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K. Chintanujy. D/V

NAME.....  
 ADD/ADV.....  
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**21 APR 2010**

**SURANJAN MUKHERJEE**  
 Licensed Stamp Vendor

2 & 3, K. S. Roy Road, Kol



**District Sub-Registrar-II**  
 North 24 Parganas, Barasat

**23 APR 2010**

- Anjana Chanda



1260

Anjana Chanda



1259

- Arati Das

Sharmila Das  
 Amit Kumar Das.  
 EC-130, Salt Lake City,  
 Sector - I,  
 Kolkata - 700064.  
 Occupation: Service.

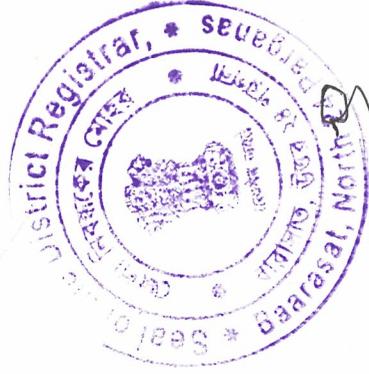
(which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors, administrators legal representatives and assigns) of the **ONE PART.**

**AND**

**SMT. ARATI DAS**, wife of Late Bishnu Pada Das, by faith-Hindu, by occupation- Housewife, residing permanently at Block -'EC-130' Sector-I, Salt Lake City, Kolkata- 700 064 and presently at 15, Saktigarh, Ground floor, Kolkata- 700 032 hereinafter called and referred to as the "**DONEE**" (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs executors, administrators legal representatives and assigns) of the **OTHER PART.**

**WHEREAS** the predecessor in - interest of both the Donor (husband) and the Donee (father) Late Bishnupada Das was the Lessee of the landed property mentioned in the Schedule "A" below.

**AND WHEREAS** the Lease hold property particularly mentioned in the Schedule "A" below by virtue of the registered Deed of Lease dated 20<sup>th</sup> August, 1970 executed between the Governor of the State of West Bengal as the Lessor of the First



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North 94-Pos. Meerut

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part and the said Bishnu Pada Das and Smt. Arati Das as the Lessees of the Other Part for a period of 999 years subject to some terms and conditions mentioned in the said registered Deed of Lease which was registered in the office of the Sub Registrar, Cossipore Dum Dum, in the District of North 24 Parganas and was recorded in Book No.1, Volume No.95, pages 73 to 79 being No.6162 for the year 1970 hereto and hereinafter referred to as the original deed of lease.

**AND WHEREAS** the original Lessee No.1 as named above was a Hindu Governed by 'Dayabhaga' School of Hindu Law died intestate on 15.07.1990 leaving behind the Donee (the wife,) Sri Amit Kumar Das -son and the Donor herein the daughter, as his heirs and legal representatives.

**AND WHEREAS** at the death of the original Lessee No.1, his properties including the Lease hold property more fully described in the Schedule "A" below hereto and hereinafter referred to as the lease hold property devolved upon his said heirs and legal representatives therein (Lease hold property) vide Government Mutation order No.2203-SL(AL)/(EC-130) dated 06.08.2002.



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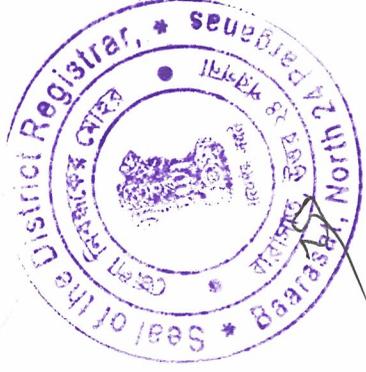
**AND WHEREAS** the Donor individually has 1/3<sup>rd</sup> (One Third) undivided share of 50% share in the Lease hold property.

**AND WHEREAS** the Donor in consideration of the love and affection and respect which the Donor has and still has for the Donee the latter being the Mother, Co -Lessee of the Donor intends to bestow her said interest in the lease hold property upon the Donee.

