

4097/17

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I-3573 / 17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

395330/17

V 595792

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional District Sub Registrar
Sealdah

- 6 DEC 2017

DEED OF GIFT

THIS DEED OF GIFT is made on the 30th day of November 2017.

BETWEEN

82714

Amit Karmakar
Advocate
Calcutta High Court

NAME.....
ADD.....
RS. 58
- 6 NOV 2017
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 A 1 K S. Ray Road, Kol-1

সুরান মুরজি



V.C.T.I
3408

- 6 NOV 2017

- 6 NOV 2017

সুরান মুরজি



V.C.T.I
3409



অঞ্জিত বিস্বাস



V.C.T.I
3410

A. D. S. R. SEALDAH

30 NOV 2017

Dist.- South 24 Parganas

জগমতি বিস্বাস

Identifier by me,

Sakib Dey

S/o. G. Dey

Sealdah court

Kol-700014

Law Clerk

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201718-012897836-1

Payment Mode

Online Payment

GRN Date: 06/12/2017 11:59:25

Bank : HDFC Bank

BRN : 416338186

BRN Date: 06/12/2017 12:00:08

DEPOSITOR'S DETAILS

Id No. : 16061000395330/3/2017

[Query No./Query Year]

Name : amit karmakar

Contact No. :

Mobile No. : +91-9836008120

E-mail :

Address : 42 OMDA RAJA LANE Kolkata 700015

Applicant Name : Mr Saheb Dey

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Gift, Gift in f/o others except family members, Government,
Local Body Payment No 2

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16061000395330/3/2017	Property Registration- Stamp duty	0030-02-103-003-02	26570
2	16061000395330/3/2017	Property Registration- Registration Fees	0030-03-104-001-16	4439

Total

31009

In Words : Rupees Thirty One Thousand Nine only



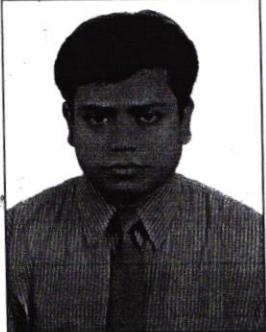
Government of West Bengal

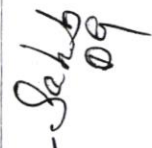
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000395330/2017

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	Shri Jagannath Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085	Donor			Jagannath Biswas 30-11-2017
2	Smt Krishna Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085	Donee			Krishna Biswas 30-11-2017
3	Shri Avijit Biswas Alias Abhijit Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085	Donee			Avijit Biswas 30-11-2017

SI No.	Name and Address of identifier	Identifier of	Signature with date
1	Saheb Dey Son of G Dey Sealdah Civil Court, P.O:- Entaly, P.S:- Entaly, District:-South 24- Parganas, West Bengal, India, PIN - 700014	Shri Jagannath Biswas, Smt Krishna Biswas, Shri Avijit Biswas	 30-11-2017

(Satyajit Biswas)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

South 24-Parganas, West
Bengal

SRI JAGANNATH BISWAS, [PAN- AEEP2369H] son of Late Kartick Chandra Biswas by faith Hindu, by occupation - Business, by Nationality Indian residing at 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata: - 700085 **hereinafter** called and referred to as the **"DONOR"** (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his heirs and Successors and/or assigns) **OF THE FIRST PART.**

AND

(1) SMT. KRISHNA BISWAS, [PAN- ADAPB8255H] wife of Pankaj Kumar Biswas (Since deceased) by faith - Hindu, by occupation - Housewife, by Nationality Indian residing at 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 **(2) SRI AVIJIT BISWAS, [PAN- AGEPB6674K]** (alias Abhijit Biswas) son of Pankaj Kumar Biswas (Since deceased) by faith - Hindu, by occupation - Doctor, by Nationality Indian residing at 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 hereinafter referred to as the **"DONEES"** (which expression shall unless excluded by or repugnant to the subject or context be deemed to included their heirs and successors and/or assigns) **OF THE OTHER PART**

