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भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

S 725124

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

Add. Dist. Sub-Registrar
Utopia, South 24 Parganas

18 JAN 2016

DEED OF GIFT

THIS DEED OF GIFT made on this 18th day of January, Two

Thousand and Sixteen;

BETWEEN

59 04 JAN 2016 50/-
NO. DATE RS.
NAME Milan Sarkar
ADDRESS 6, Raynagar Cooperative Society

ADIPORE JUDGE COURT
A. K. SAMAJIK

10-70

SIGNATURE



Sign
18 JAN 2016
ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Bijendra Kumar
s/o Suraj Kumar
4/21 5 Raynagar Co-Ho So
P.S. Basdromi
P.O. - DO
KOL. 700070

{ 2 }

SRI MILAN SARKAR, son of Late Debendra Bejoy Sarkar, residing at Roynagar Co-operative Housing Society Ltd., Police Station : Bansdroni, Post Office – 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 MANOTOSH SARKAR, son of Late Beharilal Sarkar, residing at Plot No. 7, Roynagar Co-operative Housing Society Ltd., Police Station : Bansdroni, Post Office – Bansroni, 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 Deed of Sale bearing date 28.09.1991, made between Roynagar Co-operative Housing Society Ltd., therein described as Vendor of the One Part and Sri Milan Sarkar, son of Debendra Bejoy Sarkar, therein described as Purchaser of the Other Part, and Sri Sekhar Sarkar therein described as the Confirming Party, the said Roynagar Co-operative Housing Society



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18 JAN 2015

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ALIPORE, SOUTH 24 PGS.

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Ltd., for the consideration mentioned therein granted, sold, transferred, assigned and assured in favour of Sri Milan Sarkar, son of Debendra Bejoy Sarkar, **ALL THAT** piece and parcel of land being Roynagar Co-operative Housing Society Scheme (Layout), Plot No. 6, containing by ad-measurement an area 2 Cottahs, 24 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, Police Station - Regent Park, District - 24 Parganas (South), morefully described in the Schedule thereunder written, which document was registered at the office of the Registrar of Assurance at Calcuta and recorded in Book No. 1, Volume No. 344, Pages 40 to 50, Being No. 14143 for the year 1991.

AND WHEREAS after the purchase as aforesaid said Sri Milan Sarkar duly mutated his name in the records of the Kolkata Municipal Corporation and upon such mutation followed by separation the said property has been numbered as 42, South Roynagar, Police Station - Regent Part at present Bansdroni and paying taxes thereon.

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



Sign: _____

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

AND WHEREAS to avoid any future complicacy 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.

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



Signature.....

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ADDL. DIST. SUB-REGISTRAR
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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 the said property or any part of parcel thereof and



Signature.....

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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



Signature.....

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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 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



Signature.....

18 JAN 2016

ADOL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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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 FUTHERMORE 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 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. 6, containing by ad-measurement an area 2 Cottahs, 24 Sq. ft., together with



Signature.....

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ADDL. DIST. SUB-REGISTRAR
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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. 42 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 Chittaks 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. 6, 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. 42 South Roynagar, Police Station - Regent Park now Bansdroni, under the Kolkata Municipal Corporation Ward no. 112, District - 24 Parganas (South).



Signature.....

18 JAN 2016

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

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. *Rohit Roy*
4/21 Chanditola Lane
KOL-700040

Milon Sarkar
Signature of the DONOR

2. *Manidipa Chatterjee*
2. Co-Operative Housing
Society. Bansdroni
kol - 700070

Monotosh Sarkar
Signature of the DONEE

Drafted by me :-

Komaladevi
ADVOCATE

Alipore Judges' Court
Kolkata - 700 027, *2/11/20*

Computer printed by :-

Munmun Brahamick
MITRA XEROX & COMPUTER

Alipore Judges' Court
Kolkata - 700 027



Signature.....

18 JAN 2016

ADOL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

		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: MICAN SARKAR

Signature: Mican Sarkar



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

Monaish Sarkar

Name:

Signature: Monaish Sarkar

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

Name:

Signature:



Signature.....

Handwritten signature



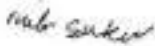
18 JAN 2016




ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.