**NOW THIS DEED WITNESSES** that the Donor do hereby and 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 undivided 1/3<sup>rd</sup> (One third) share of 50% share of the Lease hold property mentioned and described in the Schedule "B" hereto and hereinafter referred to as the said property subject always to the terms and conditions of the original Deed of Lease.

**AND** that the Donor cease to have any interest in the said property from this day.

**AND THAT** the Donor delivered possession of the said property unto and in favour of the Donee **TO HAVE AND TO**



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North 24 Parganas, West Bengal

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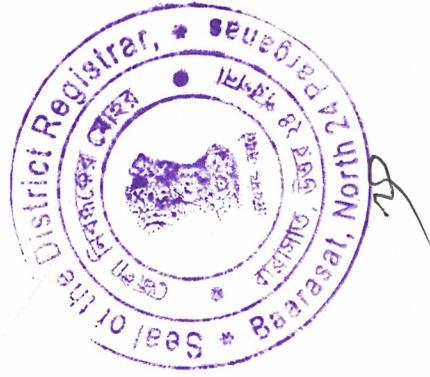
**HOLD** the same for her sole use and benefits absolutely without and interruption claim and demand whatsoever by the Donor or any person claiming through her subject to the terms and conditions of the original deed of lease for the unexpired period of the original lease.

**AND THAT THE** donor doth hereby made this gift to the Donee out of her free volition and without being influenced by any one.

**AND THAT** the Donee accepts the gift of the said property hereunder made as testified by her being a party hereto and executing these presents. The estimated value of the property is Rs.1,00,000/- (Rupees One Lakh) only.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
**(LEASE HOLD LAND)**

**ALL THAT** rent free land measuring 4.2395 Cottahs be the land a little more or less Plot No.130 in Sector-I Block EC of the Northern Salt Lake City Extension Area in the District of North 24 Parganas, P.S.- Salt Lake (North), A.D.S.R.- Bidhan Nagar, together with Ground storied brick built structure and



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garage space measuring about 1500 sq. ft. built up area butted and bounded as follows :-

**NORTH** : Plot No.24 (5k), 25 (5k) and 129 (4k) in Block EC;

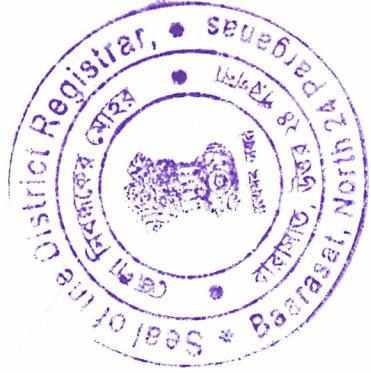
**SOUTH** : Plot No.131 (4k), in Block EC & Type Vi Road;

**EAST** : Plot No.129 (4k), in Block EC & Type Vi Road;

**NORTH** : Plot No.24 (5k), 131 (4k) and 129 (4k) in Block EC;

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(GIFTED PROPERTY)**

**ALL THAT** the 1/3<sup>rd</sup> (One third) share of 50% undivided share of the land measuring 4.2395 Cottahs (0.706583 Cottahs) be the land a little more or less, Plot No.130 in Sector-I Block EC together with Ground storied brick built structure and garage space measuring in total 1500 sq. ft. built up area (250 sq. ft.) of the Northern Salt Lake City Extension Area in the District of North 24 Parganas, P.S.- Salt Lake (North), A.D.S.R.- Bidhan Nagar.



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IN WITNESS WHEREOF the Donor and the Donee have hereunto set and subscribed their respective hands to these presents the day month and year first above written.

SIGNED AND DELIVERED

IN THE PRESENCE OF :-

1. *Sharmila Das*  
*EC-130, Salt Lake City,*  
*Sector - I,*  
*Kolkata - 700064.*

*Anjana Chanda*  
SIGNATURE OF THE DONOR

2.

