

S-02316/2011

I 1795/11

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V.C. Case No. 466 Dt. 24/6/11 488320

J (I) Rs. 250

J (II) Rs. 250

Total Ps. 500

Realised on 27/6/11

D.S. R-I  
Alipore South 24 Pgs.  
27/6/11

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

Dist. Sub-Registrar-I  
Alipore, South 24 Parganas

27.6.11

DEED OF GIFT

THIS DEED OF GIFT made this the 24<sup>th</sup> day of June  
Two Thousand and Eleven;

BETWEEN

contd.....p/2.

contd.....p/3

22 JUN 2011

Serial No. 15364 Date  
Name Basanti Ghosh  
Address 49, Sankar Chandra  
P.O. Kolar  
Value Rs. 1000  
BIDYU BHADRA  
License Stamp Vendor  
Alipore Judges' Court, 24 Pgs (S)

License Stamp

Vendor Signature

- Ratna Mitra

1402



1402  
24/6/11

- Ratna Mitra

1403



- Basanti Ghosh



District Sub-Registrar-1  
Alipore, South 24 Parganas

24 JUN 2011

Rita Dutta  
Walt Partho Dutta  
Saniam Model town  
P.O. Sonarpur  
Kolar

SMT. BASANTI GHOSH, wife of Late Sukesh Ranjan Ghosh, by faith Hindu, by occupation House-wife, residing at 3, Ibrahimpur Road, under Police Station Jadavpore, Kolkata-700 032, at present residing at 49, Central Road, under Police Station Jadavpur, Kolkata -700 032, in the District of South 24-Parganas hereinafter called and referred to as the "D O N O R" (which expression shall unless excluded by or repugnant to the subject or context be deemed mean and to include her heirs, executors, administrators and/or legal representatives) of the ONE PART;

- A N D -

SMT. RATNA MITRA wife of Sri Deepak Mitra, by faith Hindu, by occupation House-wife, residing at 333, Jodhpur Park, under Police Station Lake, Kolkata - 700 068 in the District of South 24-Parganas hereinafter referred to as the "D O N E E" (which expression shall unless excluded by or repugnant to the subject or context be deemed mean and to include her heirs, executors, administrators, legal representatives and/or nominee or assigns) of the OTHER PART ;

W H E R E A S :

- A. One Surat Neha Bibi wife of Late Nababjan Mollah of Arrackpur was the absolute bonafide recorded owner of ALL THAT piece and parcel of the land lying and situated at Mouza : Ibrahimpur, J.L.No. 36, Touzi No.239, Pargana Khaspur, under C.S.Khatian



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Nos. 113 & 114, in C.S.Dag Nos.132 & 133, under Police Station Tollygunge, in the District of 24-Parganas by paying the rates and taxes regularly to the Authority concerned.

B. By virtue of a registered conveyance made between the said Surat Neha Bibi therein mentioned as the Vendor of the One part and Sri Gopal Chandra Chakraborty therein mentioned as the Purchaser of the Other Part and for the valuable consideration mentioned therein the said Surat Neha Bibi sold, conveyed, transferred, assigned and assured to and unto the said Sri Gopal Chandra Chakraborty ALL THAT piece and parcel of the land lying and situated at Mouza Ibrahimpur, J.L.No. 36, Touzi No.239, Pargana Khaspur under C.S.Khatian Nos.113 & 114 in C.S.Dag Nos.132 & 133, under Police Station Tollygunge, in the District of 24-Parganas and the said conveyance was registered in the Office of the District Registrar at Alipore and recorded in Book No.1, Volume No.81, pages 24 to 26, Being No. 2922 for the year 1934.

C. The said Sri Gopal Chandra Chakraborty who during his life time and at the time of his death was a Hindu Governed by the Dayabhaga School of Hindu Law died intestate some time in the year 1940 leaving his surviving Smt.Bela Chakraborty as wife of Smt. Pratima Chatterjee as only daughter as his only heirs and legal representatives to inherit the said property as per the law of inheritance then prevail-



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-ing amongst the Hindus Governed by the Dayabhaga School of Hindu Law of Bengal School of Hindu Law.

