

017209/25

T-16918/2025



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 416861

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

District Sub-Register-1
Alipore, South 24-Pargana

03 DEC 2025

DEED OF GIFT

THIS DEED OF GIFT made on this the 3rd day of December, 2025 (Two Thousand and Twenty-Five) -

BETWEEN

SMT. APARAJITA MAITRA (alias Aparajita Karati), daughter of Late Anil Kumar Karati, holding OCIC No. A4492710, by religion Hindu, by

Karan Aggarwala

Manjira Karati
Paramita Karati

966

1 DEC 2023

50.00

No. Date:

Name:

Address:

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

S. Dasgupta
Advocate
Alipore Judge's Court
Kolkata-27

Signature of Vendor



DEED OF GIFT

THIS DEED OF GIFT was made on the 3rd day of December, 2023 (Two)

District Sub Registrar-II
Alipore, South 24 Parganas
- 3 DEC 2023

Subhasis Das Gupta
Advocate
Alipore Judge's Court
Kolkata-27



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 841253

occupation self-employed, by nationality ^{USA}~~Indian~~, presently residing at
Kingstone Crossing Circle, Georgia, United States, GA 30022, hereinafter
referred to as the "DONOR" (which expression shall, unless excluded by or
repugnant to the context, mean and include her heirs, successors, executors,
administrators, legal representatives and assigns) of the ONE PART.. The

Korn Agarwala

Mangju Karati
Paramita Karati

365

- 1 DEC 2025

1000.00

No:.....Date:.....Rs

Name:.....

Address:.....

Vendor - Washim Gazi
Alipore Judges Court
Kolkata-700 027

S. Dasgupta
Advocate
Alipore Judge's Court
Kolkata-27



Signature of Vendor

365 - 1000/-
600 - 50/-
2 - 1050/-



District Sub Registrar-II
Alipore, South 24 Parganas

- 3 DEC 2025

Donor is represented by her Constituted Attorney, **MR. KARAN AGARWALA** (PAN: BPOPA4814E), son of Mr. Manish Agarwala (Aadhaar No. 2030 4483 2291), having his office at 78A, Raja Basanta Roy Road, 1st Floor, Post Office – Sarat Bose Road, Police Station – Tollygunge, Kolkata – 700029, by virtue of a General Power of Attorney dated 09/10/2025, registered in the office of the District Sub-Registrar-II, Alipore, recorded in Book No. 1, Volume No. 1602-2025, being Deed No. I-160214342/2025, at Pages 652210 to 652230, for the year 2025.

AND

SMT. MANJU KARATI, wife of Late Anil Kumar Karati, having PAN AFWPK8870R, Aadhar No. 7349 0639 6662, by religion Hindu, by occupation : Housewife by nationality Indian, residing at P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700029.;

AND

SMT. PARAMITA KARATI, daughter of Late Anil Kumar Karati, having PAN AGBPK0642H, Aadhar No. 7599 5432 9462 by religion Hindu, by occupation Self employed, by nationality Indian, residing at P-112, Hemanta

Karan Agarwala

Manju Karati

Paramita Karati



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Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar,
Post Office: Sarat Bose Road, Kolkata – 700029.;

all of whom are hereinafter collectively referred to as the "DONEES"
(which expression shall, unless excluded by or repugnant to the context, be
deemed to mean and include their respective heirs, executors, administrators,
legal representatives and assigns) of the **OTHER PART**.

