

2353/1

9980



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

C 579776



Handwritten notes and signatures: '12.8.10', '9700', and a signature.

Gift/20070

**DEED OF GIFT**

14.08.10

**THIS DEED OF GIFT** made on this 12<sup>th</sup> day of August. Two Thousand and Ten **BETWEEN SMT. JYOTI BHATTACHARJEE** wife of Sri Sudhir Bhattacharjee, by faith Hindu, by occupation - Business, residing at P-40, Bangur Avenue, Block - 'A', Police Station - Lake Town, Kolkata - 700 055, Indian Citizen, hereinafter called the **DONOR**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrator, representatives and assigns) of the **ONE PART**.

2353

Handwritten signature and date: '12/8/10' and '700'.

ক্রমিক নং 1573

তারিখ 11-8-2010

মূল্যঃ 10000

নামঃ Jyoti Bhattacharya

বিত্তিকঃ P-20 Bangur Avenue P.S. Lake Town. KOL-55

ডেডারঃ Rangita Paul

লিখিতভাবে স্বাক্ষরিত হইয়াছে  
কামিনীপুর সমস্যা প্রতিবেদন আর অফিস

ডেডারের নাম - রঞ্জিতা পাল

ট্রেজারির নং -

তারিখঃ 09 AUG 2010

স্টাম্প বহিঃস্থ

এটি লিখিত হইয়াছে

স্টাম্প বহিঃস্থ

Jyoti Bhattacharya

150000



1299C

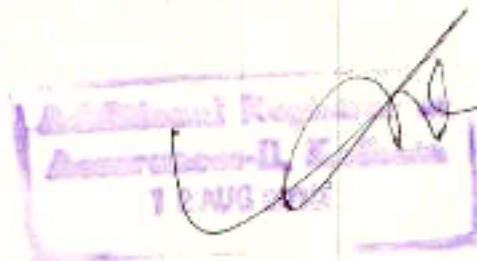
Jyoti Bhattacharya

1299A

Behasini Bhattacharya



Ujjal Kanti Das  
5/0 4. Khitish ch. Bas  
63/21 Kum Kum Rd.  
KOL-74,  
Business.





Government Of West Bengal  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

Endorsement For Deed Number : I - 09980 of 2010  
(Serial No. 08353 of 2010)

On 12/08/2010

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

Presented for registration at 19.25 hrs on :12/08/2010, at the Private residence by Jyoti Bhattacharjee  
,Executant.

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

Execution is admitted on 12/08/2010 by

1. Jyoti Bhattacharjee, wife of Sudhir Bhattacharjee , Bangur Ave, A, P-40, Cal, Thana:-Lake Town,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 , By Caste Hindu, By  
Profession : Business
2. Debasish Bhattacharjee, son of Sudhir Bhattacharjee , Bangur Ave, A, P-40, Cal, Thana:-Lake Town,  
District:-North 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700055 , By Caste Hindu, By  
Profession : Business

Identified By Ujjal Kanti Das, son of Lt K Ch Das, Dumdum Rd, 63/21, Cal, District:-North  
24 Parganas, WEST BENGAL India, P.O. :- Pin :-700074 , By Caste: Hindu, By Profession: Business.

( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II

On 13/08/2010

**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 for Gift in  
Favour of family members has been assessed at Rs. - 2136521/- for the chargeability of the stamp duty  
and registration fees

Certified that the required stamp duty of this document is Rs.- 10693 /- and the Stamp duty paid as  
Impressive Rs - 1000/-

( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II

On 14/08/2010

**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),5 of Indian Stamp Act 1899.

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 23496/- E = 7/- J = 55/- M(a) = 25/- M(b) = 4/- on  
14/08/2010



( Tarak Baran Mukherjee )  
ADDL REGISTRAR OF ASSURANCES-II

14/08/10  
EndorsementPage 1 of 2

14/08/2010 15:15:00



**Government Of West Bengal**  
Office Of the A. R. A. - II KOLKATA  
District:-Kolkata

**Endorsement For Deed Number : I - 09980 of 2010**  
**(Serial No. 08353 of 2010)**

**Deficit stamp duty**

Deficit stamp duty Rs. 9700/- is paid 07344611/08/2010 State Bank of India, NAGERBAZAR DUM DUM,  
received on 14/08/2010

( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II



( Tarak Baran Mukherjee )  
ADDL. REGISTRAR OF ASSURANCES-II

14.08.10

**AND**

**SRI DEBASISH BHATTACHARJEE** son of Sri Sudhir Bhattacharjee, by faith - Hindu, by Occupation - Business, residing at P-40, Bangur Avenue, Block - A, Police Station - Lake Town, Kolkata - 700 055, Indian Citizen, hereinafter called the **DONEE**, (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrator, representatives and assigns) of the **OTHER PART**.