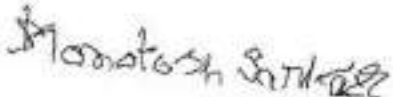
9

Seller, Buyer and Property Details

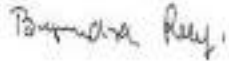
A. Donor & Donee Details

Presentant Details			
SL No.	Name, Address, Photo, Finger print and Signature of Presentant		
1	<p>Mr MILAN SARKAR Son of Late DEBENDRA BEJOY SARKAR ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070</p>	 18/01/2016 2:57:44 PM	 LTI 18/01/2016 2:57:57 PM
		 18/01/2016 2:58:15 PM	

Donor Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	<p>Mr MILAN SARKAR Son of Late DEBENDRA BEJOY SARKAR ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 18/01/2016; Date of Admission : 18/01/2016; Place of Admission of Execution : Office</p>	 18/01/2016 2:57:44 PM	 LTI 18/01/2016 2:57:57 PM
		 18/01/2016 2:58:15 PM	

Donee Details			
SL No.	Name, Address, Photo, Finger print and Signature		
1	Mr MANOTOSH SARKAR Son of Late BEHARILAL SARKAR 7 ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,; Status : Individual; Date of Execution : 18/01/2016; Date of Admission : 18/01/2016; Place of Admission of Execution : Office	 18/01/2016 2:58:43 PM	 LTI 18/01/2016 2:58:59 PM
		 18/01/2016 3:00:28 PM	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr BIRENDRA ROY Son of Mr SURAJ ROY 5 ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India,	Mr MILAN SARKAR, Mr MANOTOSH SARKAR	 18/01/2016 3:00:55 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: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, , Premises No. 42, Ward No: 112		3 Chatak	75,000/-	99,144/-	Proposed Use: Bastu, Property is on Road

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	25,000/-	30,000/-	Structure Type: Structure

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	LALMOHAN MITRA
Address	ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 160500283 / 2016

Query No/Year	16051000003289/2016	Serial no/Year	1605000347 / 2016
Deed No/Year	I - 160500283 / 2016		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Name of Presentant	Mr MILAN SARKAR	Presented At	Office
Date of Execution	18-01-2016	Date of Presentation	18-01-2016

Remarks

On 05/01/2016

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/-. Other amount Rs 1,29,144/-



(Amitava Chanda)

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

On 18/01/2016

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(ii) of Indian Stamp Act 1899.

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

Presented for registration at 13:53 hrs on : 18/01/2016, at the Office of the A.D.S.R. ALIPORE by Mr MILAN SARKAR ,Executant.

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

Execution is admitted on 18/01/2016 by

Mr MILAN SARKAR, Son of Late DEBENDRA BEJOY SARKAR, ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070. By caste Hindu, By Profession Others

Identified by Mr BIRENDRA ROY, Son of Mr SURAJ ROY, 5 ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, By caste Hindu, By Profession Others

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

Execution is admitted on 18/01/2016 by

Mr MANOTOSH SARKAR, Son of Late BEHARILAL SARKAR, 7 ROYNAGAR CO OPERATIVE HOUSING SOCIETY LTD, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST

BENGAL, India, PIN - 700070, By caste Hindu, By Profession Others
Indefied by Mr BIRENDRA ROY, Son of Mr SURAJ ROY, 5 ROYNAGAR CO OPERATIVE HOUSING
SOCIETY LTD, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST
BENGAL, India, PIN - 700070, By caste Hindu, By Profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,433/- (A(1) = Rs 1,419/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 1,433/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,769/- and Stamp Duty paid by Draft Rs 7,790/-, by Stamp Rs 50/-

Description of Stamp

1. Rs 50/- is paid on Impressed type of Stamp, Serial no 59, Purchased on 04/01/2016, Vendor named A K Samajpati.

Description of Draft

1. Rs 7,790/- is paid, by the Draft(8554) No: 000427074517, Date: 18/01/2016, Bank: STATE BANK OF INDIA (SBI), BANSDRONI.



(Amitava Chanda)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2016, Page from 7971 to 7988

being No 160500283 for the year 2016.



Digitally signed by AMITAVA CHANDA
Date: 2016.01.19 16:32:25 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 19/01/2016 16:32:24
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)