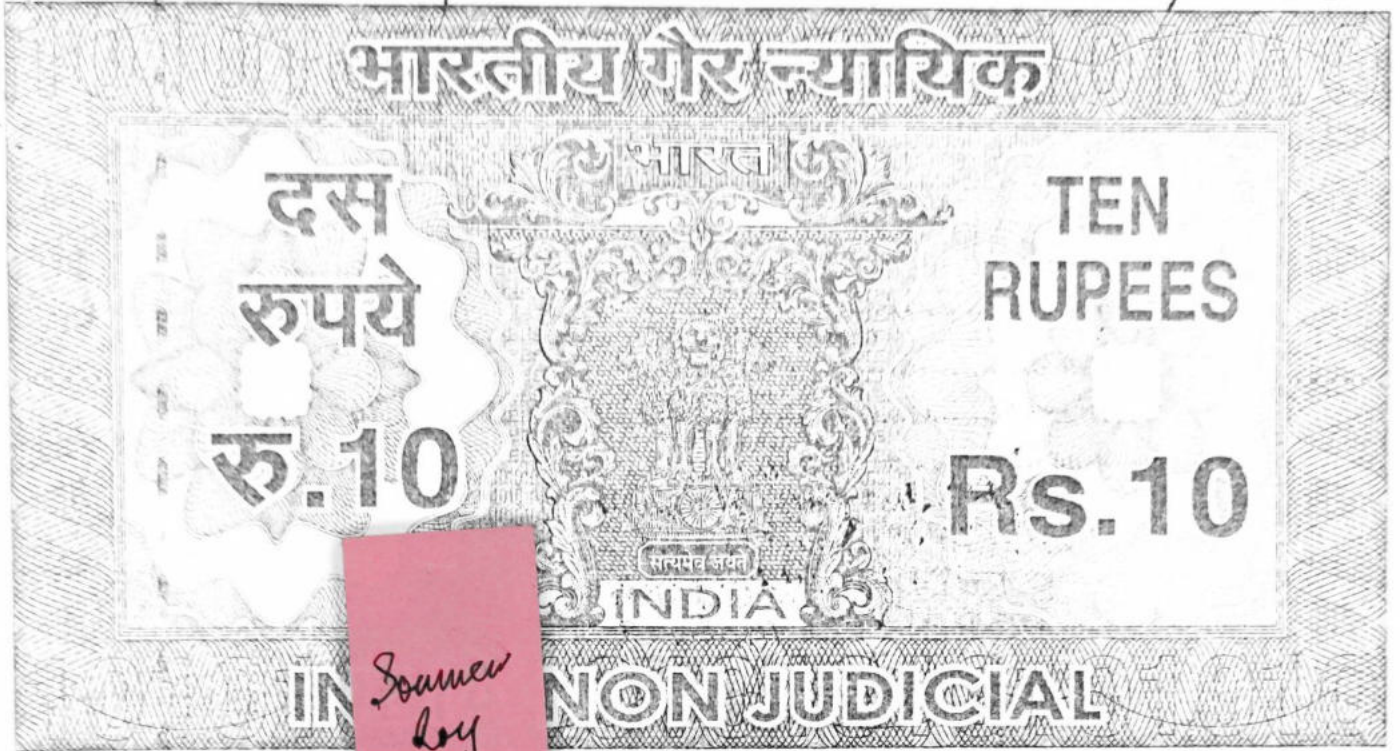


3853/2020

I-3461/2020



पश्चिम बंगाल

WEST BENGAL

48AB 609209

Soumen
Roy
↓
Indipta
Roy

That the documents is admitted
ation. The Signature sheet/s and
ement sheets attached with this
are the part of this document.

Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

14 DEC 2020

DEED OF GIFT

THIS DEED OF GIFT made this the 14th day of December, Two
Thousand Twenty (2020),

BETWEEN

14.12.2020
13100
352/540484/2020

10 DEC 2020

10669

No.....Rs. **10/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

Judipta Roy,
5c, Tarak Mitra Lane,
Kol-26.

[Handwritten signature]



Ashis Halder
S/o. Lt. Khokan Halder
Alipore Police Court
Kol-27

Addl. Dist. Sub-Registrar
Alipore
14 DEC 2020
South 24 Parganas
Kol-27

SRI SOUMEN ROY, (PAN ADAPR2471D) (AADHAAR NO. 6973 1828 1765) son of Late Amalendu Roy, by faith Hindu, by occupation - business, residing at 1/76, Sree Colony, Regent Estate, Jadavpur, Police Station - Jadavpur, Post Office - Regent Estate, Kolkata - 700092 herein after referred to as **DONOR** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include this and each of his heirs, executors, administrators, representatives and assigns) of the **ONE PART**;

AND

SRI SUDIPTA ROY, (PAN ADKPR3275K) (AADHAAR NO. 2341 7386 7079) son of Late Amalendu Roy, by faith Hindu, by occupation - business, residing at 5C Tarak Mitra Lane, Police Station - Tollygunge, Post Office - Kalighat, Kolkata - 700026 herein after referred to as **DONEE** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to include this and each of his heirs, executors, administrators, representatives and assigns) of the **ANOTHER PART**.