WHEREAS one Matangini Deb was absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area 02.6362 acre in respect of Khatian No. 184 of Mouza - Bagjola, Police Station - Dum Dum, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Sale dated 08<sup>th</sup> December 1897 and registered at Dum Dum Sub-registration office in Book No. I, Volume No. 12, Pages 200 to 203, being No. 1743 for the year 1897 one Tulsi Das Dey purchased the said land measuring 2.6362 Acre in respect of Khatian No. 184 of Mouza - Bagjola from the said Matangini Debi free from all encumbrances.

AND WHEREAS the said Tulshi Das Dey died intestate leaving his wife Haridasi Dasi and only son Sri Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Smt. Haridasi Dasi died in the year 1933 and leaving the said Lalit Mohan Dey as his only heirs.

AND WHEREAS the said Lalit Mohan Dey died leaving his three sons Sri Lakshmi Kanto Dey, Sri Durga Kanti Dey, Sri Srikanto Dey as his only heirs.

AND WHEREAS the said Lakshmi Kanto Dey and two others were absolutely seized and possessed of or well and sufficiently entitled to ALL THAT piece or parcel of land measuring an area 2.6362 acre in respect of Khatian No. 184 of Mouza - Bagjola in the District of 24-Parganas (North) and office of the Sub-registrar, Cossipore, Dum Dum and recorded in their name in the Revisional Settlement record and recorded in their names in the Local Municipality and Collector 24-Parganas and paying the rents and taxes regularly.



*[Handwritten signature]*  
Additional Registrar of  
Assurances, Calcutta  
12 AUG 1910

AND WHEREAS the said Lakshmi Kanto Dey and two others executed a Deed of Agreement dated 9<sup>th</sup> December 1967 for the amicable Partition the above mentioned property.

AND WHEREAS by a Deed of Settlement dated 4<sup>th</sup> July 1975 and registered at Assurances of Calcutta in Book No. I, Volume No. 69, Pages 236 to 247, Being No. 3907 for the year 1975 the said Lakshmi Kanto Dey transferred his allotted property in favour of his wife Smt. Dipti Dey with separate arrangement and with the terms and conditions stated therein.

AND WHEREAS by a Deed of Sale dated 20<sup>th</sup> June 1976 and registered at the office of the Sub-registrar Cossipore, Dum Dum in Book No. I, Volume No. 58, Pages 252 to 256, being No. 4209 for the year 1976, the said Smt. Dipti Dey with Sri Lakshmi Kanto Dey, Sri Durga Kanto Dey, Sri Srikanto Dey, sold, transferred, granted, conveyed and assign in favour of Sri Santosh Kumar Karmakar ALL THAT piece or parcel of land measuring an area 04 Cottahs 12 Chittaks 04 Sq.ft; in Plot No. 2 and in respect of dag No. 639 and Khatian No. 184 of Mouza - Bagjola more particularly described in the schedule thereunder written, absolutely and free from all encumbrances.

AND WHEREAS by a Deed of Conveyance dated 22<sup>nd</sup> day of June 1976 registered at the office of the Sub-Registrar, Cossipore Dum Dum copied in Book No. I, Volume No. 82, Pages 17 to 21, being No. 4207 for the year 1976 Sri Lakshmi Kanta Dey, Durga Kanta Dey, Srikanta Dey and Smt. Dipti Dey sold, transferred and conveyed to Sri Sudhir Bhattacharjee ALL THAT piece or parcel of land measuring an area 04 Cottahs 11 Chittaks 19 Sq.ft; comprised in C.S. Dag No. 639 under C.S. Khatian No. 184, at Mouza - Bagjola Police Station - Dum Dum, Holding No. 223/A, Dum Dum Cossipore Road, Police Station - Dum Dum, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance dated 14<sup>th</sup> day of March 1978 registered at the office of the District Registrar, Alipore copied in Book No. I, Volume No. 70, Pages 1 to 9, Being No. 1351 for the year 1978 the said Sri Santosh Kumar Karmakar sold, transferred and conveyed to S.B. Engineering Company, a proprietorship firm, represented by its proprietor Sri Sudhir Bhattacharjee ALL THAT piece or parcel of land measuring an area 04 Cottahs 12 Chittaks 04 Sq.ft; comprised in Dag No. 639 under Khatian No. 184 at Mouza - Bagjola, Police Station - Dum Dum,