WHEREAS thus by dint of registered **Deed of Gift dated 5th** August 1991 registered with DSR, Alipore, 24 parganas (South) the present Owner namely **Pankaj Kumar Biswas (Since deceased)** mutated and apportionated the premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085

Assessee No. 110341500874 measuring land having **50% share total land 5 Cottah 5 Chittacks and / or 3825 sq.ft (more or less) with permanent structure 2060 sq.ft (more or less)** consisting of **1049 sq.ft. (more or less) Built up Area** and common area and passage and thus seized, possessed of or otherwise well and sufficiently entitled to the same in peaceful possession and free from encumbrances and paid all rates and taxes regularly and punctually to the concerned authorities as levied time to time, which is more fully described Schedule "A" written and hereinafter called and referred to the said Schedule Premises. The said Deed of Gift entered and recorded in Book No I, Volume No 197, pages 457 Being No 12035 for the year 1991 registered with D.R. Alipore, 24 parganas(South). That after demises of Pankaj Kumar Biswas on 14.02.2010 his wife Krishna Biswas, and son Avijit Biswas alias Abhijit Biswas mutated the name before the Kolkata Municipal Corporation and paying rates and taxes accordingly as joint owners having equal share each in respect of the property.

WHEREAS thus by dint of registered **Deed of Gift dated 5th** August 1991 registered with D.S.R. Alipore, 24 parganas (South) the Owner namely Jagannath Biswas mutated and apportionated the premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 Assessee No. 110341500667 permanent structure out of 50% share total land 5 Cottah 5 Chittacks and / or 3825 sq.ft (more or less) with total permanent structure 2060 sq.ft (more or less) consisting of measuring land 1011sq.ft (more or less)

Built Up Area and thus seized, possessed of or otherwise well and sufficiently entitled to the same in peaceful possession and free from encumbrances and paid all rates and taxes regularly and punctually to the concerned authorities as levied time to time, which is more fully described in the Schedule hereunder written and hereinafter called and referred to the said Schedule Premises.

AND WHEREAS presently Donor/co-owner **Jagannath Biswas** express his intension to bequeath un-divided share measuring 2 Chittacks (more or less) Land with structure 90 sq.ft (more or less) out of 50% share total land 5 Cottah 5 Chittacks and / or 3825 sq.ft (more or less) with total permanent structure 2060 sq.ft (more or less) being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 in favour of Krishna Biswas and Avijit Biswas alias Abhijit Biswas more fully described in schedule "B" and the Donees herein accepted this gift accordingly, Hence this Deed of Gift.

NOW THIS DEED WITNESSETH that in consideration of healthy relationship which the **Donor** still have and the Donor and Donees have right to amalgamate the proportionate premises being Assessee No. 110341500874 and Assessee No. 110341500667 being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085. The Donors do hereby and hereunder assign, convey and transfer by renouncing all their estate and

right, title and interest of un-divided share measuring un-divided share measuring 2 Chittacks (more or less) Land with structure 90 sq.ft (more or less) out of 50% share total land 5 Cottah 5 Chittacks and / or 3825 sq.ft (more or less) with common area and passage with total permanent structure 2060 sq.ft (more or less) being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 with intent to vest the same unto and to the use of the Donee freely and voluntarily the land mentioned in the Schedule below and delivered possession of the said unto and in favour of Donees to **HAVE AND TO HOLD** the same for his use and benefit absolutely and unconditionally forever, It is hereby declared that the Donor has not done any act encumbering the share and the same is free from all encumbrances and the said Donors have every right and authority to convey the said landed property by way of Gift in favour of the said Donee. Hence the said Donee shall possess the said property as lawful owner(s) and seized and possessed of or otherwise well and sufficiently entitled to messuage, tenements, hereditaments as an absolute and indefeasible estate in fee simple or and estate equivalent thereto free from all encumbrances **AND THAT** the Donors by this Deed of Gift duly gifted and delivered possession in favour of the Donors and the Donee accepts the gift The property is valued at **Rs 1000/- Rupees (One Thousand) only.**

