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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

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Notarized that this document is admitted to Registration. The signature sheet and the Approval stamp attached to the document are part of this document.

Notary (Circle) On Regn-
Number



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DEED OF GIFT

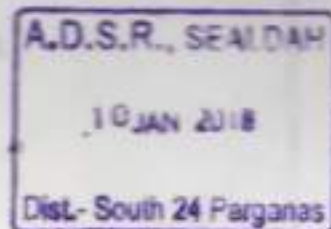
This "Deed of Gift" is made at Kolkata, this the 10 th day of January ,
Two Thousand Eighteen (2018), AD.

Between

474 500/-
No. value
Date 11/10/2017
Sold to
Address 2113/1, Bidananagar Road
Vendor
Sealdah Civil Court
ALOKE MUKHERJEE
Amar Nain Geraei & Anon
19/10/17



Identified by me,
Sukumar Sen
Son of Late Mughnad Sen
Occupation - Business
Caste - Hindu / Indian
Add: T/7H/1, K.M. Lane (Kalinmuddin Lane)
P.O. Beadam Street, P.S. Maricktala
Kolkata - 700 006



Between

Smt. Dali Rani Garai (PAN : AGUPG9166F and AADHAAR NO : 3665 2310 3492), widow of Late Biswanath Garai, by Occupation-House wife, by Nationality- Indian, by Faith-Hindu and residing at Premises No. 2/1B/1, Bidhan Nagar Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, hereinafter called and referred to as "**Donor**" (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include her respective heirs, executors, successors, legal representatives, administrators and assigns) of the **One Part**.

And

Sri Amar Nath Garai (PAN : AEAPG9058C and AADHAAR NO : 5401 3980 3636), son of Late Biswanath Garai, by Occupation-Business, by Nationality- Indian, by Faith-Hindu and residing at Premises No. 2/1B/1, Bidhan Nagar Road, P.O. Ultadanga, P.S. Ultadanga, Kolkata-700 067, hereinafter called and referred to as "**Donee**" (Which terms or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include his respective heirs, executors, successors, legal representatives, administrators and assigns) of the **Other Part**.

WHEREES by an Agreement dated the 14th day of February 1937, between Sri Jadu Nath Roy and Sri Priya Nath Roy, the then resident of Premises No. 16, Sovabazar Street, Calcutta, as Party of the First Part and Sri Banbehary Sikdar, Sri Nani Gopal Sikdar, Sri Govinda Prosad Sikdar, Sri Byomkesh Sikdar alias Sri Joy Gopal Sikdar, Sri Khudiram Sikdar and Sri Nanda Lal Sikdar, the then resident of Premises No. P-46, Rashtraguru Avenue, P.S. Dum Dum, Calcutta-28, as Party of the Second Part and the



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Reliance Property Company Limited, a Company registered under Act. VIII of 1913, in liquidation, having its the then Regd. Office at Premises No. 6, Royal Exchange Place, Calcutta, as Party of the Third Part, all matters concerning the partition of the Premises Nos. 1, 2, 2/1 & 2/2, Ultadanga Main Road and Premises No. 150, Ultadanga Main Road and Premises Nos. 8 & 8/1, Canal East Road, Calcutta, by metes and bounds amongst the said Parties into their respective shares viz. 1/4th, 1/4th and 1/2 as mentioned in the said Agreement were referred to the sole Arbitration of Sri C.K. Sarkar.

AND WHEREAS the said Sri C.K. Sarkar, the sole Arbitrator having heard the all Parties and having duly weighed and considered all the matters placed by the all Parties before him, he made and published an award in writing and concerning the matters referred to above.

AND WHEREAS by the said award the Arbitrator allotted to the aforesaid Sri Banbehary Sikdar, Sri Nani Gopal Sikdar, Sri Gobinda Prosad Sikdar, Sri Byomkesh Sikdar alias Sri Joygopal Sikdar, Sri Naba Kumar Sikdar, Sri Kunjabehari Sidkar, Sri Kali Prosad Sikdar, Sri Khudiram Sikdar and Sri Nanda Lal Sikdar, amongst other properties in lieu of their 1/4th share in the said Premises Nos. 1, 2, 2/1 & 2/2, Ultadanga Main Road and Premises No. 150, Ultadanga Main Road and Premises Nos. 8 & 8/1, Canal East Road and after The Premises Nos. 1,2,2/1 & 2/2, Ultadanga Main Road, measuring 01 Bigha 15 Cottahs, 12 Chittaks and 43 Sq.ft. with Structure, as particularly described in Part II, of the Schedule of the said award and shown marked Lot "B" within colour by



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"Blue" border in the enclosed Site Plan as Annexure-"Y" of the said award to be held and enjoyed by them jointly among themselves.

