

SI-2159/2015

NOV 2015

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पश्चिमबङ्ग पश्चिमबंगाल WEST BENGAL

K 806832

10-58  
06-05-15

Q 3546/15  
M.V. 129 144/-

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheet/s attached with this document are the part of this document



**DEED OF GIFT**

**THIS DEED OF GIFT** made on this ..6<sup>th</sup>... day of May

Two Thousand and Fifteen ;

**BETWEEN**

05 NOV 2014

Serial No. 23541 Date.....  
 Name Ashoke K. Majumdar  
 Advocate Alipore Judges' Court  
 Address Kolkata-700 027  
 Value Rs. 1000 P.....  
**BIDYUT KR. SAHA**  
 Licence Stamp Vendor  
 Alipore Judges' Court, 24 Pgs (S)  
 Licence Stamp Vendor Signature

Ashoke K. Majumdar  
 Adv.  
 Alipore Judges' Court  
 Col-27



*[Handwritten signature]*

District Sub-Registrar-I  
 Alipore South 24 Parganas

06 MAY 2015

**SRI BIRENDRA ROY**, son of Sri Suraj Roy, residing at Roynagar Co-operative Housing Society Ltd., Police Station : Bansdroni, Kolkata - 700 070, hereinafter called and referred to as the **DONOR** (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

**AND**

**SRI MILAN SARKAR**, son of Late Debendra Bejoy Sarkar, residing at Roynagar Co-operative Housing Society Limited, Police Station : Bansdroni, Kolkata - 700 070, hereinafter called and referred to as the **DONEE** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

**WHEREAS** by a Indenture bearing date 14.10.1999 made between Sri Rabi Ranjan Sarkar, therein described as Vendor of the One Part and Sri Birendra Roy, son of Sri Suraj Roy, therein described as Purchaser of the Other Part, the said Sri Rabi Ranjan Sarkar, for the consideration mentioned therein granted, sold, transferred, assigned and assured in favour of Sri Birendra Roy **ALL THAT** piece and parcel of homestead land Scheme Plot No. 5 measuring an area 3 Cottahs, 6 Chittacks, 11 Sq. ft. together with brick built dwelling house measuring an area 900 Sq. ft. comprised in Dag No. 236, under Khatian no. 411, 412 & 413, Touzi No.3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, being municipal



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Premises No. 207, South Roynagar, Police Station - Regent Park now Bansdrani, District - 24 Parganas (South), morefully described in the Schedule thereunder written, which document was registered at the office of the A.D.S.R. - Alipore and recorded in Book No. 1, Volume No. 64, Pages 264 to 284, Being No. 00982 for the year 2003.

**AND WHEREAS** after the purchase as aforesaid said Sri Birendra Roy, duly mutated his name in the records of the Kolkata Municipal Corporation and paying taxes thereon.

**AND WHEREAS** the Donor has decided to erect a multi-storied building with the Donee jointly upon their respective lands.

**AND WHEREAS** both the Donor and Donee wants to stay in a portion of the said property peacefully ;

**AND WHEREAS** to avoid any future complicity the Donor decided to donate his undivided portion of the said property to the Donee herein, by virtue of a Deed of Gift, morefully described in the Second Schedule hereunder written.

**AND WHEREAS** the Donee herein heartily accepts such Gift and also put signature accordingly in these Deed to express his acceptance.

**AND WHEREAS** for the purposes of stamp duty the property valued at **Rs. 1,00,000/-** (Rupees One Lac) only.



A handwritten signature in black ink, consisting of a stylized 'H' shape with a horizontal line extending to the right.

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**NOW THIS DEED OF GIFT WITNESSETH** that the Donor do hereby and hereunder renounce all his estate and right title and interest in the property which is morefully and particularly described in the Schedule hereunder 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 and delivered possession of the same unto and in favour of the Donee **TO HAVE AND TO HOLD** the same for the use and benefit absolutely and unconditionally forever and the Donor grant, convey, transfer, assign and assure unto the Donee free from attachments and other defects in title **ALL THAT** the property described in the Second Schedule hereto **OR HOWSOEVER** otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** the land or ground hereupon or on part whereof the same is erected and built together further with all houses, out-house or other buildings, erections, fixtures, walls, yards, courtyards and benefit and advantages of ancient and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof belonging or in any wise appertaining to or with the same of any part thereof usually held, used, occupied or enjoyed or reputed to belong or be appurtenant thereto **AND** the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together furthermore all the estate, right, title, inheritance, use, trust, property, claim and demand whatsoever both at law and in equity of the Donor into and upon the said property or every part thereof **AND** all deeds, pattas, muniments, writings and evidences of title which in any wise relate to



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the said property or any part of parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Donor, his heirs, executors, administrators or representatives or any person from whom they can or may procure the same without action or suit at law or in equity **TO ENTER INTO AND HAVE HOLD OWN POSSESS AND ENJOY** the said property and every part thereof hereby granted, conveyed and transferred or expressed and intended so to be with his rights, members and appurtenances unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns forever freed and discharged from or otherwise by the Donor well and sufficiently indemnified of and against all encumbrances, claims, liens etc. whatsoever created or suffered by the Donor from to these presents **AND** the Donor do hereby for himself, his heirs, executors, administrators and representatives, covenant with the Donee, his heirs, executors, administrators, representatives and assigns **THAT** notwithstanding any act, deed, or thing whatsoever, by the Donor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary he the Donor had at all material times heretofore and now has good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign and assure the said property hereby granted, conveyed and transferred or expressed or intended so to be, unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Donee, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the said property and every part



*[Handwritten signature]*

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thereof and receive the rents, issues and profits thereof, without any lawful eviction, hinder and interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for them or from or under any of their ancestors or predecessors in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently save indemnified of from and against all and all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the Donor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Donor or from or under any of their predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Donee his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Donee his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required **AND FURTHERMORE THAT** the Donor and all his heirs, executors, and administrators shall at all times hereafter indemnify and keep indemnified the Donee his heirs and executors, administrators and



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assigns against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the Donor or any breach of the covenants hereinunder contained.

