

SL No - 2240/2023

I - 2217/20.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
25.04.2023
02:00 PM

GNo - 2001029029/2023 K 816767

25/4/23

Tuhina Mukherjee
Bishnupur, Sankar Mukherjee

DEED OF GIFT

THIS DEED OF GIFT IS MADE AND EXECUTED ON 25TH DAY OF APRIL, 2023 (TWO THOUSAND TWENTY THREE).

Contd.....P/2

[2]

BETWEEN

Tuhina Mukherjee
Bishnupriya Sarkar Mukherjee

1. Smt. Tuhina Mukherjee, Aadhaar No. 8257 0538 6949, PAN-AENPM8158E wife of Shyamal Kumar Kundu, Service (Teacher) by occupation, residing at Nimtard, Huchuk Para, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, Pin - 723101, West Bengal, **2. Smt. Bishnupriya Sarkar Mukharjee**, Aadhaar No. 2892 7853 9316, PAN-BXPPM2766J, wife of Niladri Sarkar, Household work by occupation, residing at Rathala More, Purulia, P.O. Namopara, P.S. Purulia (T) and Dist. Purulia, Pin - 723103, West Bengal, both are daughters of Late Sukumar Mukherjee, both Hindu by religion, Indian citizen, here-in-after referred to as DONORS (which expression shall unless excluded by or repugnant to the context includes and be deemed to include their respective legal heirs and heiresses, executors, administrators, legal representatives and assignees) of the ONE PART.

AND

Sri Debesh Mukherjee Aadhaar No. 4808 0677 1217, PAN-AENPM-8367D, son of Late Sukumar Mukherjee, Hindu by religion, Indian citizen, Business by occupation, residing at Huchukpara, B.T. Sarkar Road, Purulia, P.O. Purulia, P.S. Purulia (T) and Dist. Purulia, Pin - 723101, West Bengal, here-in-after referred to as the DONEE (which expression shall unless excluded by or repugnant to the context includes and be deemed to include his heirs and heiresses, executors, admini-strators, legal representatives and assigns) of the OTHER PART.

WHEREAS the property in Mouza Purulia being J.L. No. 292/2, recorded in R.S. Khatian No. 9, being R.S. Plot No. 5244, measuring an area of 17 Cottahs 1 Chattak 39 Sq.ft. have been owned and possessed by one Sukumar Mukherjee and he had acquired the same by way of a registered deed of sale being no. 7843, Dated 04-12-1992, registered at the office of the A.D.S.R. Purulia.

AND

WHEREAS after purchasing the aforesaid property, said Sukumar Mukherjee has recorded his name in the register of Purulia Municipality and the Holding being No. 380 under Ward No. 4 has been allotted in his favour in respect of his purchased property, purchased through the aforesaid deed of sale.

Contd.....P/3

[3]
AND

Tuhina Mukherjee
Bishnupriya Sarkar Mukherjee

WHEREAS after purchasing the aforesaid property the said Sukumar Mukherjee constructed one (G+2) buildig on the Eastern side of the said plot of land on 1300 Sq.ft. i.e. total constructed area was 3900 Sq.ft.

AND

WHEREAS said Sukumar Mukherjee died leaving behind his only son namely Debesh Mukherjee (being the DONEE herein) and two daughters namely Tuhina Mukherjee and Bishnupriya Sarkar Mukharjee (being the DONORS herein) as his only legal heirs and heiresses.

AND

WHEREAS after the death of said Sukumar Mukherjee, all the aforesaid legal heirs and heiresses jointly have become the absolute owners in possession over their respective calculated 1/3rd share in the aforesaid property by inheritance and have been in absolute physical possession in respect of their calculated share in the aforesaid property with their absolute proprietary and transferable right, title and interest over the same till today without any hindrence or interruption from any corner.

NOW WHEREAS the DONEE, namely Debesh Mukherjee is the brother of the DONORS, namely Smt. Tuhina Mukherjee and Smt. Bishnupriya Sarkar Mukherjee **AND WHEREAS** the husbands of the DONORS are well established in life and the DONORS have been residing with their husband happily and the DONORS due to their love and affection upon the DONEE wanted to gift their 2/3rd share (1/3rd share each) in the aforesaid property left by their deceased father to the DONEE.

AND WHEREAS the DONEE agreed to accept this gift from the DONORS, 2/3rd share of the DONORS (1/3rd share each) in the aforesaid property acquired by said Sukumar Mukherjee as described within schedule hereunder:

WHEREAS the value of the property described within schedule below as per present market value thereof is Rs. 1,46,05,597/- which has been assessed by the office of the A.D.S.R. Purulia.