Additional Registrar of  
Companies, Calcutta  
12 AUG 1976



Holding No. 223/A, Dum Dum Road, Within the limit of South Dum Dum Municipality in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance registered at the office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. I, Volume No. 110, Pages 27 to 30, Being No. 6963 for the year 1970 the said Lakshmi Kanta Dey and two others sold, transferred and conveyed to Smt. Ava Rani Das ALL THAT piece or parcel of land measuring an area 01 Cottah 13 Chittaks comprised in C.S. Dag No. 638 under C.S. Khatian No. 184 at Mouza - Bagjola, Police Station - Dum Dum, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance registered at the office of the Sub-Registrar, Cossipore, Dum Dum copied in Book No. I, Volume No. 54, Pages 41 to 45, being No. 3470 for the year 1971 the said Ava Rani Das sold, transferred and conveyed to Sri Sudhir Bhattacharjee ALL THAT piece or parcel of land measuring an area 01 Cottah 13 Chittaks comprised in C.S. Dag No. 638 under C.S. Khatian No. 184, at Mouza - Bagjola, Police Station - Dum Dum, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Conveyance registered at the office of the Sub-Registrar, Cossipore Dum Dum copied in Book No. I, Volume No. 27, Pages 119 to 124, Being No. 1307 for the year 1976 the said Sudhir Bhattacharjee sold, transferred and conveyed to Sri Anil Chitrakar ALL THAT piece or parcel of land measuring an area 01 Cottah 13 Chittaks comprised in C.S. Dag No. 638 under C.S. Khatian No. 184, at Mouza - Bagjola, Police Station - Dum Dum, in the District of 24-Parganas (North).

AND WHEREAS by a deed of Conveyance dated 1<sup>st</sup> day of December, 1978 registered at the office of the Sub-registrar, Cossipore, Dum Dum copied in Book No. I, Volume No. 165, Pages 32 to 39, Being No. 6957 for the year 1978 the said Sri Anil Chitrakar sold, transferred and conveyed to S.B. Engineering Company registered by its proprietor Sri Sudhir Bhattacharjee ALL THAT piece or parcel of land measuring an area 01 Cottah 13 Chittaks comprised in C.S. Dag No. 638, R.S. Dag No. 3173 under C.S. and R.S. Khatian No. 184, Holding No. 225, Dum Dum Road, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North).

AND WHEREAS thus by diverse purchase Sri Sudhir Bhattacharjee, proprietor of S.B. Engineering Company, became the owner of the plot of land measuring an area



*[Handwritten signature]*  
12 AUG 1970

11 Cottahs 04 Chittaks 23 Sq.ft; with shed and duly recorded his name under Holding No. 311, Dum Dum Cossipore Road, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North).

AND WHEREAS by a Deed of Gift dated 25.03.1999, registered at the office of the District Registrar Barasat, copied in Book No. 1, Volume No. 43, Pages 200 to 213, Being No. 2119 for the year 1999, Sri Sudhir Bhattacharjee granted, transferred and assigned to Smt. Jyoti Bhattacharjee and Sri Debasish Bhattacharjee ALL THAT piece or parcel of land measuring an area 11 Cottahs 04 Chittaks 23 Sq.ft; comprised in C.S. Dag No. 638, 639, R.S. Dag No. 3173, C.S. & R.S. Khatian No. 184, with one Asbestos Shed Rooms at Mouza - Bagjola, Premises No. 225, Dum Dum Cossipore Road, Holding No. 311, Dum Dum Cossipore Road, Police Station - Dum Dum, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North), morefully and particularly described in the schedule hereunder written.

AND WHEREAS after obtaining the said property Smt. Jyoti Bhattacharjee and Sri Debasish Bhattacharjee, duly mutated their names in the records of South Dum Dum Municipality being Holding No. 242, Dum Dum Cossipore Road.

