

2507/2025

T-2376/2025



पश्चिम बंगाल WEST BENGAL

AA 042957

200 1621 607 2025
Certified that this document is
admitted to Registration. The
signature, stamp and the
Endorsement sheet attached to the
document are part of this document.

DEED OF GIFT

THIS DEED OF GIFT made on this 20th day of June, 2025;

BETWEEN

105848

Sl. No. _____ Date _____
Name _____
Adm _____
Rmt _____
19 JUN 2025 19 JUN 2025

D. Ranjan Mitra,

35, Tora Sonker Sarai
barat



SOUMITRA CHANDA
Licensed Stamp Vendor
9/2, K. S. Roy Road, Kol-!



A.D.S.R., SEALDAH

20 JUN 2025

Dist. South 24 Parganas

DR. DIPANKAR MITRA, having PAN: AEYPM8942F, Aadhaar No. 7560 8236 4760, son of Late (Former Justice) Satyabrata Mitra, by faith - Hindu, by occupation - Medical practitioner, by Nationality - Indian, residing at Flat No. 4AB, on the 4th Floor of Premises No. 35, Tara Sankar Srahi, Belgachia, P.O. - Belgachia, P.S. - Tala (common known as BL 35), Kokata - 700037, hereinafter for the sake of brevity called and referred to as the **DONOR** (which expression unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators legal representatives and assigns) of the **FIRST PART**.

A N D

SMT. ADITI CHUNDER, having PAN: ACJPC8478M, Aadhaar No. 2225 3037 2750, daughter of Late Amitabha Mitra and wife of Bhaskar Chandra Chunder, by faith - Hindu, by occupation - Retired from Service, by Nationality - Indian, residing at No. 23, Nirmal Chandra Street, P.O. - Bowbazar, P.S. - Bowbazar, Kolkata - 700012, hereinafter for the sake of brevity called and referred to as the **DONEE** (which expression unless excluded by or repugnant to



A.D.S.R., SEALDAH

20 JUN 2025

Distr.-South 24 Parganas

the subject or context be deemed to mean and include her heirs, executors, administrators legal representatives and assigns) of the **OTHER PART.**

WHEREAS one Sailendranath Mitra (since deceased) was the absolute owner of ALL THAT the Premises No. 20, Tara Sankar Sarani comprised of a two storied brick built dwelling house/ building measuring 1400 sq.ft. more or less in entirety standing upon a plot of land measuring 2 Kathas 14 chittaks 43.756 sq. ft. equivalent to 2114 sq. ft. more or less. The same is described in details in the Schedule 'A' hereunder provided.

AND WHEREAS the said Late Sailendranath Mitra died intestate sometime in 1968 (his wife having predeceased him already), leaving behind the following persons as his heirs and heiresses as per the relevant sections laws of Hindu Succession of the land, viz :-

(1) Satyabrata Mitra - since deceased SON, (2) Amitabha Mitra - since deceased SON (3) Debabrata Mitra - since deceased SON and (4) Ira Mitra - since deceased DAUGHTER who jointly thereupon acquired the ownership of the Schedule 'A' property hereto as a

consequence of the above, each having an undivided and undemarcated 1/4th share or interest in the same in terms with the relevant laws of Hindu Succession of the land.

AND WHEREAS the said Debabrata Mitra (since deceased) and the said Ira Mitra (since deceased) died unmarried and intestate respectively on 23.09.1999 and 15.7.2007 following which their respective undivided and undemarcated 1/4th shares in the said property hereafter referred to as "said shares" vested in their surviving brothers - Satyabrata Mitra and Amitabha Mitra (both deceased) in equal shares each thus making the said late Satyabrata Mitra and Late Amitabha Mitra the joint owners of the Schedule "A" property each having an undivided and undemarcated 1/2 share respectively therein in terms with the relevant sections of the laws of inheritance as per the Hindu Succession Act amended upto date.

AND WHEREAS Late Satyabrata Mitra died intestate on the 20th of July, 2014 leaving behind his wife Chhanda Mitra (since deceased) and his only son and Child, Dipankar Mitra, the Donor herein who jointly as per law inherited the said undivided and

undemarcated 1/2 share of Late Satyabrata Mitra in respect of the property scheduled hereunder and marked as 'A'.

AND WHEREAS the said Chhanda Mitra breathed her last on the 5th of August, 2018 leaving behind the Donor herein as her only legal heir to the said undivided and undemarcated 1/2 share left behind by said late Satyabrata Mitra.

AND WHEREAS as a consequence of the above, the Donor herein has acquired absolute title in respect of an undivided and undemarcated 1/2 share contained in the Schedule 'A' property hereto.

