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21907/27



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 784174

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

District Sub-Register-III
Allpore, South 24-parganas

20 DEC 2024

DEED OF GIFT

THIS INDENTURE (DEED OF GIFT) is made on the 11th. day of December' 2024 (two thousand twenty-four)

BETWEEN

20/12/24
CO-2/3/35493/24

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

38AA 096966

SRI SANKAR NATH PAUL (PAN-CTGPP0657P/AADHAAR-2420 9271 0182) son of Late Ganesh Chandra Paul & father of Late Goutam Paul, aged about 83 Years, by religion - Hinduism, by occupation - Retd.Prson residing presently at 219, Bose Para, Kamdahari, Police Station - Bansdroni, Kolkata 700 084 in the District of South 24-Parganas(W.B) hereinafter called as the **D O N O R** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**

A N D

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रुपये

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TEN
RUPEES

Rs.10

INDIA

INDIA NONJUDICIAL

अभिचरुण पश्चिम बंगाल WEST BENGAL

02AC 283945

SMT ANISHA PAUL (PAN-AHGPR6782B/AADHAAR-7854 7005 8790) ROY daughter of Late Ram Krishna Basu Roy & wife of Late Goutam Paul, aged about 56 Years, by religion - Hinduism, by occupation - Business residing presently at 219, Bose Para, Kamdahari, Police Station - Bansdroni, Kolkata 700 084 in the District of South 24-Parganas(W.B)hereinafter called as the **D O N E E** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART**.

W H E R E A S the donor herein is the lawful legal heir of his son Goutam Paul since deceased as per Hindu Succession Act.1956 inheritance of undivided 50% share joint share with daughter in law namely Anisha Paul all that piece and parcel **m/s. TARAMAA CONSTRUCTION** having its regd. office at 72, Vivek Park (Postal E/51, Kalachand Para/Mazz.Floor), P.S - Bansdroni, Kolkata - 700084 vide K.M.C/Certificate of Enlistment No.0002 1512 1712) & Bank A/C No.2413107529 of Kotak Mahindra Bank, Garia Branch, Kolkata - 700 047 & A/C No.3155508372 of State Bank of India, Naktala Branch, Kolkata - 700 047 and recorded owner of all that homestead land with 03 storied residential building appertaining to R.S Khatian No.296 & 313 comprised in R.S Plot No.455 & 471 of Mouza - Kamdahari, J.L No.49, R.S No.200, Touzi No.14, Pargana - Magura, P.S - Now Bansdroni in the District of South 24-Parganas by way of **DEED** of **CONVEYANCE** duly registered at D.S.R., Alipore & entered vide Book No.I, Volume No.18, Pages from 2548 to 2563, Being No.04215 for the year of 2011 and mutated in The Kolkata Municipal Corporation being known as Premises No.219, Bose Para in Ward No.111 of Borough No.XI of (Assessee No.31-111-04-0494-7) and a Four wheeler @Tata Nexon @Regn.No.WB-06Q 8628 & Two wheeler @TVS Jupiter Regn.No.WB-20 BQ 3152 another Two wheeler @Honda Activa Regn.No.WB-20 BQ3150.

AND WHEREAS during peaceful possession and enjoyment jointly with daughter in law the donor herein namely **SRI SANKAR NATH PAUL** being father in law of donee staying together and in consideration of natural love and respect where the donor had and has and bear to his daughter in law namely **SMT ANISHA PAUL** wife of **Goutam Paul** as such the said donor intends to gift $\frac{1}{2}$ or 50% of his right, tittle & interest of **m/s. TARAMAA CONSTRUCTION** having its regd. office at 72, Vivek Park (Postal E/51, Kalachand Para/Mazz.Floor), P.S - Bansdroni, Kolkata - 700084 vide K.M.C/Certificate of Enlistment No.0002 1512 1712) & Bank A/C No.2413107529 of Kotak Mahindra Bank, Garia Branch, Kolkata - 700 047 & A/C No.3155508372 of State Bank of India, Naktala Branch, Kolkata - 700 047 and recorded owner of all that homestead land with 03 storied residential building appertaining to R.S Khatian No.296 & 313 comprised in R.S Plot No.455 & 471 of Mouza - Kamdahari, J.L No.49, R.S No.200, Touzi No.14, Pargana - Magura, P.S - Now Bansdroni in the District of South 24-Parganas by way of **DEED** of **CONVEYANCE** duly registered at D.S.R., Alipore & entered vide Book No.I, Volume No.18, Pages from 2548 to 2563, Being No.04215 for the year of 2011 and mutated in The Kolkata Municipal Corporation being known as Premises No.219, Bose Para in Ward No.111 of Borough No.XI of (Assessee No.31-111-04-0494-7) and a Four wheeler @Tata Nexon @Regn.No.WB-

