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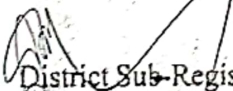


अन्धिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 557602

0103/19
 11.30
 MV = 8408322/-

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

15 MAR 2019

DEED OF GIFT

THIS DEED OF GIFT is made on this the 15th day of March.

Two Thousand Nineteen, (2019) BY SRI PRADIP ROUTH son of Late Priya Lal Routh, PAN:DCZPR3633E, by faith Hindu, by occupation Service, residing at Premises No. 891, Purbachal Road, (26, North Purbachal Road),

Kolkata 700 078, Post Haltu P.S. Garfa, District-24 Parganas (S), hereinafter referred to as the "DONOR" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, administrators, legal representatives and assigns) of the FIRST PART;

-IN FAVOUR OF-

SMT MITHU ROUTH wife of Sri Pradip Routh, PAN: DDJPR3082N, by faith Hindu, by occupation House-wife, by Nationality Indian, residing at Premises No. 891, Purbachal Road, (26, North Purbachal Road), Kolkata 700 078, Post Haltu P.S. Garfa, District-24 Parganas (S), hereinafter referred to as the "DONEE" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, successors, executors, administrators, legal representatives and assigns) of the SECOND PART;

WHEREAS that by virtue of a registered Deed of Sale dated 03.04.1957, registered in the Office of Sub Registrar, Alipore and entered into Book No. 1, Volume No. 62, Pages 19 to 22, Deed No. 2901 for the Year 1957, the mother of the present Owner/Donor hereof i.e. Smt. Amiya Prova Routh purchased ALL THAT land measuring 22 Cottahs more or less situated in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145,

comprising in R.S. Dag No. 4138, under R.S. Khatian No. 1613, P.S. previously Tollygunge, at present P.S. Garfa, from Sri Dharendra Nath Mondal, Sri Nirapada Mondal and Sri Jatindra Nath Mondal, all sons of Late Hari Charan Mondal of Santoshpur, 24 Parganas, South. The said Deed was registered at District Sub Registration Office at Alipore and recorded in Book No. 1, Volume No. 62, and Pages 19 to 22, Being Deed No. 2901 for the Year 1957.

AND WHEREAS after the said purchase said Smt. Amiya Prova Routh become the absolute Owner of the said land measuring an area of 22 Cottahs more or less, situated at Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprising in R.S. Dag No. 4138, under R.S. Khatian No. 1613, P.S. previously Tollygunge, thereafter P.S. Jadavpur at present P.S. Kasba.

AND WHEREAS thereafter said Smt. Amiya Prova Routh, transferred and donated / Gifted part of her land measuring an area of 05 Cottah 06 sq.ft. more or less out of her total land area comprised in R.S. Dag No. 4138, under R.S. Khatian No. 1613, J.L.No. 13, R.S. No. 233, Touzi No. 145, at Mouza Kasba, P.S. Kasba at present Garfa in favour of her one son Sri Pradip Routh, the present Donor herein by virtue of a registered Deed of Gift dated 08.09.1993 and the said Deed of Gift was registered in the Office of District Sub Registrar, Alipore and entered into



District Sub-Registrar-III
Alipore, South 24 Parganas

15 MAR 2019

Book No. 1, Volume No. 232 at Pages 121 to 130, Deed No. 12521 for the Year 1993.

AND WHEREAS on accepting the said Deed of Gift the Donor hereof become the absolute Owner of ALL THAT land measuring an area of 05 Cottah 06 sq. ft. more or less situated in Mouza Kasba, J.L. No. 13, R.S. No. 233, Touzi No. 145, comprising in R.S. Dag No. 4138 under R.S. Khatian No. 1613, P.S. Kasba and duly mutated his name before the Kolkata Municipal Corporation in respect of the said land measuring about 05 Cottah 06 sq. ft. more or less in the record of K. M. C. and the said Property was known and numbered as KMC Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa and bearing Assessee No. 31-106-17-1052-1, more particularly mentioned in the FIRST SCHEDULE hereunder written.

