942/16

00990/16

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

1c-247/16 G 794454

RMO-186037/16
MR-115/16 12/1

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

Additional Registrar of Assurances-I, Kolkata

16 FEB 2016

Deed of Gift

THIS DEED OF GIFT is made on this the 5th day of February, Two thousand and Sixteen (2016) A.D.

BETWEEN

SRI ANUP KUMAR BISWAS, (PAN-AEHPB1664A), son of Late Sris Chandra Biswas, by faith Hindu, by occupation Business, by Nationality-Indian, residing at No. 59/1, Garfa Main Road (First Floor), Police Station-Survey Park, Post Office-Santoshpur, Kolkata-700 075 in the district of South 24 Parganas, hereinafter referred to as the **DONOR** (which term or expression shall unless excluded by or repugnant to the

152254

Anjan Biswas & Ors.

K. S. Roy Rd.

NAME .....
ADD .....
.....

28 JAN 2016

SUBANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, Kol-1

28 JAN 2016

28 JAN 2016

ADDITIONAL REGISTRAR OF ASSURANCES-I, KOLKATA
CALCUTTA

Prabir Bose
Son of late Harisadhan Bose
136, Benaras Road.
Salkia. Howrah- 711106
Service

ADDITIONAL REGISTRAR
OF ASSURANCES-I, KOLKATA
- 5 FEB 2016

context shall mean and include his heirs, executors, administrators, legal representatives, successors in interest and assigns) of the **ONE PART.**

AND

SMT. ANANYA BAUL, (PAN-AJKPB5933A) wife of Sri Avik Baul, daughter of Late Parameswar Das, by faith Hindu, by occupation- Business, by Nationality-Indian, residing at No.45B, Pratapgarh (Ground Floor) Police Station-Garfa, Post Office-Santoshpur, Kolkata-700 075 in the district of South 24 Parganas, hereinafter referred to as the **DONEE** (which term or expression shall unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors in interest and assigns) of the **OTHER PART.**

WHEREAS one Sri Ranjan Sarkar was the lawful owner of All That self-contained flat admeasuring 683 sq.ft. more or less, situate in the ground floor of the G+3 storied commercial-cum-residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, herein after referred to as **'the said flat'** and more particularly described in the Schedule-A hereunder written;

AND WHEREAS the said Sri Ranjan Sarkar while seized and possessed of the said flat he by the Deed of Sale dated 8th August, 2004 registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Volume No. 1, Pages No. 1 to 33, being No. 7266 for the year 2004, for the consideration mentioned therein sold transferred and conveyed the said flat in its entirety together with the proportionate share in the land of the aforesaid premises and in the common areas and

CALCUTTA

ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 5 FEB 2016

facilities attached to the said building and the said premises to the Donor herein free from all encumbrances;

THUS the Donor-said Anup Kumar Biswas is seized, possessed of the said flat absolutely, forever in fee simple and free from all encumbrances whatsoever;

AND WHEREAS by the Deed of Gift dated 20th January. 2016 registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Volume No. 1901-2016, Pages from 20085 to 20105, being No. 190100516 for the year 2016, the donor has transferred the donee herein All That undivided 50% of the said Flat admeasuring 341.5 sq.ft. out of 683 sq.ft. which the donee has duly accepted;

AND WHEREAS to avoid any future complication the Donor herein desire to transfer the remaining one-half (1/2) share of the said Flat admeasuring 341.5 sq.ft. out of 683 sq.ft.. unto and in favour of the Donee herein absolutely and forever;

AND WHEREAS the Donor herein desire to transfer one-half (1/2) of the said flat admeasuring 341.5 sq.ft. out of 683 sq.ft. unto and in favour of the Donee herein absolutely and forever

AND WHEREAS the Donee herein is the maternal sister of the Donor.

AND WHEREAS The donor have natural love and affection towards the said Donee who is also much devoted and affectionate towards the Donor herein.

AND WHEREAS the Donor herein is willing to bestow one-half (1/2) **(said share)** of the said flat admeasuring 341.5 sq.ft. out of 683 sq.ft. which is

more fully mentioned in the Schedule "B" hereunder written unto the Donee;

AND WHEREAS for the purpose of stamp duty of the said property in this Deed of Gift has been valued at Rs.5,00,000/- (Rupees Five Lakhs) only.

