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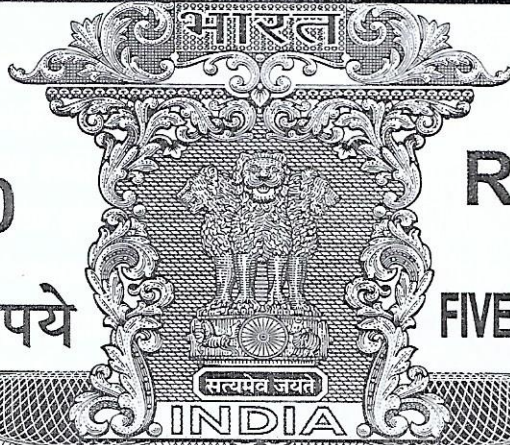
भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

A 383186

UKS
19.9.12 ✓
8-18154/1 ✓

Certified that the document is admitted to registration, The signature sheet and endorsement sheets attached to this document are the part of this document.

Additional District sub-Registrar
Cossipore, Dum Dum, North 24 Pgs

19 SEP 2012

DEED OF GIFT

THIS DEED OF GIFT made on this 19th day of September Two Thousand Twelve (2012) of the Christian Era.

BETWEEN

property.

205523

Pranoy Kumar Singha, Adv

High Court, Calcutta,

Rs. 5000

Licensed Stamp Vendor.

14 MAR 2012



[Handwritten signature]

Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. 20

19 SEP 2012

Pranoy Kumar Singha
Advocate
High Court, Calcutta

(2)

(1) **SRI KARTICK CHANDRA ROY**, son of Late Aditya Nath Roy, by faith Hindu, by Nationality- Indian, by Occupation – Retired person, residing at 15, Kshudiram Sarani, P.S. Dum Dum, Kolkata- 700 065, District 24 Parganas (North) and (2) **SMT. MINATI CHATTERJEE (ROY)**, wife of Pankaj Chatterjee and daughter Sri Kartick Chandra Roy, by faith Hindu, by Nationality- Indian, by Occupation –Housewife, residing at Nabapally, West Ichapur, Barasat, District 24 Parganas (North), hereinafter called and referred to as the “**DONORS**” (which expression shall unless ^{excluded} by or repugnant to the subject or context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**.

A N D

SRI KAMAL KRISHNA ROY, son of Kartick Chandra Roy, by faith Hindu, by Nationality- Indian, by Occupation – Retired, residing at 15, Kshudiram Sarani, P.S. Dum Dum, Kolkata- 700 065, District 24 Parganas (North), hereinafter called and referred to as the “**DONEE**” (which expression shall unless ^{excluded} by or repugnant to the subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS One Smt. Ila Rani Roy by a registered Deed of Conveyance dated 24.05.1968 which was registered at the office of Sub Registrar Cossipore Dum Dum, recorded in Book No. 1, Volume No. 62, Pages 287 to 289, Being No. 4644 for the year 1968 purchased a plot of land measuring about 3 Cottahs 2 Chittacks 11 Sq. ft. more or less lying and situated at Mouza – Gorui, P.S. Dum Dum, Dag No. 1281, Khatian No. 63, from Purna Chandra Das, Sri Ganoda Prasad Das, Sri Dinabandhu Das, Sri Chandi Charan Das, Sri Dhiraj Kumar Das.

AND WHEREAS after such purchase the said Smt. Ila Rani Roy became the owner of aforesaid property and mutated her name in the records of South Dum Dum Municipality and paying rents and taxes regularly and punctually.

AND WHEREAS after while seizing and possessing the said property the said Smt. Ila Rani Roy died intestate on 29.12.2008 leaving behind her husband Kartick Chandra Roy, son Kamal Krishna Roy and daughter Minati Chatterjee (Roy) as her only legal heirs and successors under the present Hindu law of Succession Act 1956 to which she was governed at the time of her death and having undivided 1/3rd share each of the aforesaid property.