AND WHEREAS in terms of the aforesaid award the said co-sharers Sri Banbehary Sikdar, Sri Nani Gopal Sikdar, Sri Gobinda Prosad Sikdar, Sri Byomkesh Sikdar alias Sri Joygopal Sikdar, Sri Naba Kumar Sikdar, Sri Kunjabehari Sidkar, Sri Kali Prosad Sikdar, Sri Khudiram Sikdar and Sri Nanda Lal Sikdar become seized the possessed of the aforesaid undivided property measuring 01 Bigha 15 Cottahs 12 Chittaks and 43 Sq.ft. and Jointly enjoyed the same, being forming portion of Premises Nos. 1, 2, 2/1 & 2/2 Ultadanga Main Road and after wards which was stand as re-numbered Premises Nos. 1A, 1B, 1C, 2A, 2B, 2/1A & 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road).

AND WHEREAS by passage of time admittedly Sri Sashi Sekhar Paul, son of Late Hem Chandra Paul, the then resident of Premises No. 23A, Ultadanga Main Road, P.S.-Ultadanga, Calcutta-4, become one of the co-owner having his undivided 1/4th share, Sri Nani Gopal Sikdar, son of Late Beni Madhab Sikdar, the then residing at Premises No. P-46, Rashtraguru Avenue, P.S. Dum Dum, Calcutta-28, having his undivided 1/8th share and (1) Sri Samaresh Sikdar (2) Sri Sachin Kumar Sikdar & (3) Sri Gour Chandra Sikdar, all sons of Late Byomkesh Sikdar alias Late Joygopal Sikdar, the then resident of Premises No. 95, Southern Avenue, P.S. Tollygunge, Calcutta, having 1/8th undivided joint share and Sri Nani Gopal Dey & others, having their joint undivided 1/2 (half) share in the aforesaid under two number Premises Nos. 2B & 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road).



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AND WHEREAS joint possession & enjoyment of the aforesaid properties / premises having proved-in-convenient, a Partition Suit arosed between the parties before the Court of Sixth Subordinate Judge at Alipore, being TS No. 118 of 1953, for partition of the aforesaid properties / premises among the co-shares by metes and bounds as per share.

AND WHEREAS after passing of the preliminary Decree in the said Partition Suit (Order No. 158, dated 24/04/1962), as per submitted report with annexed partition plan, submitted & prepared by the Partition Commissioner, dated 18/05/1960, appointed by the said Court of Sixth Subordinate Judge at Alipore.

AND WHEREAS property marked as LOT- "B", being all that piece & parcel of Bastu Land, containing an area of 04 Cottahs - 00 Chittack - 00 Sq.ft., be the same a little more or less, togetherwith structures, being demarcated portion under only Premises No. 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road) was absolutely alloted to Sri Nani Gopal Sikdar, son of Late Beni Madhab Sikdar, the then resident of Premises No. P-46, Rashtraguru Avenue, P.S. Dum Dum, Calcutta-28, in lieu of his 1/8th share therein and LOT-"A", LOT-"C" & LOT-"D", mentioned property was alloted to other co-owners as aforesaid.

AND WHEREAS property marked as LOT- "C", being all that piece & parcel of Bastu Land, containing an area of 04 Cottahs - 00 Chittack - 00 Sq.ft., be the same a little more or less, togetherwith structures, being demarcated portion under only Premises No. 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road) was absolutely



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alloted to Sri Samaresh Sikdar, Sri Sachin Kumar Sikdar & Sri Gour Chandra Sikdar, all sons of Late Byomkesh Sikdar alias Late Joygopal Sikdar, the then resident of Premises No. 95, Southern Avenue, P.S. Tollygunge, Calcutta, in lieu of their 1/8th joint share therein and LOT-"A", LOT-"B" & LOT-"D", mentioned property was alloted to other co-owners as aforesaid.

AND WHEREAS property marked as LOT- "A", being all that piece & parcel of Bastu Land, containing an area of 09 Cottahs - 03 Chittack - 25 Sq.ft., be the same a little more or less, togetherwith structures, being demarcated portion under two number Premises Nos. 2B & 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road) was absolutely alloted to Sri Sashi Sekhar Paul, son of Late Hem Chandra Paul, the then resident of Premises No. 23A, Ultadanga Main Road, P.S.-Ultadanga, Calcutta-4, in lieu of his 1/4th share therein and LOT-"B", LOT-"C" & LOT-"D", mentioned property was alloted to other co-owners as aforesaid.