Contd.....P/4

Tuhina Mukherjee
Siddhant Singh & Sonam Mukherjee

[4]

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. In consideration of the natural love and affection of the DONORS upon the DONEE, the DONORS out of their respective free will, without pressure or coercion hereby bequeath their entire 2/3rd share (1/3rd share each) to DONEE in the property inherited by the DONORS and the DONEE and by inheritance and succession under the provision of the Hindu Succession Act, the DONORS became the owners of the 2/3rd share (1/3rd share each) thereof and out of the said property left by Sukumar Mukherjee, the DONORS hereby bequeath their entire joint 2/3rd share (1/3rd share each) in the said property, described within schedule hereunder

2. The DONORS hereby transferred by way of absolute gift the property described within schedule below in favour of the DONEE AND TO HOLD the property described within schedule below by the DONEE.

In consideration of love and affection of the DONORS upon the DONEE, the DONORS do hereby and here-under grant, convey, bequeath, transfer, assign and assure all their estate and interest in the property described within schedule below to the DONEE and the DONORS hereby transferred all the estates, right, title, interest, claim whatsoever of the DONORS have in the property described within schedule below into or upon the DONEE and every part thereof in favour of the DONEE and to have and to hold the same by the DONEE and to the use of the DONEE, his heirs, executors, administrators, assigns, and legal representatives absolutely and forever, whatever right, title, interest, the DONORS have in the property described within schedule hereunder hereby ceased and possession in respect in the property described in schedule below and all rights of easement attached therein doeth hereby fully and completely vested unto to the DONEE, the DONEE along with all of his successors, assigns and legal representative in due course free from all encumbrances and obligations, will enjoy the property described in schedule below and the right, title and interest of the

Contd.....P/5

Tuhina Mukherjee
Bishmubonaya Sarker Mukherjee

[5]

DONORS in the property described in schedule below completely divested and the DONEE hereby becomes absolute owner of the property described within schedule below and the possession of the property described within schedule below delivered to the DONEE, the DONEE shall remain in ownership and possession of the property gifted by the DONORS.

- i) The DONEE shall be liable to pay directly to the authorities towards the municipal taxes and other outgoing dues, Including settlement taxes, fees or rents payable in respect of the property described within schedule hereunder, having got his name mutated in the register of Purulia Municipality and in other records of other authorities in respect of the property described within schedule below.
- ii) The DONEE henceforth shall be and also shall have full and absolute proprietary and ownership right in the property described with schedule hereunder and will enjoy the property described within schedule hereunder as absolute owner.
- iii) The DONORS do not hold property beyond the ceiling prescribed under the law and title and interest hereby gifted subsists and the DONORS have power to gift the property described within schedule below.
- iv) The DONORS henceforth hereby divested from their right, title and interest over the property described within schedule hereunder and the DONEE became the exclusive rightful owner thereof will enjoy and occupy the same on his own will.
- v) The DONEE henceforth shall be entitled to sell, mortgage, lease or otherwise alienate the entire property described within schedule hereunder and conveyed hereby to any person or persons at his own will.
- vi) The DONEE will have full right to possess the schedule below property by constructing house, making gardens, digging well as per his own desire and also shall obtain the electric connection and may obtain telephone connection, etc in his own name and will pay all charges for electricity and others charges.

Contd.....P/6

[6]

Tuhina Mukherjee
Sukumar Mukherjee

vii) The DONEE accepts the gift and took delivery of the possession of the interest and/or 2/3rd share (1/3rd share each) of the DONORS in the property left by Sukumar Mukherjee.

viii) The property hereby gifted free from encumbrances, attachments or any liability or obligations.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of triangular shaped homestead landed property, situated at Mission Road/Ranchi Road, P.O. - Purulia - 723101, P.S. Purulia Town and Sub-Registry Office Purulia, Dist. - Purulia, measuring an area of 17 Cottahs 1 Chattak 39 Sq.ft. alongwith a 25 years old cemented flooring triple (G+2) storied building, constructed on the Eastern side of the said plot of land, measuring a total constructed area of 3900 Sq.ft. more or less (each floor, containing an area of 1300 Sq.ft.) under **R.S. Plot No. 5244, R.S. Khatina No. 9**, being J.L. No. 292/2 in **Mouza - Purulia** under Purulia Municipality, being Municipal Holding No. 380, Ward No.04, Delineated with red colour in the sketch map attached herewith this document which will be treated as the part and parcel of this deed.

Bounded by :-

On the North : Ranchi Road.

On the East : Junction of Ranchi Road and Mission Road.

On the West : Land of G EL Church.

On the South : Mission Road.