AND WHEREAS thereafter the Owner Sri Pradip Routh hereof while seized and possessed of and sufficiently entitled to said 05 Cottah 00 Chittack 06 sq.ft. more or less togetherwith structure thereon being KMC Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa as absolute owner thereof, on payment of taxes to the Municipal Corporation in respect of the said land. At present the said Sri Pradip Routh the Owner/ Donor hereof out of love and affection decided to

gift the Demarcated portion of land measuring 02 Cottah 06 sq. ft. more or less, North West South side togetherwith pucca structure measuring 500 sq. ft. more or less of the said Premises No. 891, Purbachal Road, within Ward No. 106, Kolkata 700 078, P.S. Kasba now Garfa to his wife Smt. Mithu Routh the Donee hereof named forever free from all encumbrances, lien, charges more particularly mentioned in the SECOND SCHEDULE hereunder written, hereinafter referred to as the "SAID PROPERTY" and the Donee hereof accepted and acknowledged the said offer and proposal of the Donor and the Donor hereof delivered the peaceful possession of said land measuring 02 Cottahs 06 sq. ft. more or less togetherwith said 500 sq. ft. more or less pucca structure standing thereon, being the portion of KMC Premises No. 891, Purbachal Road Kolkata 700 078, P.S. Kasba now Garfa, within Ward No. 106, to the Donee hereof.

The Donee is the wife of the Donor by relation. ✓

NOW THIS DEED WITNESSETH that in consideration of natural love and affection of the Donor SRI PRADIP ROUTH to his wife SMT. MITHU ROUTH the Donee hereof, the Donor hereby voluntarily transfer to the Donee free from all encumbrances, lien, charges whosoever by way of Gift ALL THAT land measuring 02 Cottahs 06 sq. ft. more or less togetherwith said 500 sq. ft. more or less pucca structure standing thereon

at KMC Premises No. 891, Purbachal Road, Kolkata 700 078, P.S. Kasba now Garfa, more particularly mentioned in the SECOND SCHEDULE hereunder written together with all easement thereto as well as all fittings and fixture thereto and all the estate, right of interest of the said property hereby conveyed and transferred by this Deed of Gift whatsoever TO HAVE AND TO HOLD that the said Land with pucca structure at KMC Premises No. 891, Purbachal Road, Kolkata 700 078, within Ward No. 106, District 24 Parganas (South) hereby granted, conveyed and transferred released absolutely and forever and delivered the possession of the same unto the and in favour of the Donee hereof and TO HAVE AND TO HOLD the same for his sole use and benefit absolutely and unconditionally for ever and the Donor doth hereby covenant with the Donee that notwithstanding any acts, deed or things hereto done, executed or knowingly suffered to the contrary the Donor has now lawfully seized and possessed of the said property mentioned in the SCHEDULE hereunder written free from any encumbrances, attachments or defect in title whatsoever and that the Donor has full power and absolute authority to transfer by way of gift the said property mentioned in the Schedule hereunder written. And the Donee shall hereafter peacefully and quietly hold and possess and enjoy the said property without any claim and demand whatsoever from the Donor or any person claiming through or under him, AND FURTHER that the Donor

covenant with the Donee to save harmless and indemnity and keep indemnified with the Donee from or against all encumbrances, charges and equities whatsoever AND the Donor further covenants that the Donor shall at the request and costs of the Donee or his heirs, executors, administrators to do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the said property and every part thereof in manner aforesaid according to the true intent and meaning of this Deed AND THAT the Donee accepted the land with pucca structure at KMC Premises No. 891, Purbachal Road, Kolkata 700 078, within Ward No. 106, District 24 Parganas (South), mentioned in the SECOND SCHEDULE hereunder written and made as testified by the Donee being a Party hereto and executing these presents.

And after execution of this Deed of Gift the Donee hereof will mutate her name before the Kolkata Municipal and other appropriate authority in respect of the SECOND SCHEDULE property and the Donee and her heirs, successors have right to use the said property without interruption of the Donor. That for the purpose of Stamp Duty the estimated value of the Schedule property is Rs. 1,00,000/- (Rupees One Lakh) only.

