

787046

29/36/2015



अभिगवण पश्चिम बंगाल WEST BENGAL



U 894641

18/11/15
 25/7/15
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25/7/15
 25/7/15



Certified that the Document is admitted to Registration. The Signature Seal and the endorsement stamp attached to this document are the part of this Document.

Additional Registrar
 of Assurances-II, Kolkata

DEED OF GIFT

THIS DEED OF GIFT made this 25th day of July, Two Thousand Fifteen

of the Christian Era,

_____ BETWEEN

Contd.....

MADE AT
 ADAMS ROAD

100 216-5

Handwritten notes in Bengali and English, including '100000/-' and '100000/-'.

60716

DEBAL DAS
 Addressed to
 NAME High Court Calcutta
 ADD
 24 JUL 2015
 SUPANJAN MUKHERJEE
 Licensed Stamp Vendor
 C. C. Gupta
 283, K. S. Roy Road, Kolt-1

24 JUL 2015
24 JUL 2015



Identified by me:-
 Subbaroy
 (DEBAL DAS)
 Adro cali
 S/o. Late D. P. Das
 283, K.S. Roy Road,
 Kolkata - 700001.
 Enrollment No. F/1133/2008.

ADDITIONAL REGISTRAR
 OF ASSURANCES-II, KOLKATA
 5 JUL 2015

SMT. SHEFALI SAHA (PAN AHFPR8512G), wife of Late Binay Bhuvan Saha, by faith Hindu, by occupation - Housewife, presently residing at 33/7B, Rani Park, P.O. Belghoria, P.S. Belghoria, Kolkata - 700 056, 24 Parganas (North), hereinafter called the **DONOR** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the **ONE**

PART.

AND

*Central Office
Ratna Roy*

SMT. RATNA ROY (PAN FOOPS3594J), wife of Sri Tara Shankar Roy, ^{*daughter of late Primary Assistant*} by faith

- Hindu, by occupation - Housewife, residing at 33/7B, Rani Park, P.O. Belghoria, P.S. Belghoria, Kolkata - 700 056, District - 24 Parganas (North), hereinafter called the **DONEE** (which terms and expressions shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) of the

OTHER PART.

W H E R E A S one Kanai Lal Nandy was the sole owner of a vast Shal land comprising in J.L. No. 22, R.S. No. 196, Mouja - Shulangari, Touji No. 178, Khata No. 228, being Dag Nos. 619 and 601 under jurisdiction of District - North 24 Parganas and while seized and possessed the said property the said

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25.08.2015

Kansi Lal Nandy sold the said property towards some Kartick Chandra Sil, Anil Chandra Sil, Makhhan Lal Sil and Renukabala Sil by virtue of a Deed of Sale which was registered on 7.3.1956 and the same was registered before the Sub-Registry office at Cossipore Dum Dum which was recorded in Book No. - 1, Vol. No. 35, Pages - 261 to 270, Being Deed No. - 2115 for the year 1956.

AND WHEREAS as amongst the said Purchasers, the said Makhhan Lal Sil and Renuka Bala Sil was the Benamdar as such the said Kartick Chandra Sil and Anil Chandra Sil by institution of a civil case against the said Benamdar became the joint owners of the said property.

AND WHEREAS the said Kartick Chandra Sil and Anil Chandra Sil while seized and possessed of the said land, sold 50 Satak of shali land in Dag No. 619 and 16 Satak of land in Dag No. 601 totaling to 66 Satak of Shali land towards one Smt. Sarada Mondal by dint of a Deed of Sale and the said Deed was registered before the Sub-Registry Office at Cossipore Dum Dum and the same was recorded in Book No. 1, Volume No. 110, pages 297 to 300 being Deed No. 7471 for the year 1972.

