

08242/14

NC-1670/14

2-8019/14



9-10th म प्रिचिबज्ज पश्चिम बंगाल WEST BENGAL

B 214884

Certified that the document is admitted to Registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Registrar
Alipore, South 24 Parganas

12

DEED OF GIFT

23 JUL 2014

THIS DEED OF GIFT is made this the 17th day of July, Two Thousand Fourteen (2014) A. D.; BETWEEN (1) SMT. JOYEETA HALDER (PAN AFJPH9750E), wife of Sri Dibakar Halder, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 87/2, Halderpara Road, Budge Budge, Kolkata - 700 137, (2) SMT. RANITA HALDER (PAN AKVPH5891B), wife of Sri Monojit Halder, by faith Hindu, by occupation Housewife, residing at 73B, Halderpara Road, Budge Budge, Kolkata - 700 137, (3) SMT. SANGEETA SARKAR (PAN FEYPS7857Q), wife of Sri Shantanu

Joyeeta Halder.

Ri

no. 1610 Date 8/7/2014
Sold to Joyeeta Halder. & a
of 872 Halderpara RD, bridge budge,
Rupees 5000/- Kay-137.

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

Rs - 5000/-

Joyeeta Halder.



4367

Joyeeta Halder.



4368

Ranita Halder.



4370

Sangeeta Sarkar.



4369

Rita Bhuiya

Samiran Banerjee
Advocate

Alipore Judges' Court
Kolkata-700 027



District Sub-Registrar-II
Alipore, South 24 Parganas

22 JUL 2014

Sarkar, by faith Hindu, by occupation Housewife, residing at Desbandhu Chittaranjan Road, Budge Budge, Kolkata - 700 137, hereinafter jointly called and referred to as the **DONORS** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**

A N D

SMT. RITA BHUIYA (PAN BUVPB2511D), wife of Late Ashok Bhuiya, by faith Hindu, by occupation Housewife, residing at 87/2, Halderpara Road, Budge Budge, Kolkata - 700 137, hereinafter called and referred to as the **DONEE** (which term or expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include her respective heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**

WHEREAS one Kanailal Halder and Nandalal Halder both sons of Late Kashi Nath Halder jointly seized possessed and enjoyed the land measuring 1 Cottah 12 Chittacks and common passage measuring 4 Chittacks in total 2 Cottahs a little more or less along with other land of the said Khatian comprised in R. S. Khatian No. 735 and R. S. Dag No. 755 in Mouza Garbhukta Nandanpur, District 24 Parganas now South 24 Parganas, Police Station Budge Budge each having undivided $\frac{1}{2}$ share therein and the said land was finally published in the record of rights in the name of the said two brothers, hereinafter called as the said entire property.

AND WHEREAS said Kanailal Halder while in possession along with his co-sharer died intestate surviving him his only son

Joyeeta Halder.



[Signature]
District Sub-Register-II
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Dhirendra Nath Halder, none else to inherit his undivided $\frac{1}{2}$ share in the said entire property according Dayabhaga School of Hindu Law by which he was governed at the time of his death.

AND WHEREAS said Dhirendra Nath Halder during his life time bequeath his said undivided $\frac{1}{2}$ share in the said entire property in favour of his wife Smt. Mrinalini Dasi by his last will and testament dated 4th Baisakh 1346 B. S. appointing his wife said Mrinalini Dasi as executrix of his said last Will.

AND WHEREAS after death of said Dhirendra Nath Halder his said wife Smt. Mrinalini Dasi as executrix of the said Will obtained probate from the Hon'ble High Court, Calcutta and used to enjoy the said $\frac{1}{2}$ share in the said entire said property as sole and absolute owner thereof along with her other $\frac{1}{2}$ share holder of the said entire property.

AND WHEREAS facing inconveniences of the joint property said Smt. Mrinalini Dasi filed a partition suit for partition of her deceased husband Dhirendra Nath Halder in the Court of 1st Sub-Judge at Alipore and the same was numbered as T. S. 71 of 1951 against her other co-sharers namely Monmonath Halder, Ashutosh Halder and Narendra Nath Halder and the preliminary decree passed on 25.07.1952.

AND WHEREAS said Monmotha Halder filed a suit for injunction against the said preliminary decree in the Court of 1st Sub-Judge at Alipre being Title Suit No. 35 of 1954. Subsequently the said Suit was transferred in the first Additional District Judge at Budge Budge and numbered as T. S. 1 of 1956 and decreed against said Monmotha Nath Halder.

Joyeeta Halder.

