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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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

Dist Sub-Registrar-I
Alipore, South 24 Parganas
19 JUN 2009

THIS DEED OF GIFT made on this 19th day of June 2009
 BETWEEN SMT. RAKHI CHOWBEY, wife of Manish Chowbey, by caste
 Hindu, by occupation housewife and at present residing at No. 4/1,
 Sudder Street, Calcutta - 700016, hereinafter referred to as the
 "DONOR" [which expression shall unless excluded by or repugnant to the
 context be deemed to include her heirs, executors, administrators,

1668 16/06/09 500/-

NO. DATE RS.

NAME Adarsh Bansal

ADDRESS 4/11, Moha Road, 1st Floor, 140-17

ALPORA JUDGE'S COURT
A. K. SAMAJPATI

[Signature]
SIGNATURE



Arjun Chatterjee
S/o Bilip Chatterjee
P-15 Chandipur Road
Kolkata-93
P.S - Regent Park

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representatives and assigns) on the **ONE PART** and **RAJIV BANSAL**, son of Vijay Kumar Bansal, by caste Hindu, by occupation business and at present residing at No. 4/1, Moira Street, 1st Floor, Calcutta - 700 017, hereinafter referred to as the "**DONEE**" [which expression shall unless excluded by or repugnant to the context be deemed to include his heirs, executors, administrators, representatives and assigns] on the **OTHER PART**.

WHEREAS one Sri Bijoy Kumar Addy, since deceased, had filed a Partition Suit, being Title Suit No. 55 of 1937, in the Court of the First Subordinate Judge at Allpore, which was subsequently transferred to Court of the Learned Fourth Sub-Judge at Allpore and was renumbered as Title Suit No. 39 of 1945 and subsequently the said suit was again transferred to Learned First Subordinate Judge at Allpore and reverted to the Original Title Suit No. 55 of 1937. Amongst other the Premises No. 77, Chetha Road, Kolkata - 700027, belonging to and forming part of Addy Estate was subject matter of the said Partition Suit.

AND WHEREAS by an Order dated 16th June 1953 a preliminary Decree was passed by the Learned Fourth Subordinate Judge at Allpore in the said Title Suit No. 39 of 1945, whereby the accounts were duly settled and the interest of all the Co-owners were duly determined.

AND WHEREAS by an order dated 22nd April 1982 passed by the Learned First Subordinate Judge at Allpore in the said Title Suit No. 56 of 1937 Bhumesh Chandra Addy, Sukhendu Bikash Addy, Bipin Behari Addy and Chiraranjan Addy were appointed as Joint Receivers of the suit properties including the land and Premises No. 77, Chetha Road, Kolkata - 700027.



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AND WHEREAS pursuant to an application made under the provisions of Clause 13 of the Letters Patent, by an order dated 4th August 1987 passed by His Lordship the Hon'ble Justice Ajit Kumar Sengupta of the Hon'ble High Court, Calcutta, the said Suit, being T. S. No. 35 of 1937, was transferred to the Hon'ble High Court, Calcutta in the Original Side Jurisdiction and the same was renumbered as Extra Ordinary Suit No. 32 of 1987 (Sukhendu Bikash Addy -Vs- Rash Behari Addy & Ors.) (hereinafter referred to as the "said suit") and the said Joint Receivers were directed, inter alia, to continue as Joint Receivers in respect of the suit properties with the same powers.

AND WHEREAS the said Sri Bhunesh Chandra Addy, the Defendant No. 16, in the said Extra-Ordinary Suit No. 32 of 1987, who was one of the Joint Receivers as aforesaid died on 8th December 1991, and subsequently on the 23rd January 1992 Sri Susanta Kumar Addy, the Defendant No. 11 also died and by an order dated 22nd April 1992 passed by the Hon'ble Mr. Justice S. K. Hazari, the death of the Sri Susanta Kumar Addy, and Sri Bhunesh Chandra Addy were recorded and their respective heirs were brought on record in the suits. By the said order dated 22nd April 1992 Sri Pradyut Kumar Addy, the Defendant No. 5 in the said suit was also appointed as one of the Receivers in place and in stead of the said deceased Receiver, subsequently, the Receiver Sri Bipin Behari Addy died on the 18th July 2000 and the said Receiver Sri Pradyut Kumar Addy died on 23rd June 2000.