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(3)

AND WHEREAS the said Kartick Chandra Roy, Minati Chatterjee (Roy) the Donors herein and Kamal Krishna Roy the Donee herein are well seized and possessed of and sufficiently entitled to ALL THAT piece and parcel of land measuring 3 Cottahs 2 Chittacks 11 Sq. ft. more or less together with Pucca structure measuring about 500 Sq. ft. more or less lying and situated at Mouza – Gorui, P.S. Dum Dum, Dag No. 1281, R.S. Dag No. 2329, Khatian No. 63, R.S. Khatian No. 265, under South Dum Dum Municipality being Municipal Holding No. 7, Kshudiram Sarani, Ward No. 6, in the District 24 Parganas (North), morefully described in the schedule hereunder written and hereinafter called the said property .

AND WHEREAS the Donee is the son of the Donor No. 1 and brother of the Donor No. 2 and the Donors have love, affection and confidence for the Donee .

AND WHEREAS the Donors out of love and affection and future provision of the Donee wish to make gift and transfer unto the Donee ALL THAT piece and parcel of undivided $2/3^{\text{rd}}$ share of total land measuring 3 Cottahs 2 Chittacks 11 Sq. ft. more or less together with Pucca structure measuring about 500 Sq. ft. more or less on the Ground Floor and R.T. Shed structure measuring about 500 Sq. ft. more or less on the First Floor i.e. land measuring 2 Cottahs 1 Chittacks 22 Sq. ft. more or less and Pucca structure measuring 333 Sq. ft. more or less on the Ground Floor and R.T. Shed structure 333 Sq. ft. more or less on the First Floor lying and situated at Mouza – Gorui, P.S. Dum Dum, Dag No. 1281, R.S. Dag No. 2329, Khatian No. 63, R.S. Khatian No. 265, under South Dum Dum Municipality being Municipal Holding No. 7, Kshudiram Sarani, Ward No. 6, in the District 24 Parganas (North), morefully particularly described in the Schedule hereunder written and hereinafter called the said property .

AND WHEREAS for the purpose of valuation of the said Gift is valued at Rs.2,00,000/- (Rupees Two Lakh) only .

NOW THIS DEED OF GIFT WITNESSETH that in consideration of the natural love and affection the said Donors had and still have for the Donee , the Donors do hereby, grant, convey, transfer, give and assure unto and to the use of the Donee freely and voluntarily their all rights, title benefits and interests in respect of land ALL THAT



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(4)

piece and parcel of undivided 2/3rd share of total land measuring 3 Cottahs 2 Chittacks 11 Sq. ft. more or less together with Pucca structure measuring about 500 Sq. ft. more or less on the Ground Floor and R.T. Shed structure measuring about 500 Sq. ft. more or less on the First Floor **i.e. land measuring 2 Cottahs 1 Chittacks 22 Sq. ft. more or less and Pucca structure measuring 333 Sq. ft. more or less on the Ground Floor and R.T. Shed structure 333 Sq. ft. more or less on the First Floor** lying and situated at Mouza – Gorui, P.S. Dum Dum, Dag No. 1281, R.S. Dag No. 2329, Khatian No. 63, R.S. Khatian No. 265, under South Dum Dum Municipality being Municipal Holding No. 7, Kshudiram Sarani, Ward No. 6, in the District 24 Parganas (North), morefully and clearly described in the schedule hereinbelow so as to be entitled to exercise all the rights incidental to such ownership and to exclusive possession of the said property as aforesaid without any hindrance or interference from the Donors or any person or persons claiming through under or in trust for them TOGETHER WITH all rights and liberties of way and passage for the Donee and his servants, occupiers, tenants, visitors, invitees, guests and other person or persons authorized by the Donee in the said property and all other appendages and appurtenances belonging to the said property enjoyed therewith and the enjoyment of the rights, privileges, easements, quasi –easements, appendages whatsoever for the use and occupation of the said property TO HAVE AND TO HOLD the said property unto and to the use of the Donee his, legal heirs, executors, administrators, legal representatives and assigns absolutely and forever AND THAT the Donee accepted this gift being party hereto and executing these presents.

