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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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Certified that the documents admitted for registration. The signature of the grantor and the endorsement of the grantee with the stamp of the document are the part of this document.

Adm. District Sub-Registra  
Burdwan, 24 Pgs (N)

23 MAR 2018

## DEED OF GIFT

THIS DEED OF GIFT is made on this 23rd day of March,  
2018 (Two Thousand Eighteen) ERA.

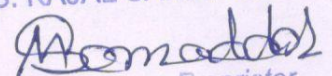
BETWEEN

M/S. KAJAL SAMADDAR

*Kajal Samaddar*  
Proprietor

1. **MRS. JAGAMAYA GHOSH**, wife of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, has **Pan No. CNOPG2062B**, by faith Hindu, by nationality Indian, by Occupation House hold work, presently residing at 22(187/C) Barasat Road, Barrackpore, P.O. Nonachandanpukur, P.S. Titagarh, District North 24 Parganas, Kolkata : 700122. In the state of West Bengal
2. **MRS. KALYANI GHOSH**, wife of Mr. Manoranjan Ghosh, daughter of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, having **Pan No. CNMPG7979K**, by faith Hindu, by nationality Indian, by Occupation Housewife, presently residing at School Para, Jaffarpur, Barrackpore, P.O. Nonachandanpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700122, In the state of West Bengal
3. **MRS. MAMATA SARKAR**, wife of Mr. Balaram Sarkar, daughter of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, having Pan No. **GLFPS0284E**, by faith Hindu, by nationality Indian, by Occupation Housewife, presently residing at Rabindra Pally, Surya Sen Road, Jaffarpur, Barrackpore, P.O. Nonachandanpukur, P.S. Titagarh, District North 24 Parganas, Kolkata – 700122, In the state of West Bengal.
4. **MRS. KARUNA GHOSH**, wife of Mr. Gobinda Ghosh, daughter of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, having Pan No. **BQRPG4700R**, by faith Hindu, by nationality Indian, by Occupation Housewife, presently residing at Uttar Nanna Jetia, P.O. Jetia, P.S. Bizpur, District North 24 Parganas, Pin: 743135 In the state of West Bengal.
5. **MRS. SANTA GHOSH**, wife of Mr. Niranjana Ghosh, daughter of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, having Pan No. **BXJPG5770Q**, by faith Hindu, by nationality Indian, by Occupation Housewife, presently residing at Old Calcutta Road, Patulia Bazar Para,

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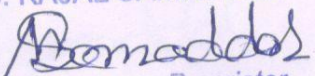
P.O. Talpukur, P.S. Titagarh, District North 24 Parganas, Pin: 700119, In the state of West Bengal, Hereinafter severally / jointly referred to as the **DONORS**(which term or expression shall, unless excluded by or repugnant to the subject or context, be deemed to include her/their and each of her/their heirs, executors, administrators, representatives and assigns) of the **ONE PART.**

**AND**

**MR. PRASANTA GHOSH**, son of Late Panchanan Ghosh alias Late Nagendra Chandra Ghosh, having Pan No. **BMGPG2982N**, by faith Hindu, by nationality Indian, by Occupation House hold work, presently residing at 22(187/C) Barasat Road, Barrackpore, P.O. Nona chandanpukur, P.S. Titagarh, District North 24 Parganas, Kolkata : 700122, Hereinafter referred to as the **DONEE**(which term or expression shall, unless excluded by or repugnant to the subject, or context, be deemed to include his and each of his heirs, executors, administrators, representatives, and assigns) of the **OTHER PART.**