Out of the above 17 Cottahs 1 Chattak 39 Sq.ft., the 2/3rd share of the Donors i.e. a landed area of **11 (Eleven) Cottahs 6 (Six) Chattaks 26 (Twenty Six) Sq.ft. or 8216 Sq.ft.** and out of the above constructed area of 3900 Sq.ft., the 2/3rd share of the Donors (1/3rd share each) i.e. an area of **2600 Sq.ft.** has been gifted to the DONEE being the brother of the donors through this Deed of Gift AND the DONEE have become the absolute owner of the entire property from this day.

Contd.....P/7

(7)

Tuhina Mukherjee
Bishnupriya Sarker Mukherjee

IN WITNESS WHEREOF the DONORS are executing this deed of gift in favour of the DONEE in respect of the property described within schedule hereinabove with their free will and consent after fully understood the contents of this DEED and import of the DOCUMENT and put their signatures on the day, month and year mentioned above in the presence of attesting witnesses :

NOTE :- Signature with Photo of DONORS and DONEE and both hands fingers' print are affixed on the specimen copy attached herewith.

Witness :

1. Kishan Ghanna

S/o - U Hamman Pal Shama

Chaukhana, Ambardoh Bally

Purulia

Tuhina Mukherjee
(TUHINA MUKHERJEE)

Bishnupriya Sarker Mukherjee

(BISHNUPRIYA SARKAR MUKHARJEE)

DONORS

2. Debdas Mahato

Upper Nadia

Purulia

Debesh Mukherjee
(DEBESH MUKHERJEE)

DONEE

Scribe - This Deed has been drafted as per instruction by both the parties and the writings of this deed read over and explained to the parties, who fully understood the meaning and purport of the writings of this Deed, put their respective signature and Fingers' impression by their own hand and fingers with free will.

Malay Kumar Das

(Malay Kumar Das)

Deed writer, Purulia

Licence No. 94.

Typed by :

Jafar Sadique Ansari
(Jafar Sadique Ansari) of Purulia.

SPECIMEN FORM FOR PHOTO AND FINGERS' PRINT

Signature with Photo of the DONOR NO. 1	Left Hand 				
 <i>Tuhina Mukherjee</i>	Thumb	Fore	Middle	Ring	Little
	Right Hand 				
	Fingers' Impression of my both hands: <i>Tuhina Mukherjee</i>				
Signature with Photo of the DONOR NO. 2	Left Hand 				
 <i>Bismupriya Sarkar Mukherjee</i>	Thumb	Fore	Middle	Ring	Little
	Right Hand 				
	Fingers' Impression of my both hands: <i>Bismupriya Sarkar Mukherjee</i>				
Signature with Photo of the DONEE	Left Hand 				
 <i>Deberh Mukherjee</i>	Thumb	Fore	Middle	Ring	Little
	Right Hand 				
	Fingers' Impression of my both hands: <i>Deberh Mukherjee</i>				

SITE PLAN OF MOUZA- PURULIA, J.L. NO- 292/2, R.S. PLOT NO-5244, PURULIA MUNICIPALITY WARD NO- 4, HOLDING NO- 380, P.O. - PURULIA, DIST.- PURULIA.

AREA OF LAND- 17 KATHA 1 CHATTAK 39 SFT. CONSTRUCTED AREA-3500 SFT (3 STORIED BUILDING)

GIFTED AREA- 11 KATA 5 CHATTAK 26 SFT. INCLUDING CONSTRUCTED AREA - 2600 SFT.



MISSION ROAD

LAND OF GEL. CHURCH

228'-0"

110'-0"

EXISTING BUILDING

236'-0"

RANCHI ROAD

SITE PLAN

SCALE - 33'-0" = 1"

Tuhina Mukherjee
Bachchanpraja Sankar Mukherjee

SIGNATURE OF DONOR

Debarh Mukherjee

SIGNATURE OF DONEE

DRAWN BY-

Amitava Mandal

Amitava Mandal,
Planner & Designer
Architect (P.E.C.)
M.P. L.D. NO-15061-21/29.

Major Information of the Deed

Deed No :	I-1402-02217/2023	Date of Registration	25/04/2023
Query No / Year	1402-2001029029/2023	Office where deed is registered	
Query Date	24/04/2023 7:27:08 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	Malay Kumar Das Village Joynagar, Thana : Purulia Muffassil, District : Purulia, WEST BENGAL, Mobile No. : 9635579521, Status :Deed Writer		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 1,46,05,597/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 73,038/- (Article:33(i))	Rs. 1,46,063/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