06Q 8628 & Two wheeler @TVS Jupiter Regn.No.WB-20 BQ 3152 another Two wheeler @Honda Activa Regn.No.WB-20 BQ3150 since after death of said @Goutam Paul I along with my daughter in law being entitled of 50% each undivided share of the said firm & property as per law of inheritance together with all easement right of property as aforesaid and the said donee shall may from time to time and at all times hereafter peaceably and quietly enter into upon hold, occupy, possess having absolute right to sell gift, mortgaged leased, transfer whatsoever as being its absolute owner and possessioner without any lawful eviction, claim, demand, interruption whatsoever from the said donors or by any person or persons claiming through or under her and further the said donors shall and will from time to time at all times hereafter upon the request of the said donee make to knowledge, execute or perfect or cause to be made done, executed or perfectly all such further and other acts, deeds, convey and assurance for more effectually granting the said property to the term intend and meaning of these presence by the said donee shall be reasonably required.

THAT VALUE OF THE SCHEDULE PROPERTY HEREBY INTENDED TO BE GIFTED TO DONEE ANISHA PAUL BY THE DONOR SANKAR NATH PAUL AS

- 1... **Four wheeler @Tata Nexon**
@Regn.No.WB-06Q 8628 50% of 3,00,416.00
= Rs.1,50,208.00
 - 2... **Two wheeler @TVS Jupiter**
Regn.No.WB-20 BQ 3152 50% of 76,769.00
= Rs. 38,384.50
 - 3... **Two wheeler @Honda Activa**
Regn.No.WB-20 BQ3150 50% of 80,531.00
= Rs. 40,265.50
 - 4... **m/s. TARAMAA CONSTRUCTION** office
at 72, Vivek Park (Postal
E/51, Kalachand Para/Mazz.Floor),
P.S - Bansdroni, Kolkata - 700084
vide K.M.C /Certificate of Enlistment
No.0002 1512 1712
- &
- 5... Property at 219, Bose Para
Road (Assessee No.311110404947)
Land Area 1.5 Cottah + III/DH
Approx.1250 sft.(10 Years Old)
50% of 25,50,000.00
= Rs.12,25,000.00

IS RS.14,53,858.00 (RUPEES FIFTEEN LAKHS THREE THOUSAND EIGHT HUNDRED FIFTY-EIGHT) ONLY.

SCHEDULE
(description of proerty left by Goutam Paul)

ALL THAT piece & parcel of 50% undivided share of m/s. **TARAMAA CONSTRUCTION** having its regd. office at 72, Vivek Park (Postal E/51, Kalachand Para/Mazz.Floor), P.S - Bansdroni, Kolkata - 700084 vide K.M.C/Certificate of Enlistment No.00021512 1712) & Bank A/C No.2413107529 of Kotak Mahinra Bank, Garia Branch, Kolkata - 700 047 & A/C No.3155508372 of State Bank of India, Naktala Branch, Kolkata - 700 047 and recorded owner of all that homestead land with 03 storied residential building appertaining to R.S Khatian No.296 & 313 comprised in R.S Plot No.455 & 471 of Mouza - Kamdahari, J.L No.49, R.S No.200, Touzi No.14, Pargana - Magura, P.S - Now Bansdroni in the District of South 24-Parganas by way of **DEED of CONVEYANCE** duly registered at D.S.R., Alipore & entered vide Book No.I, Volume No.18, Pages from 2548 to 2563, Being No.04215 for the year of 2011 and mutated in The Kolkata Municipal Corporation being known as Premises No.219, Bose Para Road (Assessee No.311110404947) Land Area 1.5 Cottah + III/DH Approx.1250 sft.(13 Years Old) and a Four wheeler @Tata Nexon @Regn.No.WB-06Q 8628 & Two wheeler @TVS Jupiter Regn.No.WB-20 BQ 3152 another Two wheeler @Honda Activa Regn.No.WB-20 BQ3150.