- D. By virtue of a registered conveyance bearing dated 11.03.1983 made between Smt.Bela Chakraborty therein mentioned as the Vendor of the One part. Smt.Basanti Ghosh therein mentioned as the Purchaser of the Other Part and Smt.Pratima Chatterjee therein mentioned as the Confirming party of the Another part and for the valuable consideration mentioned therein the said Smt.Bela Chakraborty with the confirmation of the said Smt.Pratima Chatterjee sold, conveyed, transferred assigned and assured to and unto the said Smt.Basanti Ghosh ALL THAT piece and parcel of the land measuring an area 06 Cottahs 05 Chhitaks be the same a little more or less together with partly two storied and partly one storied building standing thereon lying and situated at Mouza Ibrahimpur, J.L.No.36, Touzi No.239, Pargana Khaspur under C.S.Khatian Nos. 113 & 114, in C.S.Dag Nos.132 & 133, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No.49, Central Road, Kolkata-700 032, under Police Station : Tollygunge now Jadavpur, in the District of South 24-Parganas, K.M.C.Assessee No. 21-096-03-0042-7 and the said Conveyance was registered in the Office of the District Sub-Registrar at Alipore and recorded in Book No.1, Volume No. 104, Pages 289- , Being No. 3455 for the year 1983.

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- E. While seized and possessed of the aforesaid property the present Donor mutated her name in the record of the Kolkata Municipal Corporation and the said property is known named and numbered as Municipal Premises No.49, Central Road, under Ward No.96 and paying the rates and taxes regularly to the Authority concerned.
- F. Thus the present Donor lawfully seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of the land measuring an area 06 Cottahs 05 Chhitaks be the same a little more or less together with partly two storied and partly one storied building standing thereon lying and situated at Mouza Ibrahimpur, J.L.No.36, Touzi No. 239, Pargana Khaspur, under C.S.Khatian Nos.113 & 114, in C.S.Dag Nos.132 & 133, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No.49, Central Road, Kolkata-700 032, under Police Station Tollygunge now Jadavpur, in the District of South 24-Parganas as absolute owner thereof and free from all encumbrances, charges, lien, lispendans, vesting, requisition, acquisition, attachment or any other defect in title of whatsoever nature.
- G. The Donor out of her natural love and affection expressed her desire for her daughter to make a Gift in favour of the Donee ALL THAT piece and parcel of the land measuring an area 06 Cottahs 05 Chittaks be



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the same a little more or less together with partly two storied and partly one storied building standing thereon measuring an area 2500 Sq.ft. lying and situated at Mouza Ibrahimpur, J.L.No.36, Touzi No. 239, Pargana Khaspur under C.S.Khatian Nos.113 & 114 in C.S.Dag Nos.132 & 133, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No.49, Central Road, Kolkata-700 032, under Police Station Tollygunge now Jadavpur, in the District of South 24-Parganas morefully and particularly described in the Schedule hereunder written.

NOW THIS DEED OF GIFT WITNESSETH that in consideration of natural love and affection which the DONOR had and still have for the DONEE and the DONOR out of her own free will without any misrepresentation, fraud, coercion or undue influence from anybody whatsoever do hereby and hereunder voluntarily transfer, convey, assign and assure unto and in favour of the DONEE ALL THAT piece and parcel of the land measuring an area 06 Cottahs 05 Chittaks be the same a little more or less together with partly two storied and partly one storied building standing thereon measuring an area 2500 Sq.ft. lying and situated at Mouza Ibrahimpur, J.L.No.36, Touzi No.239, Pargana Khaspur, under C.S.Khatian Nos.113 & 114, in C.S.Dag Nos.132 & 133, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No.49, Ram Thakur Road formerly known as Jadavpur Central Road, Kolkata-700 032, under Police Station Tollygunge now Jadavpur, in the District of South 24-Parganas

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morefully described in the Schedule hereunder written and delineated in the MAP or PLAN annexed hereto and bordered 'RED' and hereinafter referred to as " the said demarcated and specified portion of the Premises" OR HOWSOEVER OTHERWISE the said demarcated and specified portion of the said premises now is or are or was or were situated or butted, bounded, called, known numbered, described or distinguished TOGETHER WITH all rights and benefits and advantages of ancient or otherwise and other rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said premises or any part thereof belonging to or in anywise appertaining thereto or with the same usually held possessed of, used, occupied or enjoyed or reputed to belong or be appurtenant thereto AND the reversion and reversions, remainder and remainders, rents, issues & profits thereof and every part thereof TOGETHER FURTHER- MORE all 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 premises and every part thereof TO HAVE AND TO HOLD the said premises and every part thereof hereby transferred or expressed and intended so to be with all rights, benefits, members and appurtenances unto and to the use of the DONEE her heirs, executors, legal representatives and/or assigns for ever freed and discharged from all encumbrances, lien, charges, attachments, vesting, lispence, liabilities or any other defects in title by the DONOR

