

422

F- 00426/16

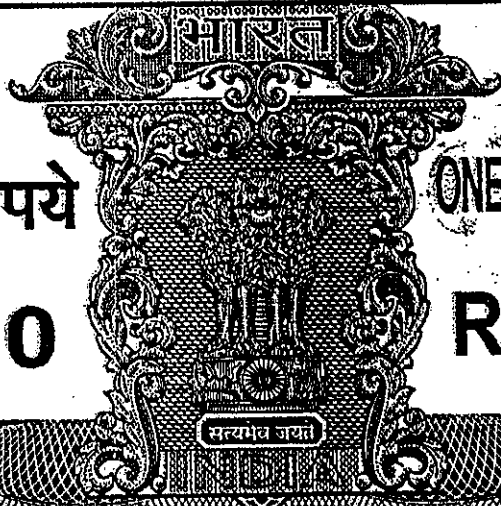
भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 290341

14.01.16  
7-30  
a-c/54/20

Certified that the document is admitted to registration. The signature sheet/sheets & the encorsement sheet/sheets attached with this document are the part of this document.

*San*

Additional District Sub-Registrar  
Rajarhat, New Town, North 24 Pgs.

15 JAN 2016

DEED OF GIFT

THIS DEED OF GIFT is made on this 14<sup>th</sup> day of JANUARY, Two Thousand Sixteen (2016) A.D.

-: (2) :-

BY AND BETWEEN

**SRI AMAR KRISHNA BASU**, son of Late Debendra Nath Basu, by Faith - Hindu, by Occupation - Retired Person, by Nationality - Indian, residing at Vill - Bishnupur, P.O. - Rajarhat - Bishnupur P.S.- Rajarhat, Kolkata - 700135, District 24-Parganas (North), hereinafter called, identified, recognized and referred to as the DONOR (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the ONE PART.

AND

**MANDAR BASU**, son of Sri Amar Krishna Basu, by Occupation - Business, by Faith - Hindu, by Nationality - Indian, residing at Vill - Bishnupur, P.O. - Rajarhat - Bishnupur P.S.- Rajarhat, Kolkata - 700135, District 24-Parganas (North), hereinafter called, identified, recognized and referred to as the DONEE (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

**WHEREAS** all that piece and parcel of Bagan land measuring more or less 55 decimal within District North 24 Parganas, P.S.- Rajarhat, ADSRO-Rajarhat New Town under Mouza- Basina, J.L. No.-31, Re.Sa No.- 53, Touzi- 37, under C.S. Khatian No. 69, 70 and 71, corresponding to R.S. Dag No.- 190, belonged to Debendranath Basu and while the said Debendranath

-: (3) :-

Basu was in exclusive possession in respect of the said property, he died leaving his four sons namely (i) Amar Krishna Basu, (ii) Bimal Krishna Basu, (iii) Dhiraj Krishna Basu and (iv) Gopal Krishna Basu as his legal heirs and successors.

**AND WHEREAS** by virtue of inheritance while the said (i) Amar Krishna Basu, (ii) Bimal Krishna Basu, (iii) Dhiraj Krishna Basu and (iv) Gopal Krishna Basu became the joint owner and possessor in respect of the aforesaid property, for their inconvenience of possession, they made and amicable partition amongst themselves which was executed on 12-07-1993 at or before the office of ADSRO-Bidhannagar (Salt Lake City) and recorded in Book No.-I, Volume No.-118, Pages from 67 to 76 being partition deed (Bantan Nama) no.- 5482 for the year 1993

**AND WHEREAS** by virtue of the said deed of amicable partition, the present donor herein being as second party in the said deed of partition became the absolute owner and possessor in respect of "Kha" schedule of property described in the said deed being Plot No.-C, measuring more or less 20 decimals of land under R.S. and L.R. Dag No.-190 of Mouza- Basina out of 55 decimals Bagan Land.

**AND WHEREAS** by virtue of the aforesaid deed of partition while the present donor herein became the absolute owner and possessor in respect of the aforesaid 20 decimal of land under R.S. and L.R. Dag No. 190 of Mouza- Basina the present donor mutated his name in respect of 14 decimal under

L.R. Khatian No. 6 and 6 decimals under L.R. Khatian No. 1264 of Mouza-Basina.