THE SCHEDULE "A" THE TOTAL LAND REFERRED ABOVE

ALL THAT piece and parcel land 5 Cottah 5 Chittacks equivalent to 3825 sq.ft (more or less) with total permanent structure 2060 sq.ft (more or less) being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 which is butted and bounded as follows:-

ON THE NORTH :-	35, Latafat Hossain Lane,
ON THE SOUTH :-	39/B, Latafat Hossain Lane,
ON THE EAST :-	37, Latafat Hossain Lane,
ON THE WEST :-	Lee Colin School

THE SCHEDULE "B" OF THE LAND

(Gifted portion)

ALL THAT piece and parcel un-divided share **2 Chittacks (more or less)** **Land with** structure **90 sq.ft (more or less)** out of 50% share total land 5 Cottah 5 Chittacks equivalent to 3825 sq.ft (more or less) with total permanent structure 2060 sq.ft. (more or less) being premises 36, Latafat Hossain Lane, Assessee No. 110341500667 Kolkata -700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals, on this the day, month and year first above written in presence of the following witnesses:

SIGNED, SEALED AND DELIVERED

In the presence of:

1. *Jahb De*
Seal & Court
Kol - 700014

Tagannate Biswas

(SIGNATURE OF DONOR)

accepted by us.

2. *Raja Chandra*
19. B. N. LANE
Kol - 700085

Tagannate Biswas

Amit Biswas

(SIGNATURE OF DONEE)

Drafted and prepared by me:-

Amit Karmakar
Advocate

Amit Karmakar

Advocate

High Court, Calcutta.

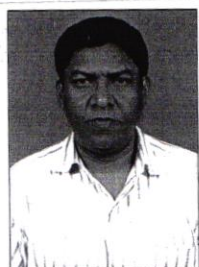
AMIT KARMAKAR

Advocate

High Court, Calcutta

F/1587/1468/95

STANDARD FORM FOR TEN FINGERPRINTS



Jagannath Biswas



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



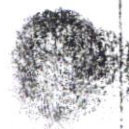
Thumb



Fore



Middle



Ring



Little

(Right Hand)



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring

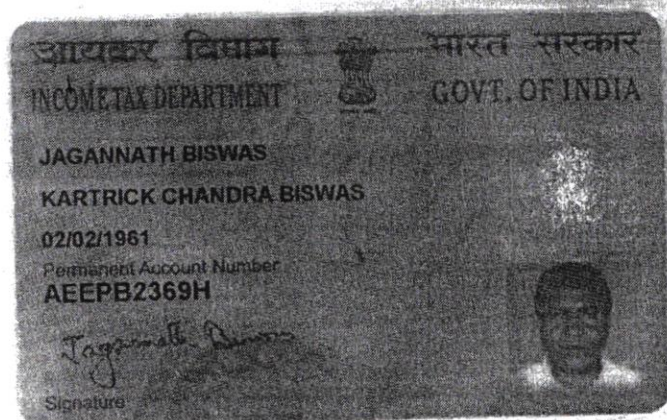


Little

(Right Hand)



Arif Biswas



Jagannath Biswas

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADAPB8255H



नाम /NAME

KRISHNA BISWAS

पिता का नाम /FATHER'S NAME

MANMOTHO NATH BARAT

जन्म तिथि /DATE OF BIRTH

03-12-1950

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.ब. - II

COMMISSIONER OF INCOME-TAX, W.B. - II

१५/१०/२०२५

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AGEPB6674K

नाम/ Name
AVIJIT BISWAS

पिता का नाम/ Father's Name
PANKAJ KUMAR BISWAS

जन्म की तारीख/ Date of Birth
15/04/1975

हस्ताक्षर/ Signature

10032017

Avijit Biswas

Major Information of the Deed

Deed No :	I-1606-03573/2017	Date of Registration	06/12/2017
Query No / Year	1606-1000395330/2017	Office where deed is registered	
Query Date	30/11/2017 1:13:05 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Saheb Dey S C Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9331275095, Status :Others		
Transaction		Additional Transaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 1,000/-		Rs. 4,42,500/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 26,620/- (Article:33(ii))		Rs. 4,439/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Latafat Hossain Lane, , Premises No. 36