WHEREAS originally one Mr. Car Lagarous Phillips while seized and possessed of the land, hereditaments and premises admeasuring an area of 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet be the same a little more or less lying and situated at and being premises no. 18/22/1, Dover Lane, formerly portion of premises no. 18, Dover



Addl. Dist. Sub-Registrar
Alipore
14 DEC 2020
South 24 Parganas
Pin-700027

Lane, along with contiguous land and other properties as sold and absolute owner thereof he created an equitable mortgage by depositing Title Deeds of the aforesaid properties with the Imperial Bank of India, 3, Strand Road, Calcutta, at the relevant time to secure an amount advanced to him by the said bank as loan.

AND WHEREAS said Mr. Car Lagarous Phillips being dead one Mr. William Reginald Tapper was appointed administrator to the estate of the said Mr. Car Lagarous Phillips, deceased, by an order of the Hon'ble High Court at Calcutta on 22nd April, 1922.

AND WHEREAS said Mr. William Reginald Tapper entered into an agreement in the month of July, 1938 with Mr. John Daniel Gogerly of the sale 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet of rent free land picked out from the schedule of the aforesaid equitable mortgage properties being plot nos. 22, 23 and 24 forming part and formed out of premises no. 18, Dover Lane formerly known as premises nos 2 and 2/1 Dover Lane, and thereafter 47/3 and 47/4, Gariahat Road, Calcutta.

AND WHEREAS said Imperial Bank of India released the aforesaid plots of land in favour of the said Mr. William Reginald Tapper on 12th August, 1938 by executing a Deed of Release duly registered in Sub

Registration office, Sealdah and entered into Book no. I, Volume no. 48, being no. 2224, pages 28 to 35 for the year 1938.

AND WHEREAS by an Indenture of Conveyance dated 12th August, 1938 duly registered and entered into Book no. I, Volume no. 47, being no. 2253, pages 10 to 14 for the year 1938 in the Sub Registration office, Sealdah, the said Mr. William Reginald Tapper, Administrator and Mr. John Daniel Gogerly as Vendor of the one part sold, transferred, granted and conveyed the aforesaid land, hereditaments and premises unto and in favour of Messrs Hindusthan Co-Operative Insurance Society Limited hereinafter referred to as the "said property" being purchaser of the other part at and for the consideration therein mentioned.

AND WHEREAS the said Hindusthan Co-Operative Insurance Society Limited duly mutated their name in the record of the Corporation of Calcutta at the relevant time and the said came to be known, numbered and reputed as Premises no. 18/22, Dover Lane.

AND WHEREAS the said Hindusthan Co-Operative Insurance Society Limited divided and demarcated the said land measuring about 7 (seven) Cottahs 5 (five) Chittaks 26 (twenty six) Square feet purchased by them as aforesaid into two plots of which one of such plots consisted of land having 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet forming out of the said premises no. 18/22, Dover Lane.

AND WHEREAS said Hindusthan Co-Operative Insurance Society Limited while seized and possessed of the revenue redeemed vacant land having an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same or little more or less being well demarcated portion of the said premises 18/22, Dover Lane, sold, transferred and conveyed the same in favour Sri Siddhanath Sen by executing a Deed of Sale on 23rd day of December, 1944, duly registered in the Sub Registration office at Sealdah and entered into Book no. I, Volume no. 56, pages 73 to 79 being no. 2286, for the year 1944 and the said was shown and delineated in the map or plan annexed therewith as part thereof.

AND WHEREAS by executing a Deed of Sale on 19th day of November, 1945, the said Siddhanath Sen for the valuable consideration therein mentioned sold, transferred, granted and conveyed in favour of Ram Chandra Banerjee ALL THAT piece and parcel of the said revenue redeemed well demarcated land measuring about 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same or little more or less being part or parcel of premises no. 18/22, Dover Lane, as demarcated in the schedule of the said Conveyance which was duly registered in the Registration office at Sealdah wherein the said document was entered in Book no. I, Volume no. 50, pages 131 to 135 being no. 2223, for the year 1945.

AND WHEREAS the said Ram Chandra Banerjee while seized and possessed of the said land, hereditaments and premises containing an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet being well demarcated part or parcel of premises no. 18/22, Doer Lane duly mutated the said Holding in his name and the same came to be known and numbered and reputed as premises no. 18/22/1, Dover Lane.

AND WHEREAS the said Ram Chandra Banerjee while seized and possessed of the said land having an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet lying and situated at and being premises no. 18/22/1, Dover Lane, herein after referred to as the "said land", hereditaments and premises as absolute owner thereof he out of natural love and affection granted, transferred and conveyed the same by way of absolute gift unto and in favour of his eldest son Sri Kedar Nath Banerjee by executing a Deed of Gift on 23rd day of April, 1953, duly registered in Book no. I, Volume no. 23, pages 41 to 42 being no. 938, for the year 1953 in the office of the Sub Registrar at Sealdah.

AND WHEREAS the said Kedar Nath Banerjee thus while seized and possessed of and otherwise well and sufficiently entitled to the said land, hereditaments and premises as and for an estate equivalent to an absolute estate in fee simple in possession he sold, transferred and conveyed the same in favour of Smt. Mallika Debi alias Mallika Mookherjee, wife of Sri Haripada Mukherjee by executing a Deed of sale on 13th day of July, 1959 duly registered in Book no. I, Volume no. 33,

pages 284 to 292 being no. 1649, for the year 1959 in the office of Sub Registrar at Sealdah and the said hereditaments and premises was shown and delineated in the map or plan annexed thereto as part thereof.