**AND WHEREAS** the present Donor is an old aged person and he realized that he should make arrangement of the said property properly for avoiding future disputes and accordingly the present Donor has decided to execute a deed of gift in favour of his only full blooded son namely the Donee herein out of natural love and affection and accordingly the present Donor is executing this deed gift in favour of his son namely the Donee herein.

**NOW THIS DEED OF GIFT WITNESSETH THAT** in consideration of natural love and affection of the Donor herein do hereby make gift, convey, transfer, assign and assure unto and in favour of his **full blooded son the Donee** herein, by way of absolute Gift in respect of the property described below **ALL THAT** piece and parcel of undivided half i.e. 50% of Bagan land measuring more or less 20 decimal i.e. 10 decimals of land within District North 24 Parganas, P.S.- Rajarhat, A D S R O- Rajarhat New Town under Mouza- Basina, J.L. No.-31, Re. Sa.No.- 53, Touzi - 37, under C.S. Khatian No. 69, 70 and 71, corresponding to L.R. Khatian No.-1264 and 6 under R.S. and L.R. Dag No.- 190 within the local Limits of Rajarhat Bishnupur Gram Panchayet II. L.R. Dag No.- 190 more fully described in the **SCHEDULE** hereunder written, with all the rights, title and interest appertaining thereto **OR HOWSOEVER OTHERWISE** or any part thereof was situated, described, demarcated or distinguished together with all erections, ways, paths, passages, sewers, drains, wall open space and all

-: (5) :-

rights, liberties, privileges, easements, profits, rents appendages, appurtenances, whatsoever in anywise appertaining to the said land and all the estate, right, title, interest, possession, claim and demand, whatsoever both at law and in equity of the Donor into and upon the said share or any part thereof and all the deeds, pattahs, muniments, reversion or reversions, writings and evidences of title which in any way relates to the said share or any part thereof which now or is and thereafter shall or may be in the custody power and control of the Donor and his respective men **TO HAVE AND TO HOLD** do hereby gifted unto the done his heirs and successors in the manner that the done shall hold and possess the said land free from all encumbrances and the Donor do hereby covenant with the Donee that **NOTWITHSTANDING** any act deed matter or thing by the Donor done or executed or knowingly suffered to the contrary the Donor has good right, full power and absolute authority to convey, transfer and assign the said land **ALL THAT** right, title and interest in the said land unto and to the use of the Donee herein and the done shall from time to time and all times hereafter peacefully and quietly hold, possess, occupy and enjoy the said share and the Donor shall and will from time to time and at all times hereafter upon every request and costs of the Donee do and execute or cause to be done and executed all such acts and deeds for further and more perfectly assuring the said share and every part thereof unto and in favour of the done in the manner aforesaid as shall or may be reasonable required by the Donee and the Donor is covenant with the done to keep the done

**:: (6) ::-**

always indemnified from all claims, demands and damages in pursuance of the covenants herein.

That the total Market value of Gifted Property is **Rs.10,00,000/-** (Rupees Ten Lakhs) only as per Donor's assessment .

**THE SCHEDULE ABOVE REFERRED TO**

**(The Gifted Property)**

ALL THAT piece and parcel of undivided half i.e. 50% of Bagan land measuring more or less 20 decimal i.e. **10 decimals of land** within District North 24 Parganas, P.S.- Rajarhat, ADSRO- Rajarhat New Town under Mouza- Basina, J.L. No.-31, Re.Sa No.- 53, Touzi-37, under C.S. Khatian No. 69, 70 and 71, corresponding to L.R. Khatian No.-1264 and 6 under R.S. and L.R. Dag No.- 190 within the local Limits of Rajarhat Bishnupur Gram Panchayet II. The said L.R. Khatian being No. 6 wherein the Donor's share is 2500 and the land is being recorded 14 decimals out of 55 decimals. The L.R. Khatian being No. 1264 wherein the Donor's share is 1090 and the land is being recorded 6 decimals out of 55 decimals.

