

8542/12
ORIGINAL GIFT
CERTIFICATE
From Dr. Ray - Mrs Ray
219 JODHPUR PARK



पश्चिम बंगाल WEST BENGAL

K 431928

08.08.12
BNO-14445/12
6-10.8m

Certified that the document is admitted to registration. The signature, names and the endorsement across attached with the document are the part of this document.

Notary Public
Muzaffarpur, Bihar

Deed Of Gift

13 AUG 2012

THIS DEED OF GIFT is made on this 08th day of August, 2012 (Two thousand and twelve) BY DR. UTPAL RAY, Son of Late Ramaprasanna Ray, by Contd..



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ATTESTED

Notary Public
State of India
91/97

17 SEP 2012

भारतीय गैर न्यायिक

भारत INDIA

रु. 500

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

K 431929

religion Hindu, an Indian Citizen, residing at Flat No. 115A,
Tivoli Court, 1C, Ballygunge Circular Road, within Police
Station: Ballygunge, Kolkata-700019, West Bengal, India,
hereinafter for the sake of brevity shall be called and

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referred to as the 'DONOR' (which expression shall unless excluded by or repugnant to the context include his legal heir and/or heirs, executors, successors, administrators legal representatives and assigns) of the
FIRST PART.

IN FAVOUR OF

SMT. SREELA RAY, Wife of Dr. Utpal Ray, an Indian citizen, by religion Hindu, residing at Flat No.115, Tivoli Court, 1C, Ballygunge Circular Road, within Police Station Ballygunge, Kolkata-700019, West Bengal, India, hereinafter called the 'DONEE', (which expression shall unless excluded by or repugnant to the context, include her heirs, executors, successors, administrators legal representatives and assigns) of the **SECOND PART.**

WHEREAS SMT. CHAMELI MAULIK, the erstwhile owner, had purchased and acquired absolute right, title, interest claim demand whatsoever being a portion of Premises No. 1, Gariahat Road, Calcutta - 700 068 described by the Housing Society as Plot No. 219 of the Tollygunge Scheme (Jodhpur Club Land) measuring about 5 cottahs 3 chittaks 1 sq.ft. now comprising of premises No. 1/219, Gariahat

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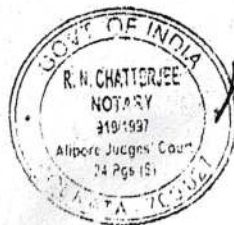
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R. K. CHATTERJEE

Road, Police Station Lake, Kolkata - 700068, as more fully described in the first Schedule hereunder written, by an Indenture, executed on 20.06.1959, from Bengal Secretariat Co-operative Land Mortgage Bank & Housing Society Ltd. and the same was registered in the Office of the Joint Sub-Registrar, Alipore at Behala and recorded in Book No. I, Volume No. 30, from Pages 99 to 114, being Deed No. 2001 for the year 1959.

AND WHEREAS the said SMT. CHAMELI MAULIK got her name mutated in the records of the Calcutta Municipal Corporation and the said plot was mutated and recorded as Premises No. 1/219, Gariahat Road, Calcutta - 700068 and was seized and possessed of the same as the absolute and sole owner thereof.

AND WHEREAS the abovenamed Smt. Chameli Maulik obtained sanctioned building plan being No. 356, Dist. - T, dated 26.11.1960 from the competent authority of the Calcutta Municipal Corporation for construction of three storied building and constructed the said three storied building as per sanctioned plan during the period from 1960 to 1961.



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AND WHEREAS the abovenamed Smt. Chameli Maulik was thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land being a portion of Premises No. 1, Gariahat Road, measuring 5 cottahs 3 chittaks 1 sq. ft. lying and situate in Mouza : Gobindapur, Pargana - Khaspur, Police Station: Lake, Registration Office : Alipore, being premises No. 1/219, Gariahat Road, Calcutta - 700068, which is also known as premises no.219, Jodhpur Park, Kolkata - 700068 more fully described in the first Schedule hereunder written together with a three storied building thereon or a part thereof (hereinafter referred to as the "said Demised Premises").

AND WHEREAS the abovenamed Smt. Chameli Maulik while having the absolute, right, title and interest in the Said Demised premises and sufficiently entitled to sell the same or part thereof intended to sell a portion of the same against valuable consideration.

AND WHEREAS the abovenamed Smt. Chameli Maulik had agreed to sell the entire Ground floor, Mezzanine and first floor of the said demised premises together with absolute right in Garage and servant quarter and other open space

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Court, of India
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available in the said Demised Premises to the Donor herein and on the above representation of the abovenamed Smt. Chameli Maulik, the Donor herein had agreed to purchase the entire Ground floor, Mezzanine, First floor and the absolute right in Garage and servant quarter together with 2/3rd undivided share in the land and in the common areas and other open space available in the said Demised Premises, being the premises No. 1/219, Gariahat Road, Calcutta - 700 068, more fully described in the Second schedule hereunder written and in the sketch Plan annexed hereto delineated and marked with "Blue" borders (hereunder referred to as the "said Demised Portions") on the terms and conditions set-forth in the deed of sale executed and registered by said Smt. Chameli Maulik.