AND WHEREAS thus Final Decree in the said Partition Suit, being TS No. 118 of 1953, was passed on 24/04/1962, vide order No. 158, by the said Court of Sixth Subordinate Judge at Alipore.

AND WHEREAS being dissatisfied with the said Final Decree of said Partition Suit being TS No. 118 of 1953, said Sri Sashi Sekhar Paul, filed a first appeal before the Hon'ble High Court , Calcutta, being first appeal No. F.A. 719 of 1962.



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AND WHEREAS during pendency of the said appeal, said Sri Sashi Sekhar Paul taking decision not to proceed with the said first appeal further, filed an application before the Hon'ble High Court , Calcutta and the Hon'ble High Court , Calcutta, accepting the said petition was pleased to pass an order for dismissal of the said first appeal on 04/03/1979, so for information as received.

AND WHEREAS on dismissal of the said first appeal the former said Final Decree stood as final, which was passed on 24/04/1962, vide order No. 158, in the said Partition Suit being No. TS. 118 of 1953.

AND WHEREAS in course of continuation of their (Sri Nani Gopal Sikdar and Sri Samaresh Sikdar, Sri Sachin Kumar Sikdar, Sri Gour Chandra Sikdar) ownership right in respect of the aforesaid entire two property (marked as LOT-"B" & "C"), being all that piece and parcel of Bastu Land containing an area of 08Cottahs-00Chittak-00 Sq.ft. be the same a little more or less, by dint of two separate regd. "Deed of Indenture" both dated 14/03/1981, both regd. in the O/o. the District Registrar at Alipore and recorded their in Book No. I, Volume No. 244, Page Nos. 233 to 243, Being No. 7131 and another in Book No. I, Volume No. 244, Page Nos. 244 to 254, Being No. 7132, For the year 1981, they the said Sri Nani Gopal Sikdar and Sri Samaresh Sikdar, Sri Sachin Kumar Sikdar, Sri Gour Chandra Sikdar, sold, conveyed and assured the said entire two property (marked as LOT-"B" & "C") in favour of Sri Biswanath Garai, Sri Rabindra Nath Garai, Sri Aloke



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Kumar Garai, all sons of Late Atul Chandra Garai (Father)/ Late Rajlakshmi Garai (Mother) and Sri Amar Nath Garai, son of Sri Biswanath Garai on valuable consideration mentioned therein and since purchase the aforesaid entire property by the said Sri Biswanath Garai, Sri Rabindra Nath Garai, Sri Alope Kumar Garai and Sri Amar Nath Garai, they become the absolute joint owners of the aforesaid entire land with structures property. It is pertinent to mention here that pre-decessor-in-interest of Sri Atul Chandra Garai, was the occupier / tenant (the then Pre. No. 2/1B/H/15) in respect of the aforesaid entire property during his life time and after demise of Atul Chandra Garai (date of death 24/04/1979), the said purchasers prior to purchase as aforesaid entire property were the joint occupiers / tenants (the then Pre. No. 2/1B/H/15) of the said entire property under the said joint vendors.

AND WHEREAS by virtue of the aforesaid two separate "Deed of Indenture", both dated 14/03/1981, the said Sri Biswanath Garai, Sri Rabindra Nath Garai, Sri Alope Kumar Garai and Sri Amar Nath Garai, became undivided joint owners of all that piece and parcel of Bastu Land containing an area of 08Cottahs-00Chittak-00 Sq.ft. be the same a little more or less, with structures, being portion (the then Pre. No. 2/1B/H/15) of Premises No. 2/1B, Ultadanga Main Road (Now Bidhan Nagar Road).

AND WHEREAS the aforesaid purchasers (Sri Biswanath Garai, Sri Rabindra Nath Garai, Sri Alope Kumar Garai and Sri Amar Nath Garai), applied before the then Assessor Department of the CMC office, for mutation of their joint names in respect of the aforesaid entire property on deleting the name of recorded occupier / tenant (the then Pre.



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No. 2/1B/H/15) i.e. Sri Atul Chandra Garai (since deceased) with conversion ("B" to "P") of said premises number (the then Pre. No. 2/1B/H/15) and then the authority concern i.e. Assessor Department of the CMC office, though approved the said mutation in their joint names by deleting the name of deceased Atul Chandra Garai, w.e.f. 01/10/1986, but conversion ("B" to "P") of the said premises number (the then Pre. No. 2/1B/H/15) was not been done, hereinafter referred to as **"undivided entire property"**.