AND WHEREAS the said Mallika Debi alias Mallika Mookherjee while seized and possessed of and otherwise well and sufficiently entitled to the said land hereditaments and premises as sole and absolute owner thereof during the life time of her husband sold, transferred and conveyed the same in favour of Mrs. Hena Sinha alias Hena Singha, wife of Dr. Aroon Chandra Sinha, since deceased by executing a Deed of Sale dated 29th day of August, 1960 and duly registered in Book no. I, Volume no. 40, pages 188 to 197 being no. 2079, for the year 1960 in the Sub Registration office at Sealdah wherein her husband Haripada Mukherjee by joining as confirming party, confirmed the said sale by his wife as sole and absolute owner thereof.

AND WHEREAS the said Smt. Hena Sinha after her purchase as aforesaid while seized and possessed of the said land hereditaments and premises by mutating her name in the records of the corporation of Calcutta at the relevant time and in the year 1964 -1966 by constructing a four storied brick building thereon consisting seven flats amongst which one on the ground floor, two each on the first floor, second floor and third floor respectively and servant's quarters on the mezzanine floor over the garage.

AND WHEREAS the said Mrs. Hena Sinha alias Hena Singha while seized and possessed of the said land messuage hereditaments and premises admeasuring an area of 4 (four) Cottahs 8 (eight) Chittaks 44 (forty four) Square feet be the same a little more or less together with four storied brick built building thereon consisting of flats, servant's quarters over the garage lying and situated at premises no. 18/22/1, Dover Lane, She as a settler by executing a Deed of Trust on 6th day of January 1998 duly registered in Book no. I, Volume no. 33, pages 309 to 322 being no. 867, for the year 1998 in the office of Additional Registrar of Assurance no. I, Calcutta in respect of the said land messuage hereditaments and premises wherein she appointed the President and Trustees of the Ramkrishna Math, P.O. Belur Math, District Howrah, as trustee for the benefit of the Ramkrishna Math, Lucknow, a branch centre of the said Ramkrishna Math, Belur, Police Station Bally, District Howrah.

AND WHEREAS in terms of the said Deed of Trust executed by the said Mrs. Hena Sinha alias Hena Singha as aforementioned, the said Trust came to an end on her demise and the said land messuage hereditaments and premises as described in the schedule A of the said Deed of Trust and as shown and delineated in the map or plan annexed therewith as part thereof therein bordered "Red" would vest absolutely in the said Trustees namely president and trustees of Ramkrishna Math,

Belur, Howrah, with right to sell, dispose of the same and to hand over the net sale proceeds of the same to the Ramkrishna Math, Lacknow, U.P. a branch centre of Ramkrishna Math, Belur Math, Howrah, to be used and spent by it in any manner whatsoever according to the discretion of its management.

AND WHEREAS the said Mrs. Hena Sinha alias Hena Singha died on 11th day of May, 2002 and on her death, in terms of the said Deed of Trust, the Said Trust came to an end and the said land messuage hereditaments and premises has vested absolutely and forever on the president and Trustees of the Ramkrishna Math, Belur Math, Howrah.

AND WHEREAS Ramkrishna Math, a Trust Organization, created and registered by Swami Vivekananda by a Deed of Trust dated 31.01.1901 being Deed no. 348 for the year 1901 with the office of the Special Sub Registrar, Howrah, having its registered office and Head Quarter at Belur, Post Office Belur Math Police Station Bally, Pin-711202, District Howrah, represented by Swami Smaranananda, a Disciple of Swami Shankarananda, the General Secretary for the time being of the Board of Trustees of the Trust namely Ramkrishna Math sold **ALL THAT** piece and parcel of Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little

more or less together with four storied building (constructed in the 1964-1966) consisting of seven flats amongst which one on the ground floor, two on the first floor, two on the second floor and two on the third floor respectively and servant's quarters on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, more fully described in the Schedule A herein below, to one Hasi Sarkar by executing a registered Deed of Conveyance dated 11th day of October 2006 which was registered in the office of the Additional District Sub Registrar at Alipore and it has been recorded in Book no. I, Volume no. 15, pages 3143 to 3167 being no. 03334 for the year 2012 and by virtue of foresaid Deed the said Hasi Sarkar became the owner in respect of the Schedule A mentioned property.

AND WHEREAS on 8th November, 2019 said Hasi Sarkar gifted the schedule A mentioned property to Amalendu Roy i.e. the father of the Donor and Donee herein by executing a registered Deed of Gift which was registered in the office of the Additioanl District Sub Registrar, Alipore, South 24 Parganas and it has been recorded in Book no. I, Volume no. 1605-2019, paged 219643 to 219677 being no. 160506351 for the year 2019 and by virtue of the said Deed of Gift, said Amalendu Roy became the owner of the entire schedule A mentioned property.

AND WHEREAS on 22.10.2020 said Amalendu Roy died intestate leaving behind his two sons namely Soumen Roy i.e. the Donor herein and Sudipta Roy i.e. the Donee herein as his legal heirs and said Amalendu Roy's wife predeceased him and after their father's death both the Donor and Donee herein inherited the schedule A mentioned property and both of them became the joint owner in respect of the schedule A mentioned property each having 50% share undivided share in the property.