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well and sufficiently indemnified of and against the same or any other not specified herein created or suffered by the DONOR or her predecessors in title and the DONOR doth hereby for herself, her heirs, executors, administrators, legal representatives covenants with the DONEE her heirs, executors, legal representatives and/or assigns THAT NOTWITHSTANDING any act deed or thing whatsoever by the DONOR or by any of her ancestors in title done or executed or knowingly suffered to the contrary, she the DONOR had at all material time heretobefore and now have full power absolute authority and indefeasible title to grant, transfer, assign and assure the said demarcated and specified portion of the said premises hereby granted, transferred, assigned and assured or expressed or intended so to be unto and to the use of and in favour of the DONEE her heirs, executors, legal representatives and/or assigns in the manner aforesaid AND THAT the DONEE and her heirs, executors, legal representatives and/or assigns shall and may at all times hereafter hold, own, possess and enjoy the said demarcated and specified portion of the said premises and every part thereof together with all right to sell, gift, lease out, let out, mortgage and/or to transfer the said property or part of it and to deal with the said property or part of it according to the sweet will of the DONEE and to receive rents issues and benefits therefrom without any lawful eviction, hinder, interruptions, disturbances, claim or demand whatsoever from

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or by the DONOR or anybody AND THAT the DONOR and every body or otherwise lawfully or equitably claiming any estate or interest under or in trust for the DONOR or from or under any of her ancestors or predecessors in title SHALL AND WILL from time to time and at all time hereafter at the request and costs of the DONEE her heirs, executors, legal representatives and/or assigns do and execute or cause to be done, executed and performed all such acts, deeds and things whatsoever for further better and more perfectly assuring the said demarcated and specified portion of the said premises and every part thereof according to the true intent and meaning of these presents or as shall or may be reasonably required AND FURTHER THAT the DONOR shall keep in proper safe custody all available deeds, pattahs, monuments and documents of title relating to the said demarcated and specified portion of the said premises and/or the said premises so as to ensure proper maintenance without being obliterated in any manner whatsoever unless prevented by any natural calamity or fire, riot or any other unavoidable circumstances and shall at all reasonable request and costs of the DONEE her heirs, executors, legal representatives and/or assigns produce and/or caused to produced all or any of such deeds, monuments pattahs and documents of title for inspection and production before all or any authority and provide true copies thereof without any claim or demand of whatsoever nature AND THAT the DONOR her heirs, executors, administrators and assigns do or execute or cause to be done or executed of such lawful

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acts deeds and things whatsoever or further or more effectually and perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this DEED and that the DONEE accept the gift of the said property hereunder made as testified by them being party hereto and executing these presents. For ascertainment of Stamp Duty value of the property is determined as Rs.10,00,000/- (Rupees Ten lacs) only.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of Bastu land measuring an area 06 Cottahs 05 Chhitaks be the same a little more or less together with 75 years old dilapidated partly two storied and partly one storied building standing thereon measuring an area 2500 Sq.ft. lying and situated at Mouza Ibrahimpur, J.L.No.36, Touzi No.239, Pargana Khaspur under C.S.Khatian Nos.113 & 114 in C.S.Dag Nos.132 & 133, within the present limit of the Kolkata Municipal Corporation at Municipal Premises No.49, Central Road, Kolkata-700 032, under Police Station Tollygunge now Jadavpur, Sub-Registry Office at Alipore, in the District of South 24-Parganas now known as Municipal Premises No.49, Ram Thakur Road formerly known as Jadavpur Central Road, Kolkata-700 032 under K.M.C.Ward No. , which is delineated with 'RED' border in the annexed site Plan/Map and butted and bounded in the following manner :

On the NORTH : CENTRAL ROAD

On the SOUTH : PREMISES NO. 49/2, CENTRAL ROAD

Bosanti Aksh



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Basanti Mishra

On the EAST : EAST ROAD

On the WEST : PREMISES NO 49/A, CENTRAL ROAD

IN WITNESS WHEREOF the DONOR has executed this DEED OF GIFT and delivered the same to the DONEE who has also executed the same on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
by the within name DONOR at  
Kolkata in the presence of:

1. Priti Datta  
Alipur Judge  
Cent Rd 14-27
2. Jayanti Pramanick  
Garh Main Road

Basanti Mishra

DONOR

The DONEE has accepted this  
GIFT unconditionally on this  
day of , 2011.