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Chatak	800/-	3,75,000/-	Property is on Road
Grand Total :					.2063Dec	800 /-	3,75,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	90 Sq Ft.	200/-	67,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 90 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		90 sq ft	200 /-	67,500 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Jagannath Biswas Son of Late Kartick Chandra Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AEPPB2369H, Status :Individual, Executed by: Self, Date of Execution: 30/11/2017 , Admitted by: Self, Date of Admission: 30/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/11/2017 , Admitted by: Self, Date of Admission: 30/11/2017 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Krishna Biswas (Presentant) Wife of Pankaj Kumar Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ADAPB8255H, Status :Individual, Executed by: Self, Date of Execution: 30/11/2017 , Admitted by: Self, Date of Admission: 30/11/2017 ,Place : Pvt. Residence
2	Shri Avijit Biswas, (Alias: Abhijit Biswas) Son of Pankaj Kumar Biswas 36, Latafat Hossain Lane, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN - 700085 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: AGEPB6674K, Status :Individual, Executed by: Self, Date of Execution: 30/11/2017 , Admitted by: Self, Date of Admission: 30/11/2017 ,Place : Pvt. Residence

Identifier Details :

Name & address
Saheb Dey Son of G Dey Sealdah Civil Court, P.O:- Entaly, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Male, By Caste: Hindu, Occupation: Law Clerk, Citizen of: India, , Identifier Of Shri Jagannath Biswas, Smt Krishna Biswas, Shri Avijit Biswas

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	Shri Jagannath Biswas	Smt Krishna Biswas		0.103125 Dec	1,87,500/-
L1	Shri Jagannath Biswas	Shri Avijit Biswas		0.103125 Dec	1,87,500/-

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	Shri Jagannath Biswas	Smt Krishna Biswas		45 Sq Ft	33,750/-
S1	Shri Jagannath Biswas	Shri Avijit Biswas		45 Sq Ft	33,750/-

On 30-11-2017

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

Presented for registration at 20:00 hrs on 30-11-2017, at the Private residence by Smt Krishna Biswas , one of the Claimants.

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 4,42,500/-. Other amount Rs 4,42,500/-

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

Execution is admitted on 30/11/2017 by 1. Shri Jagannath Biswas, Son of Late Kartick Chandra Biswas, 36, Latafat Hossain Lane, P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business, 2. Smt Krishna Biswas, Wife of Pankaj Kumar Biswas, 36, Latafat Hossain Lane, P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession House wife, 3. Shri Avijit Biswas, Alias Abhijit Biswas, Son of Pankaj Kumar Biswas, 36, Latafat Hossain Lane, P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Professionals

Indetified by Saheb Dey, , Son of G Dey, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

fin

Satyajit Biswas

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 06-12-2017

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 4,439/- (A(1) = Rs 4,425/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,439/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2017 12:00PM with Govt. Ref. No: 192017180128978361 on 06-12-2017, Amount Rs: 4,439/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 416338186 on 06-12-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 26,570/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 26,570/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 82714, Amount: Rs.50/-, Date of Purchase: 06/11/2017, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 06/12/2017 12:00PM with Govt. Ref. No: 192017180128978361 on 06-12-2017, Amount Rs: 26,570/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 416338186 on 06-12-2017, Head of Account 0030-02-103-003-02

fin

Satyajit Biswas

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 1606-2017, Page from 106029 to 106046
being No 160603573 for the year 2017.



Digitally signed by SATYAJIT BISWAS
Date: 2017.12.11 14:03:03 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 11-12-2017 14:01:47
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)