AND WHEREAS the **DONEE** herein is the biological brother of the **DONOR** herein and due to love and affection the **DONOR** herein intends to gift undivided 50% share of Bastu land measuring about 2 (Two) Cotthas 4 (Four) Chhittaks and 22 (Twenty Two) Square feet be it a little more or less together with four storied building (constructed in the 1964-1966) consisting seven flats amongst which undivided 50% share of one flat on the ground floor measuring about 800 square feet super built up area, undivided 50% share of two flats on the first floor total measuring about 1190 square feet super built up area, undivided 50% share two of flats on the second floor total measuring about 1190 square feet super built up area and undivided 50% share of two flats on the third floor total measuring about 1058 square feet super built up area and undivided 50% share of garage measuring about 350 square feet on the ground floor and undivided 50% share servant's quarters measuring about 350 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under

Police Station Gariahat, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas, morefully described in the Schedule B hereunder written.

AND THAT the estimated valuation of the Scheduled B property is estimated as the highest market value of Rs. 50,00,000/- (Rupees Fifty Lakhs) only.

NOW THIS DEED OF GIFT WITNESSES that for effectuating his said desire and in consideration of the natural love and affection which the donor had and still has for the donee herein, the donor out of his own free will, without fraud, coercion or undue influence from anybody whomsoever being the biological brother of the donee doth hereby renounce the schedule B mentioned property, right, title and interest with intend to vest the same in and grant, convey, transfer, give and assure of the donee freely and voluntarily of the schedule B mentioned property and delivered absolute possession of the same unto and in favour of the donee **TO ENTER INTO AND TO HAVE AND HOLD OWN POSSESS AND ENJOY** in the schedule mentioned B property and every part thereof hereby granted, conveyed and transfer or expressed and intended so to be with his right and appurtenances to the use of the donee, his heirs, executors, administrators, representatives, and assignees forever and discharge from or otherwise by the donor shall and sufficiently indemnify against all encumbrances, claims, liens etc. whatsoever created or suffered by the donor, his heirs, executors,

administrators, representatives, covenants with the donee, his heirs, executors, administrators, representatives and assignees. That notwithstanding any act, deed or thing whatsoever, by the donor or by any of his predecessors and ancestors in title, done or executed or knowingly suffered to the contrary the donor had at all material times hereto force and has good right, full power, absolute authority and indefeasibly title to grant, sell, convey, transfer, assign and assure and the said property hereby granted, exclusively right of sold, conveyed and transferred or expressed or intended so to be, together with right to construct unto and to the use of the done, his heirs, executors, administrators, representatives and assignee in the manner aforesaid **AND THAT** the representatives and assignees in the manner aforesaid **AND THAT** the donee and his heirs, executors, administrators, representatives and assignees shall and may at all times hereafter peaceably and quietly enter into hold, possess and enjoy the schedule B mentioned property or every part thereof and receive the rent, issue and profits thereof without any lawful eviction hindrance and interruption disturbances, claim or demand whatsoever from or by the donor or any other person or persons lawfully or equitably claiming any right or estate thereof from under or in trust for him from or under any of his ancestors or predecessors in title and that free and clear and freely and clearly absolutely acquired, exonerated and release or otherwise by and at the costs and expenses of the donor will sufficiently save indemnify from and against all and all manner of claims, charges, liens, debts, attachments

and encumbrances whatsoever, made or suffered by the donor or any of his ancestors or predecessors in title or any person or persons lawfully or equitably claiming as aforesaid and further that the donor and all persons having a lawfully and equitably claiming any estate or interest whatsoever in the schedule B mentioned property or any part thereof from under or in trust for the donor or from or under any of his predecessors or ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the donee his heirs, executors, administrators, representatives and assignees do and execute or cause to be done and executed all such acts, deeds and things whatsoever, with mutual consent of other owners for further better and more perfectly assuring the schedule B mentioned property and every part thereof unto and to the use of the donee his heirs, executors, administrators, representatives and according to the true intent and meaning of these present as shall or may be reasonably required **AND** further more that the donor and his heirs, executors, administrators, representatives shall at all times hereafter indemnify and keep indemnified the donee, his heirs, executors, administrators, representatives and assignees against loss, damages, costs, charges and expenses if any suffered by reason of any defect in the title of the donor or any breach of the covenants hereto under contained **AND THAT** the donee herein accepts the gift of the aforesaid property which is fully described in the **SCHEDULE** and hereunder made as testified by him being a party hereto and executing this presence.

SCHEDULE A ABOVE REFERRED TO

(Entire property)

ALL THAT piece and parcel of Bastu land measuring about 4 (four) Cotthas 8 (eight) Chhittaks and 44 (forty four) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor measuring about 1600 square feet super built up area, two flats on the first floor total measuring about 2380 square feet super built up area, two flats on the second floor total measuring about 2380 square feet super built up area and two flats on the third floor total measuring about 2115 square feet super built up area and cemented flooring garage measuring about 700 square feet on the ground floor and servant's quarters measuring about 700 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas which is butted and bounded as follows :-

- ON THE NORTH** : By Premises no. 18/25, Dover Lane
- ON THE SOUTH** : By 30' feet wide Road
- ON THE EAST** : By Dover Lane
- ON THE WEST** : By premises no. 18/22/4/A/1, Dover Lane and 18/22/4 Dover Lane.