**THE FIRST SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece and parcel of land being Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 5, containing by ad-measurement an area 3 Cottahs, 6 Chittacks, 11 Sq. ft., together with structure thereon comprised in Dag No. 236, under Khatian no. 411, 412 & 413, Touzi No.3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, being municipal Premises No. 207, South Roynagar, Police Station - Regent Park now Bansdroni, under the Kolkata Municipal Corporation Ward no. 112, District - 24 Parganas (South).

**THE SECOND SCHEDULE REFERRED TO ABOVE**

**(Gifted Property)**

**ALL THAT** undivided portion of land measuring an area 3 Chittacks be the same a little more or less together with tiled shed structure thereon measuring an area 100 Sq. ft. of Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 5, comprised in Dag No. 236, under Khatian no. 411, 412 & 413, Touzi No. 3, 4, 5, Mouza - Roynagar, J.L. No. 47, R.S. No. 175/29, being municipal Premises No. 207, South Roynagar, Police Station - Regent Park now Bansdroni, under the Kolkata Municipal Corporation Ward no. 112, District - 24 Parganas (South).



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IN WITNESS WHEREOF the parties referred to above set and subscribed their respective hands the day, month and year first above written.

Signed and Delivered in presence of

1. Gouri Sankar Chatterjee.  
2, Co-op Housing Society  
Ray Nagar (S), Bandra,   
Kolkata - 700078.

Bijendra Ray.  
Signature of the **DONOR**

2. Rohit Ray.  
4/21, Chanditala lane  
KOL - 700040

Rohit Ray  
Signature of the **DONEE**

Drafted by me :-

[Signature]  
**ADVOCATE**

Alipore Judges' Court  
Kolkata - 700 027

Computer printed by :-

[Signature]  
**MITRA XEROX & COMPUTER**  
Alipore Judges' Court  
Kolkata - 700 027



District Sub-Registrar-I  
Alipore South 24 Parganas

06 MAY 2015





BIRENDRA ROY  
Name

*Birendra Roy*  
Signature

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



MILAN SARKAR  
Name

*Milan Sarkar*  
Signature

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



Name

Signature

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



Name

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



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Alipore South 24 Parganas

06 MAY 2015



Government Of West Bengal  
Office Of the D.S.R. - I SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 01610 of 2015  
(Serial No. 02159 of 2015 and Query No. 1601L000003546 of 2015)

On 06/05/2015

**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(ii), 5 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash

Rs. 1465.00/-, on 06/05/2015

( Under Article : A(1) = 1419/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 06/05/2015 )

**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.-1,29,144/-

Certified that the required stamp duty of this document is Rs.- 7769 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty Rs. 6769/- is paid , by the draft number 267153, Draft Date 22/04/2015, Bank : State Bank of India, Alipore (calcutta), received on 06/05/2015

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

Presented for registration at 10.59 hrs on :06/05/2015, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Birendra Roy ,Executant.

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

Execution is admitted on 06/05/2015 by

1. Birendra Roy, son of Suraj Roy , Roynagar Co-operative Housing Society Ltd. , P. S- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070. By Caste Hindu. By Profession : Others
2. Milan Sarkar, son of Late Debendra Bejoy Sarkar , Roynagar Co-operative Housing Society Ltd. , P. S- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070. By Caste Hindu, By Profession : Others

Identified By Ashok Kumar Majumder, son of . . , Alipore Judges Court, Kolkata, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Hindu, By Profession: Advocate.

( Kalidas Mandal )  
DISTRICT SUB-REGISTRAR-I



( Kalidas Mandal )

DISTRICT SUB-REGISTRAR-I



**Government of West Bengal**  
**Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue**  
**Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas**  
**Signature / LTI Sheet of Serial No. 02159 / 2015, Deed No. (Book - I , 01610/2015)**

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Birendra Roy Roynagar Co-operative Housing Society Ltd. , P. S- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 06/05/2015	 LTI 06/05/2015	<i>Birendra Roy.</i> 6/5/15

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Birendra Roy Address -Roynagar Co-operative Housing Society Ltd. , P. S- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 06/05/2015	 LTI 06/05/2015	<i>Birendra Roy</i>
2	Milan Sarkar Address -Roynagar Co-operative Housing Society Ltd. , P. S- Bansdrani, Kolkata, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 06/05/2015	 LTI 06/05/2015	<i>Milan Sarkar</i>

**Name of Identifier of above Person(s)**

Ashok Kumar Majumder  
Alipore Judges Court, Kolkata, Thana:-Alipore,  
District:-South 24-Parganas, WEST BENGAL, India, Pin  
:-700027

**Signature of Identifier with Date**

*Ashok K. Majumder*  
ADV.  
6/5/15





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 7  
Page from 1340 to 1352  
being No 01610 for the year 2015.



(Kalidas Mandal) 06-May-2015  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R. - I SOUTH 24-PARGANAS  
West Bengal