WHEREAS by an Indenture of Conveyance bearing date the 5th day of
May, 1941, and made between the **Trustees for the Improvement of**
Calcutta, therein referred to as the **VENDOR**, of the One Part, and **Sri**
Kuber Chandra Banerjee, therein referred to as the **Purchaser**, of the
Other Part, and duly registered in the Office of the Sub-Registrar at Alipore
in Book No. I, Volume No. 80, at Pages 159 to 161, Being No. 3470 for the
Year 1941, **ALL THAT** piece and parcel of land, hereditaments and
premises being **Plot No. 112** of the surplus land comprised in **Calcutta**
Improvement Scheme No. XLVII, formed out of a portion of the old
premises being Nos. 29A and 29B, Lake View Road, and No. 23,
Monoharpukur First Lane, and fully described in the Schedule thereunder
written, was, for the consideration therein mentioned, granted, sold,
conveyed, transferred, and assured by the said Vendor unto and to the use of

Koron Anarwala

Manje Karati
Paramita Karati



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the said Sri Kuber Chandra Banerjee, his heirs, executors, administrators and assigns absolutely and forever, but nevertheless subject to and with the benefit of the terms, conditions, stipulations, restrictions, covenants, and provisions contained or referred to therein and subject further to the Deed of Security hereinafter more particularly mentioned.

AND WHEREAS by a Deed of Security bearing date the 5th day of May, 1941, and made between the said Sri Kuber Chandra Banerjee, therein described as the **Owner**, of the One Part, and the said Trustees for the Improvement of Calcutta, therein described as "**The Board**", of the Other Part, and duly registered in the Office of the Sub-Registrar at Alipore in Book No. 1, Volume No. 60, at Pages 81 to 86, Being No. 1957 for the Year 1941, the said land, hereditaments and premises mentioned and referred to in the Schedule to the said Indenture of Conveyance dated the 5th day of May, 1941, and more particularly set out in the Schedule to the said Deed of Security, were expressly charged, secured, and made subject to the payment of a portion of the unpaid balance of the consideration money agreed to be paid by the said Sri Kuber Chandra Banerjee to the said Board under and by virtue of the said hereinbefore recited Indenture of Conveyance, together with interest and all other sums, charges, and payments as in the said Deed of Security mentioned and provided.

Karam Agarwala

Manju Karati.
Saranila Karati



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AND WHEREAS the entire amount secured by the said part recited Deed of Security dated 5th May, 1941, was duly paid by the said Kuber Chandra Banerjee to the Trustees for the Improvement of Calcutta with all interest due thereon by instalments and last of such instalments was paid on 23rd September, 1942, and upon such payment the charge created under the said Deed of Security was redeemed and the said Deed of Security was returned by the Trustees for the Improvement of Calcutta to the said Kuber Chandra Banerjee

AND WHEREAS the said Sri Kuber Chandra Banerjee, after having purchased and acquired the said land, hereditaments and premises as aforesaid, did, out of his own funds and resources and at his own cost and expense, cause to be erected, constructed, and completed thereon a substantial building, being a structure partly of three storeys and partly of four storeys, together with all appurtenances, easements, rights, privileges, and conveniences thereto belonging or usually held, used, occupied, or enjoyed therewith, and the said Sri Kuber Chandra Banerjee continued to remain seized and possessed of and otherwise well and sufficiently entitled to the said land with the building and structures standing thereon as the absolute owner thereof.

Korn Banerjee

Manjiv Kerkoti

Paramita Kerkoti



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AND WHEREAS by a Deed of Settlement dated the 25th day of May, 1956, and made between the said Sri Kuber Chandra Banerjee, therein described as the **Settlor**, of the One Part, and the said Sri Kuber Chandra Banerjee, Sri Asoke Kumar Banerjee, Sri Sankardas Banerjee, Sm. Santa Banerjee, and Sm. Pusparenu Banerjee, therein referred to as the **Beneficiaries**, of the Other Part, and duly registered in the Office of the Sadar Sub-Registrar of Alipore in Book No. I, Volume No. 83, at Pages 35 to 41, Being No. 4174 for the Year 1956, the said Sri Kuber Chandra Banerjee, for the consideration therein mentioned, did thereby, **inter alia**, transfer, convey, and assign unto the said Sri Asoke Kumar Banerjee, *Sri Sankardas Banerjee*, and *Sm. Santa Banerjee* **ALL THAT** his right, title, and interest in respect of the **ground floor together with the land, the first floor, and the second floor** respectively of the building comprised in the said premises being **No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII) (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace))**, together with all rights, liberties, easements, and benefits appertaining or belonging thereto, but **subject nevertheless to the right of residence** reserved in favour of the said Sri Kuber Chandra Banerjee and Sm. Pusparenu Banerjee.