AND WHEREAS in course of peaceful possession of the aforesaid **"undivided entire property"** one of the joint owner Sri Biswanath Garai, who was a Hindu governed by Dayabhanga School of Hindu Law, having his undivided 1/4th share in the aforesaid **"undivided entire property"** died intestate on 21/04/1983 leaving behind him surviving his only widow Smt. Dali Rani Garai and only son Sri Amar Nath Garai, as his joint legal-heirs and successors to inherit aforesaid undivided 1/4th share in the said **"undivided entire property"** left by deceased Biswanath Garai i.e. undivided 1/8th share in the said **"undivided entire property"** were inherited by each of them, it is pertinent to mention here prior to inheritance as aforesaid Sri Amar Nath Garai, was undivided joint owner in respect of undivided 1/4th share in the aforesaid **"undivided entire property"** and after inheritance of his 1/8th undivided share from his father i.e. deceased Biswanath Garai and after said Sri Amar Nath Garai become joint owner in respect of his undivided 3/8th share and Smt. Dali Rani Garai become joint owner in respect of her undivided 1/8th share in the aforesaid **"undivided entire property"**.



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AND WHEREAS in course of peaceful possession of the aforesaid **"undivided entire property"** one of the joint owner Sri Rabindra Nath Garai, who was a Hindu governed by Dayabhanga School of Hindu Law, having his undivided 1/4th share in the aforesaid **"undivided entire property"**, died intestate on 23/11/2007 leaving behind him surviving his only widow Smt. Archana Garai and only son Sri Rana Garai and two married daughters Smt. Mahua Sadhukhan @ Smt. Mahuya Sadhukhan (Nee-Garai), wife of Sri Samir Sadhukhan and Smt. Papiya Biswas @ Smt. Papiya Biswas (Nee-Garai), wife of Sri Manabendra Nath Biswas, as his joint legal-heirs and successors to inherit said undivided 1/4th share in the said **"undivided entire property"** left by deceased Rabindra Nath Garai, i.e. 1/16th share in the said **"undivided entire property"**, were inherited by each of them.

AND WHEREAS by virtue of a regd. "Deed of Gift", dated 27/10/2010, regd. in the O/o. the ARA-I, Kolkata, recorded there in Book No-I, CD Volume No.-25, Page from 2687 to 2700, Being No. 10206, For the year 2010, the aforesaid Smt. Archana Garai, Smt. Mahua Sadhukhan @ Smt. Mahuya Sadhukhan (Nee-Garai) and Smt. Papiya Biswas @ Smt. Papiya Biswas (Nee-Garai), in considration of natural love and affection gifted their undivided 3/16th share in the **"undivided entire property"** or 3/4th share out of said undivided 1/4th share left by deceased Rabindra Nath Garai i.e. undivided 3/4th share out of Bastu Land measuring 02Cotthas-00Chittak-00Sq.ft. be the same a little more or less, with structures in favour of Sri Rana Garai, being their biological / natural son and full

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blood related brother respectively and thus Sri Rana Garai, become the undivided joint owner in respect of undivided 1/4th share out of total 08Cottahs-00Chittak-00 Sq.ft. be the same a little more or less, with structures in the aforesaid "**undivided entire property**".

AND WHEREAS the said Sri Amar Nath Garai (having his undivided 3/8th share), Smt. Dali Rani Garai (having her undivided 1/8th share), Sri Rana Garai (having his undivided 1/4th share) and Sri Alope Kumar Garai (having his undivided 1/4th share), being undivided joint owners of all that piece and parcel of Bastu Land measuring 08Cottahs-00Chittak-00 Sq.ft. be the same a little more or less, with structures, lying and situate at portion of Premises No. 2/1B, Bidhan Nagar Road (the then Pre. No. 2/1B/H/15), P.O & P.S.-Ultadanga, Kolkata-700 0067, under the KMC Ward No. 013, applied on 22/06/2012 to the Assessment-Collection (N) Deptt. of the KMC Office for mutation of their joint names with conversion ("B" to "P") of said premises number (the then Pre. No. 2/1B/H/15) and the said application has been duly approved by the **Joint Municipal Commissioner**, vide his **order dated 04/07/17** and the aforesaid premises number (the then Pre. No. 2/1B/H/15) has been duly converted ("B" to "P") to New **Premises No. 2/1B/2, Bidhan Nagar Road**, being **New Assessee No. 11-013-03-0438-2** and they have already obtained **Mutation Certificate, dated 28/07/2017** through Conversion Case No. **C/013/10-JUL-17/17**, morefully described in the "**Schedule-A**" mentioned property hereunder written.