AND WHEREAS being aggrieved said Monmotha Nath Halder preferred and appeal before the Hon'ble High Court at Calcutta against the said Decree of the said 1st Additional District Judge Budge Budge and the said appeal was registered as numbered 26 of 1957 and judgement of said appeal also passed by the Hon'ble High Court, against said Monmotha Nath Halder.

AND WHEREAS during pendency of the said Smt. Mrinalini Dasi on 12.06.1961 sold transferred and conveyed her said ½ share on the basis of the said preliminary decree passed by the 1st Sub-Judge at Alipore, in Title Suit No. 71 of 1951, in favour of (1) Sri Lalit Mohan Halder, (2) Sri Bhabani Prasad Halder, (3) Sri Shibani Prasad Halder and (4) Sri Kamal Krishna Halder.

AND WHEREAS thereafter said purchasers substituted in the said Title Suit No. 71 of 1951 of the 1st Sub-Judge at Alipore in place of said Smt. Mrinalini Dasi and prayed for final decree.

AND WHEREAS on 26.06.1970 the final decree was passed in the said Partition Suit No. 71 of 1951 and by virtue of said final decree the entire land comprised in R. S. Dag No. 755, R. S. Khatian No. 735 of Mouza Garbhukta Nandanpur, Police Station Budge Budge, District South 24 Parganas exclusively in favour of said 4 brothers namely (1) Sri Lalit Mohan Halder, (2) Sri Bhabani Prasad Halder, (3) Sri Shibani Prasad Halder and (4) Sri Kamal Krishna Halder.

AND WHEREAS thereafter said Sri Sudhangshu Halder and Himangshu Halder both sons of Late Narendra Nath Halder filed a suit for injunction and setting aside the said final decree and asked for further partition of the lands comprised in Dag No.755 of Khatian No.735 of Mouza Garbhukta Nandanpur, before the 10th Sub-Judge at

Joyeela Halder.

Alipore in T.S. 113 of 1984 and the said suit also dismissed by the said 10th Sub-Judge at Alipore on 24.07.1985.

AND WHEREAS while in joint possession and enjoyment of the said property said three brothers namely Bhabani Prasad Halder, Shibani Prasad Halder and Kamal Krishna Halder on 23.04.1976 by a Deed of Release in Book No. I, Volume No. 26, Pages 273 to 188, being No. 2202 for the year 1976 of Budge Budge released and/or transferred all their undivided $\frac{3}{4}$ joint share in favour of their other brother Sri Lalit Mohan Halder.

AND WHEREAS thus said Lalit Mohan Halder became the sole and absolute owner in respect of the land comprised in R. S. Dag No. 755, R. S. Khatian No. 735 at Mouza Garbhukta Nandanpur within Police Station Budge Budge, District South 24 Parganas hereinafter called and referred to as the said property.

AND WHEREAS by Deed of Conveyance dated 18th January, 1986 said Lalit Mohan Halder sold, transferred and conveyed in favour of **Ashok Kumar Bhuniya** son of Mathur Chandra Bhuniya of of 87/2, Halderpara Road, Budge Budge, District South 24 Parganas in respect of all his right title and interest in the said plot of land measuring **3 Cottahs and the drain and common passage measuring 6 Chittacks in total 3 Cottahs 6 Chittacks**, a little more or less lying and situated in R. S. Dag No. 755, R. S. Khatian No. 735 at Mouza **Garbhukta Nandanpur** within Police Station Budge Budge, District South 24 Parganas for valuable consideration mentioned therein since registered in Book No. I, Volume No. 14, Pages 394 to 403, Being No. 762, for the year 1986 of Alipore, 24 Parganas, which is more fully described in the Schedule thereunder written as well as in the **First**

Joyeeta Halder.

Schedule hereunder written and hereinafter called and referred to as the 'said property'.

AND WHEREAS while in peaceful possession and enjoyment of the said land as sole and absolute Owner thereof said Ashok Bhuiya died intestate on 17.05.1999 leaving behind surviving him his wife Smt. Rita Bhuiya and three daughters namely, (1) Joyeeta Halder, wife of Dibakar Halder, (2) Ranita Halder, wife of Monojit Halder and (3) Sangeeta Sarkar, wife of Santanu Sarkar, none else to inherit his entire estate including the said land **measuring 3 Cottahs 6 Chittacks 0 Square Foot**, described in the **First Schedule** hereunder written according to Dayabhaga School of Hindu Law by which he was governed at the time of his death, each having undivided $1/4^{\text{th}}$ share therein.