AND WHEREAS the Donee has signified her acceptance of the gift hereby made and by executing these presents in testimony thereof.

NOW THIS INDENTURE WITNESSES that in consideration of the premises and in consideration of the natural love and affection which the Donor has for the Donee and for divers good causes hereunto moving the Donor doth hereby freely and voluntarily give grant assure transfer and convey by way of gift unto the Donee ALL THAT one–half (1/2) of the said flat admeasuring 341.5 sq.ft. out of 683 sq.ft. situate in the ground floor, be the same a little more or less, of the G+3 storied commercial-cum-residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, together with the proportionate share in the land and in the common areas and facilities and herein after called as the said share and more particularly described in the **SECOND SCHEDULE** hereunder written and shown and delineated within RED border in the plan annexed hereto further together with all and singular yards, compounds ways, open spaces, paths and passages, advantages, appendages appurtenances/belong to or in anywise appertaining thereto and reversion or reversions remainder or remainders as well as rents issue and profits thereof and also all the right title and interest claims and

demand whatsoever both in law and in equity of the Donor into and/or upon the said one-half (1/2) share in the said flat **TO HAVE AND TO HOLD** unto the Donee absolutely and forever and free from all rights and control of the Donor and free from all encumbrances in favour of the Donee and delivered possession of the said one-half share in the said flat unto the Donee **AND THIS INDENTURE FURTHER WITNESSES** that the said Gift is hereby accepted by the Donee by receiving possession of the said one-half share in the flat and as is evidenced by joining to and signing these presents.

THE DONOR HEREBY CONFIRM ASSURE AND DECLARES THAT he has not in any way transferred, encumbered or made any agreement with anybody to transfer or to encumber the said one-half share in the said the said one-half share in the said flat purported to be conveyed granted and transferred by this Deed of Gift and that the said Donee her heirs, executors, administrators and assigns shall and may hereafter and at all times peaceably and quietly possess and enjoy the said flat absolutely or in any way and manner she likes for beneficial use and enjoyment of the said one-half share in said flat without interruption claim or demand whatsoever by the said Donor and/or any person or persons lawfully or equitably claiming from or under or in trust for him and that the said Donor shall and will and for all times to come at the request and at cost of the Donee her heirs, executors, administrators or assigns do or execute or cause to be done or executed all such assurances acts, deeds and things whatsoever for further and more perfectly assuring the title of the Donee to the said flat or any facts thereof unto and to the use of the Donee her heirs, executors, administrators, representatives and assigns in the manner aforesaid as shall or may be reasonably required AND THE DONEE DOTH HEREBY

FURTHER COVENANT WITH THE DONOR that the Donee shall observe fulfill and perform all the covenants and obligations mention in the Deed of Conveyance dated 28th August, 2004 being No. 7266 for the year 2004 and shall regularly and punctually pay and discharge all taxes and impositions and all other out goings on and in respect of the said Portion wholly and proportionately in respect of the common areas and facilities;

AND THIS INDENTURE FURTHER WITNESSES that the said gift is hereby accepted by the Donee as is evidence by her joining to and signing these presents.

IT IS FURTHER COVENANTED THAT the terms and expressions 'The Donor' and 'The Donee' used in these presents shall mean and include their respective heirs, legal representatives, executors, Administrators, and/or assigns.

SCHEDULE "A" ABOVE REFERRED TO:

(THE SAID PREMISES)

ALL THAT three storied brick built dwelling house together with piece and parcel of Bastu land measuring 4 Cottahs 1 Chittack 16 Square Feet be the same a little more or less situate lying at Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, within the limits of the Calcutta Municipal Corporation being Municipal premises No. 6/1, N.S.C. Bose Road, Police Station Tollygunge, Kolkata-700 040, A.D.S.R. Alipore, District South 24-Parganas, now butted and bounded as follows:-

ON THE NORTH : By Remaining portion of premises No. 6/1,N.S.C. Bose Road, Kolkata-40

ON THE SOUTH : By N.S.C. Bose Road.
ON THE EAST : By 25 ft. wide Grahams Land;
ON THE WEST : By 6, N.S.C. Bose Road

OR HOWSOEVER OTHERWISE the premises is butted, bounded, called, known, numbered, described and/or described.