AND WHEREAS the said Sarada Mondal while seized and possessed of the said land, sold 9 Cottah 11 Chhitak of shali land in Dag No. 601 and 2 Cottah 5 Chhitak of land in Dag No. 619 totaling to 12 Cottahs of Shali land towards

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ADDITIONAL REGISTRAR
OF ASSURANCES-IL KOLKATA

5 JUL 2015

Smt. Shefali Saha, the Donor herein, Smt. Sadhana Bala Saha, Smt. Irarani Saha, and Smt. Manika Bala Saha, all are of Premises No. 17, Nazrul Islam Avenue, B.R.S.-10, P.S. Maniktala, Calcutta - 700 034, by virtue of a Bengali Deed of Sale and the said Deed was registered before the Additional District Sub-Registrar, Bidhannagar (Saltlake), City and the same was recorded in Book No. 1, Volume No. 102, pages 341 to 350 being Deed No. 4715 for the year 1993.

AND WHEREAS after such sale, the said Smt. Shefali Saha, the Donor herein, Smt. Sadhana Bala Saha, Smt. Irarani Saha, and Smt. Manika Bala Saha, became the co-owners of the aforementioned property and seized and possessed the said land since their purchase.

AND WHEREAS and by virtue of the aforesaid instrument, the said Smt. Shefali Saha, being the Donor herein, becomes the Owner to the extent of 1/4th undivided share of the said 12 (Twelve) Cottahs of land admeasuring about 3 (Three) Cottahs of the entire property and she duly had mutated her name in the record of the B.L. & L.R.O. office of Government of West Bengal and paid the requisite taxes and charges accordingly.

AND WHEREAS the Donor now an aged ailing person and she has her only daughter namely SMT. RATNA ROY, being the Donee herein and the said

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ADDITIONAL REGISTRAR,
OF ASSURANCES-II, KOLKATA

5 JUL 2015

Donee have been attending to her mother for looking after her regularly in this old age and practically now the Donor herein lives with the family members of her daughter, being the Donee herein, for which the donor herein is desirous to gift out her undivided share of the said property in favour of the donee herein out of her natural love and affection.

WITNESSES, that in consideration of the natural love and affection which the DONOR had and still has for the DONEE, the latter being **her only daughter**, the DONOR doth hereby grant, convey, transfer, give and assure unto and to the use of the DONEE, freely and voluntarily **ALL THAT** a Shah Land measuring about **3 (Three) Cottahs** of undivided share of her named property and the aforesaid property fully and particularly mentioned and described in the schedule hereto and hereinafter referred to as "the said property" and delivered possession of the same unto and in favour of the **DONEE TO HAVE AND TO HOLD** the same for her sole use and benefit absolutely and unconditionally forever: the same and every part thereof and the inheritance thereof in fee simple in possession unto and to the use of the **DONEE** absolutely and forever **TOGETHER WITH** all the estate, right, title, interest, claim and demand whatsoever of the **DONOR** into and upon or in respect of the said property and every part thereof and Xerox copies of all deeds, pattaahs writings and evidences of title relating thereto or any part thereof which now

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ADDITIONAL REGISTRAR,
OF ASSURANCES-II, KOLKATA

25.08.2015

are or may hereafter be in possession or custody of the DONOR or any person or persons from whom the DONOR may procure the same without any action either at law or in equity and that **NOTWITHSTANDING** any act deed or thing done by the DONOR or any of its predecessors in title to the contrary the DONOR has good right full power and absolute authority to grant, convey, confer or transfer the said property unto the DONEE in the manner aforesaid and that the DONEE shall and may at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction interruption claim or demand whatsoever from or by the DONOR or through any person or persons having or lawfully claiming from under or in trust for the DONOR or any of her predecessors in title and that free from all encumbrances made or suffered by the DONOR or any of her predecessors in title or any person having or lawfully claiming as aforesaid and **FURTHER THAT** she the DONOR and all persons having or lawfully claiming any estate or interest in the said gifted property or any part thereof from under or in trust for the DONOR shall and will at all times hereafter at the request and cost of the DONEE do and execute or cause to be done and executed all such acts deeds and things whatsoever for further better and more perfectly assuring the said property and every part thereof unto the DONEE as may be reasonably required and further that the DONOR hereby covenants with the DONEE that