Out of the said **10 decimals of Bagan Land**, the Donor is hereby gifted 7 decimals of Bagan Land from L.R. Khatian No.-6 and 3 decimals of Bagan Land from L.R. Khatian No. 1264 of Mouza- Basina.

The entire 20 decimals of land is hereby butted and bounded :-

ON THE NORTH : By Plot No. B of Dag No. 190.

ON THE SOUTH : By C.S. Dag No. 72.

ON THE EAST : By 30' Metal Road.

ON THE WEST : By Vacant land.

IN WITNESS WHEREOF the Donor and Donee have set and subscribed their respective hands and signatures on the day month and year first above written.

SIGNED, SEALED AND DELIVERED

By the PARTIES at Kolkata in the

Presence of :

1. Maya Basu

Vill Bishnupur  
P.O. Rajarhat - Bishnupur  
P.S. Rajarhat

2. Kal - 135

Dist - 24 Pgs. North  
Rajarhat - Bishnupur, Kol-135

Drafted by :

Sanjib Kumar Sarkar.

Sanjib Kumar Sarkar

Advocate

Barasat Judges Court  
WB-850/94

L. T. I of Aman Krishna Basu  
By the pen of Maya Basu



SIGNATURE OF THE DONOR

Read over & explained in  
Bengali by me — Maya Basu

Mandan Basu.

SIGNATURE OF THE DONEE

**TEN FINGER PRINT**



*Kandan Banerjee*

Little	Ring	Middle Left	Fore Hand	Thumb
Thumb	Fore	Middle Right	Ring Hand	Little



*G.T. I of Amar  
Krishna Basu*

Little	Ring	Middle Left	Fore Hand	Thumb
Thumb	Fore	Middle Right	Ring Hand	Little

*By the pen of  
Maya Basu*

Little	Ring	Middle Left	Fore Hand	Thumb
Thumb	Fore	Middle Right	Ring Hand	Little



SITE PLAN OF  
PART OF R. S. & L. R. DAG NO. - 190, UNDER C. S. KH. NOS. - 69, 70 &  
71, L. R. KH. NOS. - 1264 & 6, AT MOUZA - BASINA, J. L. NO. - 31, R. S.  
NO. - 53, TOUZI - 37, P. S. - RAJARHAT, DIST. - NORTH 24 PARGANAS,  
SCALE - N.T.S. UNDER RAJARHAT-BISHNUPUR NO.-II GRAM  
PANCHAYET.

AREA OF LAND IN RED LINE : (MORE OR LESS) <sup>10 Decimals out of</sup> = 20.00 DECIMAL.