AND WHEREAS the said Amitabha Mitra died intestate on 08.09.2008 thus leaving behind his wife, Late Sheuli Mitra and three married daughters viz. Aditi Chunder, Atrayee Basu and Archana Basu (since deceased) as his sole legal heirs and heiresses in respect of his said undivided and undemarcated 1/2 share in the Schedule 'A' property.

AND WHEREAS as a result of the above, the said Sheuli Mitra (since deceased) wife of Late Amitabha Mitra aforesaid and their said married daughters above named thus became jointly entitled to $1/8^{\text{th}}$ share each formed out of their late of father's (Amitabha Mitra since deceased) $1/2$ share above said contained in the Schedule 'A' property hereto.

AND WHEREAS the said Sheuli Mitra died intestate on 02.11.2009 leaving behind her said three daughters as her legal heiresses who jointly thus and as a consequence of the above demise of Late Sheuli Mitra acquired via in heritance the right and title in respect of the said undivided and undemarcated $1/2$ (half) share of Late Amitabha Mitra, their father to the extent and tune of $1/6^{\text{th}}$ share each in conformity and in terms with the relevant provisions of the laws of Hindu Succession of the land as amended upto date.

AND WHEREAS the said Archana Basu died intestate and childless on the 2nd of March, 2025 and as a result of the same, her $1/6^{\text{th}}$ share in the Schedule 'A' property devolved upon her surviving two other married sisters Aditi Chunder - The Donee herein and said Atreyee Basu who jointly inherited title upon and over the said

undivided and undemarcated 1/2 share of Late Amitava Mitra to the tune of 1/4th undivided share each in terms with the relevant provisions of the Hindu Succession Act as amended upto date.

AND WHEREAS the Donor herein and the Donee aforesaid are having a very good relationship amongst themselves being cousins of the same family and hence the Donor out of his love and affection for the Donee hereby has decided to make a gift of a property formed share out of his share in the Schedule 'A' property hereto.

AND WHEREAS as a consequence of the above, the Donor herein desires to convey, grant and assure by way of Gift ALL THAT an undivided and undemarcated 90 sft. more or less area/space formed out of his undivided and undemarcated 1/2 share in the Schedule 'A' property in favour of the Donee herein absolutely and forever without any monetary or any other consideration of whatsoever nature or form in a manner described in the schedule 'B' hereunder written.

AND WHEREAS to be gifted share/ property is more fully and particularly described hereunder in Schedule 'B' hereto.

AND WHEREAS the Donee has expressed her willingness to accept the gift from the Donor who is her first degree cousin brother.

NOW THIS INDENTURE WITNESSES:-

That in consideration of love and affection which the Donor (who is the first degree cousin younger brother of the donee), has for the said Donee, the Donor doth hereby and hereunder grant, convey, transfer, give and assure an undivided and undemarcated 90 sq.ft. more or less area/space as above said comprised in and formed out of the land And structure mentioned in the Schedule 'A' hereunder property and more fully described in Schedule 'B' hereto, unto and in favour of the Donee Aditi Chunder herein, freely and voluntarily TO HAVE AND TO HOLD the same for her sole use and benefit absolutely, unconditionally, freely and forever AND THAT the Donee accept the gift of the said 90 sft. more or less as above said area/space of the Donor (described in the Schedule 'B' hereto) herein noted.

The DONEE herein accepts the gift of the DONOR.

THE SCHEDULE "A" HEREUNDER WRITTEN

(Description of the property)

ALL THAT piece and parcel of land measuring about 2 Katha 14 chittaks 43.756 sq. ft. more or less equivalent to 2114 sq. ft. more or less together with a two storied brick built building standing thereupon admeasuring and/or having a covered area of 700 sq. ft. more or less on each floor thereby totaling to 1400 sqft. more or less of constructed structure/building comprising of 3 (three) bed rooms, two toilets and one drawing room on each floor, situate, lying at and being Premises No. 20, Tara Sankar Sarani, Kolkata - 700037, P.O. - Belgachia, P.S. - Tala, under KMC Ward No. 05, having KMC **Assessee No. 110052400272**, which is butted and bounded as follows :-

ON THE NORTH : By Premises No. 68/1, Khelat babu Lane;

ON THE EAST : By Premises No. 19, Tara Sankar Sarani;

ON THE SOUTH : By Tara Sankar Sarani, KMC Road.

ON THE WEST : By Premises No. 21A, Tara Sankar Sarani.