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ADDITIONAL REGISTRAR
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25 JUL 2015

the DONEE shall for ingress in and egress out of the said property also have the right of use of the common areas, amenities, facilities and installations attached therewith in common with the other co-owners of the said property for the purpose of uninterrupted ingress to and egress from the said property **OR** **HOWSOEVER OTHERWISE** the said property or any part thereof now are or is or heretofore were or was situated tenanted butted bounded called known numbered described as distinguished **AND** the DONOR herein covenants with the DONEE that she will cooperate with the DONEE for obtaining the necessary deeds and things papers and documents at the request and cost of the DONEE **AND THAT** the DONEE hereby agrees and covenants that she will pay the rates and taxes and other levies as has been assessed separately by the authority concerned in respect of the said property now or in future, the DONEE will pay the proportionate rates, taxes charges and all outgoings as will be fixed by mutual understanding of other co-owners and that the DONOR shall and will at all times hereafter at the request and costs of the DONEE produce to her or as she shall direct the deeds and writings for evidencing the title to the said property and also furnish to the DONEE copies of or extracts from the said deeds and writings and shall and will in the meanwhile keep the same safe, damage by fire or other accident excepted **AND THAT** the DONEE

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

5 JUL 2015

accepts the gift of the said property hereunder made as testified by her being a party hereto and executing these presents.

The estimated value of the property is Rs. 3,00,000/-.

THE FIRST SCHEDULE ABOVE REFERRED TO
(ENTIRE UNDIVIDED PROPERTY)

(1) **ALL THAT** piece and parcel of a Shali land measuring about 2 (two) Cotahs 5 (five) Chittacks be the same little more or less comprising in Dag No. 619, under Khatian No. 478, in Mouza- Sulanguri, J.L. No. 22, Touzi No. 178, within the ambit of Jangrahatara-II Gram Panchayat, under Police Station New Town, in the District of North 24 Parganas.

(2) **ALL THAT** piece and parcel of a Shali land measuring about 9 (Nine) Cotahs 11 (Eleven) Chittacks be the same little more or less comprising in Dag No. 601, under Khatian No. 478, in Mouza- Sulanguri, J.L. No. 22, Touzi No. 178, within the ambit of Jangrahatara ~~II~~ Gram Panchayat, under Police Station New Town, in the District of North 24-Parganas.

Totaling to a Shali Land measuring about 12 (Twelve) Cottahs be the same a little more or less and is delineated in the Red Colour in the map annexed

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

5 JUL 2015

herewith and a part of the Deed AND the boundary of the entire land is as follows :-

- NORTH :- R.S. Dag No. 601 (Part) & Dag No. 605.
- SOUTH :- R.S. Dag No. 601 (Part) & Dag No. 594.
- EAST :- 10' Ft. wide common passage.
- WEST :- R.S. Dag No. 595 and Boundary Wall.

THE SECOND SCHEDULE ABOVE REFERRED TO

(GIFTED PROPERTY)

ALL THAT piece and parcel of undivided share of a Shall land measuring i.e. 1/4th share of 2 (two) Cottahs 5 (Five) Chittacks = 416.25 Sq.ft. in Dag No. 619 and 1/4th share of 9 (Nine) Cottahs 11 (Eleven) Chittacks = 1743.75 Sq.ft. in Dag No. 601 totaling to 416.25 Sq.ft. + 1743.75 = 2160 Sq.ft. i.e. 3 (three) Cottahs be the same a little more or less being 1/4th share of the First Schedule property comprising in Dag No. **619 & 601**, presently under Khatian No. **478**, in Mouza- Sulanguri, J.L. No. **22**, Touzi No. **178**, within the ambit of **Jangrahatiara-II** Gram Panchayat, under Police Station New Town, in the District of **North 24-Parganas** along with the easement right and all the facilities and amenities attached thereto.

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

8 5 JUL 2015

IN WITNESS WHEREOF the DONOR has executed these presents and the DONEE has accepted the gift on the day, month and year first above-written.

Signed, sealed and delivered by the **DONOR** in the presence of:

20/2/2008

1. Tara Shankar Roy.
33/7B, RANI PARK,
BELGHORIA, KOLKATA-700056

DONOR

2. Mithun Chandra
7A. K. S. Roy Road
KOL-1

Signed, sealed and delivered by the **DONEE** accepting the said gift in the presence of WITNESSES :-

1. Tara Shankar Roy.

DONEE

2. Mithun Chandra.

Drawn & Identified By:-

Debal Das




DEBAL DAS,
ADVOCATE
HIGH COURT, CALCUTTA.--
En. No. F/1133/2008.