THE FIRST SCHEDULE AS ABOVE REFERRED TO: -

(Entire Property)

ALL THAT piece and parcel of Bastu land measuring 05 Cottah 06 sq. ft. more or less, togetherwith 750 sq.ft. pucca structure standing thereon comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC Premises No. 891, Purbachal Road, within Ward No. Assessee No. 31-106-17-1052-1, DSR Alipore, ADSR Sealdah, togetherwith all easement right thereto and which is butted and bounded as follows:-

<u>ON THE NORTH</u>	By House of Jaydeb Das & 08 ft. wide common passage;
<u>ON THE SOUTH</u>	By 5.10 Metre wide KMC Road; /
<u>ON THE EAST</u>	By House of Mrityunjay Routh
<u>ON THE WEST</u>	By Land of Provabati Chandra

THE SECOND SCHEDULE AS ABOVE REFERRED TO:

(Gifted property under this Indenture)

ALL THAT piece and parcel of Bastu demarcated Bastu Land measuring 02 Cottah 06' sq. ft. more or less North West South side of said entire land mentioned in First Schedule herein above togetherwith 500 sq.

ft. more or less pucca Structure standing thereon, with cemented flooring togetherwith all fittings and fixtures thereto, comprised in R.S. Dag No. 4138 under R.S. Khatian No. 1613, J.L. No.13, Touzi No. 145, R.S. No. 233, at Mouza Kasba, P.S. previously Kasba, at present P.S. Garfa, District 24 Parganas (South), presently within the limits of Kolkata Municipal Corporation, Ward No. 106, being KMC Premises No. 891, Purbachal Road, within Ward No. Assessee No. 31-106-17-1052-1, DSR Alipore, ADSR Sealdah, togetherwith all easement right thereto with the adjacent road hereby gifted to the Donee Smt. Mithu Routh marked with "RED", colour in the annexed sketch plan which is the part of this Deed of Gift and which is butted and bounded as follows: -

ON THE NORTH

By House of Jaydeb Das & ~~8 ft.~~ Common Passage;

ON THE SOUTH

By ^{16'-8'}~~32 Ft.~~ wide KMC Road;

ON THE EAST

By remaining Land of the Donor;

ON THE WEST

By Land of Provabati Chandra ^{16'-8'}~~32 Ft.~~ K.M.C. Road.

Mithu Routh

IN WITNESS WHEREOF the Donor and Donee hereto put their respective signature on these presents on the day, month and year first above written.

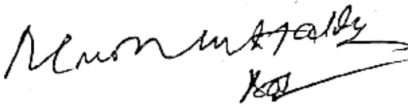
SIGNED AND DELIVERED by

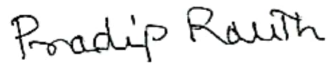
the withinnamed DONOR and DONEE

in the presence of:-

WITNESSES:-

1. Rupak palta
Sromohan palta
Nastan hat Dakshin Pasa
kolkata - 700039

2. 



=====

SIGNATURE OF THE DONOR

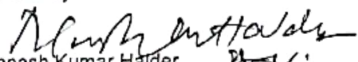
Mithu Routh

The Donee being the wife of Donor and has accepted this deed of gift and has set and subscribed her hands and seal in acceptance of this gift.