SCHEDULE "B" ABOVE REFERRED TO:

(THE SAID FLAT)

ALL THAT undivided one-half share admeasuring super built up area 341.5 sq.ft. out of 683 sq.ft. be the same a little more or less, in the said flat having mosaic floor and comprises 2 (Two) Bed Rooms, 1(One) Dining-cum-lobby, 1(One) Kitchen, 1(One) bath-cum-privy, situate in the ground floor of the G+3 storied residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, together with the proportionate share in the land and in the common areas and facilities, now butted and bounded as follows:-

ON THE NORTH : Private road of the building;
ON THE SOUTH : By N.S.C. Bose Road (KMC Road);
ON THE EAST : 25 feet wide Grahams Land;
ON THE WEST : 6, N.S.C. Bose Road, Kolkata-40

OR HOWSOEVER OTHERWISE the flat is butted, bounded, called, known, numbered, described and/or described.

IN WITNESS WHEREOF the Donor and the Donee have executed this Deed of Gift on this day, month and year first above written.

EXECUTED AND DELIVERED
by the within named Donor at
Kolkata in the presence of :-

(DONOR)

1. Prabir Bose
136, Benaras Road.
Balkia- Howrah-711106

2. Chitra Das
59/1, Garfa Main Road.
Kolkata-75.

EXECUTED AND ACCEPTED
by the within named Donee at
Kolkata in the presence of :-

(DONEE)

1. Prabir Bose
136, Benaras Road.
Balkia- Howrah-711106

2. Chitra Das
59/1, Garfa Main Road.
Kolkata-75.

Drafted by me and prepared in my office:

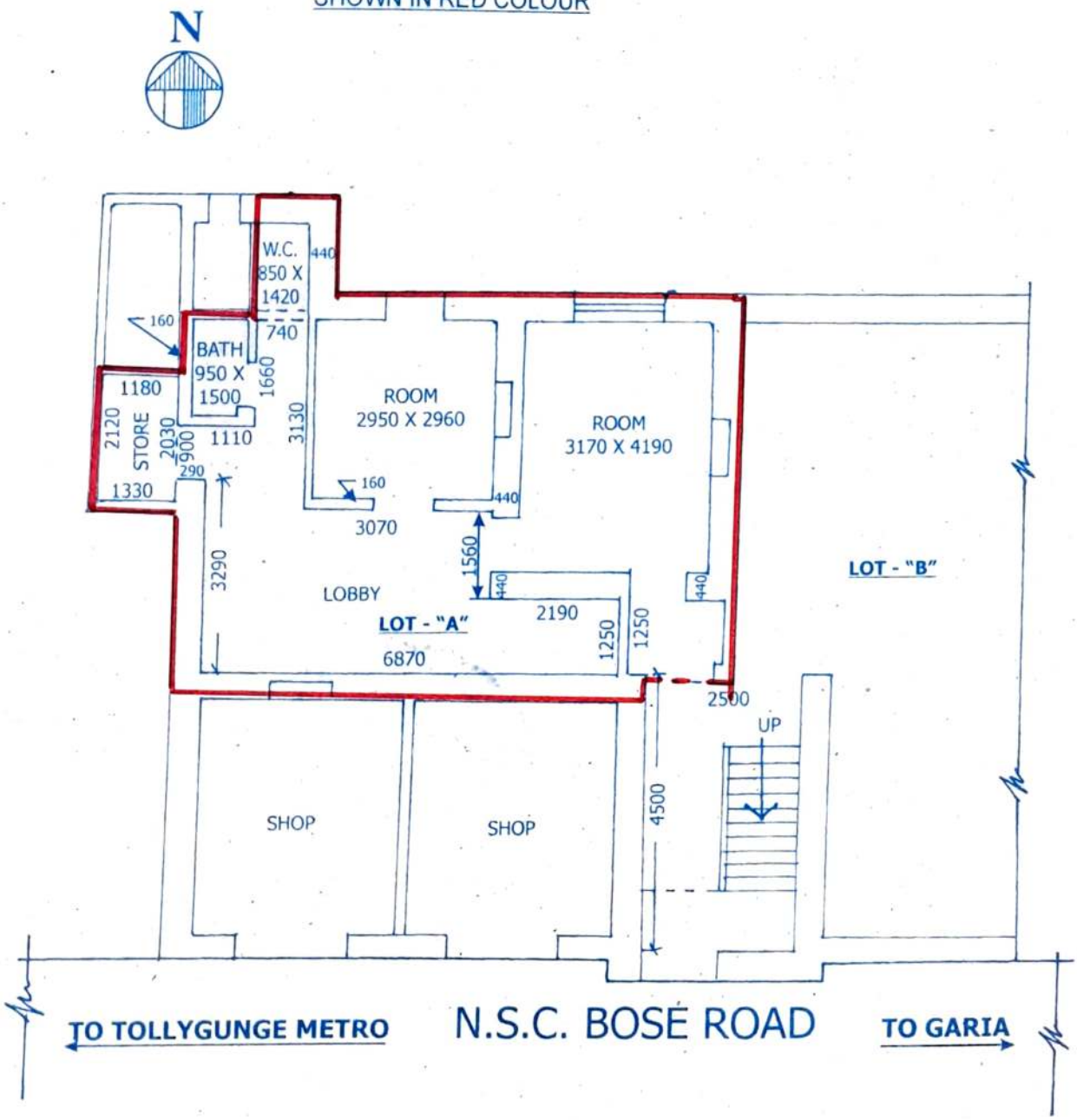
(Anjan Biswas)
Advocate
Regn. No.WB/585/82
High Court, Calcutta.