AND WHEREAS Smt. Jyoti Bhattacharjee and Sri Debasish Bhattacharjee, the parties herein, are thus well seized and possessed of or otherwise well and sufficiently entitled to the Bastu land measuring an area 11 Cottahs 04 Chittaks 23 Sq.ft; comprised in C.S. Dag No. 638, 639, R.S. Dag No. 3173, C.S. & R.S. Khatian No. 184, with one Asbestos Shed Room measuring an area 500 Sq.ft; at Mouza - Bagjola, Premises No. 225, Dum Dum Cossipore Road, Holding No. 311(old) 242(new), Dum Dum Cossipore Road, Police Station - Dum Dum, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North), morefully and particularly described in the schedule hereunder written and enjoying the same with good right absolute power of ownership and has every right to transfer the same to anybody in anyway.

AND WHEREAS Smt. Jyoti Bhattacharjee, the Donor herein, in consideration of her natural love and affection for her only son, the Donee herein, and to avoid future litigation, the Donor is desirous of and have decided fully and voluntarily to grant, transfer and assign to the Donee by way of Gift ALL THAT piece or parcel of undivided  $\frac{1}{2}$ (half) share in the Bastu land measuring an area 11 Cottahs 04 Chittaks 23 Sq.ft; i.e; **05 Cottahs 10 Chittaks 11.5 Sq.ft**; comprised in C.S. Dag No. 638, 639, R.S. Dag No. 3173, C.S. & R.S. Khatian No. 184, with one-storied old building measuring an



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18/11/2018

area 1000 Sq.ft; i.e; **500 Sq.ft**; at Mouza - Bagjola, Premises No. 225, Dum Dum Cossipore Road, Holding No. 311(old) 242(new), Dum Dum Cossipore Road, Police Station - Dum Dum, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North), more fully and particularly described in the schedule hereunder written absolutely free from all encumbrances that the Donee may hold the same absolutely and forever.

AND WHEREAS for the purpose of stamp duty said property has been valued at **Rs. 90,000/-** (Rupees Ninety Thousand only).

**NOW THIS INDENTURE WITNESS AS FOLLOWS: -**

In consideration of her natural love, affection which the Donor has for her only son, the Donee herein, and in pursuance of the said agreement the Donor doth hereby freely and voluntarily grant, transfer, assure and assign by way of Gift unto the Donee ALL THAT piece or parcel of undivided  $\frac{1}{2}$ (half) share in the Bastu land measuring an area 11 Cottahs 04 Chittaks 23 Sq.ft; i.e; **05 Cottahs 10 Chittaks 11.5 Sq.ft**; comprised in C.S. Dag No. 638, 639, R.S. Dag No. 3173, C.S. & R.S. Khatian No. 184, with one-storied old building measuring an area 1000 Sq.ft; i.e; **500 Sq.ft**; at Mouza - Bagjola, Premises No. 225, Dum Dum Cossipore Road, Holding No. 311(old) 242(new), Dum Dum Cossipore Road, Police Station - Dum Dum, within the limits of South Dum Dum Municipality, in the District of 24-Parganas (North), (hereinafter called the said property) more particularly described in the second schedule hereunder written TOGETHER WITH all rights liberties privileges easements and appurtenances whatsoever to the said property belonging or in anywise appertaining or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and all the right title and interest claim and demand in the property to hold the same with the right to Sell, Mortgage hereby granted conveyed transferred assured and assigned or expressed so to be unto the Donee absolutely and forever free from all encumbrances.

**The Donor doth hereby covenant with Donee as follows: -**

(1) That the interest which the Donor doth hereby profess to transfer subsist and notwithstanding any act deed matter or thing by the Donor done committed or executed or knowingly suffered to the contrary the Donor have good right full power and absolute authority to grant, convey, transfer assure and assign the said property unto the Donee in manner aforesaid.



*[Handwritten signature]*  
KANCELARIA  
1 2 3 4 5 6 7 8 9 10 11 12

(2) That the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy subject as aforesaid the said property and receive the rents issues and profits thereof without any lawful eviction interruption disturbance claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming form under or in trust for the Donor.

(3) The Donee will be entitled to sell, mortgage or otherwise deal in the said property or any part thereof.

(4) That the said property is freed and discharged from all encumbrances whatsoever made or suffered by the Donor or any persons lawfully or equitably claiming as aforesaid.

(5) That the Donor and all persons having or lawfully or equitably claiming and right title estate and interest whatsoever in the said property and any part thereof for under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done or executed all such acts deeds things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the Donee in manner aforesaid as shall or may be reasonably required.

I, the Donee herein, am accepting this Gift on signing in these presents.