AND WHEREAS pursuant to a Deed of Sale executed on 18th June, 2003 between the abovenamed Smt. Chameli Maulik of the One Part and the Donor herein of the Other Part, the abovenamed Smt. Chameli Maulik sold, transferred, delivered and conveyed and the Donor herein had purchased **ALL THAT** the entire Ground Floor measuring 1500 sq. ft. (more or less) of super built up area, entire Mezzanine floor measuring about more or less 135 sq. ft. of super built up area, entire First floor measuring

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more or less 1950 sq. ft. of super built up area together with absolute right in Garage and servant's quarter area together with $\frac{2}{3}$ rd proportionate and undivided share in the land and in the common areas of the building and other open spaces available in the said Demised premises, more fully described in the Second schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with Blue Borders at or for a valuable price and/or consideration of Rs. 60,00,000/- (Rupees Sixty Lacs) only free from all encumbrances and charges. The said deed of sale was registered in the office of the Additional Registrar of Assurances -I, Kolkata and recorded in Book No.1, being Deed No.8264 for the year 2003.

AND WHEREAS the abovenamed Dr. Utpal Ray, the Donor herein is thus absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** the entire Ground Floor measuring about 1500 sq. ft. (more or less) of super built up area, entire Mezzanine floor measuring about more or less 135 sq. ft. of super built up area, entire first floor measuring about more or less 1950 sq. ft. of super built up area together with absolute right in Garage and servant quarter together with $\frac{2}{3}$ rd undivided share in the land and in the common areas of the building and other open spaces available in the said Demised premises proportionate to



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the demised portion, more fully described in the Second schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with Blue Borders free from all encumbrances and charges.

AND WHEREAS the Donor herein while is in possession and occupation of the demised premises as an absolute owner thereof has decided to make gift of the same in the manner hereinafter appearing.

AND WHEREAS the aforesaid 'DONOR' has out of his natural love and affection for the aforesaid DONEE being his Wife expressed his desire to make provision for the said DONEE by way of making a GIFT to them of ALL HIS INTEREST IN THE PROPERTY WHICH IS MOREFULLY AND PARTICULARLY DESCRIBED IN THE SECOND SCHEDULE hereunder written absolutely and forever alongwith all his right, title and interest standing and subsisting therein.

AND WHEREAS the DONEE has agreed and given her assent to such GIFT being made to her by the DONOR.



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NOW THIS DEED OF GIFT WITNESSETH THAT :-

- 1 The aforesaid DONOR out of his natural love and affection for the DONEE, being his Wife, hereby transfers, convey and grants, by way of GIFT, ALL THAT HIS INTEREST IN THE PROPERTY being ALL THAT the entire Ground Floor measuring about 1500 sq. ft. (more or less) of super built up area, entire Mezzanine floor measuring about more or less 135 sq. ft. of super built up area, entire first floor measuring about more or less 1950 sq. ft. of super built up area together with absolute right in Garage and servant quarter together with 2/3rd undivided share in the land and in the common areas of the building and other open spaces available in the said Demised premises proportionate to the demised portion, lying and situate in Mouza Gobindapur, Pargana - Khaspur, P.S.: Lake, Registration Office - Alipore, being premises No. 1/219, Gariahat Road, Calcutta - 700 068, which is also known as 219, Jodhpur Park, Kolkata - 700068, within the limits of Kolkata Municipal Corporation, ward no.93 more fully described in the Second schedule hereunder written and in the Sketch Plan annexed hereto delineated and marked with Blue Borders, free from all encumbrances and charges,



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Govt. of India
Notary

absolutely and forever alongwith all his right, title and interest standing and subsisting therein, to and unto the **DONEE, TO HAVE AND TO HOLD** the same to and unto the use of the **DONEE** as the full owner of the said demised portion free from all encumbrances, whatsoever, and **FOREVER AND AT ALL TIMES** and the **DONOR** hereby divests himself of all such right, title and interest in and to the said property, in favour of the **DONEE**.

2. The **DONOR** hereby delivers to and unto the aforesaid **DONEE** the possession of the said demised portion **TOGETHER WITH** all ancient and other rights, liberties, easement, appandages and appurtenance and **ALL** estate right, title, interest, property claim, whatsoever of the **DONOR** in the said property free from all encumbrances and attachments, whatsoever.
3. The **DONOR** hereby confers, by way of **GIFT** out of natural love and affection to the **DONEE** being his Wife all his right, title and interest acquired by him by virtue of the aforesaid Deed of Sale No.8264 for the year 2003, in the aforesaid property to and unto the **DONEE TO HAVE AND TO HOLD** the same for ever and at all times for the use of the **DONEE**.