THE DONORS HEREBY COVENANTS WITH THE DONEE AND DECLARE AS FOLLOWS :-

1. The Donors have not in any way transferred, encumbered or made any agreement with anybody to transfer or encumber their said property hereby transferred by way of Gift and that notwithstanding any act deed matter or thing by the Donors or executed or suffered to the contrary, the Donors are absolutely seized and possessed of or otherwise well and sufficiently entitled to an estate equivalent to an absolute estate of inheritance in free simple in possession to the said property and every part thereof .



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2. That Notwithstanding any act, deeds matters and things as aforesaid the Donors have good right, full power absolute authority and indefeasibly title to grant , convey transfer the said property, mentioned in schedule herein below hereby gifted or expressed or intended so to be unto and to the use of the Donee in the manner aforesaid accordingly to the true intent and meaning of these presents .
3. That the Donee his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter shall hold, possess and enjoy the said property every part thereof and to receive the rents, issues and profits thereof without any lawful eviction, hindrance interruptions, disturbance, claim or demand whatsoever form or by the Donors or any person or persons lawfully or equitably claiming any right of estate thereof .
4. That the said gifted property is free and clear and absolutely acquitted, exonerated , discharged and released or otherwise by the Donors and the Donee will be sufficiently saved, defended and indemnified from and against all manner and other charges, mortgages, claims, demands, liens, lispendences, attachments and encumbrances whatsoever made and suffered by the Donors or any of their ancestors or predecessors in the title to the said property or any person or persons lawfully or equitably claiming as aforesaid.
5. That the Donors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said Gift property or any part thereof , under or in trust for the Donors or his any predecessors 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 the Donee and executed all such acts, deeds and things whatsoever for further betterment and more perfectly assuring the said gifted 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 this Deed of Gift as shall or may be reasonably required.



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(6)

6. The Donee shall have absolute right to sell transfer, mortgage gift or let out the said property and Donee has absolute right to mutate his name in the records of South Dum Dum Municipality and settlement office in respect of the said property.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of undivided 2/3rd share of total land measuring 3 Cottahs 2 Chittacks 11 Sq. ft. more or less together with Pucca structure measuring about 500 Sq. ft. more or less on the Ground Floor and R.T. Shed structure measuring about 500 Sq. ft. more or less on the First Floor i.e. land measuring 2 Cottahs 1 Chittacks 22 Sq. ft. more or less and Pucca structure measuring 333 Sq. ft. more or less on the Ground Floor and R.T. Shed structure 333 Sq. ft. more or less on the First Floor lying and situated at Mouza – Gorui, P.S. Dum Dum, J.L. No. 16, R.S. No. 21, Touzi No. 164, 63, Dag No. 1281, R.S. Dag No. 2329, Khatian No. 63, R.S. Khatian No. 265, within the local limits of South Dum Dum Municipality being Municipal Holding No. 7, Kshudiram Sarani, Ward No. 6, under A.D.S.R. Cossipore Dum Dum in the District 24 Parganas (North), TOGETHER WITH all sorts of rights, easements, privileges and appurtenances whatsoever belonging to or enjoyed therewith and appurtenant thereto and reputed so to be the easement right in common passage of the said plot of land in question for ingress and egress and for laying telephone, water and electric connection, through under or over the said paths and passages together with all sorts of easement rights of air light etc., delineated as shown in the plan attached herewith and marked with colour RED border which shall be treated as part of this Deed of Gift and butted and bounded as follows: -

ON THE NORTH : By 14th ft wide Kshudiram Sarani.
ON THE SOUTH : By House of Bhaskar Das.
ON THE EAST : By House of Sankar Chakraborty and Naren Biswas.
ON THE WEST : By House of Kalipada Chakraborty.



✓

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(7)

IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seals on this day month and year first above written.