SCHEDULE B ABOVE REFERRED TO
 (50% undivided share of the Schedule A mentioned property)
 (Gifted property)

ALL THAT piece and parcel of undivided 50% share of Schedule A mentioned property which is undivided Bastu land measuring about 2(Two) Cotthas 4 (Four) Chhittaks and 22 (Twenty Two) Square feet be it a little more or less together with 54 years old four storied building (constructed in the 1964 -1966) consisting of mosaic flooring seven flats amongst which one flat on the ground floor having undivided 50% share measuring about 800 square feet super built up area, two flats on the first floor, having undivided 50% share measuring about 1190 square feet super built up area, two flats on the second floor, having undivided 50% share measuring about 1190 square feet super built up area and two flats on the third floor, having undivided 50% share measuring about 1058 square feet super built up area and cemented flooring garage having undivided 50% share measuring about 350 square feet on the ground floor and servant's quarters having undivided 50% share measuring about 350 square feet on the mezzanine floor over the garage lying and situated at K.M.C. Premises no. 18/22/1, Dover Lane, Kolkata 700 029, under Police Station Gariahat, Post Office Ballygunge, within the limit of Kolkata Municipal Corporation Ward no. 86, Assessee no. 11-086-05-0069-3 District South 24 Parganas.

It is to be mentioned here that the Donor herein gets the schedule B mentioned property which is the 50% undivided share of the schedule A mentioned property by virtue of the instant Deed of Gift and the Donor also gets the remaining 50% share of the Shedule A mentioned property by virtue of inheritance from his father and he became the owner of the entire Schedule A mentioned property.

The schedule A mentioned property is shown by RED VERGES in the plans annexed with this Deed.

IN WITNESS WHEREOF the parties herein put their respective signatures on the day, month and year first above written.

In presence of witnesses :-

1. Ashis Halder
Alipore Police const
Kot-27

Somason Roy
SIGNATURE OF THE DONOR

2. Anirban Roy
ANIRBAN ROY
No. - 4, Sumerchandra Ray
C/E - 15 B, Rabindra Nagar
Kolkata - 700018
P/B: Rabindra Nagar

I accept the instant gift

Sudipta Roy
SIGNATURE OF THE DONEE

Drafted by me as per the documents
and information supplied to me by
the Donee herein

Subir Sen
F1014/15
Advocate

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Soumen Roy.....

Signature Soumen Roy.....



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUDIPTA ROY.....

Signature Sudipta Roy.....

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

SITE PLAN OF THE FLAT AND GARAGE ON THE GROUND FLOOR STANDING ON THE LAND MEASURING 4 COTTAHS 8 CHITTAKS 44 SQ. FT. AT PREMISES NO.18/22/1, DOVER LANE, P. S. GARIAHAT, KOLKATA 700 029, UNDER K. M. C. WARD NO. 86, DIST. SOUTH 24 PARGANAS, SHOWN BY RED BORDER.

THE GIFTED AREA -UNDIVIDED 50% SHARE OF THE FLAT MEASURING 800 SQ. FT. SUPER BUILT UP OUT OF 1600 SQ. FT. SUPER BUILT UP AREA AND GARAGE 350 SQ. FT. COVERED AREA OUT OF 700 SQ. FT. COVERED AREA AND MEZZANINE FLOOR 350 SQ. FT. SUPER BUILT UP AREA OUT OF 700 SQ. FT. SUPER BUILT UP AREA.



14.12.2020

Soumen Das
SIGN. OF THE DONOR

Salifha Roy
SIGN. OF THE DONEE

Asim K. Mandal
Surveyor & Planner
Reg. No. 11945
Mandal

SITE PLAN OF THE FLATS ON THE FIRST FLOOR AT PREMISES NO.18/22/1,
DOVER LANE, P. S. GARIAHAT, KOLKATA 700 029, UNDER K. M. C. WARD
NO. 86, DIST. SOUTH 24 PARGANAS, SHOWN BY RED BORDER.

THE GIFTED AREA - UNDIVIDED 50% SHARE OF THE TWO FLATS
MEASURING 1190 SQ.FT. SUPER BUILT UP AREA OUT OF 2380 SQ. FT.
SUPER BUILT UP AREA.