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

25 JUL 2015

SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/Presentants	Left Hand		Right Hand																	
		Ring (Left Hand)	Middle (Left Hand)	Fore (Right Hand)	Middle (Right Hand)																
1		Little		Ring (Left Hand)		Fore (Right Hand)		Middle (Right Hand)		Thumb		Little		Ring		Fore		Middle		Thumb	
		Little		Ring (Left Hand)		Fore (Right Hand)		Middle (Right Hand)		Thumb		Little		Ring		Fore		Middle		Thumb	
2		Little		Ring (Left Hand)		Fore (Right Hand)		Middle (Right Hand)		Thumb		Little		Ring		Fore		Middle		Thumb	
		Little		Ring (Left Hand)		Fore (Right Hand)		Middle (Right Hand)		Thumb		Little		Ring		Fore		Middle		Thumb	

Ratna Roy

Ratna Roy



ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA

25 JUL 2015

SITE PLAN OF 12 COTTAHS SHALI LAND UNDER
KHATIAN NO. 478, TOUJI NO. 178, R.S. DAG NO. 601 &
619 IN MOUZA - SULANGURI, J.L. NO. 22, WITHIN
JANGRA HATIARA-II GRAM PANCHAYAT P.S. NEW
TOWN, DISTRICT - NORTH 24-PARGANAS

SCALE : 1 INCH = 30 FT.

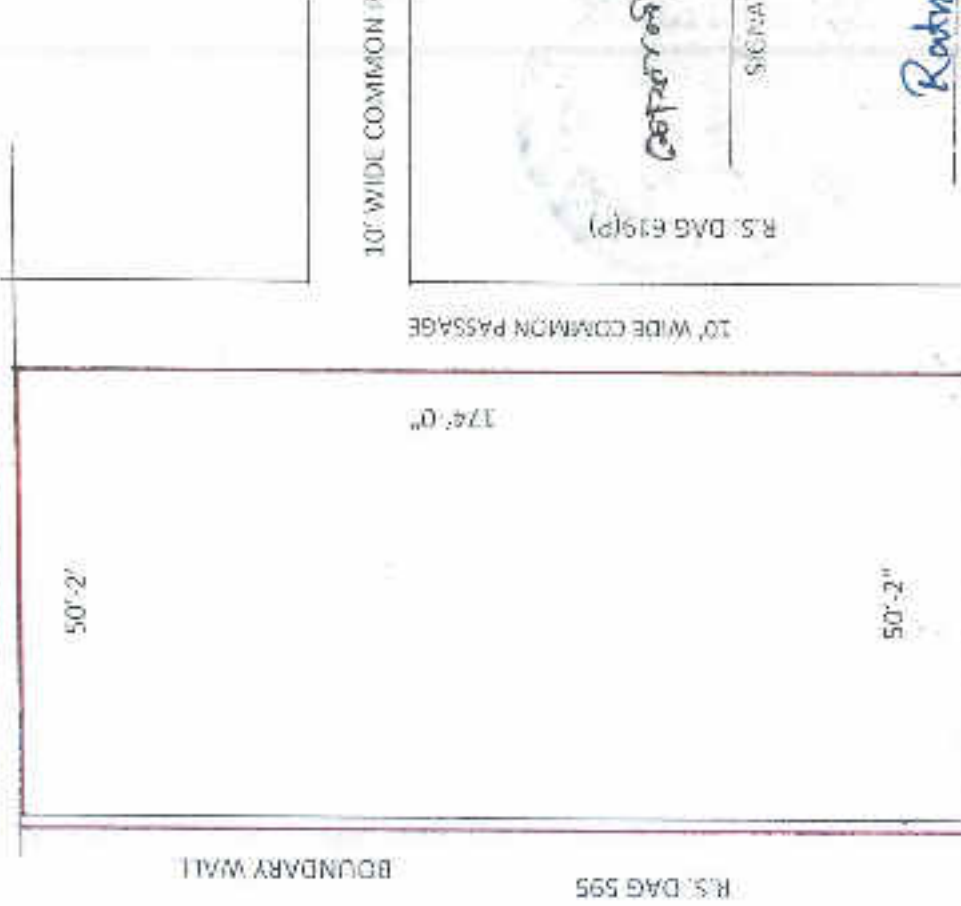
AREA OF GIFTED LAND = 3 COTTAHS.

