

117

Swapan & Tapan

11/11/21

3



पश्चिम बंगाल WEST BENGAL

H 890193

Certified that the above-mentioned  
 document is a true and correct copy  
 of the original document as per  
 the records of the office of the  
 Registrar, West Bengal, and that  
 the same has been duly registered  
 in the office of the Registrar, West Bengal.

Additional Registrar  
 Sudhakar Das

27 NOV 2014

**DEED OF GIFT**

THIS DEED OF GIFT made this the 27<sup>th</sup> day of NOVEMBER Two Thousand  
 and Fourteen (2014) BETWEEN SMT. TRIPTIKANA ROY, wife of Late  
 Sakhanath Roy, by faith-Hindu, by Nationality-Indian, by occupation-  
 House-wife, residing at No. 2 Deshbandhu Nagar, Iswar Chatterjee Road,




SREE SAI CONSTRUCTION

Sarmare Monali






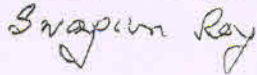
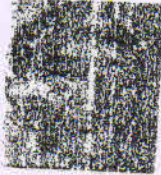

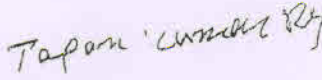



Partner




Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. SODEPUR, District- North 24-Parganas  
 Admittance / LTI Sheet of Serial No. 06117 / 2014, Deed No. (Book - I , 05421/2014)  
 of the Presentant

the Presentant	Photo	Finger Print	Signature with date
Bipak Roy 2 No D B Nagar, Khardaha, P.O., Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	 27/11/2014	 LTI 27/11/2014	 27.11.2014

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

Admission of Execution By	Status	Photo	Finger Print	Signature
Tripriksha Roy Address :- 2 No D B Nagar, Khardaha, P.O., Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	Self	 27/11/2014	 LTI 27/11/2014	
Swapna Roy Address :- 2 No D B Nagar, Khardaha, P.O., Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	Self	 27/11/2014	 LTI 27/11/2014	
Tapan Kumar Roy Address :- 2 No D B Nagar, Khardaha, P.O., Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	Self	 27/11/2014	 LTI 27/11/2014	
Bipak Roy Address :- 2 No D B Nagar, Khardaha, P.O., Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	Self	 27/11/2014	 LTI 27/11/2014	

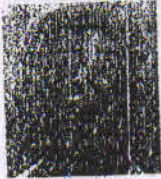



  
 (Biswarup Goswami)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A.D.S.R. SODEPUR

SREE SAI CONSTRUCTION  
 Saanar Mondal  
 Partner

Government of West Bengal  
 Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
 Office of the A.D.S.R. SODEPUR, District- North 24-Parganas  
 LTI Sheet of Serial No. 06117 / 2014, Deed No. (Book - I , 05421/2014)

The person(s) admitting the Execution at Office.

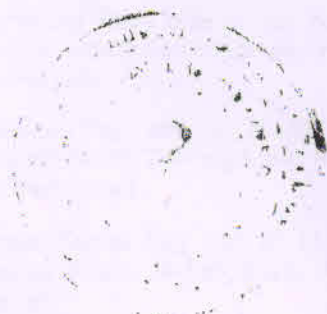
Person of Execution By	Status	Photo	Finger Print	Signature
Subas Roy Address: 2 No D B Nagar, Kharwadhardaha, P.O. Sodepur, District:-North 24 Parganas, WEST BENGAL, India, Pin :-700110	Self		 LTI	Subas Roy
		27/11/2014	27/11/2014	

Name of Identifier of above Person(s)

Rajesh Ghosh  
 D. Road Thana:-Khardana, P.O. :-Sukchar,  
 District:-North 24-Parganas, WEST BENGAL, India, Pin  
 700 15

Signature of Identifier with Date

*Identified by me  
 Rajesh Ghosh.  
 27/11/2014*



*R.G.*

Registrar  
 North 24 Parganas  
 (Biswarup Goswami)  
 ADDITIONAL DISTRICT SUB-REGISTRAR  
 Office of the A.D.S.R. SODEPUR

SREE SAI CONSTRUCTION  
*Jeemanz Mondal*  
 Partner





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

Endorsement For Deed Number : I - 05421 of 2014  
(Serial No. 06117 of 2014 and Query No. 1524L000012165 of 2014)

On 27/11/2014

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), 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 Draft

Rs. 67430/- is paid , by the draft number 576169, Draft Date 27/11/2014, Bank Name State Bank of India, RAJA DINENDRA STREET, received on 27/11/2014

( Under Article : A(1) = 67408/- , E = 14/- , Excess amount = 8/- on 27/11/2014 )

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.-61,28,750/-

Certified that the required stamp duty of this document is Rs.- 30664 /- and the Stamp duty paid as: Impressive Rs.- 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 29670/- is paid , by the draft number 576168, Draft Date 27/11/2014, Bank : State Bank of India, RAJA DINENDRA STREET, received on 27/11/2014

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

Presented for registration at 11.10 hrs on :27/11/2014, at the Office of the A.D.S.R. SODEPUR by Truptikona Roy ,Executant.