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AND WHEREAS the "**Donor**" namely **Smt. Dali Rani Garai**, herein, being biological / natural mother of the "**Donee**" namely **Sri Amar Nath Garai**, herein.

AND WHEREAS the **Smt. Dali Rani Garai**, the "**Donor**" herein, being one of the co-owner of the "**Schedule-A**" mentioned property hereunder written, having her undivided 1/8th share therein in consideration of natural love and affection which she bears for her own son **Sri Amar Nath Garai**, the "**Donee**" herein, desirous of making absolute unconditional **GIFT** of her undivided 1/8th share out of "**Schedule-A**" mentioned property hereunder written, **All That** piece and parcel of revenue re-deemed **Bastu Land** measuring about 01 (One) Cottah - 00 (Zero) Chittak - 00 (Zero) Sq.ft. be the same a little more or less, togetherwith 50 years old brick built tin/tiles roof and cemented floor, fully residential structures having of her undivided 1/8th share being 450 Sq.ft. be the same a little more or less, with all easements appurtenances and common right available therein, lying and situated at Premises No. 2/1B/2, Bidhan Nagar Road, P.O.- Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0438-2 and District of South 24 - Parganas, morefully described in the **Schedule-"B"** mentioned property hereunder written and hereinafter referred to as "**Undivided 1/8th Share Gifted Property**".

: NOW THIS DEED OF GIFT WITHNESS AS FOLLOW :

THAT the "**Donor**" namely **Smt. Dali Rani Garai**, herein, widow of Late Biswanath Garai and married daughter of Late Chuni Lal Barick, in consideration of natural love and affection which she bears for her only biological / natural son namely **Sri Amar Nath Garai**,



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the "**Donee**" herein, do hereby make unconditional **Gift** of her undivided 1/8th share out of "**Schedule-A**" mentioned property hereunder written, being **All That** piece and parcel of revenue re-deemed **Bastu Land** measuring about 01 (One) Cottah - 00 (Zero) Chittak - 00 (Zero) Sq.ft. be the same a little more or less, togetherwith 50 years old brick built tin/ tiles roof and cemented floor, fully residential structures having of her undivided 1/8th share being 450 Sq.ft. be the same a little more or less, with all easements appurtenances and common right available therein, lying and situated at Premises No. 2/1B/2, Bidhan Nagar Road, P.O.- Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0438-2 and District of South 24 - Parganas, morefully described in the **Schedule-"B"** mentioned property hereunder written in favour of the "**Donee**" herein, being own biological / natural son of the "**Donor**" herein, with all easements, appurtenances and common rights available therein in favour of the "**Donee**" herein for ever absolutely and unconditionally, absolutely free from all encumbrances, claims, liens, mortgages, shares, attachments, gifts, security, bond etc. and give the "**Donee**" herein, in full and perfect satisfaction of the said consideration of natural love and affection, absolutely and without any reservation of any right title, interest and claim therein and also with the delivery of possession of the said undivided 1/8th share property morefully and specifically described in the "**Schedule-B**" mentioned property hereunder written, with all



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easements, appurtenances and common rights to the **"Donee"** herein only peacefully and by giving to him the possession transferred and assigned and also putting him into possession of the said transferred of her said undivided 1/8th share property in presence of the **Witnesses** and binds herself and her heirs, executors, successors, administrators, representatives and assigns for any fraud, deception, collusion and dishonesty in the matter of this unconditional **GIFT** by her knowingly or collusively or ignorantly or deceitfully to the loss and damage, injury and detriment of the **"Donee"** herein and his heirs, successors, executors, administrators and assigns and the **"Donor"** herein has got absolute right, title, interest and also possession thereof and she is fully capable to transfer and / or assign and make unconditional **GIFT** of the **"Schedule-B"** mentioned property hereunder written infavour of the **"Donee"** herein and the **"Donee"** herein have accepted the unconditional **GIFT** in presence of the **Witnesses**, the **"Donee"** herein, has entered into possession of the said undivided 1/8th share property hereby unconditionally **GIFTED** as delivered by the **"Donor"** herein, morefully described in the **"Schedule-B"** mentioned property hereunder written unto and infavour of the **"Donee"** herein **To Have And To Hold** the same for his absolute use, occupation and benefit absolutely and unconditionally forever **And That** the **"Donee"** herein, hereby accept the unconditional **GIFT** of the said undivided 1/8th share property hereunder made as testified by the **"Donee"** herein, being a Party of the **Other Part** hereto and executing these presents and the **"Donee"** herein, is entitled to get his name mutated in the records of the Assesment - Collection (N) Deptt. of the K.M.C. Office, as joint owner of undivided 1/2 (half) or 50% share with others co-owners herein namely (1) **Sri Rana Garai**, as joint owner of undivided 1/4th or 25% share and (2) **Sri Alope Kumar Garai**, as joint owner of undivided 1/4th or 25%



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share, under the "**Schedule-A**" mentioned property hereunder written, by delete the name of **Smt. Dali Rani Garai**, the "**Donor**" herein, therefrom.