****

SITE PLAN OF GROUND FLOOR AT PREMISES NO. 6/1, N.S.C. BOSE ROAD, KOLKATA - 700 040, P.S. - JADAVPUR, WARD NO. 94, UNDER KOLKATA MUNICIPAL CORPORATION.

SCALE = 1: 100

ALL THAT UNDIVIDED ½ SHARE OF GROUND FLOOR FLAT :- 341.5 SQ.FT.
OUT OF TOTAL SUPER BUILT UP AREA 683 SQ.FT.
SHOWN IN RED COLOUR



Anup Kumar Basak — Ananya Baul

Traced By:
[illegible]
[illegible]
Kol-1

PHOTO & SIGNATURE OF THE PARTIES	TEN FINGER PRINTS MARKS OF THE PARTIES (UNDER RULE 44A OF THE IR ACT, 1908)					
Anup Kumar Biswas (ANUP KUMAR BISWAS)	LEFT HAND		RING	MIDDLE	INDEX	THUMB
	RIGHT HAND	THUMB	INDEX	MIDDLE	RING	LITTLE
Ananya Baul (ANANYA BAUL)	LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	RIGHT HAND	THUMB	INDEX	MIDDLE	RING	LITTLE
	LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	RIGHT HAND	THUMB	INDEX	MIDDLE	RING	LITTLE
	LEFT HAND	LITTLE	RING	MIDDLE	INDEX	THUMB
	RIGHT HAND	THUMB	INDEX	MIDDLE	RING	LITTLE

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000136037/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANUP KUMAR BISWAS 59/1,, GARFA MAIN ROAD(THKUR R.K.LANE), P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Donor			Anup Kumar Biswas 05/2/2016
2	Mrs ANANYA BAUL 45B,, Pratapgarh Colony, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Donee			Ananya Baul 05/2/16

PRESENTANT

Sl No.	Name and Address of identifier	Identifier of	Signature with date
1	Mr PRABIR BOSE Son of Late HARI SADHAN BOSE 136,, Benaras Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:- Howrah, West Bengal, India, PIN - 711106	Mr ANUP KUMAR BISWAS, Mrs ANANYA BAUL	Prabir Bose 5/2/16

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR
OF ASSURANCE

ELECTION COMMISSION OF INDIA
ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/24/162/255013

Elector's Name	Bose Prabir
নির্বাচকের নাম	বোস প্রবীর
Father / Mother / Husband's Name	Harisadhan
পিতা / মাতা / স্বামীর নাম	হরিসাধন
Sex	Male
লিঙ্গ	পুরুষ
Age as on 1.1.1995	32
১.১.১৯৯৫ এ বয়স	৩২

Prabir Bose

Address
136 Benaras Road
Sadar,Howrah

ঠিকানা
১৩৬ বেনারস রোড
সদর,হাওড়া

Fascimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন আধিকারিক
For Howrah North Assembly Constituency
হাওড়া উত্তর বিধানসভা নির্বাচন ক্ষেত্র

Place Howrah
Date 03/02/95
স্থান হাওড়া
তারিখ ০৩/০২/৯৫

Seller, Buyer and Property Details

A. Donor & Donee Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr ANUP KUMAR BISWAS Son of Late SRIS CHANDRA BISWAS 59/1,, GARFA MAIN ROAD(THKUR R.K.LANE), P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075