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[Signature]
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919/97

7 SEP 2007

THE DONOR herein doth hereby covenant with the DONEE hereof as follows :-

- a) The interest, which the Donor hereof doth hereby prefers to transfer subsists and that the Donor has good right, full power and absolute authority and indefeasible title to grant, transfer assign and/or assure the 'demised portion' hereby granted, conveyed, transferred, assigned and/or assured unto the Donee hereof in the manner as aforesaid.
- b) It shall be lawful for the Donee hereof from time to time and at all material times hereafter to enter into and fix all other necessary and required fittings and fixtures and hold and enjoy the 'demised portion' and to receive the rents, issues and profits thereof without any interruption, hindrances, claims or demand or disturbance whatsoever

to acquire the demised portion is pending in any Court of law or the demised portion has not been affected and/or mortgaged for any loan. Neither the Donor had entered into any agreement for sale for the demised portion with any other person nor have received any earnest money from any other person for sale of the same.

d) The Donor herein shall from time to time and at all material times hereafter upon every reasonable request and at the cost of the Donee hereof make do acknowledge execute and perform all such further and other lawful and reasonable acts, conveyances, matters and things whatsoever for better or more perfectly assuring the 'demised portion' unto the Donee hereof in the manner aforesaid as shall or may be reasonably required.

e) The Donor hereof shall unless prevented by fire or some other inevitable accident, from time to time and at all material time hereafter upon every reasonable request and at the cost of the Donee hereof produce or cause to be produced to the Donee hereof or their and / or her Attorney or agents at any trial, commission, examination or otherwise as occasion shall require all or any of the deeds documents and writings in respect of the 'demised portion' AND ALSO shall at the like request deliver to the Donee hereof such attested or other copies of extracts of and from

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the said deeds and writings or any of them as the Donee hereof may require and will in the mean time unless prevented as aforesaid keep the said deeds and writings safe unobliterated and uncanceled.

5. AND THE DONEE hereof doth hereby covenant with the Donor herein as follows :-

a) The Donee hereof shall at all material time hereafter regularly and punctually make proportionate payment of all corporation taxes, rates, impositions, levies and all other outgoings whatsoever including water taxes payable or which may hereafter become payable or be imposed in respect of the demised portion .

b) To keep the 'demised portion' and other party walls, sewers, drains, pipes, cables, wires unaltered and in particularly (without prejudice to the generality of the foregoing) so as to shelter, support and protect the parts of the building other than the 'demised portion' .

c) The Donor shall use the driving and/or entrances from the main road to the said building in common with the other owner of the remaining floor of the said building .



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e) The Donee shall use the stairs, stair-case upto the roof, other floors including the ground floor for egress out and ingress in to the demised portion, common spaces, drive way and the entrance etc.

6. The aforesaid **DONEE** shall hereafter be entitled to have her name recorded, mutated and transferred in the registers and records of the Kolkata Municipal Corporation and other public authorities concerned as the absolute owner of the demised portion.

7. The aforesaid **DONEE** hereby accepts the aforesaid **GIFT** made to her by the aforesaid **DONOR** and acknowledges the delivery of possession of the said demised portion including all its ancillary right, title and interest attached thereto and subsisting therein.

8. The **DONOR** and the **DONEES** herein covenants as follows :-

i) The **DONOR** declare that he did not or have not entered into any agreement with anybody for sale of the demised portion.



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The DONEE shall and may at all times hereafter peacefully and quietly hold, possess and enjoy the said demised portion and each and every part thereof forever and receive the rents, issues and profits thereof without the lawful eviction, interruption, claim or demand from or by the DONOR or his heirs, executors, administrators, representatives and assigns.

9. Though the Gift is priceless but for the purpose of valuation This DEED OF GIFT is valued at Rs.60,00,000/- (Rupees sixty lakh) Only.