AND WHEREAS the said **Sri Rana Garai** (PAN : **ALKPG6573H** and **AADHAAR NO : 6021 3861 1891**), son of Late **Rabindra Nath Garai** and **Sri Alope Kumar Garai** (PAN : **AVGPG4998L** and **AADHAAR NO : 7181 9646 0793**), son of Late **Atul Chadra Garai**, being the co-owners of the undivided **Schedule-"A"** mentioned property hereunder written, having their undivided 1/4th or 25% share each therein and also witnesses No. 1 & 2 herein.

It is patinent to mention here that prior to the instant "**Deed of Gift**", the "**Donee**" herein, namely **Sri Amar Nath Garai**, was joint owner in respect of his undivided 3/8th share under "**Schedule-A**" mentioned property hereunder written and after acceptance of this **Gift** of said undivided 1/8th share under "**Schedule-B**" mentioned property hereunder written from his said mother namely **Smt. Dali Rani Garai**, the "**Donee**" herein, namely **Sri Amar Nath Garai**, become joint owner in respect of his undivided 1/2 (half) or 50% share under "**Schedule-A**" mentioned property hereunder written and the said **Sri Rana Garai** and **Sri Alope Kumar Garai**, each having their undivided 1/4th or 25% share under "**Schedule-A**" mentioned property hereunder written.

: THE "SCHEDULE-A" ABOVE REFERRED TO :

(ENTIRE UNDIVIDED JOINT PROPERTY)

ALL THAT piece and parcel of revenue re-deemed **Bastu Land** measuring **about 08 (Eight) Cottahs - 00 (Zero) Chittak - 00 (Zero) Sq.ft.** be the same a little more or less, **togetherwith 50 years old brick built tin/tiles roof & cemented floor, fully residential structures, having total covered area 3600sq.ft.** be the same a little more or less, with all easements appurtenances and common right available therein, lying and situated at



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Premises No. 2/1B/2, Bidhan Nagar Road, P.O.- Ultadanga, P.S. Ultadanga, Kolkata-700 067, under the K.M.C. Ward No. 013, Borough No. III, Assessee No. 11-013-03-0438-2, under A.D.S.R.O., Sealdah, Dist : South 24-Parganas, forming Govt. Holding Nos. 48, 49, 50, 51 & 52, Former in Touzi No. 1298, Present in Touzi No. 2833, Division No. II, Sub-Divition No.- 9, Mouza, Ultadanga, Dihi-Panchannagram, which is shown in the map or site plan annexed hereto and marked with "Red" colour border line, which is butted and bounded as follows :-

ON THE NORTH BY : Premises No. 2B, Bidhan Nagar Road (Portion)

ON THE SOUTH BY : Aprox 39'-08" wide, Bidhan Nagar Road (K.M.C. Road)

ON THE EAST BY : Premises No. 2/1B/1, Bidhan Nagar Road

**ON THE WEST BY : Aprox 10'-11.1/2" wide, Bidhan Nagar Road (K.M.C. Road)
and after Premises No. 2B & 2/1A/H/1, Bidhan Nagar Road**

: THE "SCHEDULE-B" ABOVE REFERRED TO :

(PROPERTY HEREBY GIFTED BY THE "DONOR" HEREIN,
INFAVOUR OF THE "DONEE" HEREIN, I.E. MOTHER TO SON)

ALL THAT the undivided 1/8th share out of "**Schedule-A**" mentioned property hereinabove written, being **All That** piece and parcel of revenue re-deemed **Bastu Land** measuring **about 01 (One) Cottah - 00 (Zero) Chittak - 00 (Zero) Sq.ft.** be the same a little more or less, **togetherwith 50 years old brick built tin / tiles roof and cemented floor, fully residential structures, having undivided 1/8th share being 450 Sq.ft.** be the same a little more or less, with all easements appurtenances and common right available therein.