WHEREAS all that piece and parcel of land measuring about more or less **04 (four) Cottha** in **R.S. Dag No 1800**, under C.S. Khatian No 1, R.S. Khatian No 84, of Mouza Chandanpukur, J.L. No 2, Re.Su. No 15, Pargana Kalikata, Touzi No 108, under Municipal Jurisdiction of Barrackpore Municipality, A.D.S.R.O. Barrackpore, District - 24 Parganas, originally belongs to Sri Nagendra Chandra Ghosh, son of Late Gagan Chandra Ghosh, of Chandanpukur, P.S. Titagarh, District North 24 Parganas purchased from (1) Sk. Rawsan Ali, (2) Sk. Wajed Ali, both are son of Late Abdul Sovan, (3) Sk. Namdar, son of Late Shyudhin of Titagarh Gobinda Chatterjee Road, P.S. Titagarh, District - 24 Parganas, by dint of registered Bengali Bikroy Kobala, which is duly

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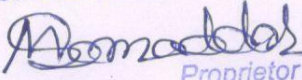
registered at the office of Sub Registrar, Barrackpore, 24 Parganas, vide book No 1, Volume No 9, Pages from 183 to 186, being No 1001, on dated 25/01/1955, and construct a dwelling unit on the aforesaid land and also possess the same with different act of possession.

AND WHEREAS said Nagendra Chandra Ghosh, son of Late Gagan Chandra Ghosh, was died intestate on 18/04/2012 living behind his wife Jogomaya Ghosh, (Donor No 1) and one son namely Prasanta Ghosh(Donee) and four married daughter namely Kalyani Ghosh, Mamata Sarkar, Karuna Ghosh, Santa Ghosh (Donor No 2 to 5) as his legal heirs and successors in respect of aforesaid property.

AND WHEREAS after sad demised of Nagendra Chandra Ghosh said Jogomaya Ghosh, (Donor No 1) Prasanta Ghosh(Donee) Kalyani Ghosh, MamtaSarkar, KarunaGhosh, Santa Ghosh (Donor No 2 to 5) jointly possess the aforesaid property by way of Hindu Succession Act 1956 andmutated their name in the office of the Local Municipality and B.L. & L.R.O. and paid rent, tax up to date in their joint namé.

AND WHERAS since then the DONORS and DONEE, possess all that piece and parcel of land measuring about more or less **04 (four) Cottha**, with building thereonin **R.S. Dag No 1800**, under C.S. Khatian No 1, R.S. Khatian No 84, Modified Khatian No 1167, New Khatian No 4898, of Mouza - Chandanpukur, J.L. No 2, Re.Su. No 15, Pargana Kalikata, Touzi No 108, under Municipal Jurisdiction of Barrackpore Municipality, Ward No 06, Holding No 22(187/C) Barasat Road, Maszid More, A.D.S.R.O. Barrackpore, District - 24 Parganas, Kolkata - 700122, in the state of West Bengal hereinafter called **PREMISES**, more fully and elaborately described in**SCHEDULE** here under written and the said property is free from all

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encumbrances and possess the same with different act of possession and the Donors have every right to sale, transfer or gift the aforesaid property.

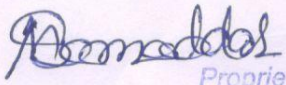
**AND WHEREAS** the Donee is the son of the Donors No 1, and full blooded brother of Donors No 2 and 5 herein and the Donor had and still have love and affection towards the Donee and out of which the Donors intends to gift her/their share of aforesaid property to the Donee.

**NOW THIS DEED OF GIFT WITNESSES** that in consideration of the natural love and affection which the Donors had and still have for the Donee, the latter being Donee is the son of the Donor No 1, and full blooded brother of Donors No 2 and 5 herein, the Donors doth hereby and here under, grant convey, gift, transfer, give and assure unto and to the use of the Donee, freely and voluntarily **ALL THAT** piece and parcel of land measuring about more or less **03 (three) Cottha, 5 (five) Chittaks15 (fifteen) square feet**, out of 4 (Four) Cottah with brick build Pucca roofed and Cement floored single storied building thereon measuring about more or less **500 square feet**, out of 600 Square feet, more elaborately described in "**SCHEDULE**" hereunder written **TOGETHERWITH** right to use of Passage for ingress and egress, Electric connection, common fixture, fittings, equipment's of the said building more elaborately described in "**SCHEDULE**" hereunder written and hereinafter referred to as the said property **OR HOWSOEVER** otherwise the said property now or heretofore were or was situate, butted, bounded, called, known, numbered, described and distinguished **TOGETHER WITH** all rights, liberties, easements, privileges, appendages and appurtenances whatsoever to the said property or any part thereof 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 forever **AND** the Donors doth hereby for herself / their selves her / their heirs, executors, administrators and