AND WHEREAS while in peaceful possession and enjoyment of the said property said three married daughters of Late Ashok Kumar Bhuiya express their intention to make an absolute gift in respect of their undivided respective $1/4^{\text{th}}$ share in total $3/4^{\text{th}}$ share in the said Plot of land **measuring 3 Cottahs 6 Chittacks 0 Square Foot**, a little more or less, **together with the structure measuring 200 Square Feet** made of brick wall tile shed standing thereon in favour of their mother Smt. Rita Bhuiya and said Smt. Rita Bhuiya also agreed to accept the said gift from her said three married daughters, the Donors herein.

AND WHEREAS the Donors are none but the married daughters of the Donee and daughters of Late Ashok Kumar Bhuiya.

Joyeeta Halder.

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That the Donors bearing natural love and regard towards the Donee who is none but the beloved mother of the Donors and bearing in full possession of their sense out of their own free will and volition do hereby make an absolute and **unconditional gift of undivided 3/4th share** of the land measuring **3 Cottahs 6 Chittacks 0 Square Foot**, more or less together with the **structure measuring 200 Square Feet**, made of brick wall tile shed lying and situated in part of **R. S. Dag No. 755, under R. S. Khatian No. 735, L. R. Khatian No. 130/1, Holding No. 24/12 Shahid Khudiram Bose Road, Kolkata 700 137 at Mouza Garbhukta Nandanpur, within Police Station Budge Budge, District South 24 Parganas, within Ward No. 12 of the Budge Budge Municipality, more fully described in the First Schedule** hereunder written and hereinafter called the "said Property" of which the present value is **Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand)** only and the Donee has also accepted this Gift by expressing his intention to do so to be held and enjoyed by him **AND** the **DONORS** out of their own free will and voluntary action hereby divest themselves of all their right title interest and possession in respect of their undivided 3/4th share in the said land and property, described in the **Second Schedule** hereunder written out of the **First Schedule** hereunder written with right to mortgage, gift, develop and with heritable and transferable right including every claim and demand whatsoever of in the said **Second Schedule** property or in any part thereof **TOGETHER WITH** all the profits, benefits and other advantages of the Donors in respect of the said property gifted to the Donee **AND** the **DONEE** shall at all times hereafter peaceably and quietly possess and enjoy the said **Second Schedule** property and the Donee shall manage the said property to the exclusion of the Donors

Joyeela Halder.

and shall therefore receive the profits, rents, issues of the land and structures thereof without any interruptions claims demands whatsoever from or by the Donors or their heirs, successors or legal representatives **AND** the **DONEE** from this moment become the Owner with possession in the said **Second Schedule** property in entirety by virtue of this Gift and shall be entitled to mutate his name in the office records of the Budge Budge Municipality and B. L. & L. R. O., South 24 Parganas and in any office or offices of the Government, private or statutory authority or in any other place or places as would be required by excluding the name of the Donors including her predecessor-in-interest **AND** further that the said Donors shall and will from time to time and at all times hereafter at the request and expenses of the said Donee execute and cause to be done or executed all such acts, deeds and things whatsoever for further or more perfectly assuring the said property hereditaments and every part thereof unto and to the use of the said Donee in the manner aforesaid as shall or may be reasonably required.

2. The Donors have delivered the physical possession of the said property described in the **Second Schedule** hereunder written, to the Donee and the Donee hereby confirm that she has accepted the Gift of said property hereunder made as testified by her being a party hereto and executing these presents.

3. The estimated value of the property hereby gifted is Rs. 4,50,000/- (Rupees Four Lakh Fifty Thousand) only.

FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring 3 Cottahs 6 Chittacks 0 Square Foot, a little more or less together with the structure measuring 200 Square Feet made of brick wall tile shed

Joyector Houlder.

with cemented floor lying and situated in part of R. S. Dag No. 755, under R. S. Khatian No. 735, L. R. Dag No. 960, L. R. Khatian No. 130/1, Touzi No. 353, J. L. No. 8, R. S. No. 33, at Mouza Garbhukta Nandanpur, Holding No. 24/12, Shahid Kudhiram Bose Road, Kolkata 700 137, within Police Station Budge Budge, District South 24 Parganas, within Ward No. 12 of the Budge Budge Municipality, together with all easement and measurement right attached thereto including common passage and drain and the proportionate rent of 56 paise payable to the District Collectorate South 24 Parganas on behalf of the Govt. of West Bengal, delineated with RED border line on the Map or Plan annexed herewith and which is butted and bounded as follows :-

- ON THE NORTH** : By land of R. S. Dag No. 758.
ON THE EAST : By land of Smt. Nabanita Sengupta.
ON THE SOUTH : By 12 Feet wide common passage.
ON THE WEST : By land of Smt. Rita Bhuiya.