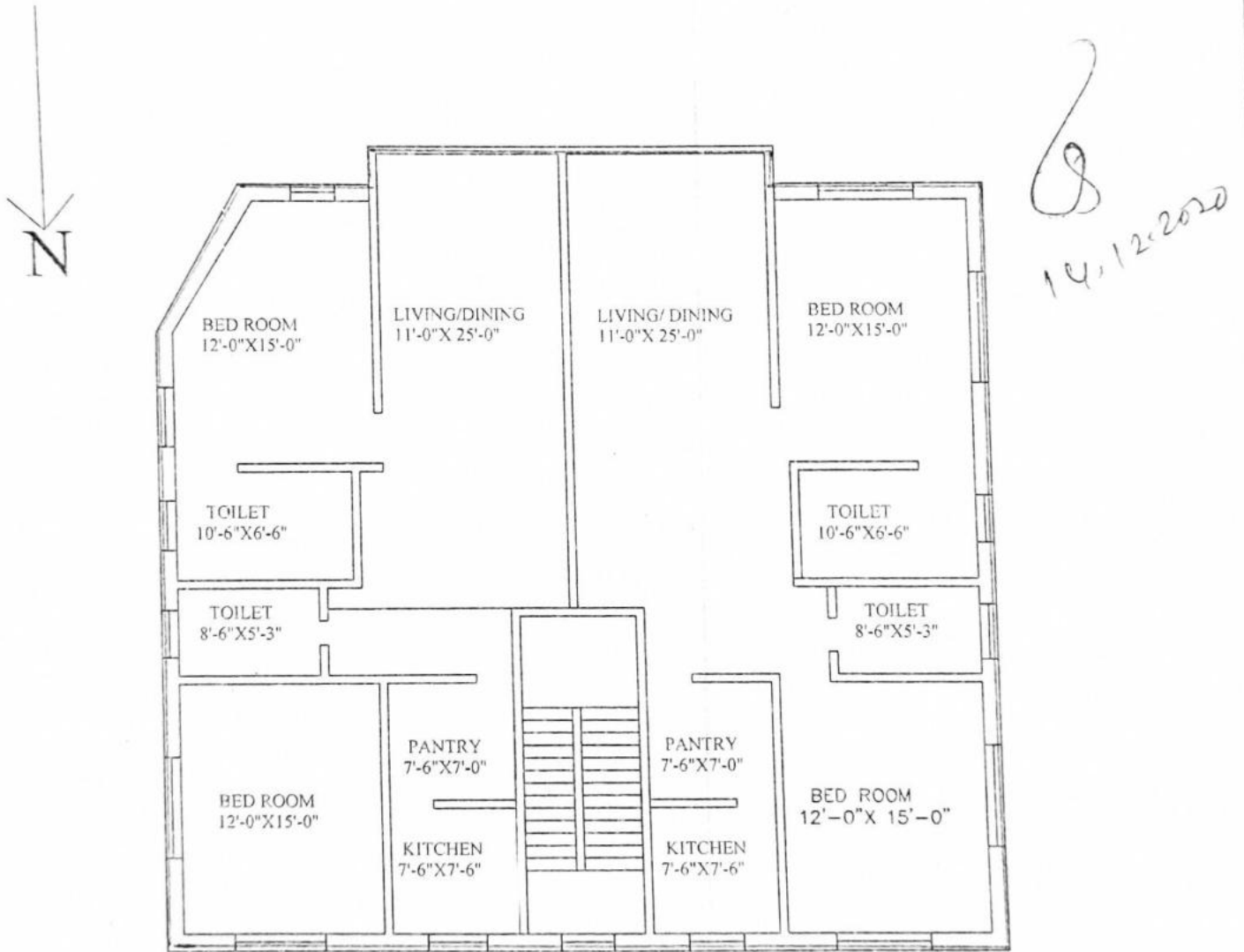
Gourmohar Ray
SIGN. OF THE DONOR

Sankipta Ray
SIGN. OF THE DONEE

Passim K. Mandal
Surveyor & Planner
Reg. No. 14945
Sikkundal

SITE PLAN OF THE FLATS ON THE SECOND FLOOR AT PREMISES NO.18/22/1, DOVER LANE, P. S. GARIAHAT, KOLKATA 700 029, UNDER K. M. C. WARD NO. 86, DIST. SOUTH 24 PARGANAS, SHOWN BY RED BORDER.

THE GIFTED AREA - UNDIVIDED 50% SHARE OF THE TWO FLATS MEASURING 1190 SQ.FT. SUPER BUILT UP AREA OUT OF 2380 SQ. FT. SUPER BUILT UP AREA.



Somen Roy
SIGN. OF THE DONOR

Sudipta Roy
SIGN. OF THE DONEE

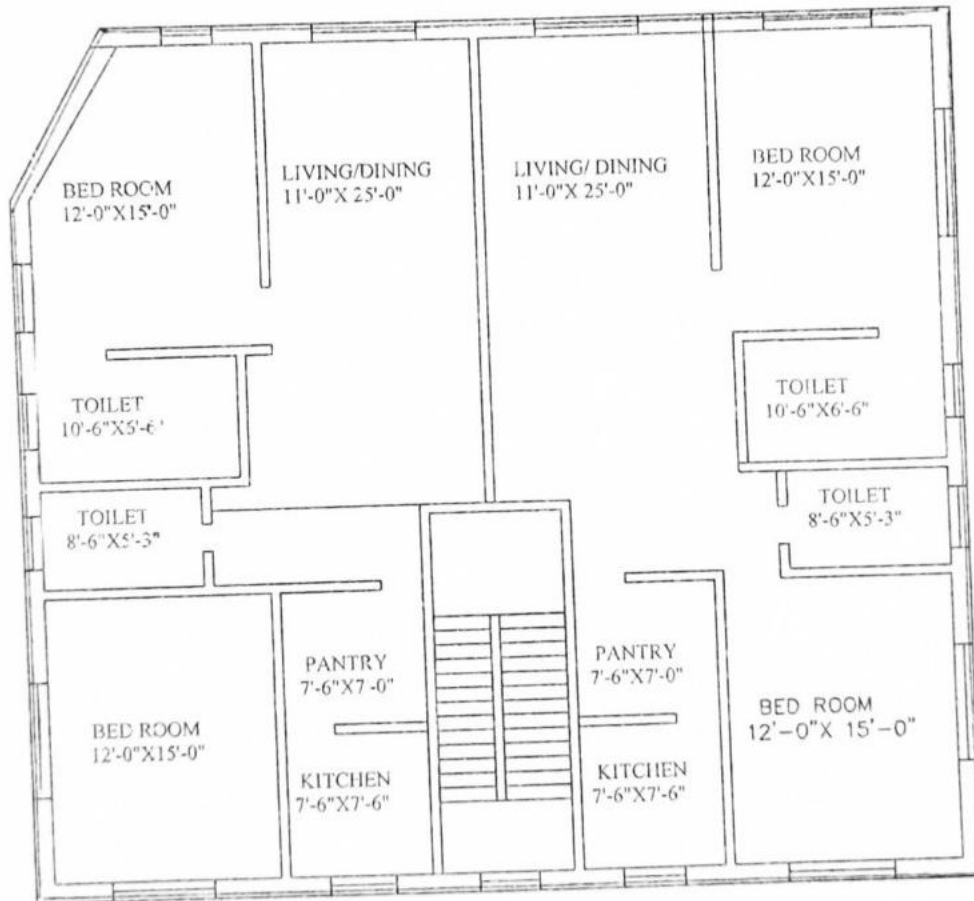
Jasim M. Mandal
Surveyor & Planner
Reg. No. - 14945
Skhanda