NAME OF DONOR: SMT. SHEFALI SAHA

NAME OF DONEE : SMT. RATNA ROY



R.S. DAG 601, 605



R.S. DAG 595

R.S. DAG 619(P)

SIGNATURE OF DONOR

SIGNATURE OF DONEE


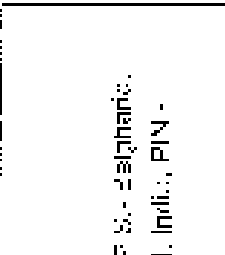
R.S. DAG 601, 594

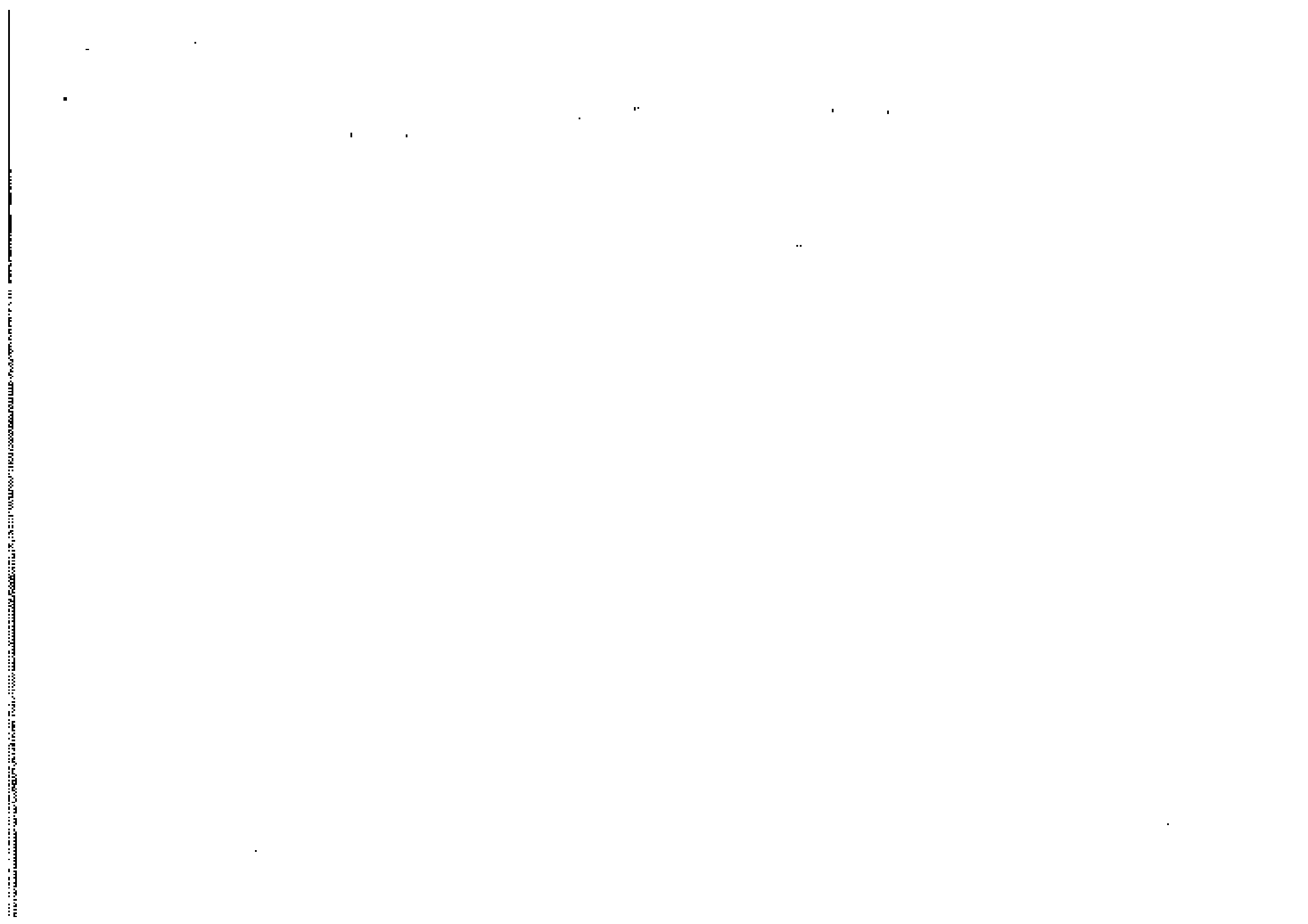


ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
25 APR 2015


Seller, Buyer and Property Details

A. Donor & Donee Details


Donor Details	
Sl No	Name, Address, Photo, Finger print and Signature
1	<p>SHRI NIREPALI SAMIA Wife of Late TIRAY BHUSAN SAHA 207B TWIN PARK, P.O.- BELGHARIA, F.S.- Beldhania, District-North 24 Parganas West Bengal, India, PIN - 790055 Gosa, Palsala, By Gosta, Hudu, Occupation: House wife, Citizen of India. State: West Date of execution: 25/07/2015 Date of admission: 29/07/2015 Signature of Donor: [Signature] Execution: Officer</p>   <p>7/25/2015 12:19:30 PM Ins 7/25/2015 12:19:30 PM Ins</p>



Donee Details

Name, Address Photo, Finger print and Signature	
<p>Smt RATNA ROY Daughter of Shri TARA SHANKAR ROY 337/5, RANI PARK, P.O - BELGHARIA, P.S - Bulghara, District-North 24-Parganas, West Bengal, India, PIN - 700158 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Status - Self Date of Execution : 25/07/2015 Date of Admission : 25/07/2015 Place of Admission of Execution : Office</p>	 7/25/2015 12:19:29 PM hrs  LTI 7/25/2015 12:19:48 PM hrs
<p align="center">7/25/2015 12:19:02 PM hrs</p>	

B. Identifire Details

Identifier Details		