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

Execution is admitted on 27/11/2014 by

1. Truptikona Roy, wife of Lt. Sakhanath Roy , 2 No D B Nagar, Thana:Khardaha, P.O. :-Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession : House wife
2. Swapan Roy, son of Lt. Sakhanath Roy , 2 No D B Nagar, Thana:Khardaha, P.O. :-Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession : Retired Person
3. Tapan Kumar Roy, son of Lt. Sakhanath Roy , 2 No D B Nagar, Thana:Khardaha, P.O. :-Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession : Service

*(Signature)*

Register  
( Biswarup Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR



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

Endorsement For Deed Number : i - 05421 of 2014  
(Serial No. 06117 of 2014 and Query No. 1524L000012165 of 2014)

1. Dipak Roy, son of Lt. Sakhanath Roy , 2 No D B Nagar, Thana:-Khardaha, P.O. :-Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession : business
2. Sunas Roy, son of Lt. Sakhanath Roy , 2 No D B Nagar, Thana:-Khardaha, P.O. :-Sodepur, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700110, By Caste Hindu, By Profession : Business
- Identified By Rajesh Ghosh, son of . . . 13 Dr. G C Road, Thana:-Khardaha, P.O. :-Sukchar, District:-North 24-Parganas, WEST BENGAL, India, Pin :-700115, By Caste: Hindu, By Profession: Business

( Biswarup Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR



*Biswarup Goswami*

Additional District Sub-Registrar  
Sodepur, North 24 Parganas

( Biswarup Goswami )  
ADDITIONAL DISTRICT SUB-REGISTRAR

Endorsement Page 2 of 2



Ward No.14 of Panihati Municipality, Police Station: Khardah, Kolkata-700110, District: North 24 Parganas hereinafter called and referred to as the DONOR (which expression unless excluded by or repugnant to the context shall be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the ONE PART;

A N D

1. SRI SWAPAN ROY, son of Late Sakhanath Roy, by faith-Hindu, by Nationality-Indian, by occupation- Retired Person; 2. SRI TAPAN KUMAR ROY, son of Late Sakhanath Roy, by faith-Hindu, by Nationality-Indian, by occupation- Service; 3. SRI DIPAK ROY, son of Late Sakhanath Roy, by faith-Hindu, by Nationality-Indian, by occupation- Business; 4. SRI SUHAS ROY son of Late Sakhanath Roy, by faith-Hindu, by Nationality-Indian, by occupation- Business, ALL residing at No.2 Deshbandhu Nagar, Iswar Chatterjee Road, Ward No.14 of Panihati Municipality, Police Station: Khardah, Kolkata- 700110, District: North 24 Parganas, hereinafter jointly and severally called and referred to as the DONEE (which expression unless excluded by or repugnant to the context shall be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART;

WHEREAS by an Indenture of Gift dated 13<sup>th</sup> March, 1989 made between The Governor, State of West Bengal, being the Donor of the One Part and

Smt Triptikana Roy, wife of Late Sakha Nath Roy, being the Donee of the Other Part, the Governor of the State of West Bengal through The Deputy Director(Development), Refugee, Relief and Rehabilitation Directorate, Government of West Bengal gifted All that piece and parcel of land measuring 4 cottahs more or less of homestead land in E/P No. 53(SP/257) in C.S. Plot No. 488,486, in Mouza: Sodepur, J.L.No. 8, Police Station: Khardah, in the District of North 24 Parganas, Sub- Registration Office: Barrackpore to the Donor herein who is a refugee displaced from East Pakistan (now Bangladesh) absolutely, and the same is recorded in Book No.1, Volume no. XII, pages 253 - 256, being no. 964 for the year 1989 in the Office of the District Registrar, North 24 Parganas, Barasat, North 24 Parganas.