Karan Aggarwala

Mangju Karati
Paranilati Karati



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AND WHEREAS by a Deed of Conveyance dated 5th May, 1959 and made between Sm. Santa Banerjea of the One Part there- in referred to as the Vendor and the said Sm. Pusparenu Banerjee of the Other Part and therein referred to as the Purchaser and registered by the Sadar Sub-Registrar Alipore, in Book No. I, Volume No. 82, Pages 65 to 67 being No. 4377 for the year 1959 for the consideration therein mentioned transferred and conveyed in favour of the said Sm. Pusparenu Banerjea all that the right, title and interest of the said Sm. Santa Banerjea of the said premises No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII) (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)) under and by virtue of the said Deed of Settlement dated 23rd May, 1956

AND WHEREAS by a Deed of Conveyance dated the 13th day of December, 1961, and made between Sm. Pusparenu Banerjee, Sri Asoke Kumar Banerjee, and Sri Sankardas Banerjee, therein referred to as the **Vendors**, of the One Part, and the said Sri Kuber Chandra Banerjea, therein referred to as the **Releasor and Confirming Party**, of the Second Part, and Sri Siti Bhusan Dutt, son of late Dr. Santi Bhusan Dutt, therein referred to as the **Purchaser**, of the Other Part, and duly registered in the Office of the Registrar of Calcutta in Book No. I, Volume No. 144, at Pages 175 to 188, Being No. 6006 for the Year 1961, **ALL THAT** the partly three and partly

Koron Agarwala

Mangju Karati
Paramita Karati



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four-storied **messuage, building, or dwelling house**, together with the piece or parcel of **revenue-free land thereunto belonging**, and whereon or on part of which the same is erected and built, containing by measurement **5 cottahs, 5 chittacks, and 44 square feet**, more or less, and being **Premises No. 112, Lansdowne Extension (P-112, C.I.T. Scheme No. XLVII)** (now known as **Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace)**), within the Municipal limits of the Corporation of Calcutta, and fully described in the Schedule hereto written, **was, for the consideration therein mentioned, sold, conveyed, released, and confirmed** unto and to the use of the said *Sri Siti Bhusan Dutt*, his heirs, executors, administrators, and assigns, **absolutely and forever**.

AND WHEREAS Sri Siti Bhusan Dutt, son of late Dr. Santi Bhusan Dutt, as the absolute owner and Vendor, **sold, transferred, and conveyed** unto Sri Anil Kumar Karati and Sri Sunil Kumar Karati, both sons of late Monohar Karati, jointly, as Purchasers, a partly three-storied and partly four-storied **building**, together with the land on which it stands, being situated at **P-112, Lansdowne Extension (P-112 C.I.T. Scheme No. XLVII), Calcutta (now known as P-112 Hemanta Mukhopadhyay Sarani (Lake Terrace))**, more fully described in **Schedule-A** hereto, for the consideration set forth in the deed, **by means of a Registered Deed of Conveyance,**

Kam Agnawali

Manju Karati
Paramita Karati



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executed by Sri Siti Bhusan Dutt, residing at 12, Earle Street, Calcutta – 700026, and duly registered in the Office of the Sub-Registrar, Alipore, in Book No. I, Volume No. 12, at Pages 284 to 292, Sl. No. 1116, for the Year 1975.