SL No	Identifier Name & Address	Identifier of Signature
1	<p>MR DEBAL DAS Son of Late D P DAS 2 AND 3, K S ROY ROAD P.O:- GPO, P.S:- Hare Street, Kolkata, District:- Kolkata, West Bengal, India, PIN - 700001 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.</p>	<p>Smt SHEFALI SAHA, Smt RAJINA ROY</p>  7/25/2015 12:20:28 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	<p>District North 24 Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHA TARA-II, Mucza: Sulangun</p>	<p>RS Plot No:- 619 RS Khatian No:- 478</p>	<p>416.25 Sq Ft</p>	<p>5,00,000/-</p>	<p>4,75,953/-</p>	<p>Proposed Use: Basu, ROR: Shali, Width of Approach Road: 10 Ft., Adjacent to Metal Road.</p>



Land Details				
Sch.No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Other Details
L2	District: North 24-Parganas, P.S.: Rajerhat, Gram: Bancheya I, JANGRAHATIARA II, Mou: 7aC Sulanguri	RS. Plot No:- 801, RS Khatian No:- 47B	1743.75 Sq Ft	Proposed User: Bastu, ROR: Shell, Width of Approach Road: 10 Ft., Adjacent to Metal Road.
			Setforth Value(In Rs.)	Market Value(In Rs.)
			2,00,000/-	7,99,278/-

Transfer of Property from Donor to Donee			
Sch No.	Name of the Donor	Name of the Donee	Transferred Area in(%)
L1	Smt. SHERALI SAHA	Smt RATNA ROY	0.953908
L2	Smt. SHERALI SAHA	Smt RATNA ROY	2.9587

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	DEBAL DAS
Address	2 AND 2/K/S ROY ROAD, Thana : Hare Sheet, District : Kolkata, WEST BENGAL, PIN - 700081
Applicant's Status	Advocate