SIGNED SEALED AND DELIVERED

By the parties at Kolkata

In the presence of

WITNESSES :-

1. Parikaj Kumar Chatterjee
West 9chapur
Po:- Nabapalli
Barasat.
24 Parganas (N)
KOL- 700126.

1. LTI of Kartick Chandra Roy
by the son of P.K. Singha
2. Minati Chatterjee (ROY)

SIGNATURE OF THE DONORS

2. Kun Kum Roy
15, K+N, Banerjee Road
South Subhas Nagar
P.O. Rakindra Nagar,
KOL- 700065

I gladly accept the gifted property

Kamal Krishna Roy
SIGNATURE OF THE DONEE

Deed prepared by:

Pronoy Kumar Singha
Pronoy Kumar Singha
Advocate
High Court, Calcutta
9830236264 (Mobile)



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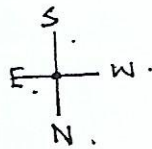
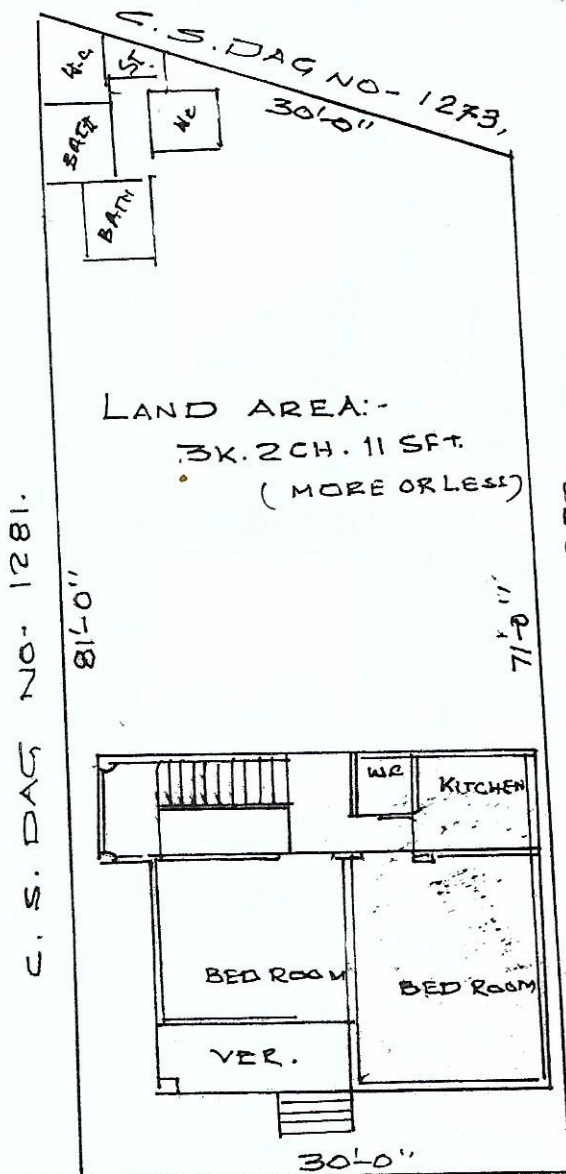
SITE PLAN OF LAND WITH EXISTING BUILDING AT.
 R.S. Dag No, 2329
 MOUZA - GARUL, J.L. NO-16, C.S. DAG NO-1281, KHATIAN NO-63.
 R.S. Khatian 265
 WARD NO-6, HOLDING NO-7 KSHUDIRAM SARANI.
 KOLKATA-700065. P.S. DUMDUM. DIST. NORTH 24 P45.
 UNDER SOUTH DUM DUM MUNICIPALITY.

TOTAL PROPERTY.

GIFTED UNDIVIDED 2/3RD SHARE

LAND - 3K. 2CH. 11 SFT.
 GROUND FLOOR. R.C.C. AREA-500, SFT.
 1ST. TILE SHED. AREA- 500, SFT.

LAND - 2 K. 1CH. 22 SFT.
 GROUND FLOOR - 333. SFT.
 1ST FLOOR - 333 SFT.



1. LTI of Kartick chandra Roy by the son of P.K. Sinha

2. Minati Chatterjee (ROY)

DONORS. SIGNATURE

Kamal Krishna Roy
 DONEES SIGNATURE.