AND WHEREAS by mutual agreement and decision of both the brothers, namely Sri Anil Kumar Karati and Sri Sunil Kumar Karati, the joint purchasers of the premises as aforesaid, it has been mutually agreed and acknowledged that the **upper two floors** of the said building shall be exclusively **owned, held, and enjoyed** by Sri Anil Kumar Karati, and the **lower two floors** of the said building, namely the **ground floor and first floor**, shall be exclusively **owned, held, and enjoyed** by Sri Sunil Kumar Karati, subject always to the rights, easements, and appurtenances attached thereto, and in such manner that both brothers may freely exercise their respective rights and ownership over their allotted portions of the said building and premises.

AND WHEREAS on or about the 11th day of October, 1996, the said Sri Sunil Kumar Karati, son of Late Monohar Karati, did sell, transfer and convey unto Smt. Aparajita Maitra, daughter of Late Anil Kumar Karati, **ALL THAT** the entire Ground Floor Flat, measuring an area of

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Mangju Karati
Paranjita Karati



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2200 square feet, more or less, together with undivided, impartible and proportionate share in the land underneath the said building, and together also with the right to use, in common with the other co-owners and occupiers, the common areas, passages, entrance, staircase, open spaces, and all other common facilities and amenities of the said premises, situate at and being **Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation.**

AND WHEREAS the said Deed of Conveyance was duly registered in the Office of the Additional Registrar of Assurances, Kolkata, recorded in **Book No. I, Volume No. 4, Pages 209 to 218, being No. 38 for the year 1997.**

AND WHEREAS the said premises is assessed under the Kolkata Municipal Corporation as Assessee No. **110900704940**

AND WHEREAS the Donor and the Donees belong to the same family; and by relationship, Donee No. 1 is the natural mother of the Donor, and Donee No. 2 is the natural sister (full blood relationship) of the Donor, all being members of the same family and the Donor and the Donee No 2 related by blood through the same father and mother.

Karan Aggarwal

Manju Karati

Paramita Karati



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AND WHEREAS the Donor, out of natural love and affection for the Donees and also with a view to making provision for their residential accommodation in Kolkata, and in consideration of the distress and various difficulties faced by them in the matter of residence, is desirous of making a gift in their favour of the Donees herein of **ALL THAT** the undivided 100 square feet of carpet area, corresponding to 110 square feet of built-up area, more or less, on the ground floor, Flat, out of the total built-up area of about 2200 square feet, together with proportionate undivided share in the land measuring measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, having Assessee No. **110900704940**, together with all easementary rights attached thereto, more fully and

Karan Anand

Manglu Karati
Paramita Karati



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particularly described in the **SECOND SCHEDULE** hereunder written, and the entire right, title and interest of the Donor in the aforesaid property;

AND WHEREAS the Donees have accepted the said offer and have agreed to accept the said property by way of gift from the Donor absolutely and forever.

NOW THIS DEED WITNESSETH as follows :-

That for the purpose of giving effect to the intention of the Donor in making this gift, in consideration of the natural love and affection which the Donor bears towards the Donees, and for the other good and sufficient reasons and considerations hereinbefore mentioned, the Donor doth hereby grant, convey, transfer, assign and assure unto the Donees by way of gift **ALL THAT** the undivided 100 square feet of carpet area, corresponding to 110 square feet of built-up area, more or less, on the ground floor, Flat, out of the total built-up area of about 2200 square feet, together with proportionate undivided share in the land measuring measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known

Koran Agarwala

Manju Karati
Paramita Karati



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as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata – 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, having Assessee No. **110900704940**, together with all easementary rights attached thereto, more fully described in the **SECOND SCHEDULE** hereunder written (hereinafter referred to as the “said gifted property”), **TO HAVE AND TO HOLD** the said gifted property absolutely and forever for the sole use and benefit of the Donees; and the Donor hereby covenants that the Donor has good right, full power and absolute authority to make this gift, that the gifted property is free from all encumbrances, and that the Donees shall hereafter peaceably and quietly hold and enjoy the said gifted property without interruption or disturbance from the Donor or any person claiming under the Donor; and the Donor further agrees to do and execute all such acts and documents as may be necessary for more perfectly assuring the said gifted property unto the Donees according to the true intent of these presents; **AND the Donees hereby accept** the said gift and the rights, title and interest conveyed herein.

