

04185/16

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MS
2.8.16

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

07AB 139635

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-Register-III
Alipore, South 24-parganas

8-0-1041224/16

THIS DEED OF GIFT made on this 02nd day of August, 2016 BETWEEN
USHA RANJAN SARKAR (PAN: ASPPS7854M) son of Late Krishna
 Kumar Sarkar, by faith - Hindu, by occupation - Business and at present,
 residing at No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, P.O.
 Ballygunge, Calcutta - 700019, hereinafter referred to as the **"DONOR"**
 (which expression shall unless excluded by or repugnant to the context be
 deemed to include his heirs, executors, administrators, representatives
 and assigns) on the **ONE PART**.

111536



NAME.....
ADD.....
Rs.....
29 JUL 2016
S. CHATTERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

~~29 JUL 2016~~
~~29 JUL 2016~~



District Sub-Registrar-III
Alipore, South 24 Parganas
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Abhay Kumar Sin
of date 5 Sin
26. K. P. Lane
Unit 26
P.S.-2 P.O. - Kalyan

AND

SMT. INDIRA SARKAR (PAN: AJMPS9505K), widow of Late Ajoy Kumar Sarkar, by faith - Hindu, by occupation - Housewife, and at present residing at No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, P.O. Ballygunge, Calcutta - 700619, hereinafter referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the context be deemed to include her heirs, executors, administrators, representatives and assigns) on the **OTHER PART**.

WHEREAS by and/or under an Indenture dated 21st October 1974 and registered with the Sub-Registrar, Sealdah in Book No. 1, Volume No. 47, Pages 170 to 199 being No. 1847 for the year 1974, one Birendra Kumar Roy Chowdhury as vendor sold, transferred and alienated at a valuable consideration to Smt. Sabita Gambhir all that a piece and parcel of land measuring 6 Cottah 8 Chittack 25 Sq.ft. be the same little more or less and comprised in Municipal Premises No. 55/3C, Ballygunge Circular Road, Calcutta.

AND WHEREAS by and/or under another registered Indenture dated 9th December 1974 executed by the said Birendra Kumar Roy Chowdhury as vendor in favour of the said Sabita Gambhir as purchaser the said Birendra Kumar Roy Chowdhury at a valuable consideration sold, transferred and conveyed all that the piece and parcel of land measuring



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1 Cottah 2 Chittack and 12 Sq.ft. comprised within Municipal Premises No. 55/3B, Ballygunge Circular Road, in the city of Calcutta, as more fully and particularly mentioned and described in the said Deed of Conveyance.

AND WHEREAS upon acquiring the ownership over the said two plots of land the said Sabita Gambhir duly amalgamated the said two plots of land in the records of Kolkata Municipal Corporation whereupon the Kolkata Municipal Corporation re-numbered the said amalgamated plot of land as Municipal Premises No. 55/3C, Ballygunge Circular Road, Calcutta.

AND WHEREAS upon such amalgamation the said Sabita Gambhir duly constructed a three storied brick built residential house thereon as owner thereof.

AND WHEREAS by and/or under an Agreement for Sale dated 29th June 1977 entered into by and between Sabita Gambhir as vendor on the one part and Smt. Bina Sarkar as purchaser on the other part the said Sabita Gambhir agreed to sell, transfer and alienate the property comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, Calcutta, to Smt. Bina Sarkar at a total consideration of Rs.6,25,000/-.



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AND WHEREAS pursuant to and in terms of the said Agreement for Sale dated 21st June 1977 the said Smt. Bina Sarkar went on making payment of the said consideration sum to the said Sabita Gambhir and prior to the execution and registration of the said Deed of Conveyance the entire agreed consideration was paid under the said Agreement for Sale.

AND WHEREAS the said Sabita Gambhir died intestate leaving behind her husband, Vijay Pal Gambhir, one son - Sanjay Gambhir and one daughter - Smt. Salini Gambhir as her Class I heirs and legal representatives who have inherited the estate left by the said Sabita Gambhir in their equal 1/3rd share.