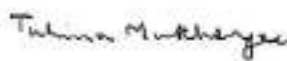
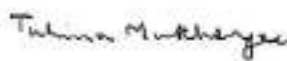
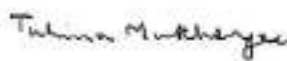
District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Ranchi Road, Road Zone : (Bus Stand -- D. M. Bungalow) , Mouza: Purulia-(002), , Ward No: 4, Holding No:380 JI No: 2, Pin Code : 723101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5244	RS-9	Bastu	Bastu	11 Katha 6 Chatak 26 Sq Ft		1,30,48,035/-	Width of Approach Road: 30 Ft.
Grand Total :					18.8283Dec	0 /-	130,48,035 /-	

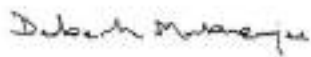
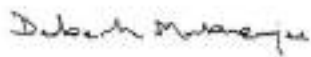
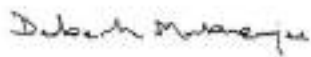
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2600 Sq Ft.	0/-	15,57,562/-	Structure Type: Structure
Gr. Floor, Area of floor : 867 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 867 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 866 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2600 sq ft	0 /-	15,57,562 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Smt Tuhina Mukherjee (Presentant) Wife of Shyamal Kumar Kundu Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office </td><td></td><td></td><td></td></tr> <tr> <td>25/04/2023</td><td>LTI</td><td>25/04/2023</td><td>25/04/2023</td></tr> </tbody> </table> Nimtard Huchuk Para, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AExxxxxx8E, Aadhaar No: 82xxxxxxxx6949, Status :Individual, Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Smt Tuhina Mukherjee (Presentant) Wife of Shyamal Kumar Kundu Executed by: Self, Date of Execution: 25/04/2023 , Admitted by: Self, Date of Admission: 25/04/2023 ,Place : Office				25/04/2023	LTI	25/04/2023	25/04/2023
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25/04/2023	LTI	25/04/2023	25/04/2023										

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature												
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25/04/2023	LTI	25/04/2023	25/04/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kishan Sharma Son of Late Hanuman Prasad Sharma Garikhana, Ambarish Pally, Purulia, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101			Kishan Sharma
	25/04/2023	25/04/2023	25/04/2023
Identifier Of Smt Tuhina Mukherjee, Smt BISHNUPRIYA SARKAR MUKHARJEE, Mr Debesh Mukherjee			

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	Smt Tuhina Mukherjee	Mr Debesh Mukherjee	Y	9.41417 Dec	65,24,018/-
L1	Smt BISHNUPRIYA SARKAR MUKHARJEE	Mr Debesh Mukherjee	Y	9.41417 Dec	65,24,018/-

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	Smt Tuhina Mukherjee	Mr Debesh Mukherjee	Y	1300 Sq Ft	7,78,781/-
S1	Smt BISHNUPRIYA SARKAR MUKHARJEE	Mr Debesh Mukherjee	Y	1300 Sq Ft	7,78,781/-

On 25-04-2023

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 14:00 hrs on 25-04-2023, at the Office of the A.D.S.R. PURULIA by Smt Tuhina Mukherjee, one of the Executants.

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 1,46,05,597/-. Family Members amount Rs 1,46,05,597/-

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

Execution is admitted on 25/04/2023 by 1. Smt Tuhina Mukherjee, Wife of Shyamal Kumar Kundu, Nimtard Huchuk Para, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Service, 2. Smt BISHNUPRIYA SARKAR MUKHARJEE, Wife of Mr Niladri Sarkar, Rathala More, Purulia, P.O: Namopara, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723103, by caste Hindu, by Profession House wife, 3. Mr Debesh Mukherjee, Son of Late Sukumar Mukherjee, Huchuk Para, B.T. Sarkar Road, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession Business

Indetified by Mr Kishan Sharma, , Son of Late Hanuman Prasad Sharma, Garikhana, Ambarish Pally, Purulia, P.O: Purulia, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,46,063.00/- (A(1) = Rs 1,46,056.00/- ,E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 1,46,063/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2023 5:11AM with Govt. Ref. No: 192023240028012391 on 25-04-2023, Amount Rs: 1,46,063/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 517233038 on 25-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 73,038/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 68,038/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 1716, Amount: Rs.5,000.00/-, Date of Purchase: 25/04/2023, Vendor name: DEBDAS BHATTACHARYA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 25/04/2023 5:11AM with Govt. Ref. No: 192023240028012391 on 25-04-2023, Amount Rs: 68,038/-, Bank: Union Bank of India (UBIN0530166), Ref. No. 517233038 on 25-04-2023, Head of Account 0030-02-103-003-02



Ruhul Amin
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1402-2023, Page from 35101 to 35115
being No 140202217 for the year 2023.**



Ruhul

Digitally signed by RUHUL AMIN
Date: 2023.04.25 18:20:57 +05:30
Reason: Digital Signing of Deed.

**(Ruhul Amin) 2023/04/25 06:20:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.**

(This document is digitally signed.)