THAT the property hereby transferred by way of gift are valued at Rs.5,00,000/- (Rupees Five Lac only) only and proper stamp duties are paid thereon according to law.

Karon Agorwala

Manjun Karati
Paramita Karati



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THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT the partly three-storied building, and partly four-storied building, each floor measuring an area of 2200 square feet more or less, and partly four-storied building, the fourth floor measuring an area of 800 square feet more or less, together with the piece or parcel of rent-free land thereunto belonging, on which or on part whereof the said structure is erected and built, containing by measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation with all easementary rights attached thereto butted and bounded in the following manner :

ON THE NORTH : Plot No.342, C.I.T. Scheme No. XVB;

ON THE EAST : Plot No.115, C.I.T. Scheme No. XLVII;

ON THE SOUTH : Plot No.113 and 114 of C.I.T. Scheme No. XLVII

ON THE WEST : 40' feet C.I.T. Road.

As appears from the registered Release Deed dated 13th December 1961 (Book I, Vol. 144, pp. 175-188, No. 6006/1961), the building is over 65 years old, with cement flooring and no lift.

Karan Aggarwala

Mangal Karati
Paramita Karati



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THE SECOND SCHEDULE ABOVE REFERRED TO
(GIFTED PORTION)

ALL THAT the undivided 100 square feet of carpet area, corresponding to 110 square feet of built-up area, more or less, on the ground floor, Flat, out of the total built-up area of about 2200 square feet, together with proportionate undivided share in the land measuring measurement an area of 5 (Five) Cottahs, 5 (Five) Chittacks and 44 (Forty-four) Square Feet, be the same a little more or less, being C.I.T. Scheme No. XLVIII, formed out of portions of old Premises Nos. 29A and 29B, Lake View Road, and 23, Monoharpukur 1st Lane, and comprised in Holding Nos. 206 and 200, Sub-Division and Division VI, Dihi Panchannagram, and being the premises originally known as Premises No. 112, Lansdowne Extension (now known as Premises No. P-112, Hemanta Mukhopadhyay Sarani (Lake Terrace), Police Station: Rabindra Sarobar, Post Office: Sarat Bose Road, Kolkata - 700 029, within Ward No. 90 of the Kolkata Municipal Corporation, having Assessee No. 110900704940, together with all easementary rights attached thereto

Karan Aggarwala

Mangin Karati
 Paramita Karati



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IN WITNESS WHEREOF the DONOR and the DONEES have set and subscribed their respective hands and seal on the day, month and year first above written.

we accept the Gift.

Manjiv Karati.

Paramita Karati

DONEES

Karan Agarwala
AS Constituted a Member of
of DONOR

SIGNED, SEALED & DELIVERED

in the presence of :

WITNESSES:

1. 
KALIDAS SARDAR
78A, Raja Basanta Roy Road
Kolkata 29

2. Subhasis Das Gupta
Alipore, Kolkata 27

Drafted as per the documents supplied
and the instructions given by the parties.

Subhasis Das Gupta
Advocate,

Alipore Judges' Court,

Kolkata : 700027.

WD 952 / 1989

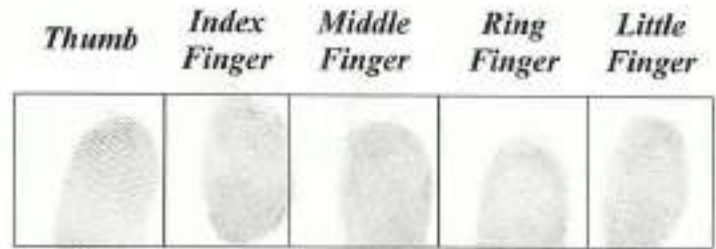


✓
District Sub Registrar-II
Alipore, South 24 Parganas
- 3 DEC 2025

700027-120000



*Left
Hand*



*Right
Hand*



NAME: MR. KARAN AGARWALA

Signature :