AND WHEREAS subsequently, by an order dated 28th February 2001 passed by the Hon'ble Mr. Justice D. K. Seth of the Hon'ble High Court at Calcutta, in G. A. No. 4645 of 2000 and G. A. No. 3028 of 1999,



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Extra Ordinary Suit No. 32 of 1987 (Sukhendu Bikash Addy Vs. Bipin Behari Addy & Ors.) the surviving Receiver Sri Chivaranjan Addy and Sri Sukhendu Bikash Addy were discharged and in place and stead thereof, the Hon'ble Court appointed Smt. Dipali Patra, Advocate and Sri Parimal Kumar Basu, Advocate as Joint Receivers. Thereafter by a further order dated 10th June 2003 as modified by an order dated 7th July 2003 passed by the Hon'ble Justice Mr. Ashim Kumar Banerjee of the Hon'ble High Court, Calcutta in G. A. No. 803 of 2002 in the said Extra Ordinary Suit No. 32 of 1987 the said Sri Parimal Kumar Basu was discharged and in his place and stead appointed Sri Jyotish Chandra Ghosh, Advocate as Receiver to act jointly with the said Dipali Patra, Advocate/Receiver.

AND WHEREAS the Premises No. 77, Chetla Road, Calcutta - 700027, was one of the properties, which was the subject matter of the Extra-Ordinary Suit No. 32 of 1987 and which was under the administration of the Joint Receivers.

AND WHEREAS by an order dated 15th September 1987 passed by the Hon'ble Justice Aji Kumar Sengupta, the Joint Receivers were directed to sell the remaining properties including Premises No. 77, Chetla Road, Calcutta, being the subject matter of the said suit, either by public auction to the best purchaser or by private treaty.

AND WHEREAS by an another order dated 9th December 2005 the Joint Receivers have been directed to take appropriate step for sale of the said properties in terms of the earlier order dated 15th September 1987.



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AND WHEREAS on 8th March 2006 the said Joint Receivers caused an advertisement to be published in the Telegraph inviting applications for sale of Premises No. 77, Chella Road, Calcutta – 700027 on “as is where is basis” as more fully and particularly described in the Schedule hereunder written and hereinafter referred to as the “said premises”.

AND WHEREAS the application for sale of the properties, inter alia, at Premises No. 77, Chella Road, Calcutta – 700027, was heard by the Hon'ble Justice Nadira Patherya on 12th December 2008 when one Manish Chowbey of No. 4/1, Sudder Street, Calcutta – 700016, offered to purchase the said premises at a total consideration of Rs. 39 lakhs. By an order dated 30th January 2009 the Hon'ble Justice Nadira Patherya was pleased to confirm the sale of the said premises in favour of the said Manish Chowbey and directed the said intending buyer to make payment of a sum of Rs. 39 lakhs after debiting therefrom a sum of Rs. 1,17,390/- towards arrear of Municipal Rates and Taxes in favour of the Joint Receivers in two equal instalments and the last of such instalment was directed to be paid by 13th February 2009 subject to furnishing of Title Deed of the property by the said Joint Receivers.

AND WHEREAS the said Joint Receivers submitted a report before the Hon'ble Justice Nadira Patherya to the effect that the Title Deed of the said premises, being Premises No. 77, Chella Road, Calcutta – 700027, has been destroyed but the said premises belongs to the owners of the Addy Estate which is the subject matter of the Extra-Ordinary Suit No. 32 of 1987 and the said Joint Receivers are in possession of the said premises whereupon the said Manish Chowbey agreed to purchase the said Premises No. 77, Chella Road, Calcutta, without the original Title Deed at a total consideration of Rs. 37,82,610/- whereupon the Hon'ble



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Justice Nadira Patherya was pleased to pass an order on 30th January 2009 directing the Joint Receivers to execute the necessary Deed of Conveyance in favour of the said Manish Chowbey in respect of the said premises as purchaser thereof upon payment of the entire consideration sum of Rs. 37,82,610/-.

AND WHEREAS on or about 4th February 2009 the said Manish Chowbey duly paid and/or deposited with the Joint Receivers the said total consideration of Rs. 37,82,610/- and, inter alia, on 9th February 2009 sought for a direction from the Hon'ble High Court for execution of the Deed of Conveyance in respect of the said premises in the name of his wife, Smt. Rakhi Chowbey, the present Donor herein, when the Hon'ble Justice Nadira Patherya was pleased to direct the Joint Receivers to execute and register the necessary Deed of Conveyance in respect of the said premises in favour of Mrs. Rakhi Chowbey, on condition that in the said Deed of Conveyance the said Manish Chowbey shall be added as Confirming Party.