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SIGNATURE OF THE DONEE

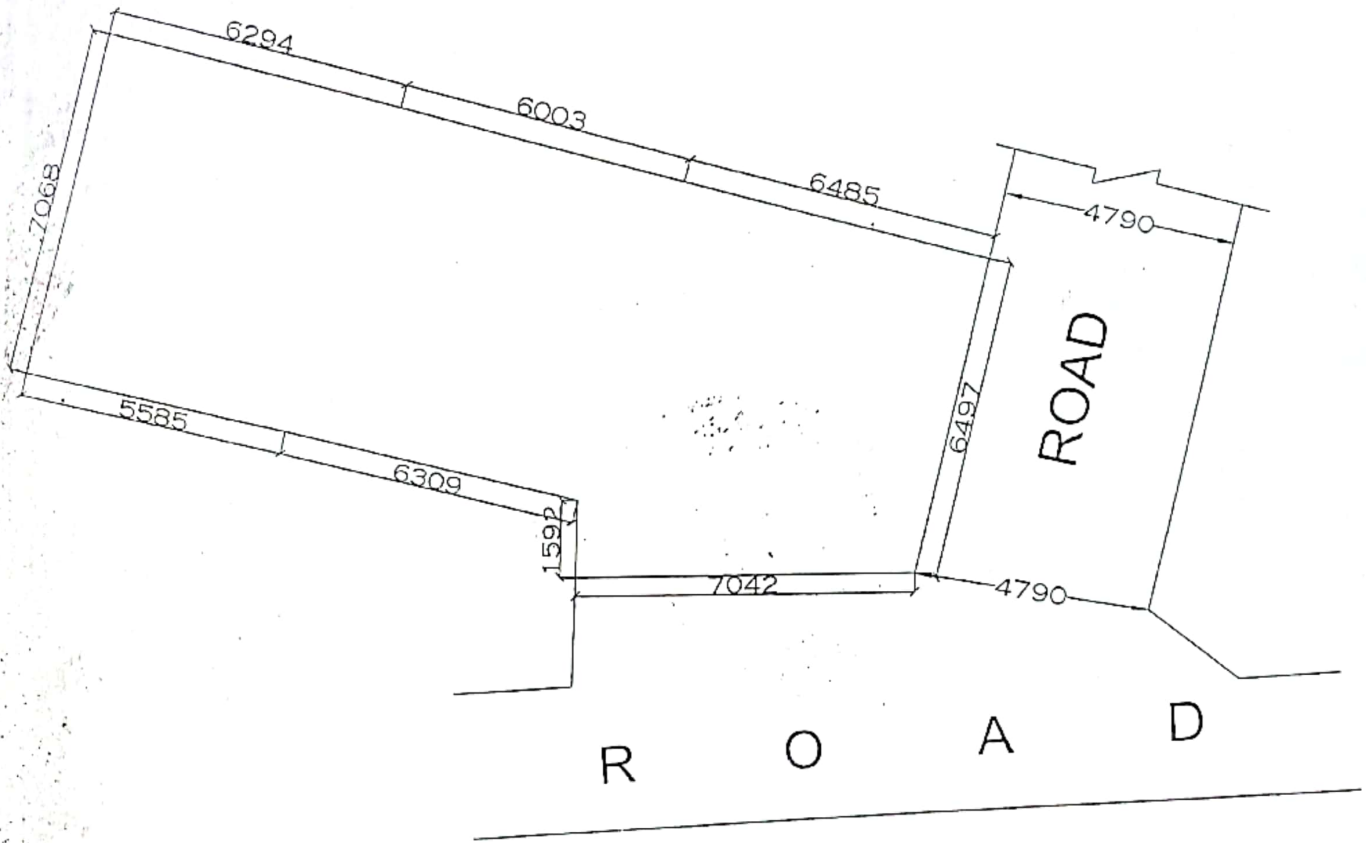
Drafted by me:


Manash Kumar Haider
Advocate
Reg. No. WB/597/87. 15/03/2019
Alipore Judges Court
Bar Library Room No.4,
Alipore, Kolkata 27
Res: 22 P Majumder Road
Kolkata 700 078

OF THE PLOT OF PREMISES NO.- 891, PURBACHAL ROAD,
O.- 106, BOROUGH- XII, P.S. - GARFA.

AREA OF LAND = 02 K. - 00 CH. - 06 SFT.

SCALE-1:150














Pradip Routh
Rithu Routh

		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..... PRADIP ROUTH

Signature..... Pradip Routh

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

Name..... MITHU ROUTH

Signature..... Mithu Routh