AND WHEREAS upon the death of the said Sabita Gambhir the aforesaid heirs and legal representatives duly acquired the ownership over, the said property comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, Calcutta, and at the request of the said Smt. Bina Sarkar, the said Vijay Pal Gambhir, Sanjay Gambhir and Salini Gambhir by and/or under an Indenture dated 20th October 2001 and registered before the Additional Registrar of Assurances, Calcutta, in Book No. 1, Volume No. 1, Pages 1 to 26, being No. 04996 for the year 2003 sold, transferred and conveyed the said entire three storied building together with 7 Cottah 10 Chittack 37 Sq.ft. of land and comprised within Municipal Premises No, 55/3C, Ballygunge Circular Road, P.S. Ballygunge, P.O. Ballygunge, Calcutta - 700029, unto and in favour of the said Smt. Bina Sakar, her



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grandson - Avijit Sarkar and her in-laws Subir Sarkar at a valuable consideration as more fully and particularly mentioned and described in the said Deed of Conveyance.

AND WHEREAS in terms of the provisions as contained in the said Deed of Conveyance the said Bina Sarkar, Avijit Sarkar and Subir Sarkar were jointly holding and possessing the said immovable property in their equal 1/3rd undivided share therein.

AND WHEREAS the said Bina Sarkar died testate leaving her will and testament dated 22nd September 2008 and probated by the Hon'ble High Court at Calcutta in P.L.A. No. 91 of 2011 unto and in favour of the Donor herein as named Executor therein whereby and in terms whereof the entire estate including the 1/3rd undivided share of ownership in the said Premises No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, Calcutta, was acquired by the Donor herein as his absolute property and since then the Donor is holding, possessing, using and enjoying his said ownership in the said immovable property along with the other two co-sharers named earlier.

AND WHEREAS the said immovable property comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, Calcutta, is free from all encumbrances, lien, lispendence, attachment or any defect



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in title and all the co-sharers including the Donor herein are having a good marketable title thereon free from all encumbrances.

AND WHEREAS at present the Donor is aged about 84 years and the Donee is the widow of the deceased son of the Donor namely Ajoy Kumar Sarkar and is having love and affection for his said daughter-in-law who is looking after the Donor at his old age and for the reason thereof and in consideration of such love and affection the Donor has decided to make transfer and alienate his 1/3rd undivided share of ownership in the Premises No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, Calcutta unto and in favour of his daughter-in-law, the Donee herein, absolutely and for ever.

AND WHEREAS for the purpose of market value and stamp duty the 1/3rd undivided share of the Donor in the said immovable property is valued at Rs.2,10,96,097/- (Rupee Two Crore Ten Lakhs Ninety Six Thousand and Ninety Seven) only.

NOW THIS INDENTURE WITNESSES that in consideration of the natural love and affection which the Donor had and is still having for the Donee, the latter being his daughter-in-law, the Donor doth hereby and hereunder renounce all his estate, right, title and interest to the extent of his 1/3rd undivided share of ownership with intent to vest the same in and grant, convey, transfer, assign and assure unto and to the use of the



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Donee freely and voluntarily all that $1/3^{\text{rd}}$ undivided share of ownership in the immovable property being a three storied brick built residential house comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, Calcutta - 700019, as more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter referred to as the "said property" and delivered possession of the same unto and in the use in favour of the Donee **TO HAVE AND TO HOLD** the same for her sole use and benefit absolutely and unconditionally forever **TOGETHER WITH** title deeds, writings, muniments, and other evidences of title and the Donor do hereby covenant with the Donee that notwithstanding any acts, deeds, matters, or things heretobefore done, executed or knowingly suffered to the contrary the Donor is now lawfully ceased and possessed of $1/3^{\text{rd}}$ undivided share of ownership in the said immovable property as described in the Schedule hereunder written free from all encumbrances, attachment or defect in title whatsoever **AND THAT** the Donor has full power and absolute authority to sell the said property in the manner aforesaid and the Donee shall hereafter peaceably and quietly hold, possess and enjoy the said immovable property to the extent of $1/3^{\text{rd}}$ undivided share therein in khas without any claim or demand whatsoever from the Donor **AND FURTHER** that the Donor covenant with the Donee to save harmless indemnify and keep indemnified the Donee from or against all encumbrances, charges, equities whatsoever and the Donor further covenant that he shall at the request and cost of the Donee do or



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execute or cause to be done or executed all such lawful acts, deeds, matters and things whatsoever for further and more perfectly transferring and assuring the said immovable property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed **AND THAT** the Donee hereby accept the gift of the said property as described in the Schedule hereunder written as testified by her being a party hereto and executing these presents. The market value of the said property is Rs.2,10,96,097/- (Rupee Two Crore Ten Lakhs Ninety Six Thousand and Ninety Seven) only.

