the presence of

WITNESSES :

- 1) Ashok Chatterjee
Howrah Court
- 2) Vikram Chopra
67/22, Strand Road
Kolkata - 700 006.

Jayanti Lal Chopra

Signature of the Donor

I accepted the property of this
Deed of Gift in free mind.

Jayanti Lal Chopra

Signature of the Donee

Drafted & prepared by me

Anadi Sen
F/1400/2004
Advocate
Judges' Court, Howrah

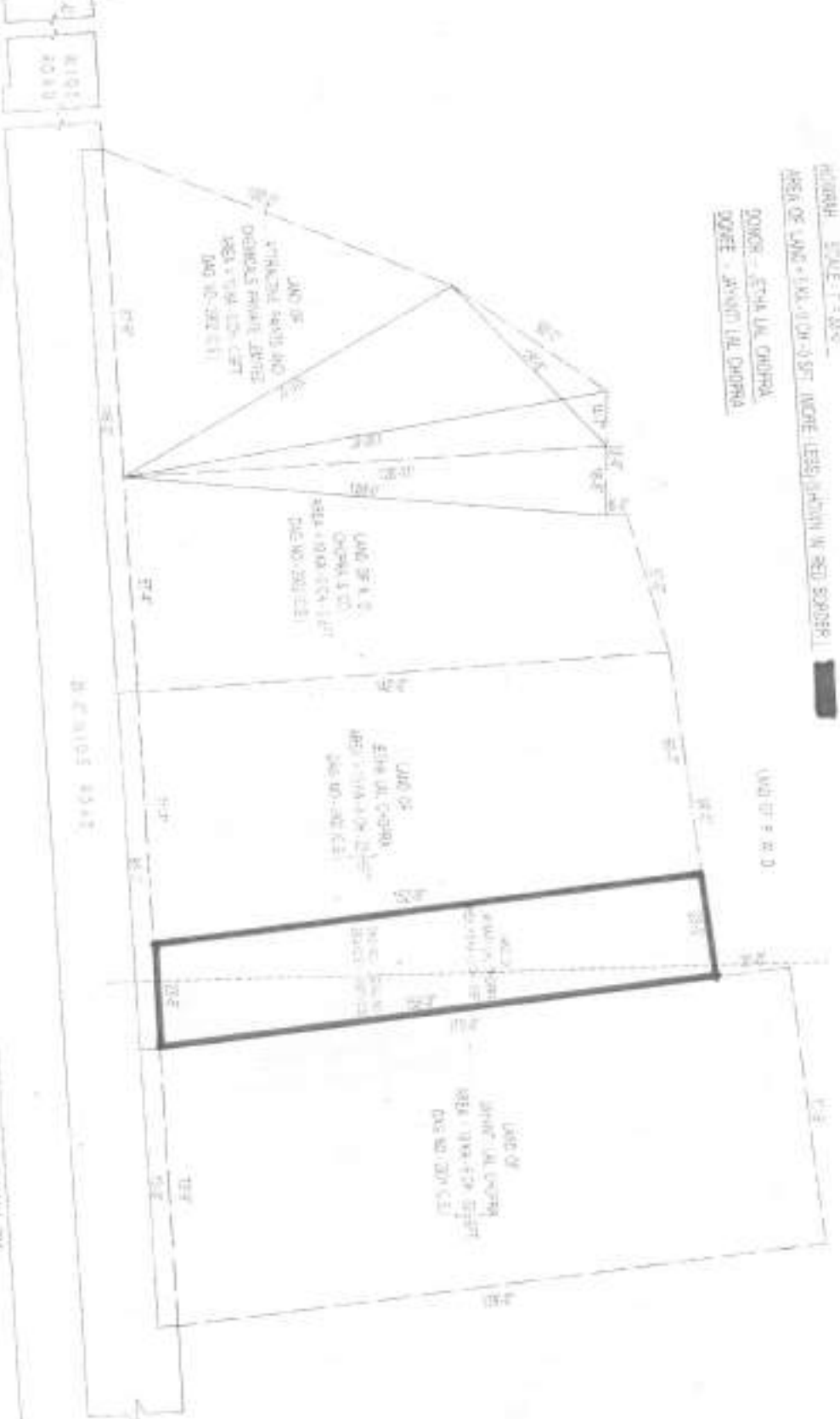
Typed by :

Anandi Sen
Howrah Court

FOR AND HOLD TRANSFER OF M.O.B.