SITE PLAN OF THE FLATS ON THE THIRD FLOOR AT PREMISES NO.18/22/1, DOVER LANE, P. S. GARIAHAT, KOLKATA 700 029, UNDER K. M. C. WARD NO. 86, DIST. SOUTH 24 PARGANAS, SHOWN BY RED BORDER.

THE GIFTED AREA - UNDIVIDED 50% SHARE OF THE TWO FLATS MEASURING 1058 SQ.FT. SUPER BUILT UP AREA OUT OF 2115 SQ. FT. SUPER BUILT UP AREA.



14.12.2020



Goemur Roy
SIGN. OF THE DONOR

Sudipta Roy
SIGN. OF THE DONEE

Savitri Chandra
Surveyor & Planner
REG. No. - 14945
Siddhanta



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

GRN: 19-202021-015936211-2

GRN Date: 08/12/2020 10:29:55

BRN : 2012090586031208

Payment Mode Counter Payment

Bank : Indian Overseas Bank

BRN Date: 09/12/2020 00:00:00

DEPOSITOR'S DETAILS

Id No. : 3001540484/13/2020

[Query No./Query Year]

Name : SUDIPTA ROY

Contact No. :

Mobile No. : +91 8535892116

E-mail :

Address : 5C TARAK MITRA LANE TOLLYGUNGE KOL 26

Applicant Name : Mr SOUVEEK SAHA

Office Name :

Office Address :

Status of Depositor : Buyer/Claimants

Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 13

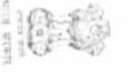
PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	3001540484/13/2020	Property Registraticn- Stamp duty	0030-02-103-003-02	203290
2	3001540484/13/2020	Property Registraticn- Registration Fees	0030-03-104-001-16	406554

Total

609844

In Words : Rupees Six Lakh Nine Thousand Eight Hundred Forty Four only



भारत सरकार

Government of India

Enrollment No.: 1492/51787/00029

To
Soumen Roy
S/O, Amalendu Roy
1/76 SREE COLONY
JADAVPUR
Regent Estate, Circus Avenue, Kolkata,
West Bengal - 700092
8013425780

02/08/2017



KA294895884FH
294489588



आपका क्रमांक / Your No. :

6973 1828 1765

मेरा आधार, मेरी पहचान

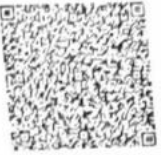


भारत सरकार
Government of India

Soumen Roy



DOB: 13/08/1975
Male
6973 1828 1765



पहचान का प्रमाण है. नागरिकता का नहीं।
पहचान का प्रमाण जीवनसाहज प्रमाणिकरण द्वारा प्राप्त करें।

To establish identity, not of citizenship.
To establish identity, authenticate online.

देश भर में मान्य है।
भविष्य में सरकारी और गैर-सरकारी सेवाओं
का लाभ उठाने में उपयोगी होगा।
Is valid throughout the country.
will be helpful in availing Government
and Non-Government services in future.

Unique Identification Authority of India

Address: S/O, Amalendu Roy,
1/76 SREE COLONY
JADAVPUR, Regent Estate,
Kolkata, Regent Estate, West
Bengal, 700092

Soumen Roy

6973 1828 1765

आयकर विभाग
INCOME TAX DEPARTMENT
SOU MEN ROY
AMALENDU ROY



भारत सरकार
GOVT. OF INDIA

13/08/1975

Permanent Account Number

ADAPR2471D

Soumen Roy

Signature



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UHTTSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :

आयकर पैन सेवा यूनिट, UHTTSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४००-६१४.

Soumen Roy



सत्यमेव जयते



आधार

भारतीय विशिष्ट पहिचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

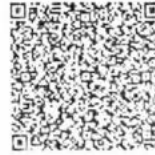
तालिकाङ्कित आई डि/Enrollment No.: 1040/19837/00156

To
सुदीप्त राय
Sudipta Roy
17/10/2012
5C TARA< MITRA LANE
KALIGHAT Kalighat S.O
Kalighat <kolkata
West Bengal 700026

15521414



MN155214140DF



আপনার आधार সংখ্যা/ Your Aadhaar No. :

2341 7386 7079

आधार - साधारण मानुषेर अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सुदीप्त राय
Sudipta Roy
पिता : अमलेंदु राय
Father : AMULENDU ROY
जन्म साल / Year of Birth : 1977
पुरुष / Male



2341 7386 7079

आधार - साधारण मानुषेर अधिकार

Sudipta Roy

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADKPR3275K



नाम .NAME
SUDIPTA ROY

पिता का नाम /FATHER'S NAME
AMALENDU ROY

जन्म तिथि /DATE OF BIRTH
12-02-1977

हस्ताक्षर /SIGNATURE

Sudipta Roy

CB Das

आयकर आगुत, प.सं.-XI

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

Sudipta Roy



चुनाव आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZYR0546869



निर्वाचक नाम : अश्विनी कुमारी

Elector's Name : Ashis Halder

माता का नाम : इन्दु कुमारी

Mother's Name : Indu Halder

लिंग / Sex : पुरुष / M

जन्म तिथि / Date of Birth : 17/02/1986

ZYR0546869

पता:

15C BOSE PUKUR ROAD, KOLKATA
MUNICIPAL CORPORATION SOUTH
24 PARGANAS 700042

Address:

15C BOSE PUKUR ROAD, KOLKATA
MUNICIPAL CORPORATION SOUTH
24 PARGANAS 700042

Date: 05/02/2005

अश्विनी कुमारी

Facsimile Signature of the Electoral
Registration Officer for
149 Kasta Constituency

यदि आपका पता बदलने का इच्छा है तो आपको
नए पता के साथ एक नया पहचान कार्ड
आपके पुराने पता के साथ-साथ भेजना होगा।
in case of change in address mention the Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

05/05/05

Major Information of the Deed




Deed No :	I-1605-03461/2020	Date of Registration	14/12/2020
Query No / Year	1605-3001540484/2020	Office where deed is registered	
Query Date	24/11/2020 3:15:52 PM	1605-3001540484/2020	
Applicant Name, Address & Other Details	SOUVEEK SAHA ALIPORE,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777637275, Status :Others		
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. 50,00,000/-	Rs. 4,06,53,988/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 2,03,300/- (Article:33(i))	Rs. 4,06,554/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :



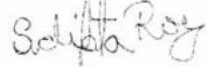
District: South 24-Parganas, P S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 18/22/1, Ward No: 086, Road: Dover Lane, Pin Code : 700029

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (In Sq.Ft.)	Set Forth Value (in Rs.)	Market value (In Rs.)	Other Details
A1				Area of Covered Garage: 350	5,00,000/-	23,60,313/-	, Apartment Type: Covered Garage Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998
A2				Area of Mezzanine Floor: 350	5,00,000/-	25,09,063/-	Floor No: 1, Apartment Type: Mezzanine Floor Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998
A3				Super Built-up Area: 800	5,00,000/-	67,55,000/-	, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998
A4				Super Built-up Area: 1190	10,00,000/-	1,00,48,062/-	Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998
A5				Super Built-up Area: 1190	15,00,000/-	1,00,48,062/-	Floor No: 2, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998
A6				Super Built-up Area: 1058	10,00,000/-	89,33,488/-	Floor No: 3, Apartment Type: Flat/Apartment Residential Use , Floor Type: Mosaic, Age of Flat: 20 Year ,Property is on Road, Resale ,Status of Completion : Completed Last Reference Deed No :1901-I -00867-1998




Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMEN ROY Son of Late AMALENDU ROY Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office			
	14/12/2020	LTI 14/12/2020		14/12/2020
1/76, SREE COLONY, REGENT ESTATE, P.O:- REGENT ESTATE, P.S:- Jadavpur, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700092 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx1D, Aadhaar No: 69xxxxxxxx1765, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUDIPTA ROY (Presentant) Son of Late AMALENDU ROY Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office			
	14/12/2020	LTI 14/12/2020		14/12/2020
Son of Late AMALENDU ROY Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx5K, Aadhaar No: 23xxxxxxxx7079, Status :Individual, Executed by: Self, Date of Execution: 14/12/2020 , Admitted by: Self, Date of Admission: 14/12/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIS HALDER Son of Late KHOKAN HALDER ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
	14/12/2020	14/12/2020	14/12/2020
Identifier Of Mr SOUMEN ROY, Mr SUDIPTA ROY			

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	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	350 Sq Ft	23,60,313/-
A2	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	350 Sq Ft	25,09,063/-
A3	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	800 Sq Ft	67,55,000/-
A4	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	1190 Sq Ft	1,00,48,062/-
A5	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	1190 Sq Ft	1,00,48,062/-
A6	Mr SOUMEN ROY	Mr SUDIPTA ROY	Y	1058 Sq Ft	89,33,488/-

On 14-12-2020

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 13:00 hrs on 14-12-2020, at the Office of the A.D.S.R. ALIPORE by Mr SUDIPTA ROY ,Claimant.

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 4,06,53,988/- . Family Members amount Rs 4,06,53,988/-

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

Execution is admitted on 14/12/2020 by 1. Mr SOUMEN ROY, Son of Late AMALENDU ROY, 1/76, SREE COLONY, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business, 2. Mr SUDIPTA ROY, Son of Late AMALENDU ROY, 5C, TARAK MITRA LANE, P.O: KALIGHAT, Thana: Tollygunge, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Mr ASHIS HALDER, , , Son of Late KHOKAN HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 4,06,554/- (A(1) = Rs 4,06,540/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 4,06,554/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/12/2020 12:00AM with Govt. Ref. No: 192020210159362112 on 08-12-2020, Amount Rs: 4,06,554/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 2012090586031208 on 09-12-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,03,290/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 2,03,290/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10669, Amount: Rs.10/-, Date of Purchase: 10/12/2020, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 09/12/2020 12:00AM with Govt. Ref. No: 192020210159362112 on 08-12-2020, Amount Rs: 2,03,290/-,
Bank: Indian Overseas Bank (IOBA0000015), Ref. No. 2012090586031208 on 09-12-2020, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 126992 to 127026

being No 160503461 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.12.17 14:32:08 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/12/17 02:32:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)