AND WHEREAS pursuant to and in terms of the said direction passed by the Hon'ble High Court at Calcutta by and/or under a Deed of Conveyance dated 7th April 2009 and registered before the Additional District Sub-Registrar Alipore, in Book No. 1, CD Volume No. 9, Pages 5057 to 5077, being No. 02106, for the year 2009, the said Joint Receivers, Jyotish Chandra Ghosh and Smt. Dipali Patra, conveyed, transferred, assigned and assured ALL 'THAT' a piece and parcel of land measuring more or less 13 Cottah 10 Chitrack together with a Tin Shed Structure measuring more or less 1000 Sq.L. of covered area within Municipal Premises No. 77, Chetla Road, Calcutta - 700027, under KMC



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Ward No. 82, Police Station Chella, together with right of use common passage unto and in favour of the Donor herein as purchaser upon confirmation by the said Manish Chowbey.

AND WHEREAS in view of aforesaid the Donor is having a good marketable title free from all encumbrances, liens, lispendence, attachment, or any defect in title and is entitled to transfer and alienate the same as absolute owner thereof.

AND WHEREAS after completion of the aforesaid sale the Donor has made an application before the Kolkata Municipal Corporation for mutation of the said premises in her name and the Kolkata Municipal Corporation has duly mutated the said premises in the name of the Donor and the Donor declares that till the date of execution and registration of this Deed of Gift no municipal rates and taxes or outgoings are lying outstanding in respect of the said property.

AND WHEREAS the Donor is desirous to transfer, alienate and dispose of the said property in favour of the Donee who is her own brother by way of gift in lieu of natural love and affection which the Donor is having for the Donee by this Deed of Gift.

AND WHEREAS for the purpose of registration of this Deed of Gift the property as described in the Schedule hereunder written is reasonably valued as per Registration Office at Rs. 1,52,91,305/-.

NOW THIS INDENTURE WITNESSES THAT in consideration of natural love and affection which the Donor had and still has for the Donee, the latter being her own brother, the Donor doth hereby and



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hereunder renounce all her estate and right, title and interest 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 being Premises No. 77, Chella Road, Police Station Chella, KMC Ward No. 82, Calcutta - 700027, as more fully and particularly mentioned and described in the Schedule hereunder written 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 his sole use and benefit absolutely and unconditionally for ever TOGETHER WITH all building, trees, fences, hedges, ditches, ways, water, water courses, lights, liberties, privileges, easements, appurtenances whatsoever to the said premises belonging or in anyway appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate right, title, interest, claim and demand whatsoever of the Donor into or upon the same and every part thereof, in law and equity to enter upon and possess the same unto and to the use of the Donee absolutely and forever TOGETHER WITH the title deeds, writings, muniments, and other evidences of title and the Donor hereby covenants with the Donee that notwithstanding any acts, deeds, matters or things hereto before done or executed or knowingly suffered to the contrary, the Donor is now lawfully seized and possessed of the said premises free from all encumbrances, attachment or defect in title whatsoever and the Donor has full power and absolute authority to transfer and alienate the said premises in the manner aforesaid and the Donee shall hereafter peaceably and quietly hold, possess and enjoy the said premises in khass or through tenant without any claim or demand whatsoever from the Donor or any person claiming through or under her AND FURTHER that the Donor covenants with the Donee to save harmless indemnify and



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keep indemnified the Donee from or against all encumbrances, charges and equities whatsoever and the Donor further covenants that the Donor shall at the request and cost of the Donee do or execute or cause to be done or executed all such lawful acts, deeds, matters or things whatsoever for further and more perfectly transferring and assuring the said premises and every part thereof in the manner aforesaid according to the true intent and meaning of this Deed of Gift AND THAT the Donee doth hereby accept the gift of the said premises hereunder made as testified by him being a party hereto and executing these presents. The estimated market value of the said premises as described in the Schedule hereunder written is Rs. 1,52,91,305/-.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT demarcated specified piece or parcel of land containing and/or measuring of 13 Cottahs 10 Chitacks approximately be the same little more or less together with a Tin Shed Structure measuring more or less 10000 Sq.ft. of covered area in Holding No. 77, Chetla Road, Kolkata - 700027, within the limits of the Kolkata Municipal Corporation, Ward No. 82, P. S. Chetla, together with right to use the common passage more fully shown in the map and plan shown in colour RFD and bounded and bounded as follows:

On the East by	:	Adi Ganga
On the West by	:	Chetla Road
On the North by	:	74, Chetla Road
On the South by	:	78, Chetla Road



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IN WITNESS WHEREOF the parties hereto of the first and
 Second Part set and subscribed their respective hands and seals on
 the date month and year first above written.