THE SCHEDULE 'B' ABOVE REFERED TO

(Gift property)

(45 Sq. ft. land + 15 Sq. ft. Gnebile)

ALL THAT the undivided and undemarcated 90 sft. more or less area/space or interest Formed out of the Donor's undivided and undemarcated 1/2 share comprised in the Schedule 'A' property above written in the following manner :-

Measurement of entire plot of land - 2114 sq. ft. (more or less)

Donor's share in land - 1057 square feet (more or less) equivalent to undivided and undemarcated 1/2 share.

Donor's share in the building :- 700 sq. ft. more or less (equivalent to undivided and undemarcated $\frac{1}{2}$ share).

Gifted property of Donor :- undivided and undemarcated 45 sft. more or less in land, AND undivided and undemarcated 45 sq.ft. more or less in the building totaling to undivided and undemarcated 90 sq. ft. more or less.

IN WITNESS WHEREOF the parties of the one part and the Other Part set and subscribed their respective hands and seals the day, month and year first above written.

SIGNED SEALED AND DELIVERED
by the above-named **PARTIES** in the presence of:

WITNESSES:

1. Amit Mandal
8/2, K.S. Roy Road.
Kolkata-700001.

2. Cholachud Sodha
S/o Dr. Abdul Gaffar
171/e Gora Chand Lane
P. S. Boniapukur
Kolkata, 700016

Aditi Chunder
SIGNATURE OF THE DONOR

Aditi chunder
SIGNATURE OF THE DONEE

Drafted by me:

Tushit Banerjee
Advocate
High Court, Calcutta

TUSHIT KUMAR BANERJEE
Advocate
Baresat Judges Court
Enrolment No. WB-794/98

SPECIMEN FORM FOR TEN FINGERPRINTS



Dipin Mukherjee	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand				
Aditi Chander	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand				



Aditi Chander	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Left Hand				
PHOTO	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right Hand				

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

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

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



180620252011665777

GRIPS Payment Detail

GRIPS Payment ID:	180620252011665777	Payment Init. Date:	18/06/2025 13:44:16
Total Amount:	26844	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	2170979460635	BRN Date:	18/06/2025 13:44:49
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mr Debabrata Chakraborty
Mobile: 9051061069

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260116657788	Directorate of Registration & Stamp Revenue	26844
Total			26844

IN WORDS: TWENTY SIX THOUSAND EIGHT HUNDRED FORTY FOUR ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the
pages below.

21



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260116657788

GRN Details

GRN:	192025260116657788	Payment Mode:	SBI Epay
GRN Date:	18/06/2025 13:44:16	Bank/Gateway:	SBIEPay Payment Gateway
BRN :	2170979460635	BRN Date:	18/06/2025 13:44:49
Gateway Ref ID:	105662300	Method:	IndusInd Bank - Retail NB
GRIPS Payment ID:	180620252011665777	Payment Init. Date:	18/06/2025 13:44:16
Payment Status:	Successful	Payment Ref. No:	2001631607/4/2025 [Query No*Query Year]

Depositor Details

Depositor's Name:	Mr Debabrata Chakraborty
Address:	18C Northern Avenue Kolkata 700037
Mobile:	9051061069
EMail:	chakrabortydebabrata4@gmail.com
Period From (dd/mm/yyyy):	18/06/2025
Period To (dd/mm/yyyy):	18/06/2025
Payment Ref ID:	2001631607/4/2025
Dept Ref ID/DRN:	2001631607/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001631607/4/2025	Property Registration- Stamp duty	0030-02-103-003-02	22857
2	2001631607/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	3987
Total				26844

IN WORDS: TWENTY SIX THOUSAND EIGHT HUNDRED FORTY FOUR ONLY.

Major Information of the Deed

Deed No.:	I-1606-02376/2025	Date of Registration:	20/06/2025
Query No / Year:	1606-2001631607/2025	Office where deed is registered:	
Query Date:	11/06/2025 10:11:55 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details:		AMIT MONDAL HIGH COURT, Thana : Hare Street, District: Kolkata, WEST BENGAL, PIN - 700001, Mobile No.: 9903774422, Status: Solicitor firm	
Transaction:		Additional Transaction:	
[0204] Gift, Gift in to others except family members, Government, Local Body		[4308] Other than Immoveable Property, Agreement [No of Agreement: 2]	
Set Forth value:		Market Value:	
Rs. 2/-		Rs. 3,97,277/-	
Stampduty Paid(BD):		Registration Fee Paid:	
Rs. 23,857/- (Article:33(ii))		Rs. 3,987/- (Article:A(1), E)	
Remarks:		Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S.: - Talu. Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Shankar Serani, Premises No: 20, Ward No: 005 Pin Code: 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS. 1)		Bastu	45 Sq Ft	1/-	3,75,001/-	Property is on Road
	Grand Total:			.1031Dec	1/-	3,75,001/-	