SCHEDULE ABOVE REFERRED TO

ALL THAT 1/3rd undivided share of ownership in a three storied brick built residential house having 733.33 sq. ft. of covered area with cemented floor on ground floor, first and second floor together with a plot of land measuring more or less 7 Cottah 10 Chittack 37 Sq.ft. comprised within Municipal Premises No. 55/3C, Ballygunge Circular Road, P.S. Ballygunge, Calcutta - 700029 and butted and bounded by:

- North : Premises No. 3/D & 3E, Ballygunge Circular Road.
- South : Premises No. 55/5, Ballygunge Circular Road.
- East : Premises No. 55/3, Ballygunge Circular Road.
- West : Private Road.



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IN WITNESS WHEREOF the parties hereto of the First and Second Part set and subscribed their respective hands and seals on the day month and year first above written.

SIGNED SEALED and DELIVERED

by USHA RANJAN SARKAR, the
Donor, herein at Calcutta in the
presence of:

Usha Ranjan Sarkar

Sabyasachi Sen
Kolkata
6A, K.S. Roy Road
Cal-1.

Narayan Samanta
6A, K.S. Roy Road
Kolkata - 1

SIGNED SEALED AND ACCEPTED

by SMT. INDIRA SARKAR the Donee,
herein at Calcutta in the presence of:

Indira Sarkar

Sabyasachi Sen
Kolkata
6A, K.S. Roy Road
Cal-1.

Narayan Samanta
6A, K.S. Roy Road
Kolkata - 1

Drafted by:

Sabyasachi Sen,
SABYASACHI SEN,
Solicitor & Advocate,
6A, Kiran Shankar Roy Road,
2nd Floor,
Calcutta - 700001
Enrolment No.F/997/998/76



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Alipore, South 24 Parganas

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SPECIMEN FORM FOR TEN FINGERPRINTS



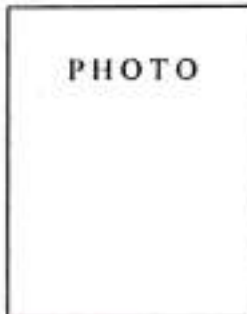
456 Kanya Sarkar

456 Kanya Sarkar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

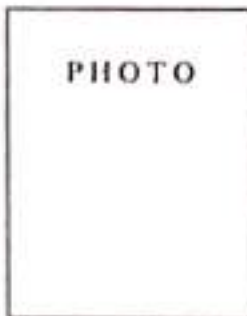


Indira Sarkar

Indira Sarkar	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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



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

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Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201617-001657905-1

Payment Mode Online Payment

GRN Date: 30/07/2016 13:15:00

Bank : Indian Overseas Bank

BRN : 20160730806973

BRN Date: 30/07/2016 13:30:04

DEPOSITOR'S DETAILS

Id No. : 16030001041224/1/2016

[Query No./Query Year]

Name : INDIRA SARKAR

Contact No. :

Mobile No. : +91 8017105820

E-mail :

Address : 55/3C, BALLYGUNGE CIRCULAR ROAD, KOLKATA-700019.

Applicant Name : Mr ABHAY PADA DAS

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks : Gift, Gift in Favour of family members




PAYMENT DETAILS



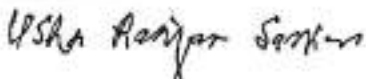
Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001041224/1/2016	Property Registration- Registration Fees	0030-03-104-001-16	232102
2	16030001041224/1/2016	Property Registration- Stamp duty	0030-02-103-003-02	105490
Total				337592

In Words : Rupees Three Lakh Thirty Seven Thousand Five Hundred Ninety Two only



Seller, Buyer and Property Details

A. Donor & Donee Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	INDIRA SARKAR Wife of Late AJOY KUMAR SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019	 02/08/2016 11:38:22 AM	 LTI 02/08/2016 11:38:35 AM
		 02/08/2016 11:39:03 AM	

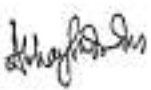
Donor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	USHA RANJAN SARKAR Son of Late KRISHNA KUMAR SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,; Status : Individual; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office	 02/08/2016 11:39:29 AM	 LTI 02/08/2016 11:39:40 AM
		 02/08/2016 11:40:06 AM	