Karan Agarwala



*Left
Hand*



*Right
Hand*



NAME: SMT. MANJU KARATI

Signature :

Manju Karati



*Left
Hand*



*Right
Hand*



NAME: SMT. PARAMITA KARATI

Signature :

Paramita Karati



District Sub Registrar-II
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Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260370370638

GRN Details

GRN:	192025260370370638	Payment Mode:	SBI Epay
GRN Date:	02/12/2025 17:22:22	Bank/Gateway:	SBlePay Payment Gateway
BRN :	6172121398033	BRN Date:	02/12/2025 17:23:25
Gateway Ref ID:	406340333	Method:	State Bank of India WIBMO PG CC
GRIPS Payment ID:	021220252037037062	Payment Init. Date:	02/12/2025 17:22:22
Payment Status:	Successful	Payment Ref. No:	2003175851/5/2025
[Query Nu*/Query Year]			

Depositor Details

Depositor's Name:	Mr KARAN AGARWALA
Address:	78A, RAJA BASANTA ROY ROAD, KOLKATA - 700 029
Mobile:	9831813399
EMail:	admin@verdantgroup.in
Period From (dd/mm/yyyy):	02/12/2025
Period To (dd/mm/yyyy):	02/12/2025
Payment Ref ID:	2003175851/5/2025
Dept Ref ID/DRN:	2003175851/5/2025

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003175851/5/2025	Property Registration- Registration Fees	0030-03-104-001-16	11325
2	2003175851/5/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				11625

IN WORDS: ELEVEN THOUSAND SIX HUNDRED TWENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1602-16918/2025	Date of Registration	03/12/2025
Query No / Year	1602-2003175851/2025	Office where deed is registered	
Query Date	25/11/2025 8:54:47 AM	D.S.R. - II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhasis Das Gupta Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830049174, Status : Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 5,00,000/-		Rs. 10,92,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 1,050/- (Article:33(I))		Rs. 11,357/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: P-112, Ward No: 090, Road: Hemanta Mukherjee Sarani, Pin Code : 700029

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Carpet Area: 100, Covered Area: 110	5,00,000/-	10,92,500/-	Apartment Type: Flat/Apartment - Residential Use , Floor Type: Cemented, Age of Flat: 65 Year, Approach Road Width: 40 Ft. , New Flat ,Status of Completion : Completed

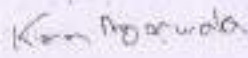
Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs APARAJITA MAITRA, (Alias: Mrs APARAJITA KARATI) Daughter of Late Anil Kumar Karati OCIC NO A4492710, KINGSTONE CROSSING CIRCLE, Village:- Kingstone, P.O:- Kingstone, Georgia, United States, PIN:- 922341 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: United States , NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