*Shubho Boddan.*

*10 Haza chakra Mahul .S.*  
*Kat - 700005.*

I accept the gift heartily and shall abide by the terms and conditions mentioned in the original Lease Deed dated 20.08.1970

*Arati Das*

SIGNATURE OF THE DONEE

*Drafted by*  
*Kamal Chandra*  
*Adv.*  
*High Court, Calcutta*



*D*

**District Sub-Registrar**  
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# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



Anjana Chauda

L.H.

R.H.

LITTLE	RING	MIDDLE	FORE	THUMB

All the above fingerprints are of the abovenamed person and attested by the said person

Anjana Chauda

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



Arati Das

L.H.

R.H.

LITTLE	RING	MIDDLE	FORE	THUMB

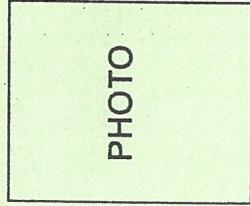
All the above fingerprints are of the abovenamed person and attested by the said person

Arati Das

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(3) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (  )



PHOTO

L.H.

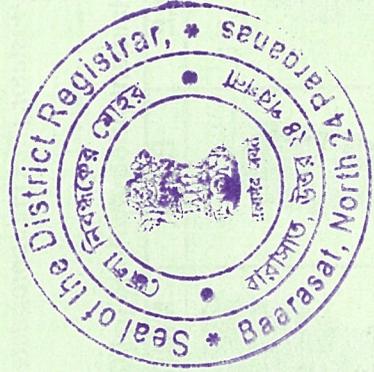
R.H.

LITTLE	RING	MIDDLE	FORE	THUMB

All the above fingerprints are of the abovenamed person and attested by the said person

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.



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North 24-Pgs. Barasat

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Government Of West Bengal  
Office Of the D.S.R.-II NORTH 24-PARGANAS  
District:-North 24-Parganas

Endorsement For Deed Number : I - 03596 of 2010  
(Serial No. 03301 of 2010)

**On 23/04/2010**

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

Presented for registration at 16.35 hrs on :23/04/2010, at the Private residence by Anjana Chanda ,Executant.

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

Execution is admitted on 23/04/2010 by

1. Anjana Chanda, wife of Bikash Chanda , Bada Raipur, Village., Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, P.O. :-Jadavpur , By Caste Hindu, By Profession : House wife Identified By Sharmila Das, son of Amit Kumar Das, Salt Lake, Village., Thana:-East Bidhannagar, District:-North 24-Parganas, WEST BENGAL, India, P.O. :-Salt Lake , By Caste: Hindu, By Profession: Service.

(Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

**On 28/04/2010**

**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),4 of Indian Stamp Act 1899. also under section 5 of West Bengal Land Reforms Act, 1955; Court fee stamp paid Rs.10/-

**Payment of Fees:**

Fee Paid in rupees under article : A(1) = 15488/- ,E = 7/- ,H = 28/- ,M(b) = 4/- on 28/04/2010

**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 for Gift in Favour of family members has been assessed at Rs.- 1408344/- for the chargeability of the stamp duty and registration fees.

Certified that the required stamp duty of this document is Rs.- 7052 /- and the Stamp duty paid as: Impresive Rs.- 100/-

**Deficit stamp duty**

Deficit stamp duty Rs. 7042/- is paid, by the draft number 375325, Draft Date 21/04/2010, Bank Name State Bank of India, BELIAGHATA, received on 28/04/2010

(Dinabandhu Roy )  
DISTRICT SUB-REGISTRAR-II

**28/04/2010 06:52:00 P**  
**( Dinabandhu Roy )**  
**DISTRICT SUB-REGISTRAR-II**  
**EndorsementPage 1 of 1**



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I  
CD Volume number 11  
Page from 3670 to 3680  
being No 03596 for the year 2010.



*[Handwritten signature]*

(Dinabandhu Roy) 30-April-2010  
DISTRICT SUB-REGISTRAR-II  
Office of the D.S.R.-II NORTH 24-PARGANAS  
West Bengal