Office of the A.R.A. - II KOLKATA, District: Kolkata

Endorsement For Deed Number : I - 190207936 / 2015

Query No/Year:	190207936/2015	Serial no/Year	1902007854 / 2015
Deed No/Year	I - 190207936 / 2015		
Transaction	(2011) Gift, Gift in Favour of family members		
Name of Presentant	Smt RATNA ROY	Presented At	Office
Date of Execution	25-07-2015	Date of Presentation	25-07-2015

Remarks

On 16/07/2015

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. 12,76,171/- Other amount Rs 12,76,171/-

(Dulal Saha)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 25/07/2015

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 11:13 hrs, on: 25/07/2015, at the Office of the A.R.A. - II KOLKATA by Smt RATNA ROY, Claimant.

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

Execution is admitted on 25/07/2015 by

Smt SHEFALI SAHA, Wife of Late BINAY BHUSAN SAHA, 33/7B, RANI PARK, P.O. BELGHARIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, By caste Hindu, By Profession: House wife

Identified by Mr DEBAL DAS, Son of Late D P DAS, 2 AND 3, K S ROY ROAD, P.O. GPO, Thana: Hans Street, City:Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, By caste Hindu, By Profession Advocate

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

Execution is admitted on 25/07/2015 by

Smt RATNA ROY, Daughter of Smt TARA SHANKAR ROY, 33/7B, RANI PARK, P.O. BELGHARIA, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700056, By caste Hindu, By Profession House wife



filed by Mr DIGGAL DAS, Son of Late D P DAS, 2 AND 3, K S ROY ROAD, P O: GPO, Thana, Farid Street
, Calcutta - KOLKATA, KOLKA WEST BENGAL India, PIN - 700001 By e-mail Hindu By Professional Advocate

Payment of Fees

Sum of Rs 100/- (Rupees One Hundred) is payable for this document is Rs 14,134/- (Amt) = Rs 14,086/- (Rs) +
The sum of Rs 65/- (Rupees Sixty Five) for Registration Fees paid by Cash Rs 14,134/-

Payment of Stamp Duty

Sum of Rs 6,401/- (Rupees Six Thousand Four Hundred and One) is payable for this document is Rs 6,401/- and Stamp Duty payable Draft No
607/2019 by Cash Rs 6,401/-