PLAN TRACED
 S. DES
 CIVIL D/178
 L. 131



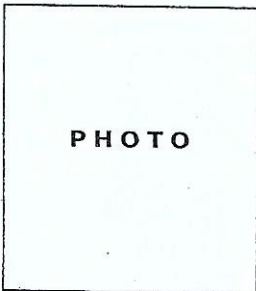
Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. NO

19 SEP 2012

SPECIMEN FORM FOR TEN FINGERPRINTS



LTI of Kartick
Chandra Roy by the pen
of P.K. Singha



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

Minati Chatterjee (Roy)

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

Kemal Krishna Roy

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

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

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Addl. District Sub-Registrar
Cossipore, Dum Dum, 24 Pgs. NO







19 SEP 2012

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the A.D.S.R. COSSIPORE DUMDUM, District- North 24-Parganas
Signature / LTI Sheet of Serial No. 10469 / 2012, Deed No. (Book - I , 09596/2012)

Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Kamal Krishna Roy 15, Khudiram Sarani, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065	 19/09/2012	 LTI 19/09/2012	<i>Kamal Krishna Roy</i> 19.9.12

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

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Kartick Chandra Roy Address -15, Khudiram Sarani, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065	Self	 19/09/2012	 LTI 19/09/2012	<i>LTI of Kartick Chandra Roy by the pen of P.K. Sinha</i>
2	Minati Chatterjee (Roy) Address -Nabapally West Ichapur Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India,	Self	 19/09/2012	 LTI 19/09/2012	<i>Minati Chatter (Roy)</i>
3	Kamal Krishna Roy Address -15, Khudiram Sarani, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065	Self	 19/09/2012	 LTI 19/09/2012	<i>Kamal Krishna Roy</i> 1

Name of Identifier of above Person(s)
 Aronoy Kumar Singha
 High Court, P.O. :- ,District:-Kolkata, WEST BENGAL,
 India,

Signature of Identifier with Date

Aronoy Kumar Singha
19.9.12



(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPORE DUMDUM



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 09596 of 2012
(Serial No. 10469 of 2012)

On

Payment of Fees:

On 19/09/2012

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. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

Payment of Fees:

Amount By Cash

Rs. 14050.00/-, on 19/09/2012

(Under Article : A(1) = 14036/- ,E = 14/- on 19/09/2012)

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.-12,76,506/-

Certified that the required stamp duty of this document is Rs.- 6403 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty Rs. 1405/- is paid, by the draft number 973190, Draft Date 14/09/2012, Bank Name State Bank of India, SHAMBAZAR, received on 19/09/2012

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

Presented for registration at 12.31 hrs on :19/09/2012, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Kamal Krishna Roy ,Claimant.

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

Execution is admitted on 19/09/2012 by

1. Kartick Chandra Roy, son of Late Aditya Nath Roy , 15, Khudiram Sarani, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065, By Caste Hindu, By Profession : Retired Person
2. Minati Chatterjee (Roy), wife of Pankaj Chatterjee , Nabapally West Ichapur Barasat, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, , By Caste Hindu, By Profession : House wife
3. Kamal Krishna Roy, son of Kartick Chandra Roy , 15, Khudiram Sarani, Kolkata, Thana:-Dum Dum, P.O. :- ,District:-North 24-Parganas, WEST BENGAL, India, Pin :-700065, By Caste Hindu, By Profession : Retired Person

Identified By Pronoy Kumar Singh, son of - High Court, P.O. :- ,District:-Kolkata, WEST BENGAL, India, , By Caste: Hindu, By Profession: Advocate.




(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM



Government Of West Bengal
Office Of the A.D.S.R. COSSIPORE DUMDUM
District:-North 24-Parganas

Endorsement For Deed Number : I - 09596 of 2012
(Serial No. 10469 of 2012)

(Utpal Kumar Basu)
A. D. S. R. COSSIPORE DUMDUM


LTI of Kartick chandra
Roy by the pen of P.K. Singh

Minati Chatterjee (Roy)
Kamal Krishna Roy




(Utpal Kumar Basu)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 22
Page from 5259 to 5272
being No 09596 for the year 2012.



U.K.
(Utpal Kumar Basu) 20-September-2012
A. D. S. R. COSSIPORE DUMDUM
Office of the A.D.S.R. COSSIPUR (DUMDUM)
West Bengal.