SIGNED SEALED AND

DELIVERED by SMT. RAKHI

CHOWBEY, the Donor herein at

Calcutta in the presence of:

Rakhi Chowbey

1. Swapna Ghose

DONOR

55/1/1 S.A. Kanchi Rd.

Kol-8

2. Tribhuvan Chakraborty
 P-19 Grandipore Road
 Kol-9

SIGNED SEALED AND ACCEPTED

by RAJIV BANSAL, the Donee

Rajiv
 (RAJIV BANSAL)

herein at Calcutta in the presence

of:

DONEE

1. Swapna Ghose

2. Tribhuvan Chakraborty

13/09/57

Manufactured at

Abroad

Attns - Post Office

Kol-29



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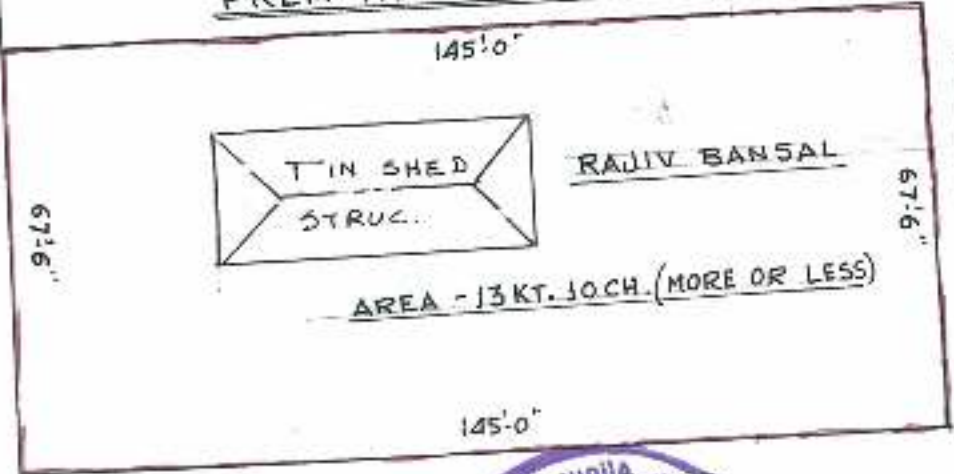
SITE PLAN OF LAND WITH TIN SHED STRUCTURE AT THE PREMISES NO. 77,
CHETLA ROAD, P.S. CHETLA, KOLKATA - 700027, UNDER K.M.C. WARD NO. 82.
SCALE :- 30' FT. = 1" INCH.

AREA OF LAND :- 13 KT. 10 CHITTAKS (MORE OR LESS) IN RED LINE BORDER.
AREA OF TIN SHED STRUCTURE :- 1000 SFT.
NAME OF DONOR :- RAKHI CHOWBHEY
NAME OF DONEE :- RAJIV BANSAL



RIVER SIDE

PREM. NO. 74 CHETLA ROAD



PREM. NO. 78 CHETLA ROAD



CHETLA ROAD

2000 SFT

1-10/10/2009
Dated
10/10/2009

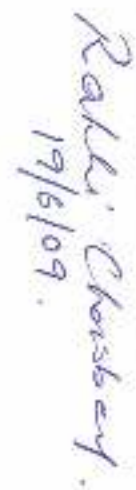
Traced By:-
S. Paul
Kolkata-44

10.6.2009






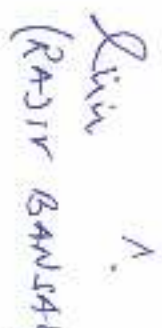
Rakhi Chowbey
Rajiv Bansal
Rajiv

Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R.-I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 02121 / 2009, Deed No. (Book - 1 , 02007/2009)

Signature of the Presentant

Name of the Presentant	Signature with date
Rakhi Chowbey	 Rakhi Chowbey. 19/6/09.