Donee Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>INDIRA SARKAR Wife of Late AJOY KUMAR SARKAR 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O:- BALLYGUNGE, P.S:- Bullygunge, District:-South 24-Parganas, West Bengal, India, PIN - 700019 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Status : Individual; Date of Execution : 02/08/2016; Date of Admission : 02/08/2016; Place of Admission of Execution : Office</p>	 02/08/2016 11:38:22 AM	 LTI 02/08/2016 11:38:35 AM
		<p style="text-align: center;"><i>Indira Sarkar</i> 02/08/2016 11:39:03 AM</p>	

B. Identifire Details

Identifier Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>ABHAY PADA DAS Son of Late S DAS 26, K.P.LANE, KOLKATA, P.O:- KALIGHAT, P.S:- Kalighat, District:- South 24-Parganas, West Bengal, India, PIN - 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India,</p>	<p>USHA RANJAN SARKAR, INDIRA SARKAR</p>	 02/08/2016 11:40:20 AM

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	<p>District: South 24-Parganas, P.S:- Ballygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ballygunge Circular Road, Road Zone : (A. J. C. Bose Rd – Rainy Park Off Road) , , Premises No. 55/3C</p>	<p>(A. J. C. Bose Rd – Rainy Park Off Road)</p>	<p>1842.33 Sq Ft</p>	<p>50,000/-</p>	<p>1,94,46,847/-</p>	<p>Proposed Use: Bastu, Width of Approach Road: 8 Ft.,</p>

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	733.33 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F1	Floor No: 1	733.33 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
F2	Floor No: 2	733.34 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete
S1	On Land L1	2200 Sq Ft.	50,000/-	16,49,250/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ABHAY PADA DAS
Address	ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Deed Writer

Office of the D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160303608 / 2016

Query No/Year	16030001041224/2016	Serial no/Year	1603004185 / 2016
Deed No/Year	I - 160303608 / 2016		
Transaction	[0201] Gift, Gift in Favour of family members		
Name of Presentant	INDIRA SARKAR	Presented At	Office
Date of Execution	02-08-2016	Date of Presentation	02-08-2016

Remarks

On 02/08/2016

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,32,102/- (A(1) = Rs 2,32,056/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,32,102/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 2,32,102/- is paid, by online on 30/07/2016 1:30PM with Govt. Ref. No. 192016170016579051 on 30-07-2016, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20160730806973 on 30/07/2016, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,500/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,05,490/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

1. Rs. 1,05,490/- is paid, by online on 30/07/2016 1:30PM with Govt. Ref. No. 192016170016579051 on 30-07-2016, Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 20160730806973 on 30/07/2016, Head of Account 0030-02-103-003-02

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

Presented for registration at 11:30 hrs on : 02/08/2016, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by INDIRA SARKAR ,Claimant.

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 2,10,96,097/- . Other amount Rs 2,10,96,097/-

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

Execution is admitted on 02/08/2016 by

USHA RANJAN SARKAR, Son of Late KRISHNA KUMAR SARKAR, 55/JC, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019,

By caste Hindu, By Profession Business

Indetified by ABHAY PADA DAS, Son of Late S DAS, 26, K.P.LANE, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Business

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

Execution is admitted on 02/08/2016 by

INDIRA SARKAR, Wife of Late AJAY KUMAR SARKAR, 55/3C, BALLYGUNGE CIRCULAR ROAD, P.O: BALLYGUNGE, Thana: Bullygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, By caste Hindu, By Profession House wife

Indetified by ABHAY PADA DAS, Son of Late S DAS, 26, K.P.LANE, KOLKATA, P.O: KALIGHAT, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, By caste Hindu, By Profession Business

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,05,500/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 1,05,490/-

Description of Stamp

1. Rs 10/- is paid on Impressed type of Stamp, Serial no 139635, Purchased on 29/07/2016, Vendor named S Chatterjee.

Utkal Basu

(Utpal Kumar Basu)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2016, Page from 110612 to 110629

being No 160303608 for the year 2016.



Digitally signed by UTPAL KUMAR BASU
Date: 2016.08.03 12:50:27 +05:30
Reason: Digital Signing of Deed.

UK Basu

(Utpal Kumar Basu) 03/08/2016 12:50:26

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)