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representatives covenant with the Donee his heirs, executors, administrators, representatives and assigns **THAT** notwithstanding any act, deed or thing whatsoever by the Donors or by any of her/their predecessors and ancestors in title, done or executed or knowingly suffered to the contrary (she/they) the Donors had at all material times heretofore and how has good right, full power, absolute authorities and indefeasible title to grant, gift, convey, transfer, assign and assure the said property hereby gifted, conveyed and transferred or expressed or intended so to be unto and to the use of the Donee, his heirs, executors, administrators, representatives and assigns in the manner aforesaid **AND THAT** the Donee, his heirs, executors, administrators, representatives and assigns shall and may at all times hereafter peaceably and quietly possess and enjoy the said property and every part thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Donors or any person or persons lawfully or equitably claiming from under or in trust or in trust for her or from or under any of her ancestors or predecessor in title **AND THAT** free and clear and freely and clearly absolutely acquitted, exonerated and released or otherwise by and at the costs and expenses of the Donee well and sufficiently indemnified of from and against all and all manner or claims, charges, liens debts, attachments and encumbrances whatsoever made or suffered by the Donors or any of her / their ancestors predecessor in title or any person or persons lawfully or equitably claiming as aforesaid **AND FURTHER THAT** the Donors 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 for her / they're the Donors or from or under any of her/ their predecessor or ancestors in title shall and will from time to time and at all times hereafter at the request and cost of the Donee, his heirs, executors, administrators, representatives and assigns do and execute, or cause to be done and executed all such acts, deeds, rectification deeds and things

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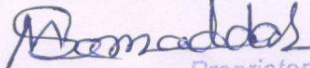
whatsoever for further better and more perfectly assuring the said property and every part thereof unto and to the use of the Donee, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of this deed of Gift as shall or may be reasonably required **AND FURTHER MORE THAT** the donee shall hereafter get his name mutated in the records of the Municipality and Government and shall make payment of the taxes thereof.

**AND THAT** the estimated value of the said property hereby gifted is about **Rs. 66,00,000/- (Sixty Six Lakh) Only** **AND THAT** the Donee accepts the Gift of the said property hereunder made as testified by him being a parts hereto and executing these presents.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of revenue paying Rayatdakhali undivided 5/6 share of 'Bastu' land measuring about more or less **03 (three) Cottha, 5 (five) Chittaks 15 (fifteen) square feet**, out of 4 (Four) Cottah with brick build Pucca roofed and Cement floored single storied building thereon measuring about more or less **500 square feet** covered area out of **600 square feet** covered area, consisting of Bed rooms, Kitchen. Varanda and bathroom, stair room together with facility of electricity and water connection, in in **R.S. Dag No 1800**, under C.S. Khatian No 1, R.S. Khatian No 84, Modified Khatian No 1167, New Khatian No 4898, of Mouza -Chandanpukur, J.L. No 2, Re.Su. No 15, Pargana Kalikata, Touzi No 108, under Municipal Jurisdiction of Barrackpore Municipality, Ward No 06, Holding No. 22(187/C) Barasat Road, Maszid More, A.D.S.R.O. Barrackpore, District - 24 Parganas, Kolkata - 700122, in the state of West Bengal is hereby gifted and transferred in favour of the Donee. The gifted unit has been shown delineated by "RED" border mark

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in the annexed plan, which will be the part & parcel of this Deed of Gift, which is butted and bounded as follows :-

- On The North : - Barasat Road.  
On The South : - Property of Dipti Ghosh and Others  
On The East : - Property of Satish Chandra Ghosh and others  
On the West :- Property of Haripada Ghosh.