Investment by Chandra

1/4" = 100' (1:4000)
 AREA OF LAND = 100.00 SQ. YDS. (MORE OR LESS)
 SCALE: 1" = 100'
 DRAWN BY: [Signature]
 DATE: [Date]



SIGN. OF VENDOR/DONOR







Signature of Vendor/Donor

Signature of Ram Chandra Kanrar












RAM CHANDRA KANRAR
 L.B.S. (H.Z.P) No. 30-CLASS-1
 Dharsha, Sethpara, G.I.P. Colony,
 Jagdeha, Howrah,
 Mob. :- **9830047085**

DRAWN BY


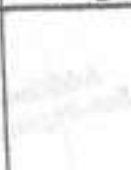








FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
	Right Hand	Thumb	Fore	Middle	Ring	Little
	    					

Signature Jayant Lal Chopra

	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
	Right Hand	Thumb	Fore	Middle	Ring	Little
	    					

Signature Jayant Lal Chopra




Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	    					
	Right Hand	Thumb	Fore	Middle	Ring	Little
	    					

Signature _____



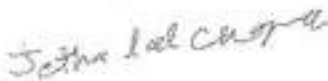
Seller, Buyer and Property Details




Donor & Donee Details

Presentant Details

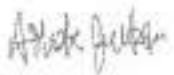
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	Mr Jetha Lal Chopra Son of Late Mavji Dana Chopra 67/22, Strand Rd, Nimtala, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006	 20/11/2015 12:42:08 PM	 LTI 20/11/2015 12:42:16 PM
		 20/11/2015 12:42:46 PM	

Donor Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Jetha Lal Chopra Son of Late Mavji Dana Chopra 67/22, Strand Rd, Nimtala, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.; Status : Individual; Date of Execution : 20/11/2015; Date of Admission : 20/11/2015; Place of Admission of Execution : Office	 20/11/2015 12:42:08 PM	 LTI 20/11/2015 12:42:16 PM
		 20/11/2015 12:42:46 PM	

Donee Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr Jayanti Lal Chopra Son of Late Mavji Dana Chopra 67/22, Strand Road, Nimtala, P.O:- Nimtala, P.S:- Jorabagan, District:-Kolkata, West Bengal, India, PIN - 700006 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 20/11/2015; Date of Admission : 20/11/2015; Place of Admission of Execution : Office	 20/11/2015 12:41:14 PM	 LTI 20/11/2015 12:41:22 PM
		 20/11/2015 12:41:50 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Ashok Gupta Son of Mr R S Gupta Chakpara, P.O:- Chakpara, P.S:- Liluah, District:-Howrah, West Bengal, India, PIN - 711204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,	Mr Jetha Lal Chopra, Mr Jayanti Lal Chopra	 20/11/2015 12:43:03 PM

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: Howrah, P.S:- Bally, Gram Panchayat: BALI, Mouza: Bali(Part)	RS Plot No:- 2901 , RS Khatian No:- 9621	5 Katha	5,50,000/-	17,32,500/-	Proposed Use: Bastu, ROR: Safi, Width of Approach Road: 6 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Anadi Sinha

Details of the applicant who has submitted the requisition form

Applicant's Name	Anadi Sinha
Address	Howrah, Thana : Howrah, District : Howrah, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. HOWRAH, District: Howrah
Endorsement For Deed Number : I - 050206575 / 2015

Query No/Year	05021000319252/2015	Serial no/Year	0502006892 / 2015
Deed No/Year	I - 050206575 / 2015		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Mr Jetha Lal Chopra	Presented At	Office
Date of Execution	20-11-2015	Date of Presentation	20-11-2015

Remarks

On 02/11/2015

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 17,32,500/- . Other amount Rs 17,32,500/-



(Arbab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

On 20/11/2015

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) of Indian Stamp Act 1899.

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

Presented for registration at 12:14 hrs on : 20/11/2015, at the Office of the A.D.S.R. HOWRAH by Mr Jetha Lal Chopra ,Executant.

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

Execution is admitted on 20/11/2015 by

Mr Jetha Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Rd, Nimtala, P.O: Nimtala, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, By caste Hindu, By Profession Business
Indetified by Mr Ashok Gupta, Son of Mr R S Gupta, Chakpara, P.O: Chakpara, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Business

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

Execution is admitted on 20/11/2015 by

Mr Jayanti Lal Chopra, Son of Late Mavji Dana Chopra, 67/22, Strand Road, Nimtala, P.O: Nimtala, Thana: Jorabagan, , Kolkata, WEST BENGAL, India, PIN - 700006, By caste Hindu, By Profession Business
Indetified by Mr Ashok Gupta, Son of Mr R S Gupta, Chakpara, P.O: Chakpara, Thana: Liluah, , Howrah, WEST BENGAL, India, PIN - 711204, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 19,066/- (A(1) = Rs 19,052/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 19,066/-

Payment of Stamp Duty

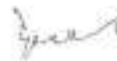
Certified that required Stamp Duty payable for this document is Rs. 8,682/- and Stamp Duty paid by Draft Rs 3,700/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 3561, Purchased on 19/11/2015, Vendor named Saikat Meyur.

Description of Draft

1. Rs 3,700/- is paid, by the Bankers cheque No: 000428928145. Date: 20/11/2015, Bank: STATE BANK OF INDIA (SBI), HOWRAH.



(Arnab Basu)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0502-2015, Page from 102273 to 102291
being No 050206575 for the year 2015.



Arnab Basu

Digitally signed by ARNAB BASU
Date: 2015.12.04 16:33:51 +05:30
Reason: Digital Signing of Deed.

(Arnab Basu) 04/12/2015 16:33:50
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. HOWRAH
West Bengal.

(This document is digitally signed.)