**SCHEDULE AS REFERRED TO HEREINABOVE**

(Description of the entire property)

**ALL THAT**, piece or parcel of undivided  $\frac{1}{2}$ (half) share in the Bastu land measuring an area 11 Cottahs 04 Chittaks 23 Sq.ft; i.e; **05 Cottahs 10 Chittaks 11.5 Sq.ft**; comprised in C.S. Dag No. 638, 639, R.S. Dag No. 3173, C.S. & R.S. Khatian No. 184, with one-storied old building measuring an area 1000 Sq.ft; i.e; **500 Sq.ft**; at Mouza - Bagjola, Premises No. 225, Dum Dum Cossipore Road, Holding No. 311(old) 242(new), Dum Dum Cossipore Road, Police Station - Dum Dum, within the limits of South Dum Dum Municipality, Addl. District Sub-Registrar Office Cossipore, Dum Dum, and according to the settlement records of rights finally published the plot is comprised at Parganas - Kalikata, J.L. No. 21, R.S. No. 68, Touzi No. 182, in the district of 24-Paraganas (North).



Additional Registrar  
Assurances, Calcutta  
28UG 270

A handwritten signature in black ink is written over the purple stamp, appearing to be a cursive name.



**The said plot of land is butted and bounded as follows: -**

ON THE NORTH : Other's Land  
ON THE SOUTH : Dum Dum Road.  
ON THE EAST : 15' feet Common Passage.  
ON THE WEST : 15' feet Common Passage.

**IN WITNESSES WHEREOF**, the parties hereto have set and subscribed their hands the day, month and year first above written.

Signed sealed and Delivered by the said Donor at Kolkata in the presence of :

*Syahi Bhattacharya*

1. *Sudhish Bhattacharya*  
40 Bangur Avenue.  
Block - A. Kol - 55,

2. *Ujjal Kanti Das*  
63/21 Ann Ann Rd.  
Kol - 74.

Signed sealed and Delivered by the said Donee at Kolkata in the presence of :

*Debarish Bhattacharya*

1. *Sudhish Bhattacharya*

2. *Ujjal Kanti Das*

Englamed/Drafted by :-

*A. K. Das*  
Adv.  
C.M.S. Court,














*[Handwritten Signature]*  
Additional Registrar of  
Assurances-II, Calcutta  
12 AUG 2010












SIGNATURE OF THE  
PRESENTANT/  
EXECUTANT/SELLER/  
BUYER/CAJMENT  
WITH PHOTO

# UNDER RULE 44A OF THE I.R. ACT 1908

N. B. - LH BOX - SMALL TO THUMB PRINTS  
R.H. BOX - THUMB TO SMALL PRINTS

 <i>pyth Bhattacharya</i>	LH.					
	RH.					

ATTESTED: *pyth Bhattacharya*

 <i>Debasish Bhattacharya</i>	LH.					
	RH.					

ATTESTED: *Debasish Bhattacharya*

PHOTO	LH.					
	RH.					

ATTESTED :

ORDER RULE 44 OF THE AIR ACT 1938  
BY THE SECRETARY OF DEFENSE  
FOR THE PURPOSES OF THE AIR ACT 1938



*[Handwritten signature]*  
Additional Registrar of Assurances-II, Albany  
12 AUG 1970

SITE PLAN OF LAND WITH ONE STORED OLD BUILDING, AT MODZA:  
BAGJOLA. J.L. NO. 21. R.S. DAG NO. 68. 3173. C.S. DAG NO. 638. 639.  
KHATIAN NO. 184. P.S. DUM DUM. IN WARD NO. 330, HOLDING NO. 252  
DUM DUM COSSIPORE ROAD. KOL: 74. UNDER SOUTH DUM  
MUNICIPALITY. DIST: 24 PGLS (N). SCALE: 1" = 32'-0"