**SYNOPSIS OF SCHEDULE PROPERTY**

|                                       |   |
|---------------------------------------|---|
| 1. Mouza-                             | Chandanpukur                            |
| 2. Police station -                   | Titagarh                                |
| 3. J.L. No -                          | 2                                       |
| 4. Re. Su, No -                       | 15                                      |
| 5. Touzi No -                         | 108                                     |
| 6. R.S. Dag No -                      | 1800                                    |
| 7. R.S. Khatian No -                  | 84                                      |
| 8. Modified Khatian No -              | 1167                                    |
| 9. New Khatian No -                   | 4898                                    |
| 10. A.D.S.R.O. -                      | Barrackpore                             |
| 11. Municipality -                    | Barrackpore                             |
| 12. Ward No -                         | 06                                      |
| 13. Holding No -                      | 22 (187/C)                              |
| 14. Street No -                       | Barasat Road                            |
| 15. Total Area of Land -              | 04 Cottha - 00 Chataks - 00 Square feet |
| 16. Donated Area of land -            | 03 Cottha, 5 Chittaks 15 square feet,   |
| 17. Donee's own Share of Land -       | 00 Cottha- 10 Chittaks 30 square feet,  |
| 18. Total covered area -              | 600 square feet.                        |
| 19. Donated share of covered area-    | 500 square feet.                        |
| 20. Donee's own share of covered area | 100 square feet.                        |

*[Handwritten signature]*

M/S. KAJAL SAMADDAR

*[Handwritten signature]*  
Proprietor



IN WITNESS WHEREOF the Donors & Donee sets his/her/their hands on the day, month and year written on the outset.

SIGNED, SELAED AND DELIVERED IN PRESENCE OF

WITNESS:-

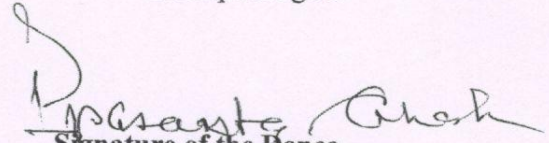
1 Tapas Pal.  
Flat - 3A, Gokuldhara  
3(2), Rasiktal Road,  
PO - Talpukur, Barrackpore  
Kolkata - 700123.

(2) (3) (3) (3)  
Kalyani Ghosh  
Manuata Sarkar  
Kasuma Ghosh  
Santana Ghosh

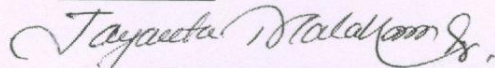
Signature of the Donors.

2 Koushik Ghosha  
Juffarpore Schoolpara,  
P.O. NEB, Barrackpore, Kolkata

I accept the gift.

  
Signature of the Donee

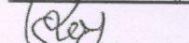
Drafted by:

  
Jayanta Malakar (Advocate)

Barrackpore Court, Kolkata - 700120

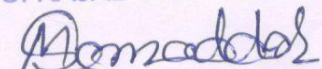
Enrolment No - WB/128/2004

Computer by:-

  
Susmita Roy.

Ichapore, Anandamath.

M/S. KAJAL SAMADDAR

  
Proprietor

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1505-2018, Page from 35119 to 35144

being No 150501403 for the year 2018.



Digitally signed by PANCHALI MUNSHI  
Date: 2018.03.23 15:26:50 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

(Panchali Munshi) 23/03/2018 15:26:15  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARRACKPORE  
West Bengal.

M/S. KAJAL SAMADDAR

*Kajal Samaddar*  
Proprietor

(This document is digitally signed.)