Description of Stamp

1. Rs 6,401/- is used in Impressed value of Stamp. Serial no 607/18. For details of 24072019 Voucher named is
Number 60

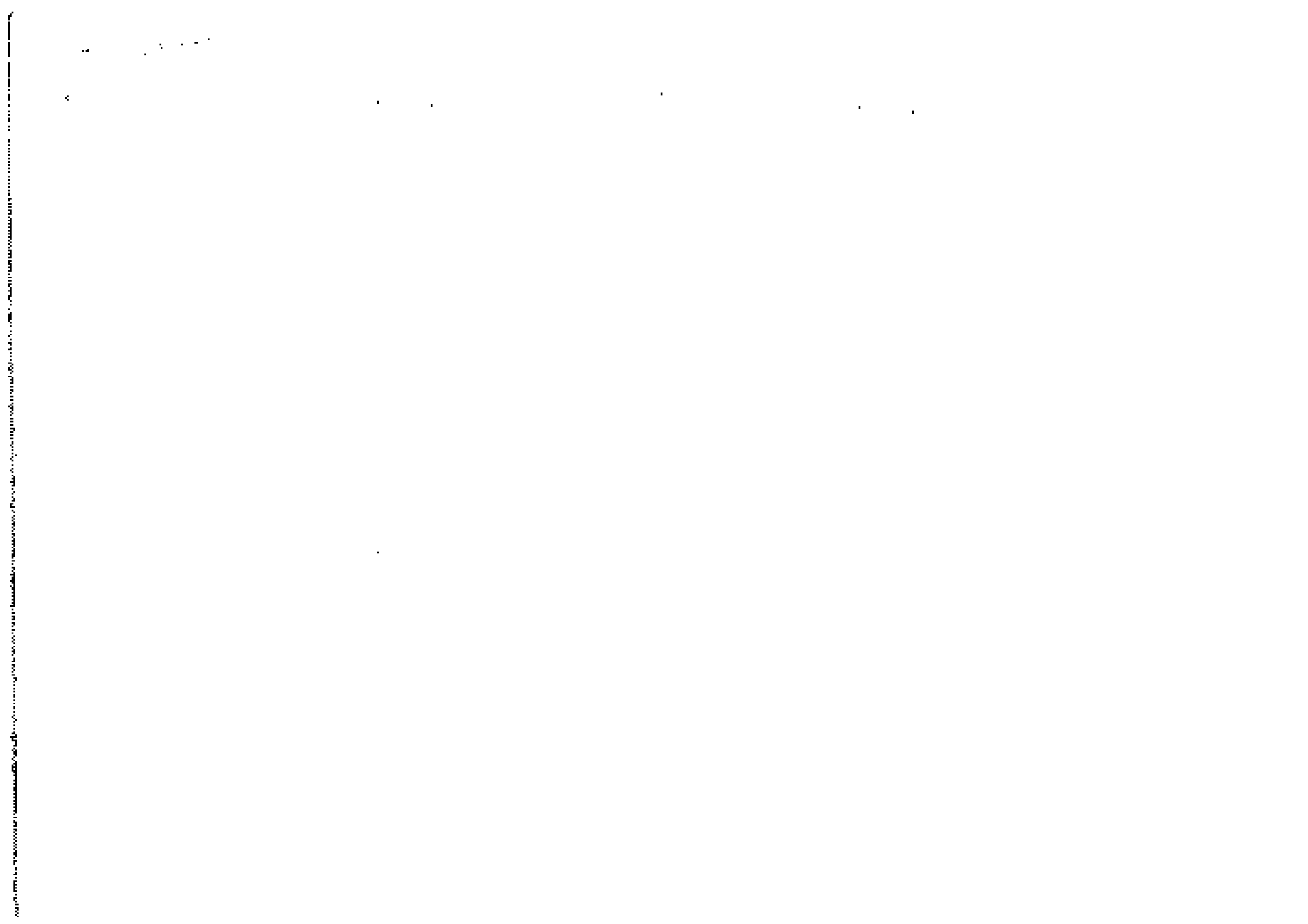
Description of Draft

1. Rs 6,401/- is paid in full by the Draft 6664; Nat: 63588900497. Date: 23/07/2019. Bank: STATE BANK OF INDIA
BRANCH: TSPILAVADI.

..

(Date: 23/07/2019)

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE REGISTRAR OF ASSURANCE
Kolkata, West Bengal

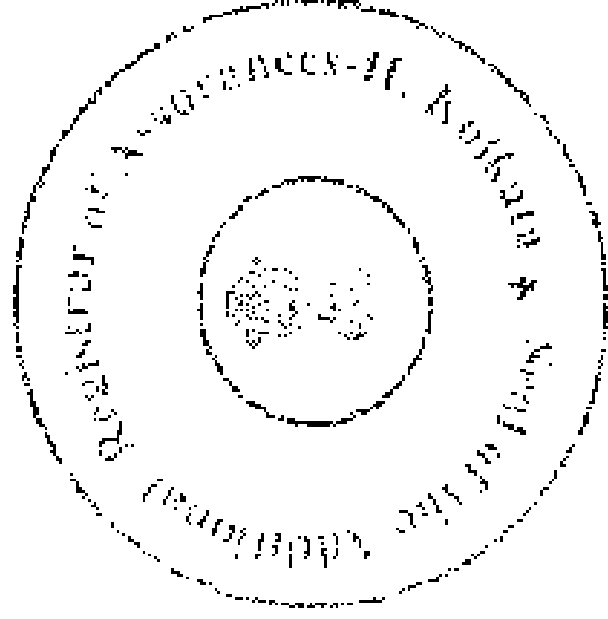




Category of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2015, Page from 78110 to 78130
being No 190207936 for the year 2015.



Digitally signed by ASHOK KUMAR

BISWAS

Date: 2015.08.28 13:25:10 +05'30

Reason: Digital Signing of Deed.

Ashoke Kumar Biswas) 28/08/2015 13:25:09

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

West Bengal.

(This document is digitally signed.)