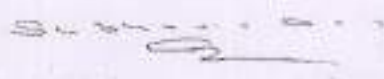
Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name PARAMITA KARATI Daughter of Late ANIL KUMAR KARATI Executed by: Self, Date of Execution: 03/12/2025 , Admitted by: Self, Date of Admission: 03/12/2025 , Place : Office	 03/12/2025	 Captured LTI 03/12/2025	Signature  03/12/2025
Daughter of Late ANIL KUMAR KARATI HEMANTA MUKHOPADHYAY SARANI, P-112, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AGxxxxxx2H, Aadhaar No: 75xxxxxxxx9462, Status :Individual, Executed by: Self, Date of Execution: 03/12/2025 , Admitted by: Self, Date of Admission: 03/12/2025 ,Place : Office				
2	Name Mrs MANJU KARATI Wife of Late Anil Kumar Karati Executed by: Self, Date of Execution: 03/12/2025 , Admitted by: Self, Date of Admission: 03/12/2025 , Place : Office	 03/12/2025	 Captured LTI 03/12/2025	Signature  03/12/2025
Wife of Late Anil Kumar Karati HEMANTA MUKHOPADHYAY SARANI, P-112, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AFxxxxxx0R, Aadhaar No: 73xxxxxxxx6662, Status :Individual, Executed by: Self, Date of Execution: 03/12/2025 , Admitted by: Self, Date of Admission: 03/12/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KARAN AGARWALA (Presentant) Son of Mr. MANISH AGARWALA Date of Execution - 03/12/2025, , Admitted by: Self, Date of Admission: 03/12/2025, Place of Admission of Execution: Office	 Dec 3 2025 12:29PM	 Captured LTI 03/12/2025	Signature  03/12/2025
Raja Basanta Roy Road, 78A, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.:: BPxxxxxx4E, Aadhaar No: 20xxxxxxxx2291 Status : Attorney, Attorney of : Mrs APARAJITA MAITRA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subhsis Dasgupta Son of Late B M Das Gupta Alipore Judges Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	03/12/2025	03/12/2025	03/12/2025
Identifier Of PARAMITA KARATI, Mrs MANJU KARATI, Mr KARAN AGARWALA			

Transfer of Apartment 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.)
A1	Mrs APARAJITA MAITRA	PARAMITA KARATI	Y	50 Sq Ft	5,46,250/-
A1	Mrs APARAJITA MAITRA	Mrs MANJU KARATI	Y	50 Sq Ft	5,46,250/-

Endorsement For Deed Number : I - 160216918 / 2025

On 03-12-2025

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 (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:09 hrs on 03-12-2025, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by **KARAN AGARWALA** ..

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 10,92,500/- . Family Members amount Rs 10,92,500/-

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

Execution is admitted on 03/12/2025 by 1. PARAMITA KARATI, Daughter of Late ANIL KUMAR KARATI, HEMANTA MUKHOPADHYAY SARANI, P-112, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL India, PIN - 700029, by caste Hindu, by Profession Others, 2. Mrs MANJU KARATI, Wife of Late Anil Kumar Karati HEMANTA MUKHOPADHYAY SARANI, P-112, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Mr Subhsis Dasgupta, , Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Executed by Attorney

Execution by Mr KARAN AGARWALA, , Son of Mr MANISH AGARWALA, Raja Basanta Roy Road, 78A, P.O: Sarat Bose Road, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Business as constituted attorney for Mrs APARAJITA MAITRA , Mrs APARAJITA KARATI OCIC NO A4492710, KINGSTONE CROSSING CIRCLE, P.O: Kingstone, Georgia, United States, PIN - 922341 is admitted by him

Indetified by Mr Subhsis Dasgupta, , Son of Late B M Das Gupta, Alipore Judges Court, P.O: Alipore, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,357.00/- (A(1) = Rs 10,925.00/- , E = Rs 400.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by , by Cash Rs 32.00/-, by online = Rs 11,325/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2025 5:23PM with Govt. Ref. No: 192025260370370638 on 02-12-2025, Amount Rs: 11,325/-, Bank: SBI EPay (SBIPay), Ref. No. 6172121398033 on 02-12-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by , by Stamp Rs 1,050.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp. Type: Impressed, Serial no 416861, Amount: Rs.50.00/-, Date of Purchase: 01/12/2025, Vendor name Washim Gazi

2. Stamp. Type: Impressed, Serial no 841253, Amount: Rs.1,000.00/-, Date of Purchase: 01/12/2025, Vendor name Washim Gazi

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/12/2025 5:23PM with Govt. Ref. No: 192025260370370638 on 02-12-2025, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 6172121398033 on 02-12-2025, Head of Account


Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 836634 to 836660

being No 160216913 for the year 2025.



Digitally signed by SUMAN BASU
Date: 2025.12.03 16:15:49 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 03/12/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.