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

Sl No. Admission of Execution By	Status	Photo	Finger Print	Signature
1 Rakhi Chowbey Address -4/1, Sudder Street Kolkata	Self		 LTI	 Rakhi Chowbey.
2 Rajib Bansal Address -4/1, Moira Street 1st Floor Kolkata	Self		 LTI	 Rajib N. (RAJIB BANSAAL)

19/06/2009

19/06/2009

Signature of Identifier with Date

Name of Identifier of above Person(s)
 Dibyendu Chakraborty
 PS Regent Park, P-15, Bondipur Road Kolkata




 Dibyendu Chakraborty

Execution of the deed
 made by the presentant
 19/06/2009



Government Of West Bengal
Office of the D.S.R.-I SOUTH 24-PARGANAS

ALIPORE

Endorsement For deed Number :1-02007 of :2009
(Serial No. 02121, 2009)

On 19/06/2009

Certificate of Admissibility(Rule 43)

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:

Fee Paid in rupees under article : A(1) = 16820/- , E = 14/- , H = 28/- , M(b) = 4/- on 19/06/2009

Certificate of Market Value(WB PUVI rules 1999)

Certified that the market value of this property which is the subject matter of the deed for Gift in Favour of family members has been assessed at Rs- 15291305/- for the chargeability of the Stamp duty and registration fees.
Certified that the required stamp duty of this document is Rs 76477/- and the Stamp duty paid as : Impressive Rs- 5000

Deficit stamp duty

Deficit stamp duty Rs 71500/- is paid, by the draft number 068586, Draft Date 18/06/2009 Bank Name STATE BANK OF INDIA, La Martinier, received on 19/06/2009.

Presentation(Under Section 52 & Rule 22A(3) 46(1))

Presented for registration at 12-12 hrs on 19/06/2009 at the Office of the D.S.R.-I SOUTH 24-PARGANAS by Rakhi Chowbey Executant.

Admission of Execution(Under Section 58)

Execution is admitted on 19/06/2009 by

1. Rakhi Chowbey, wife of Manish Chowbey, 4/1, Sudder Street Kolkata , Thana , Pin 700016, By caste Hindu, by Profession : House wife
 2. Rajib Bainsal, son of Vijay Kumar Bainsal (4/1, Moira Street 1st Floor Kolkata , Thana , Pin 700017, By caste Hindu, by Profession : Business
- Identified By Dibyendu Chakraborty, son of Dilip Chakraborty P-15, Bondipur Road Kolkata 700093 Thana, Regent Park by caste Hindu By Profession : Others



(Abanti Kumar Dey)
DISTRICT SUB-REGISTRAR-I
OFFICE OF THE DISTRICT SUB-REGISTRAR-I OF SOUTH 24-PARGANAS
Govt. of West Bengal

8 9 JUN 2009



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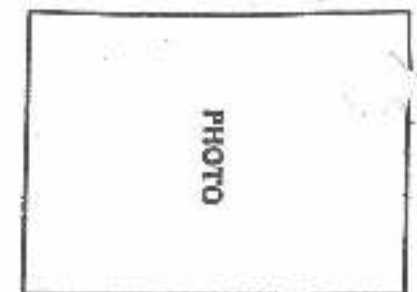
Certificate of Registration under section 60 and Rule 69.

Registered In Book -1
CD Volume number 9
Page from 3626 to 3641
being No 02007 for the year 2009.



Abani

(Abani Kumar Dey) 22-June-2009
DISTRICT SUB-REGISTRAR-1
Office of the D.S.R.-1 SOUTH 24-PARGANAS
West Bengal



	left hand					
	right hand					

Thumb

1st finger middle finger ring finger small finger

Name

Signature



	left hand					
	right hand					

Thumb

1st finger middle finger ring finger small finger

Name Rakhi Chhabber

Signature Chhabber



	left hand					
	right hand					

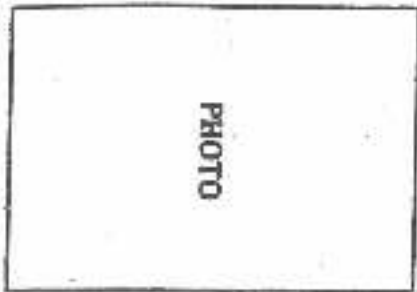
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1st finger middle finger ring finger small finger

Name RAVI BANSAL

Signature Bansal

PAN NO. ATUPB4237D



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	right hand					

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1st finger middle finger ring finger small finger

Name

Signature



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