Donor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr ANUP KUMAR BISWAS Son of Late SRIS CHANDRA BISWAS 59/1,, GARFA MAIN ROAD(THKUR R.K.LANE), P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEHPB1664A,; Status : Individual; Date of Execution : 05/02/2016; Date of Admission : 05/02/2016; Place of Admission of Execution : Pvt. Residence

Donee Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mrs ANANYA BAUL Wife of Mr AVIK BAUL 45B,, Pratapgarh Colony, P.O:- SANTOSHPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJKPB5933A,; Status : Individual; Date of Execution : 05/02/2016; Date of Admission : 05/02/2016; Place of Admission of Execution : Pvt. Residence

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr PRABIR BOSE Son of Late HARI SADHAN BOSE 136,, Benaras Road, P.O:- SALKIA, P.S:- Golabari, Howrah, District:- Howrah, West Bengal, India, PIN - 711106 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,	Mr ANUP KUMAR BISWAS, Mrs ANANYA BAUL	

C. Transacted Property Details

Apartment Details						
Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C. Bose Road (Adjoing Garia), , Premises No: 6/1, Ward No: 94, Floor No: 0	RS Plot No: , Khatian No: 00000,	Super built-up area: 341.5	5,00,000/-,	11,55,124/-	Apartment Type: Flat/Apartment, Residential Use, Floor Type: Mosaic Age of Flat: 15 Year, Approach Road Width: 25 Ft.,

D. Applicant Details

Details of the applicant who has submitted the requsition form	
Applicant's Name	ANJAN BISWAS
Address	6A, K S ROY ROAD,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

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

Endorsement For Deed Number : I - 190100990 / 2016

Query No/Year	19010000136037/2016	**Serial no/Year**	1901000942 / 2016
Deed No/Year	I - 190100990 / 2016		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Name of Presentant	Mr ANUP KUMAR BISWAS	**Presented At**	Private Residence
Date of Execution	05-02-2016	**Date of Presentation**	05-02-2016

Remarks

On 05/02/2016

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

Presented for registration at 18:50 hrs on : 05/02/2016, at the Private residence by Mr ANUP KUMAR BISWAS ,Executant.

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 11,55,124/-. Other amount Rs 11,55,124/-

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

Execution is admitted on 05/02/2016 by

Mr ANUP KUMAR BISWAS, Son of Late SRIS CHANDRA BISWAS, 59/1,, Road: GARFA MAIN ROAD(THKUR R.K.LANE), , P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Indetified by Mr PRABIR BOSE, Son of Late HARI SADHAN BOSE, 136,, Road: Benaras Road, , P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Service

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

Execution is admitted on 05/02/2016 by

Mrs ANANYA BAUL, Wife of Mr AVIK BAUL, 45B,, Road: Pratapgarh Colony, , P.O: SANTOSHPUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business

Indetified by Mr PRABIR BOSE, Son of Late HARI SADHAN BOSE, 136,, Road: Benaras Road, , P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Service

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

On 06/02/2016

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(ii) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,803/- (A(1) = Rs 12,705/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 12,810/-

Description of Draft

1. Rs 12,810/- is paid, by the Draft(8554-16) No: 190602000404, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), PAL BAZAR.

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 69,327/- and Stamp Duty paid by Draft Rs 69,380/-, by Stamp Rs 500/-

Description of Stamp

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 152254, Purchased on 28/01/2016,Vendor named Suranjan Mukherjee.

Description of Draft

1. Rs 69,380/- is paid, by the Draft(8554-16) No: 190599000404, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), PAL BAZAR.

(Sujan Kumar Maity)
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 35996 to 36016

being No 190100990 for the year 2016.

Digitally signed by SUJAN KUMAR MAITY
Date: 2016.02.09 16:44:52 +05:30
Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 09/02/2016 16:44:51
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.

(This document is digitally signed.)

DATED THE 5th DAY OF FEBRUARY, 2016

BETWEEN

SRI ANUP KUMAR BISWAS

.... DONOR

AND

SMT. ANANYA BAUL

..... DONEE

VA

GIFT DEED

Anjan Biswas
ADVOCATE
6A, Kiran Shankar Roy Road,
First Floor. Kolkata -700 001