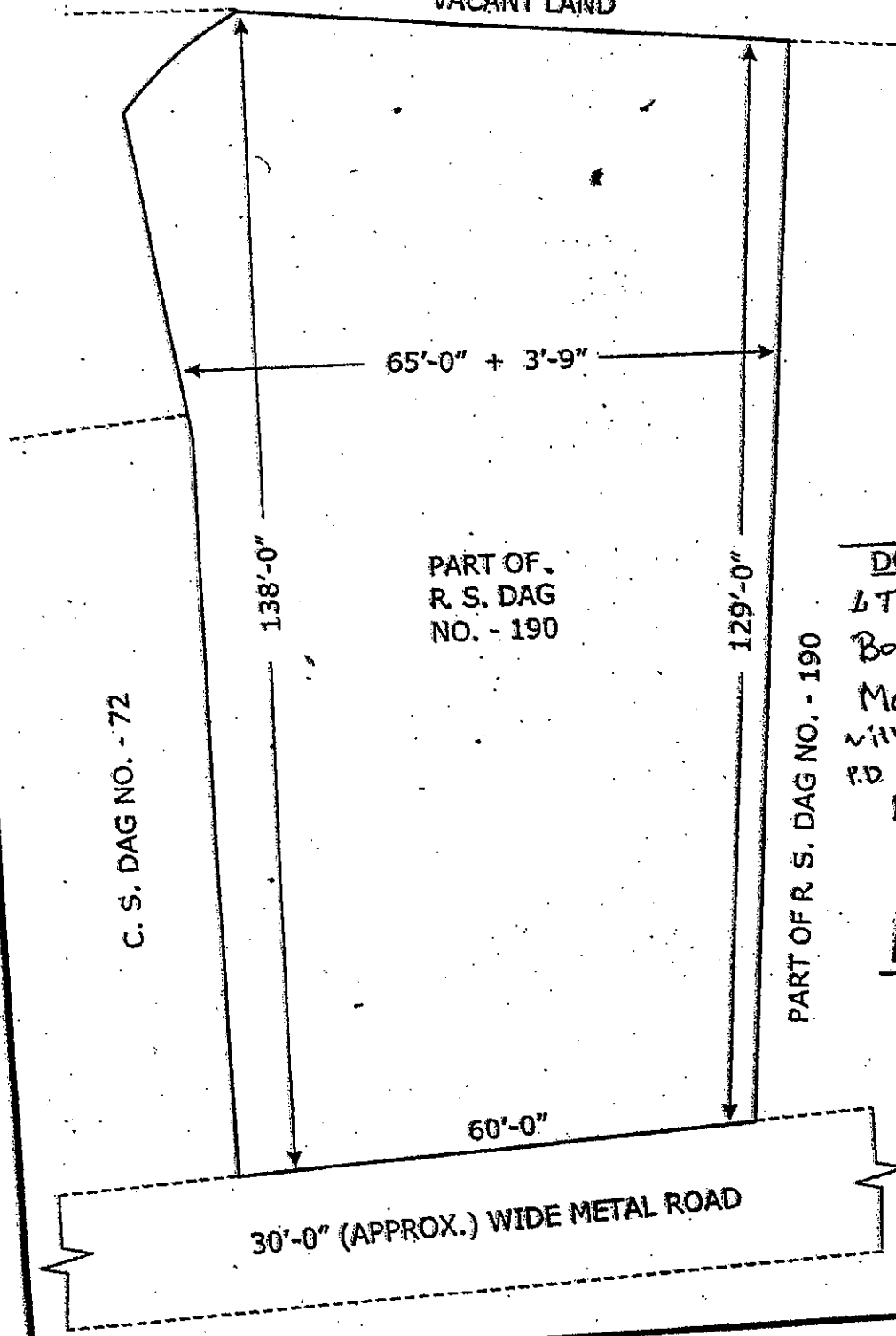
**DONOR : AMAR KRISHNA BASU**

**DONEE : MANDAR BASU**

*Mandar Basu*



VACANT LAND



DONOR'S SIGNATURE

*LTI of Amar Krishna Basu by the per of Maya Basu Vill Bishnupur P.O. Rajarhat-Bishnupur Kol-135*

*Mandar Basu*

DONEE'S SIGNATURE

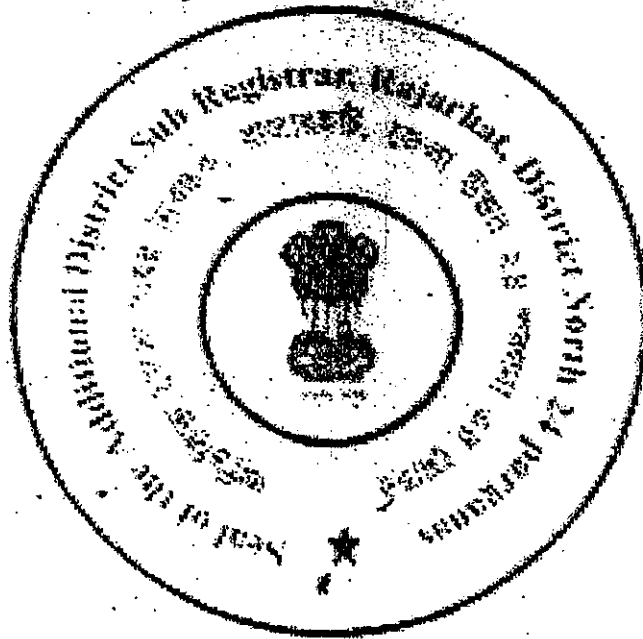
DRAWN BY :

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 24745 to 24759

Being No 152300426 for the year 2016.



Digitally signed by DEBASISH DHAR  
Date: 2016.01.21 17:16:03 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 21-01-2016 17:16:03  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)