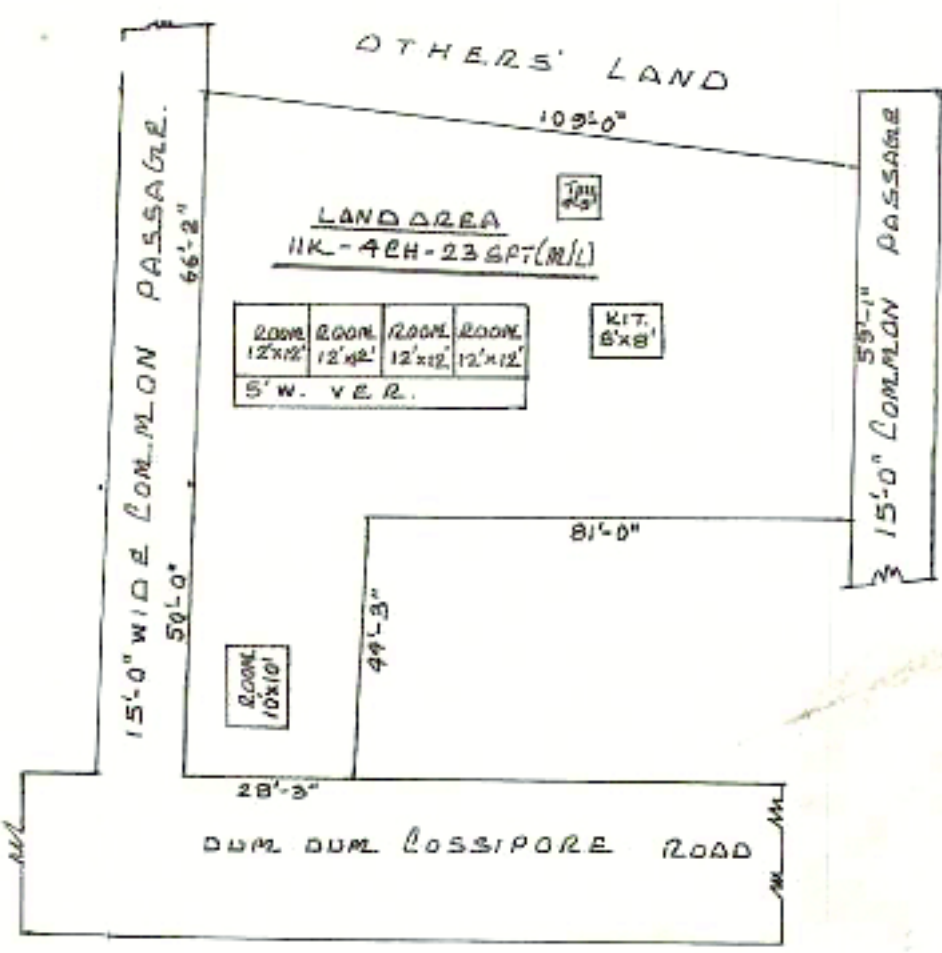
TOTAL AREA OF LAND: 11K-4CH-23 SFT (M/L) (MAKED R/O)  
GIFTED UNDIVIDED 1/2 SHARE I.E: 5K-10CH-12 SFT (M/L)  
TOTAL BUILDING AREA: 1000 SFT (M/L)  
GIFTED UNDIVIDED 1/2 SHARE I.E: 500 SFT (M/L)



*Prof. Bhattacharya*

DONOR:  
MRS. JYOTI BHATTACHARJEE.

*Debasis Bhattacharjee*  
DONEE:  
MR. DEBASIS BHATTACHARJEE



*Debasis Bhattacharjee*  
 (SIG. OF DONEE)

*Prof. Bhattacharya*  
 (SIG. OF DONOR)

INScribed BY  
S. DAS.  
 01.08.10. G. (100)

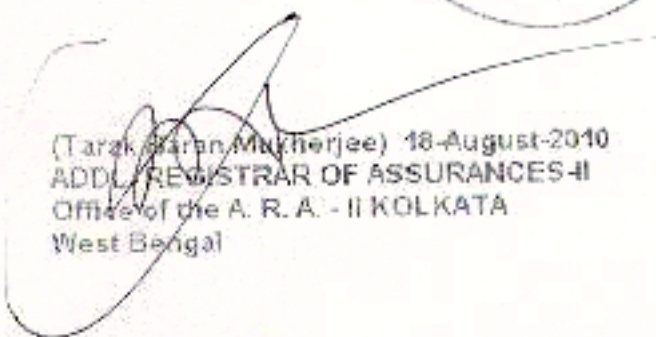


*[Handwritten signature]*  
Additional Registrar of  
Assurances-II, Calcutta  
2 AUG 1916

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 31  
Page from 4453 to 4466  
being No 09980 for the year 2010.



  
(Taraksharan Mukherjee) 18-August-2010  
ADDL REGISTRAR OF ASSURANCES-II  
Office of the A. R. A. - II KOLKATA  
West Bengal