A.D.S.R., SEALDAH
10 JAN 2018
Dist.- South 24 Parganas

IN WITNESS WHEREOF the "Donor" herein and "Donee" herein put and subscribed their respective signatures herein on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED BY

THE DONOR IN THE PRESENCE OF :

Aloke Kumar Garai

(Sri Aloke Kumar Garai)
S/o. Late Atul Chandra Garai
Occupation : Business
Address : 2/1B/1, Bidhan Nagar Road
P.O. Ultadanga, P.S. Ultadanga,
Kolkata-700 067

Rana Garai

(Sri Rana Garai)
S/o. Late Rabindra Nath Garai
Occupation : Business
Address : 2/1B/1, Bidhan Nagar Road
P.O. Ultadanga, P.S. Ultadanga,
Kolkata-700 067

SIGNED, SEALED AND HANDED OVER

BY THE DONEE IN THE PRESENCE OF :

Sukumar Sen

(Sri Sukumar Sen)
S/o. Late Meghnad Sen
Occupation : Business
Address : T/7H/1, Kalimuddin Lane
P.O. Beadon Street, P.S. Manicktala,
Kolkata-700 006

TYPED BY ME,

Kaushik Ghosh

(SRI KAUSHIK GHOSH)
PROP. : M/S. PRERONA LASER PROCESS
247/9, SATIN SEN SARANI
P.S. NARKELDANGA
KOLKATA-700 054

Dali Rani Garai

(SMT. DALI RANI GARAI)
SIGNATURE OF DONOR
PARTY OF THE ONE PART.

Amar Nath Garai

(SRI AMAR NATH GARAI)
SIGNATURE OF DONEE
PARTY OF THE OTHER PART

DRAFTED BY ME,

Kazi Tozammel Hossain

(KAZI TOZAMMEL HOSSAIN)

-Advocate-
Sealdah Civil Court
Enrolment No. F-165/176/1995
Kolkata-700 014



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A.D.S.R., SEALDAH
10 JAN 2018
Dist.- South 24 Parganas

**DEED/ SITE PLAN OF PREMISES NO. 2/1B/2, BIDHAN NAGAR ROAD,
P.O.- ULTADANGA, P.S. : ULTADANGA, KOLKATA-700 067, UNDER THE K.M.C. WARD NO. 013,
BOROUGH NO. - III, ASSESSEE NO. 11-013-03-0438-2 AND DISTRICT OF SOUTH 24-PARGANAS**

ENTIRE LAND AREA : 08 COTTAHS - 00 CHITTAKS - 00 SQ.FT. (SHOWN THE "RED" COLOUR LINE)
ENTIRE STRUCTURES AREA : 3600 SQ.FT. GIFT BY "DONOR", BY HER UNDIVIDED 1/8TH SHARE

LAND AREA : 01 COTTAHS - 00 CHITTAKS - 00 SQ.FT.
STRUCTURES AREA : 450 SQ.FT.



SITE PLAN
NOT TO SCALE

Sumana Roy
(SIG. OF PLAN MAKER)

SUMANA ROY
1320-IV.L.B.S.
K.M.C.







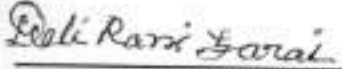











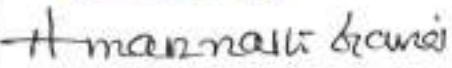





Debi Rani Goswami
(SIGNATURE OF DONOR)

Amar nani Goswami
(SIGNATURE OF DONEE)



7
A.D.S.R., SEAL OAH
10 JAN 2018
Dist. - South 24 Parganas

PHOTO PEST & FINGER IMPRESSION SHEET

	LEFT HAND	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
 (SMT. DALI RANI GARAI) SIGNATURE OF DONOR PARTY OF THE ONE PART.	RIGHT HAND	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						
	LEFT HAND	Small Finger	Ring Finger	Middle Finger	Indication Finger	Thumb Finger
						
 (SRI AMAR NATH GARAI) SIGNATURE OF DONEE PARTY OF THE OTHER PART	RIGHT HAND	Thumb Finger	Indication Finger	Middle Finger	Ring Finger	Small Finger
						



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A.D.S.R., SEALDAH
10 JAN 2018
Dist. - Soum 24 Pery 0135

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-014592139-2

Payment Mode Counter Payment

GRN Date: 02/01/2018 17:27:35

Bank : UCO Bank

BRN : 030120180133104

BRN Date: 03/01/2018 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16061000417927/4/2017

[Query No./Query Year]

Name : AMAR NATH GARAI

Contact No. :

Mobile No. : +91 8240942103

E-mail :

Address : 21B1 BIDHANNAGAR ROAD ULTADANGA KOLKATA 700067

Applicant Name : Mr Sri Amar Nath Garai

Office Name :

Office Address :

