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I 2612/15



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

B 824978

Reg. No. 16080000089677/15

certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

SP
Addl. District Sub-Registrar
Sonarpur, South 24 Parganas



---: DEED OF GIFT :---

THIS DEED OF GIFT is made on this 8th day of May, Two Thousand and Fifteen.



--:2:--

BETWEEN

(1) **SRI RATAN KUMAR GHOSH**, Son of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Residing at - 18, Baishnabghata Road, P.O. - Naktala, P.S. - Patuli, Kolkata - 700047, (2) **SRI NIKHIL GHOSH**, Son of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Residing at - 17/10, Baishnabghata Road, P.O. - Naktala, P.S. - Patuli, Kolkata - 700047, hereinafter collectively referred to as the **DONORS** (which expression shall unless excluded by or repugnant to the context be deemed to include her respective heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**.

AND

SMT. SHEFALI GHOSH, Wife of Dulal Chandra Ghosh, Daughter of Late Haran Chandra Ghosh, by faith - Hindu, by occupation - Business, Residing at - 17/10, Baishnabghata Road, P.O. - Naktala, P.S. - Patuli, Kolkata - 700047, hereinafter referred to as the **DONEE** (Which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, legal representatives, administrators and assigns) of the **OTHER PART**.

WHEREAS Sri Ratan Kumar Ghosh and Sri Nikhil Ghosh (Donors herein) purchased a plot of Danga land measuring 29 Decimals in R.S. Dag No. 1015/1377, L.R. Dag No. 1326, at Mouza - Jagaddal, J.L. No. 71, from the previous owners Kartik Mukherjee & others by a Registered Deed of Sale which was executed on 28.09.2012 and registered on 01.10.2012 at Sonarpur Sub Registry Office and recorded therein its Book No. 1, C.D. Volume No. 32, Pages 3782 to 3797, Being Deed No. 12295, for the year 2012.

AND WHEREAS by the way of aforesaid Deed of Sale said Sri Ratan Kumar Ghosh and Sri Nikhil Ghosh became the absolute owner of the said land measuring 29 decimals and recorded her name in L.R. Settlement Record of the concerned B.L.& I.R.O. in respect of her land comprising in L.R. Khatian Nos. 3254 & 3256, L.R. Dag No. 1326 and while had been peacefully possessing, enjoying and occupying the same by paying Municipality taxes as made as others proper authorities taxes.

AND WHEREAS said Sri Ratan Kumar Ghosh and Sri Nikhil Ghosh (Donors herein) has endless, unlimited love and affection accordingly duties for their Sister, Smt. Shefali Ghosh decided to make unconditional gift in respect of 10 Decimals of land out of which 5 Decimals land gifted by Sri

Ratan Kumar Ghosh and 5 Decimals land gifted by Sri Nikhil Ghosh to their Sister Smt. Shefali Ghosh (Donee herein).

NOW THIS DEED OF WITNESSETH that in consideration of natural love and affection which the **DONORS** has and still have for the **DONEE**, the latter being their Sister, the Donor do hereby and hereunder renounce all their estate and right, title and interest with intent to Vest the same in and grant, convey, transfer, give and assure unto and to the use of the **DONEE**, freely and voluntarily, the property mentioned and described in the Schedule hereto and hereinafter referred to as the said property **OR HOWSOEVER OTHERWISE** the said properties or any part thereof now are is or heretofore were or was situated butted and called known numbered described or distinguished **TOGETHERWITH** all fixtures, passages water courses, light, rights, liberties, privileges, easements and appurtenances whatsoever to the said property in any wise appertaining be unusually held or enjoyed there with or reputed to belong or belonging to be appurtenant thereto **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the Donors into and upon the said properties or any part thereof to have and to hold the said land and or properties hereby granted or expressed so to be unto and to the use of the Donee **AND** the Donors doth hereby covenant with the Donee,

their respective heirs, executors, administrators, representatives and assigns that **NOTWITHSTANDING** any act deed or thing by the Donors or any of his predecessors in title done, executed or knowingly suffered to the contrary the Donors are now lawfully rightfully and absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land hereby granted or expressed so to be and every part thereof for a perfect and indefeasible estate of inheritance without any manner or conditions use trust or other thing whatsoever to other defeat encumber or make void the same **AND** that notwithstanding any such act deed or thing whatsoever as aforesaid the Donors have now in themselves good right and full power to grant the said properties unto and to the use of the Donee and the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said properties hereditaments and premises and receive rent, issues and profits thereof without any lawful eviction, interruption claim or demand whatsoever from or by the Donors or any person or persons lawfully or equally claiming for under or interest for the **AND THAT** free and clear and freely and clearly and absolutely discharged saved harmless and kept indemnified against all estate and encumbrances created by the Donors or any person or persons lawfully or equitably claiming from under or in trust for them **AND** that the Donee and all person or persons having or lawfully claiming any estate or interest in the properties or any part thereof from under or intrust of the Donors

AND the Donors shall and will from time to time and at all times hereafter at the request and costs of the Donee, her heirs, executors, legal representatives administrators and assigns do or cause to be done or executed all such acts, deeds and thing whatsoever for further and more perfectly assuring the said property and part thereof unto and to the use of the Donees. The valuation of the said property is Rs. 24,00,000/- (Rupees Twenty Four Lac) only.