AND WHEREAS by virtue of the above the Donor herein, the said Triptikana Roy is the sole owner of the aforesaid piece and parcel of land including the residential building constructed thereon.

AND WHEREAS the Donor herein got her name recorded in the books of Panihati Municipality and also in the books of the Block Land and Land Reforms Office, Sodepur and as such she has all right, title and interest in and over the aforesaid piece and parcel of land together with the residential building constructed thereon comprising of 5 rooms, 2 bath and a cycle garage having an area of 1200 sq.ft. more or less on the ground floor and 1 room on the first floor having an area of 225 sq.ft. more or less.

AND WHEREAS the Donor is thus absolutely seized and possessed of otherwise sufficiently entitled to All that piece and parcel of land measuring 4 cottahs more or less of homestead land in E/P No. 55(SP/257) in C.S. Plot No. 488,486, in Mouza: Sodepur, J.L. No. 8, Police Station: Khardah, in the District of North 24 Parganas, Sub- Registration Office: Barrackpore presently in No.2 Deshbandhu Nagar, Iswar Chatterjee Road, in ward no. 14 of Panihati Municipality together with the residential building constructed thereon comprising of 5 rooms, 2 bath and a cycle garage having an area of 1200 sq.ft. more or less on the ground floor and 1 room having an area of 225 sq.ft. more or less on the first floor which is more particularly described in the SCHEDULE hereinafter written and described for the sake of brevity referred to as the 'SAID PREMISES' free from all encumbrances and charges.

AND WHEREAS the donor herein is the mother of four sons namely, Swapan Roy, Tapan Kumar Roy, Dipak Roy and Suhas Roy and two married daughters namely, Smt. Rina roy, wife of Sri Shyamal Roy and Smt. Aruna Sen, wife of Dhirendra Nath Sen. The said daughter are happily well settled in their respective family life and do not require the said premises for their use and in such circumstances the donor herein has decided to gift the aforesaid premises to her above mentioned four sons absolutely in equal shares.

AND WHEREAS the Donor out of natural love and affection and for better upkeep and administration of the schedule property have decided



to make this Deed of Gift in favour of her four sons, namely Swapan Roy, Tapan Kumar Roy, Dipak Roy and Suhas Roy, who is the next of kin of the Donor and upon whom the Donee has great respect and love and as such the Donor is gladly making this free Deed of Gift and the Donee gladly accepts this Gift.

NOW THIS INDENTURE WITNESSETH that in consideration of natural love and affection which the Donor has and have for the Donee, the latter being her next of kins, the donor do hereby and hereunder renounce all their estate and right, title and interest in All that piece and parcel of land measuring 4 cottahs more or less of homestead land in E/P No. 55(SP/257) in C.S. Plot No. 488,486, in Mouza: Sodepar, J.L.No. 8, Police Station: Khardah, in the District of North 24 Parganas, Sub-Registration Office: Barrackpore presently in No.2 Deshbandhu Nagar, Iswar Chatterjee Road, in ward no. 14 of Panihati Municipality together with the residential building constructed thereon comprising of 5 rooms, 2 bath and a cycle garage having an area of 1200 sq.ft. more or less on the ground floor and 1 room having an area of 225 sq.ft. more or less on the first floor which is more particularly described in the SCHEDULE hereinafter written, 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 the property mentioned and described in the schedule hereto and hereinafter referred to as the 'said premises' as before **TO HAVE AND TO HOLD** the same for their sole use and benefit absolutely and unconditionally forever hereby granted, conveyed and transferred or expressed and intended so to be with its rights, members and appurtenances **UNTO AND TO THE USE** of the Donee 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 **AND** the donor hereby her heirs, executors, administrators and representatives and assigns, covenant with the Donee that notwithstanding any act, deed or thing whatsoever by the Donor done or executed or knowingly suffered to the contrary the Donor had and now have good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign and assure the said property hereby granted, conveyed and transferred or expressed or intended so to be unto to the use of the Donee in the manner aforesaid **AND** the Donee shall and may at all time hereafter peaceably and quietly hold, possess and enjoy the said property and every part thereof as aforesaid and enjoy the same without any lawful eviction, interruption, hindrance, disturbance, claim or demand whatsoever from



or by the Donor or any person or persons lawfully or equitably claiming any right or estate from under or in trust for her or under any of her ancestors or predecessors in title AND that free and clear and freely and clearly and absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the donor well and sufficiently saved indemnified of from and against all manner of claims, charges, liens, debts, attachments and encumbrances whatsoever made or suffered by the donor or her ancestors or predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND FURTHERMORE 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 under or in trust or from under any of their predecessors-in title shall and will time to time and at all times hereafter at the request and costs of the Donee her heirs executors, administrators and legal representatives and assigns do and execute or cause to be done and executed all such acts, deed and things whatsoever as shall or may be reasonably required.