Status of Depositor : Others

Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000417927/4/2017	Property Registration- Stamp duty	0030-02-103-003-02	24978
2	16061000417927/4/2017	Property Registration- Registration Fees	0030-03-104-001-16	50825
Total				75901

In Words : Rupees Seventy Five Thousand Nine Hundred One only

Major Information of the Deed

Deed No :	I-1606-00112/2018	Date of Registration	10/01/2018
Query No / Year	1606-1000417927/2017	Office where deed is registered	
Query Date	20/12/2017 4:33:31 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sri Amar Nath Garai 2/1B/1, Bidhan Nagar Road, Thana : Ultadanga, District : South 24-Parganas, WEST BENGAL, PIN - 700067, Mobile No. : 9432429189, Status : Seller/Executant		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 4,05,000/-	Rs. 50,91,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 25,476/- (Article:33(I))	Rs. 50,925/- (Article:A(1), E)		
Remarks	Received Rs. 0/- (only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Nagar Road, Road Zone : (Rail Bridge – Ultadanga More On Road) , Premises No. 2/1B/2, Ward No: 13

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		1 Katha	3,60,000/-	50,00,000/-	Width of Approach Road: 40 Ft.,
Grand Total :					1.65Dec	3,60,000 /-	50,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	450 Sq Ft.	45,000/-	91,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 450 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		450 sq ft	45,000 /-	91,125 /-	

Donor Details :

SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Smt Dali Rani Garai (Presentant) Wife of Late Biswanath Garai Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 , Place : Office	 10/01/2018	 LTI 10/01/2018	 10/01/2018




/1B/1, Bidhan Nagar Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN - 700067 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AGUPG9166F, Aadhaar No: 36xxxxxxxx3492, Status :Individual, Executed by: Self, Date of Execution: 10/01/2018
 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amar Nath Garai Son of Late Biswanath Garai Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office	 10/01/2018	 LTI 10/01/2018	 10/01/2018
Son of Late Biswanath Garai Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEAPG9058C, Aadhaar No: 54xxxxxxxx3636, Status :Individual, Executed by: Self, Date of Execution: 10/01/2018 , Admitted by: Self, Date of Admission: 10/01/2018 ,Place : Office				

Identifier Details :

Name & address	
Sukumar Sen Son of Late Meghnad Sen T/7H/1, Kalimuddin Lane, P.O:- Beadon Street, P.S:- Maniktala, District -South 24-Parganas, West Bengal, India, PIN - 700006, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Smt Dali Rani Garai, Shri Amar Nath Garai	10/01/2018
	

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Smt Dali Rani Garai	Shri Amar Nath Garai	Y	1.65 Dec	50,00,000/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Smt Dali Rani Garai	Shri Amar Nath Garai	Y	450 Sq Ft	91,125/-



Endorsement For Deed Number : I - 160600112 / 2018

On 21-12-2017

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 50,91,125/- Family Members amount Rs 50,91,125/-

Handwritten signature

Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 10-01-2018

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) of Indian Stamp Act 1899.

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

Presented for registration at 13:20 hrs on 10-01-2018, at the Office of the A.D.S.R. SEALDAH by Smt. Dali Rani Garai, Executant

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

Execution is admitted on 10/01/2018 by 1. Smt Dali Rani Garai, Wife of Late Biswanath Garai, 2/1B/1, Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession House wife, 2. Shri Amar Nath Garai, Son of Late Biswanath Garai, 2/1B/1, Bidhan Nagar Road, P.O: Ultadanga, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Sukumar Sen, , Son of Late Meghnad Sen, T/7H/1, Kalimuddin Lane, P.O: Beadon Street, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700006, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,925/- (A(1) = Rs 50,911/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 50,925/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2018 12:00AM with Govt. Ref. No: 192017180145921392 on 02-01-2018, Amount Rs: 50,925/-, Bank: UCO Bank (UCBA0000190), Ref. No. 030120180133104 on 03-01-2018, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,476/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 24,976/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 474, Amount: Rs.500/-, Date of Purchase: 11/10/2017, Vendor name: ALOKE MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2018 12:00AM with Govt. Ref. No: 192017180145921392 on 02-01-2018, Amount Rs: 24,976/-, Bank: UCO Bank (UCBA0000190), Ref. No. 030120180133104 on 03-01-2018, Head of Account 0030-02-103-003-02

Handwritten signature

Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2018, Page from 4007 to 4036
being No 160600112 for the year 2018.



Digitally signed by SATYAJIT BISWAS
Date: 2018.01.11 14:25:30 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 11-01-2018 14:25:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)