Structure Details :

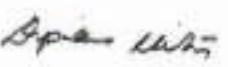
Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	45 Sq Ft.	1/-	22,276/-	Structure Type: Structure

Gr. Floor, Area of floor: 22.5 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 22.5 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 50 Years, Roof Type: Pucca, Extent of Completion: Complete

Total:	45 sq ft	1/-	22,276/-	
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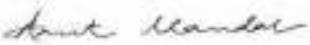
nor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Dr DIPANKAR MITRA (Presentant) Son of Late FORMER JUSTICE SATYABRATA MITRA Executed by: Self, Date of Execution: 20/06/2025 Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
20/06/2025 LT 20/06/2025 20/06/2025 Flat No: 4AB, 35, Tara Shankar Sarani, City:- Not Specified, P.O:- BELGACHIA, P.S:-Tala, District:- South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth: XX-XX-1XXX1 , PAN No.: AExxxxxx2F, Aadhaar No: 22xxxxxxxxx2750, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs ADITI CHUNDER Daughter of Late AMITABHA MITRA Executed by: Self, Date of Execution: 20/06/2025 Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office		 Captured	
20/06/2025 LT 20/06/2025 20/06/2025 Daughter of Late AMITABHA MITRA 23, Nirmal Ch. Street, City:- Kolkata, P.O:- BOWBAZAR, P.S.-Bowbazar, District:-Kolkata, West Bengal, India, PIN - 700012. Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: ACxxxxxx8M, Aadhaar No: 75xxxxxxxxx4760, Status :Individual, Executed by: Self, Date of Execution: 20/06/2025 Admitted by: Self, Date of Admission: 20/06/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AMIT MANDAL Son of Late ASHOK KUMAR MANDAL B2 Kinarshankar Roy Road, ICron Banker Roy Road(Hastings Street), City- Kolkata, P.O:- GPO, P.S-Hari Street, District:- Kolkata, West Bengal, India, PIN- 700001		 Captured	

Identifier Of Dr DIPANKAR MITRA, Mrs ADITI CHUNDER

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Dr DIPANKAR MITRA	Mrs ADITI CHUNDER		0.103125 Dec	3,75,001/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Dr DIPANKAR MITRA	Mrs ADITI CHUNDER	Y	45 Sq Ft	22.278/-

Endorsement For Deed Number : I - 160602378 / 2025

on 20-06-2025

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.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)
Presented for registration at 12:20 hrs on 20-06-2025, at the Office of the A.D.S.R. SEALDAH by Dr DIPANKAR

MITRA, 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 3,97,277/-, Other amount Rs 3,75,001/-

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

Execution is admitted on 20/06/2025 by 1. Dr DIPANKAR MITRA, Son of Late FORMER JUSTICE SATYABRATA MITRA, Flat No: 4AB, 35, Road, Tara Shankar Sarani, P.O: BELGACHIA, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Professionals, 2. Mrs ADITI CHUNDER, Daughter of Late AMITABHA MITRA, 23, Road: Nirmal Ch. Street, , P.O: BOWBAZAR, Thana: Bowbazar, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Professionals
Indentified by Mr AMIT MANDAL, , Son of Late ASHOK KUMAR MANDAL, 8/2 Kiranshankar Roy Road, Road: Kiron Sankar Roy Road(Hastings Street), , P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,987.00/- (A(1) = Rs 3,973.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,987/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/06/2025 1:44PM with Govt. Ref. No: 192025260116657788 on 18-06-2025, Amount Rs: 3,987/-, Bank: SBI EPay (SBIEPay), Ref. No. 2170979480635 on 18-06-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 23,857/- and Stamp Duty paid by Stamp Rs. 1,000.00/- by online = Rs 22,857/-

Description of Stamp
1. Stamp Type: Impressed, Serial no 5848, Amount: Rs.1,000.00/-, Date of Purchase: 19/06/2025, Vendor name:
SOUMITRA CHANDA
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 18/06/2025 1:44PM with Govt. Ref. No: 192025260116657788 on 18-06-2025, Amount Rs: 22,857/-, Bank: SBI EPay (SBIEPay), Ref. No. 2170979480635 on 18-06-2025, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2025, Page from 71148 to 71168

being No 160602376 for the year 2025.



Amitava Ghosal

Digitally signed by AMITAVA GHOSAL
Date: 2025.06.20 13:16:48 +05:30
Reason: Digital Signing of Deed.

(Amitava Ghosal) 20/06/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.