-- : SCHEDULE ABOVE REFERRED TO : --

ALL THAT the piece and parcel of Danga land measuring 10 decimals out of 29 Decimals out of 58 decimals of land in R.S. Dag No. 1015/1377, L.R. Dag No. 1326, under R.S. Khatian No. 873, L.R. Khatian No. 3254 & 3256, at Mouza - Jagaddal, J. L. No. 71, R.S. No. 232, Touzi No. 47, 49, 63, 64 & 68, within the limits of Rajpur - Sonarpur Municipality, Ward No. 25, P.S. & A.D.S.R.O. - Sonarpur, District - 24 Parganas (S).

The yearly proportionate rent for the gifted land is payable to the Colloctor Alipore as the current Govt. rates.

IN WITNESS WHEREOF the Donors has hereunto set and subscribed
her respective hands and seals on the day, month and year first above written.

Signed, sealed and delivered

in pursuance of WITNESSES :-

1. Taparbanda
Sonarpur
KOL-150

Ratan Keem and

2. Dipa Keemly
Sonarpur

N. K. Keemly

SIGNATURE OF THE DONORS

Accepted the Gift

Shobali Ghosh

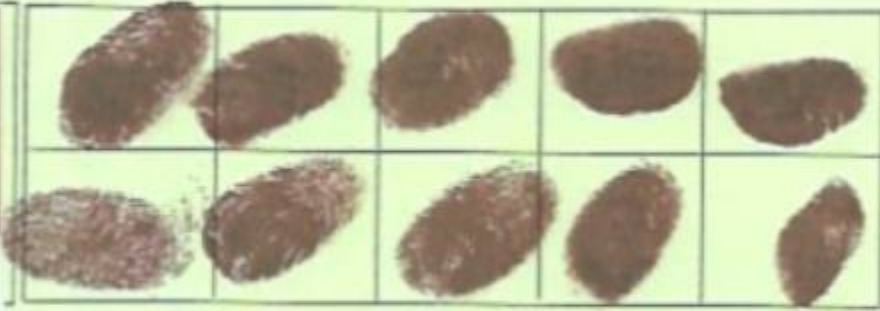
SIGNATURE OF THE DONEE

Drafted By Me :-

Gouram Chatterjee
Sonarpur A.D.S.R.O
Wizoree 10-25/26

Typed By Me :-

S. Menon
Sonarpur Sub Registry Office.



Left

Right

NAME: RATAN KUMAR GHOSH

SIGNATURE: Ratan Kumar Ghosh

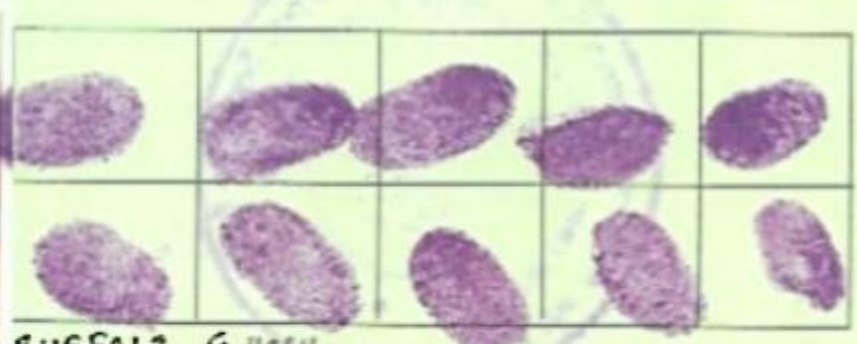


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NAME: NIKHIL GHOSH

SIGNATURE: Nikhil Ghosh



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SHEFALI GHOSH

SIGNATURE: Shefali Ghosh



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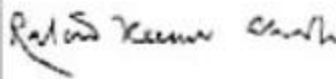


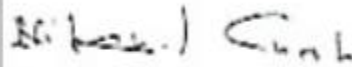
Right

NAME:

SIGNATURE:

Seller, Buyer and Property Details

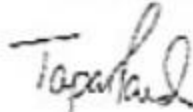
Donor & Donee Details

Donor Details			
Sl. No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr Ratan Kumar Ghosh Son of Late Haran Chandra Ghosh 18 Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 08/05/2015 Date of Admission : 08/05/2015 Place of Admission of Execution : Office</p>	 5/8/2015 4:28:20 PM hrs	 LTI 5/8/2015 4:28:28 PM hrs
		 5/8/2015 4:28:42 PM hrs	
2	<p>Mr Nikhil Ghosh Son of Late Harendra Nath Ghosh 17/10 Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 08/05/2015 Date of Admission : 08/05/2015 Place of Admission of Execution : Office</p>	 5/8/2015 4:28:55 PM hrs	 LTI 5/8/2015 4:29:01 PM hrs
		 5/8/2015 4:29:13 PM hrs	

Donee Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mrs Shefali Ghosh Wife of Mr Dulal Chandra Ghosh 17/10 Baishnabghata Road, P.O:- Naktala, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Self Date of Execution : 08/05/2015 Date of Admission : 08/05/2015 Place of Admission of Execution : Office</p>	 5/8/2015 4:29:26 PM hrs	 LTI 5/8/2015 4:29:34 PM hrs
		<p align="center"><i>Shefali Ghosh</i> 5/8/2015 4:29:50 PM hrs</p>	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr Tapas Panda Son of Mr Haren Panda Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, Rajpur-sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,</p>	<p>Mr Ratan Kumar Ghosh, Mr Nikhil Ghosh, Mrs Shefali Ghosh</p>	 5/8/2015 4:30:08 PM hrs

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: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagaddal	LR Plot No:- 1326 LR Khatian No:- 3254	10 Decimal	24,00,000/-	30,30,300/-	Proposed Use: Bastu, ROR: Danga, Property is on Road

Transfer of Land from Donor To Donee

Transfer of Land from Donor To Donee

Sl. No.	Donor Name	Donee Name	Transferred Area (in decimal)	Transferred Area in(%)
L1	Mr Nikhil Ghosh	Mrs Shefali Ghosh	5	50
	Mr Ratan Kumar Ghosh	Mrs Shefali Ghosh	5	50

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Gautam Chatterjee
Address	Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL
applicant's Status	Deed Writer

Office of the A.D.S.R. SONARPUR, District: South 24-Parganas

Endorsement For Deed Number : I - 160802612 / 2015

Query No/Year	1608000089677/2015	Serial no/Year	1608003331 / 2015
Deed No/Year	I - 160802612 / 2015		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	Mr Ratan Kumar Ghosh	Presented At	Office
Date of Execution	08-05-2015	Date of Presentation	08-05-2015
Remarks			

On 08/05/2015

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), 4 of Indian Stamp Act 1899.

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

Presented for registration at 13:09 hrs on : 08/05/2015, at the Office of the A.D.S.R. SONARPUR by Mr Ratan Kumar Ghosh , one of the Executants.

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 30,30,300/-. Other amount Rs 30,30,300/-

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

Execution is admitted on 08/05/2015 by

Mr Ratan Kumar Ghosh, Son of Late Haran Chandra Ghosh, 18 Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business Identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Business

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

Execution is admitted on 08/05/2015 by

Mr Nikhil Ghosh, Son of Late Harendra Nath Ghosh, 17/10 Baishnabghata Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business Identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Business

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

is admitted on 08/05/2015 by

was Shefali Ghosh, Wife of Mr Dulal Chandra Ghosh, 17/10 Baishnabghata Road, P.O: Naktala, Thana: Jodhpur, . South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business identified by Mr Tapas Panda, Son of Mr Haren Panda, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, . City/Town: RAJPUH-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150, By caste Hindu, By Profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 33,344/- (A(1) = Rs 33,330/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 33,344/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 15,172/- and Stamp Duty paid by Draft Rs 10,172/-, by Stamp Rs 5,000/-

Description of Stamp

1. Rs 5,000/- is paid on Impressed type of Stamp, Serial no 285, Purchased on 04/05/2015, Vendor named S Sarkar.

Description of Draft

1. Rs 10,172/- is paid, by the Draft(8554) No: 513255, Date: 07/05/2015, Bank: STATE BANK OF INDIA (SBI), NAKTALA.



(Biswajit Dey)

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2015, Page from 4139 to 4153
being No 160802612 for the year 2015.



Digitally signed by BISWAJIT DEY
Date: 2015.05.13 17:53:37 +05:30
Reason: Digital Signing of Deed.

Biswajit
(Biswajit Dey) 13-05-2015 17:53:36
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)