FIRST SCHEDULE ABOVE REFERRED TO
(Description of the demised premises)

ALL THAT piece and parcel of land being a portion of Premises No. 1, Gariahat Road, measuring 5 cottahs 3 chitaks 1 sq. ft, lying and situate in Mouza: Gobindapur, Pargana - Khaspur, Police Station: Lake, Registration Office: Alipore, being Premises No. 1/219, Gariahat Road, Calcutta - 700068, within the limits of Ward No. 93 of Kolakata Municipal Corporation together with a three storied building

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standing thereon and the same is butted and bounded in the manner following :

- ON THE NORTH : 10' ft. wide Road ;
- ON THE SOUTH : Plot No. 1/239, Gariahat Road,
(also known as 239, Jodhpur park) ;
- ON THE EAST : Plot No. 1/220, Gariahat road ,
(also known as 220, Jodhpur Park) ;
- ON THE WEST : Plot No. 1/218, Gariahat road ,
(also known as 218, Jodhpur Park) ;

SECOND SCHEDULE ABOVE REFERRED TO

(Description of the demised portions)

ALL THAT the entire Ground Floor measuring about 1500 sq. ft. (more or less) of super built up area, entire Mezzanine floor measuring about more or less 135 sq. ft. of super built up area, entire First floor measuring about more or less 1950 sq. ft. of super built up area together with absolute right in Garage and servant quarter together with 2/3rd undivided share in the land and in the common areas of the building and other open spaces available in the said Demised premises proportionate to the demised portion at and being premises no. No. 1/219, Gariahat Road, Police Station: Lake, Calcutta-700068 which is also known as premises no. 219, Jodhpur Park, Kolkata - 700 068, being

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the premises described in First Schedule hereinabove written within the Municipal limit of the Kolkata Municipal Corporation, Ward No.93, more fully shown in the Sketch Plan annexed hereto delineated and marked with Blue Borders.

IN WITNESSES WHEREOF the Donor and Donee hereunto set and subscribed their respective hands and seal in their sound mind and good health in presence of the following witnesses on the day, month and year first above written.

[Signature]

DONOR

I accept the GIFT of the DONOR.

[Signature] Ray
DONEE

SIGNED AND DELIVERED
in presence of :

1. *[Signature]*

A-9/119 Kalyani.
P.O.B.P.S - Kalyani
Dist - Nadia

2. *[Signature]*
[Signature]

Drafted by me and
prepared in my office.

[Signature]
(SUBHRENDU HALDER)

Advocate.

Alipore Judges' Court,
Kolkata-700027

17 SEP 2012



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[Signature] CHATTERJEE
Govt. of India
919/97



LEFT
HAND

RIGHT
HAND

Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger

Name. DR. UTPAL RAY

Signature



LEFT
HAND

RIGHT
HAND

Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger

Name. SMT. SREELA RAY

Signature



LEFT
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RIGHT
HAND

Thumb	1st Finger	Middle Finger	Ring Finger	Little Finger

Name

Signature



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CHATTERJEE
Controller of
9/12/19

Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 06507 of 2012
(Serial No. 08542 of 2012)

On
Payment of Fees:

On 08/08/2012

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

Presented for registration at 18.10 hrs on :08/08/2012, at the Private residence by Dr. Utpal Ray
Executant.

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

Execution is admitted on 08/08/2012 by

1. Dr. Utpal Ray, son of Late Rama Prasanna Ray, Flat No:115 A, Tivoli Court, 1 C, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019. By Caste Hindu. By Profession : Others

2. Sreela Ray, wife of Dr. Utpal Ray, Flat No:115, Tivoli Court, 1 C, Ballygunge Circular Road, Kolkata, Thana:-Bullygunge, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700019 By Caste Hindu. By Profession : Others

Identified By Subhrendu Halder, son of ..., Alipore Judges Court, Kolkata, P.O. :- ,District:-South 24-Parganas, WEST BENGAL, India, Pin :-700027. By Caste: Hindu. By Profession Advocate

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR

On 10/08/2012

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). 5 of Indian Stamp Act 1899.

Payment of Fees:

Amount By Cash

Rs. 0.00/- on 10/08/2012

Amount by Draft

Rs. 219684/- is paid, by the draft number 773891, Draft Date 07/08/2012. Bank Name State Bank of India, COMMERCIAL BR., J.L. NEHRU ROAD, received on 10/08/2012

Under Article : A(1) = 219670/- . E = 14/- on 10/08/2012)

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.-1,99,70,063/-



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(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR
Govt. of India
919/97

13/08/2012 03:49:00 P

17 SEP 2012



Government Of West Bengal
Office Of the A.D.S.R. ALIPORE
District:-South 24-Parganas

Endorsement For Deed Number : I - 06507 of 2012

(Serial No. 08542 of 2012)

Certified that the required stamp duty of this document is Rs. 99870/- and the Stamp duty paid is
Impresive Rs. 1000/-

Deficit stamp duty

Deficit stamp duty Rs. 99000/- is paid, by the draft number 773892, Draft Date 07/08/2012, Bank Name
State Bank of India, COMMERCIAL BR., J.L. NEHRU ROAD, received on 10/08/2012

(Arnab Basu)
ADDITIONAL DISTRICT SUB-REGISTRAR



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R.N. CHATTERJEE
Govt. of India
ADDITIONAL DISTRICT SUB-REGISTRAR

(Arnab Basu)