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the gifted property being undivided 3/4th share)

ALL THAT land measuring 2 Cottahs 8 Chittacks 22 Square Feet a little more or less together with the structure measuring 150 Square Feet, made of brick wall tile shed with cemented floor together with all easement and quasi easement right attached thereto including common passage and drain lying and situated in part of R. S. Dag No. 755, under R. S. Khatian No. 735, L. R. Khatian No. 130/1, Touzi No. 353, J.L. No. 8, R.S. 33, Holding No. 24/12, Sahid Khudiram Bose Road, Kolkata 700 137, at Mouza Garbhukta Nandanpur, within Police Station Budge Budge, District South 24 Parganas,

Joyeela Halder.

GIFT DEED PLAN OF PLOT NO. - (A4). JOYEETA HALDER, RANITA HALDER, SANGEETA SARKAR, D/O. LATE ASHOK BHUIYA, AT HOLDING NO. - 24/11, SHAHID KHUDIRAM BOSE ROAD, IN PART OF R.S. DAG NO - 755, L. R. DAG NO - 960, UNDER R.S. KHATIAN NO - 735, L. R. KHATIAN NO. -130/1, MOUZA- GARBHUKTA NANDANPUR, J.L. NO - 08, R.S NO - 33, TOUJI NO - 353, UNDER BUDGE BUDGE MUNICIPALITY, WARD NO-12, P.S. - BUDGE BUDGE, DIST- 24, PARGANAS (S), KOL-137,

LAND MARKED WITH RED BORDER OF 

DEED NO -762/1986.

TOTAL LAND = 3 KH. 0 CH. 0 SFT.

DRAIN WITH COMMON PASSAGE = 0 KH. 6 CH. 0 "

TOTAL AREA OF LAND = 3 KH. 6 CH. 0 SFT.

SCALE := 1" 30'-0"

> N

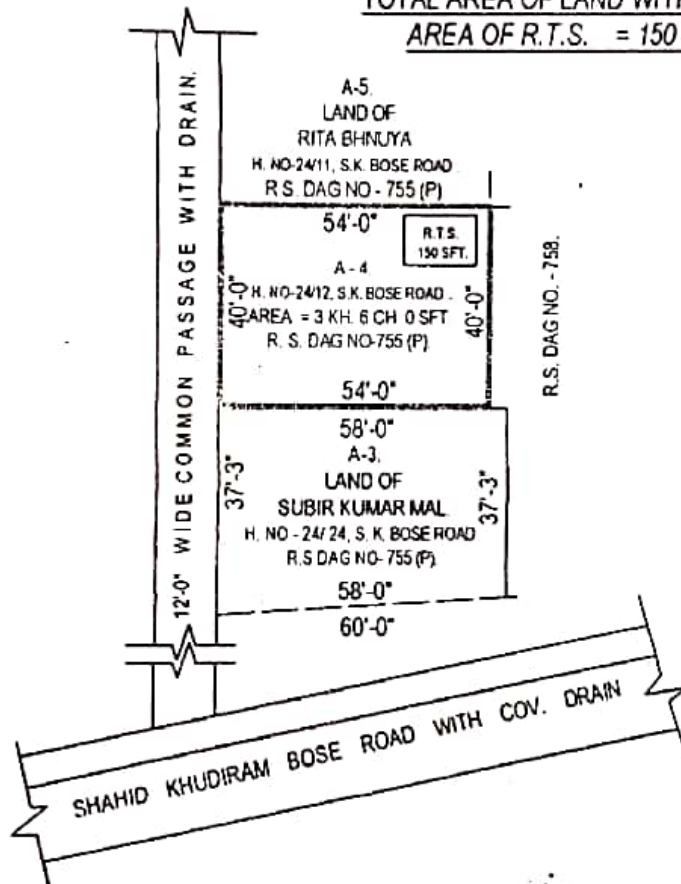
GIFTED AREA UNDIVIDED 3/4 Th. SHAIR.

OUT OF TOTAL LAND = 2 KH. 4 CH. 00 SFT.

DRAIN WITH COMMON PASS. = 0 KH. 4 CH. 22 SFT.

TOTAL AREA OF LAND WITH C.P. = 2 KH. 8 CH. 22 SFT. ✓

AREA OF R.T.S. = 150 SFT.