Ratna Mitra

DONEE

Drafted by me.

Jahn Basu

Advocate  
Judges' Court, Alipore  
Kolkata-700 027.

Typed by-

D. Chakraborty  
Judges' Court, Alipore  
Kolkata-700 027.



District Sub-Registrar-1  
Alipore, South 24 Parganas

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

Endorsement For Deed Number : I - 01795 of 2011  
(Serial No. 02316 of 2011)

On

Payment of Fees:

On 24/06/2011

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

Presented for registration at 16.50 hrs on :24/06/2011, at the Private residence by Ratna  
Claimant.

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

Execution is admitted on 24/06/2011 by

1. Basanti Ghosh, wife of Late Sukesh Ranjan Ghosh , 3, Ibrahimpur Road, Kolkata, Thana:-Jade  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700032 , By Caste Hind  
Profession : House wife

2. Ratna Mitra, wife of Deepak Mitra , 333., Jodhpur Park, Kolkata, Thana:-Lake, District:-  
24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700068 , By Caste Hindu, By Profession :  
wife

Identified By Rita Dutta, wife of Late Partha Dutta, Garia Model Town, Kolkata, Thana:-Son  
District:-South 24-Parganas, WEST BENGAL, India, P.O. :- , By Caste: Hindu, By Profession  
Clerk.

( Humayun Ali )  
DISTRICT SUB-REGISTRAR-I

On 27/06/2011

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under sched  
Article number : 33(i),5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0/-, on 27/06/2011

Amount by Draft

1. Rs. 47475/- is paid , by the draft number 152101, Draft Date 24/06/2011, Bank Name State  
India, ALIPORE COURT TREASURY BR, received on 27/06/2011
2. Rs. 47475/- is paid , by the draft number 152100, Draft Date 24/06/2011, Bank Name State  
India, ALIPORE COURT TREASURY BR, received on 27/06/2011

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

Endorsement For Deed Number : I - 01795 of 2011  
(Serial No. 02316 of 2011)

3. Rs. 47475/- is paid , by the draft number 152099, Draft Date 24/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
  4. Rs. 47475/- is paid , by the draft number 152098, Draft Date 24/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
  5. Rs. 47475/- is paid , by the draft number 152097, Draft Date 24/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
  6. Rs. 47475/- is paid , by the draft number 152096, Draft Date 24/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
- ( Under Article : A(1) = 284804/- , E = 14/- , H = 28/- , M(b) = 4/- on 27/06/2011 )

**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.- 25890038/- for the chargeability of the stamp duty and registration fees.

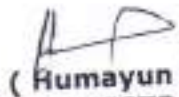
Certified that the required stamp duty of this document is Rs.- 129470 /- and the Stamp duty paid as: Impresive Rs.- 1000/-

**Deficit stamp duty**

Deficit stamp duty

1. Rs. 43170/- is paid, by the draft number 152024, Draft Date 23/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
2. Rs. 43170/- is paid, by the draft number 152023, Draft Date 23/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011
3. Rs. 43170/- is paid, by the draft number 152025, Draft Date 23/06/2011, Bank Name State Bank of India, ALIPORE COURT TREASRY BR, received on 27/06/2011

( Humayun Ali )  
DISTRICT SUB-REGISTRAR-I

  
( Humayun Ali )  
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EndorsementPage 2 of 2

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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 9  
Page from 610 to 627  
being No 01795 for the year 2011.













  
(Humayun Ali) 27-June-2011  
DISTRICT SUB-REGISTRAR-I  
Office of the D.S.R.-I SOUTH 24-PARGANAS  
West Bengal

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name .....

Signature .....

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Banwari Singh*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name *Ratna mitra*

Signature *R. Mitra*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



~~District Sub-Registrar-1  
Alipore, South 24 Parganas~~

24 JUN 2011