AND THAT the Donee accepts the Gift of the said property hereunder made as testified by her being party hereto and executing these presents

according to the meaning and contents thereof. The estimated value of the property is Rs.10,00,000/- (Rupees Ten Lakh only).

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 4 cottahs more or less of Homestead land in E/P No. 55(SP/257) in C.S. Plot No. 488,486, in Mouza: Sodepur, J.L.No. 8, Police Station: Khardah, in the District of North 24 Parganas, Sub- Registration Office: Barrackpore presently in P.O.2 Deshbandhu Nagar, Iswar Chatterjee Road, in ward no. 14 of Panihati Municipality together with the residential building constructed thereon comprising of 5 rooms, 2 bath and a cycle garage having an area of 1200 sq.ft. more or less on the ground floor and 1 room having an area of 225 sq.ft. more or less on the first floor, which is butted and bounded as follows :-

ON THE NORTH : By Colony Road;

ON THE EAST : By Road;

ON THE SOUTH : By Plot no.SP/226,257;

ON THE WEST : By Plot No.228;

SREE SAI CONSTRUCTION  
*Saameer Mondal*  
 Partner



IN WITNESS WHEREOF the parties to these presents have hereunto set and subscribed their respective hands and seals on the month and year first above written.

SIGNED, SEALED & DELIVERED at  
Korakta in the presence of :

HE PRESENT

WITNESSES :

1 Rima Roy

\_\_\_\_\_  
SIGNATURE OF THE DONOR

c/o Chyammal Roy  
57 Uttar Purba Madanpur  
Mamudpur - Naitole 24<sup>th</sup> (N)  
Pin - 743166

2 Anuram Sen

1. U. Rajan Roy

32 Sixty Eighd Ward

2. Tapan Kumar Roy

Toba Ind. Act Stal

24 Panchanagar (M)

3. Rupak Roy

74B133

4. Sukhas Roy

\_\_\_\_\_  
SIGNATURE OF THE DONEE

Drafted by :

Purnasish Ray  
PURNASISH RAY,  
Advocate  
High Court, Calcutta.  
(09/6131000)

SREE SAI CONSTRUCTION

Saamant Mondal  
Partner

### Owner Allocation

The land lying at 42' wide in its eastern and  
Construction should be made by leaving 5' <sup>space</sup> Northern  
portion is 68' wide and construction should be made by  
leaving 6' space and western portion is 44'-10" and construction  
shall be made by leaving 13' space as per mutation  
The owner shall allotted ground floor and its northern  
side. The owner shall get 650 square feet as p Super built up  
and on 2nd floor 650 square feet Super built up  
~~and on road~~ on Southern side back side of Road.  
and ~~not on~~ <sup>on</sup> Northern East corner on 2nd floor a  
flat will be allowed a flat measuring 650 sq ft.  
Total money will be delivered at Rs. 10,00,000/-  
out of which Rs. 4,25,000/- has already been paid

763' wide and construction should be made by leaving 4' space in  
South side.



Case of Registration under section 60 and Rule 69.

Registered in Book - 1  
Volume number 14  
Pages from 6439 to 6464  
Serial No 05471 for the year 2014.



*[Handwritten signature]*

(Signature) 28-November-2014  
ADDITIONAL DISTRICT SUB-REGISTRAR  
Office of the A.D.S.R. SODEPUR  
West Bengal

উক্ত সম্পত্তি সম্পর্কিত (কোথ) ২নং ফ্লোর এ 650 স্ক্রি Superbuild  
নির্মাণ করা হয়েছে। (কোথ) ফ্লোর (কোথ), উক্ত সম্পত্তি  
সম্পর্কিত: ২০ নং লোক তার তারিখ (কোথ) ২নং  
425 স্ক্রি সম্পর্কিত (কোথ) তার তারিখ (কোথ) ২নং,

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2015, Page from 115254 to 115289  
being No 152406463 for the year 2015.



Digitally signed by MAITREYEE GHOSH  
Date: 2015.12.15 12:44:24 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh.*

(Maitreyee Ghosh) 15/12/2015 12:44:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)