NAME OF DONORS	SIGNATURE
JOYEETA HALDER	Joyeeta Halder.
RANITA HALDER	Ranita Halder.
SANGEETA SARKAR	Sangeeta Sarkar.

NAME OF DONEE	SIGNATURE
RITA BHUIYA	Rita Bhuiya

ANUDEEP PANDIT
 Planner, Estimator & Surveyor
 43/1/D. D.P.J.M. Road,
 Budge Budge, 24 Pgs (S), Kol 137
 Regd No. B.B.M 1925
 DRAWN BY




District Sub-Registrar-II
Alipore, South 24 Parganas

22 JUL 2014

within Budge Budge Municipality, Ward No. 12, comprising the First Schedule above referred to.

IN WITNESS WHEREOF the Donors and the Donee hereto have subscribed their respective hands and seals to this Deed of Gift the day, month and year first above written.

SIGNED SEALED AND DELIVERED

by the abovenamed Parties in Kolkata

in the presence of :

1. *Sangit Das*
178/2 Dhanmatula-
Road Kol - 700137

2. *Deepak Ghosh*
29/1/A, Halden Para Road
Budge Budge,
Kolkata - 700137.

1. *Joyela Halder.*
2. *Ranita Halder.*
3. *Sangeeta Sarkar.*

(SIGNATURE OF THE DONORS)

I do hereby accept the Gift.

Rita Bhunia

(SIGNATURE OF THE DONEE)

Drafted by

Sauirani Banerjee

Advocate

Alipore Judges' Court,
Kolkata - 700 027.

Typed by :

Asim Maity

NEW VIJAYA

10, Old Post Office Street,
Kolkata - 700 001.



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

Endorsement For Deed Number : I - 08019 of 2014
(Serial No. 08242 of 2014 and Query No. 1602L000014989 of 2014)

On 17/07/2014

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

Presented for registration at 21.10 hrs on :17/07/2014, at the Private residence by Joyeeta Halder , one of the Executants.

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

Execution is admitted on 17/07/2014 by

1. Joyeeta Halder, wife of Dibakar Halder , 87/2 Halderpara Rd, Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
 2. Ranita Halder, wife of Monojit Halder , 73b Halderpara Rd, Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
 3. Sangeeta Sarkar, wife of Shantanu Sarkar , Deshbandhu Chittaranjan Rd, Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
 4. Rita Bhuiya, wife of Late Ashok Bhuiya , 87/2 Halderpara Rd, Thana:-Budge Budge, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700137, By Caste Hindu, By Profession : House wife
- Identified By Samiran Banerjee, son of . , Alipore Judges Court, Thana:-Alipore, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027, By Caste: Muslim, By Profession: Advocate.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

On 23/07/2014

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:

Amount by Draft

1. Rs. 13279/- is paid , by the draft number 089450, Draft Date 07/07/2014, Bank Name State Bank of India, MOMINPUR, received on 23/07/2014
 2. Rs. 1595/- is paid , by the draft number 041579, Draft Date 10/07/2014, Bank Name State Bank of India, KIDDERPORE, received on 23/07/2014
- (Under Article : A(1) = 14828/- , E = 14/- , H = 4/- , M(b) = 4/- on 23/07/2014)

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.-13,48,236/-



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

23/07/2014 17:23:00

Endorsement Page 1 of 2



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

Endorsement For Deed Number : I - 08019 of 2014
(Serial No. 08242 of 2014 and Query No. 1602L000014989 of 2014)

Certified that the required stamp duty of this document is Rs.- 6761 /- and the Stamp duty paid as:
Impresive Rs.- 5000/-

Deficit stamp duty

Deficit stamp duty

1. Rs. 1039/- is paid , by the draft number 089446, Draft Date 07/07/2014, Bank : State Bank of India, MOMINPUR, received on 23/07/2014
2. Rs. 722/- is paid , by the draft number 041575, Draft Date 10/07/2014, Bank : State Bank of India, KIDDERPORE, received on 23/07/2014

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

23/07/2014 17:23:00












Endorsement Page 2 of 2

Certificate of Registration under section 60 and Rule 69.












Registered in Book - I
CD Volume number 11
Page from 4583 to 4598
being No 08019 for the year 2014.














(Malay Chakraborty)  24-July-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal

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












Name Joyeeta HALDER
 Signature Joyeeta Halder

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

Name RANITA HALDER
 Signature Ranita Halder

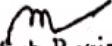
		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name SANGETA SARKAR
 Signature Sangeta Sankar

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

Name RITA BHUIYA
 Signature Rita Bhuiya




District Sub-Register-II
Alipore, South 24 Parganas

22 JUL 2014