IN WITNESSE WHEREOF the parties unto above set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED SEALED AND DELIVERED
in the presence of

1. *Rivu Ghosh*
[219, Basapora, Garia
Kolkata - 700084]

Sankar Nath Paul

SIGNATURE OF THE DONOR

I accept this gift
with gratitude.

2. *Sourin Bhattacharya*
15A, Baishnabghata Lane
Garia, Kolkata - 700047.

Anisha Paul

SIGNATURE OF THE DONEE

Drafted and Prepared
in my office

Abanmas Mukhopadhyay

Mr. Sakumar Mukhopadhyay
Advocate

Alipore Police Court
Enrl. No.-WB/2037/1998

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1603-21707/2024 | Date of Registration | 20/12/2024 |
| Query No / Year | 1603-2003135493/2024 | Office where deed is registered | |
| Query Date | 10/12/2024 6:55:35 PM | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | SOUMITRA BHATTACHARYA 15A, BAISHNABGHATA LANE, GARIA, KOLKATA, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No. : 9883155092, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0201] Gift, Gift In Favour of family members | [4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4318] Other than Immovable Property, Gift in favour of family members [Amount for Family Members : 2,28,858/-] | | |
| Set Forth value | Market Value | | |
| Rs. 12,50,000/- | Rs. 15,76,407/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 2,164/- (Article:33(i)) | Rs. 18,099/- (Article:A(1), E, A(1), M(b), H) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



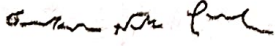
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PARA ROAD, , Premises No: 219, , Ward No: 111 JI No: 49, Touzi No: 14 Pin Code : 700084

| Sch No | Plot Number | Khatian Number | Land Use Proposed ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-----------------------|--------------|-------------------------|-----------------------|---|
| L1 | (RS :-) | | Bastu | 12 Chatak | 7,50,000/- | 9,97,500/- | Width of Approach Road: 12 Ft., Adjacent to Metal Road, |
| Grand Total : | | | | 1.2375Dec | 7,50,000 /- | 9,97,500 /- | |



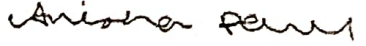
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 625 Sq Ft. | 5,00,000/- | 5,78,907/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 237 Sq Ft., Residential Use, Marble Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 238 Sq Ft., Residential Use, Marble Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 150 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 625 sq ft | 5,00,000 /- | 5,78,907 /- | |



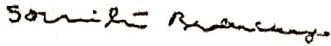
Donor Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANKAR NATH PAUL Son of Late GANESH CHANDRA PAUL Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office |  20/12/2024 |  Captured LTI 20/12/2024 |  20/12/2024 |
| AA-17/12, DESH BANDHU NAGAR, City:- Bidhannagar, P.O:- GOPALPUR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700005 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX1 , PAN No.:: CTxxxxxx7P, Aadhaar No: 24xxxxxxxx0182, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office | | | | |

Donee Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|--|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mrs ANISHA PAUL (Presentant) Wife of Late GOUTAM PAUL Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office |  20/12/2024 |  Captured LTI 20/12/2024 |  20/12/2024 |
| Wife of Late GOUTAM PAUL 219, BOSE PARA ROAD, City:- Kolkata, P.O:- GARIA, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: AHxxxxxx2B, Aadhaar No: 78xxxxxxxx8790, Status :Individual, Executed by: Self, Date of Execution: 11/12/2024 , Admitted by: Self, Date of Admission: 20/12/2024 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|---|
| Mr SOUMITRA BHATTACHARYA Son of Late SHAMBHUNATH BHATTACHARYA 182, BANSDRONI PLACE, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 |  20/12/2024 |  Captured 20/12/2024 |  20/12/2024 |
| Identifier Of Mr SANKAR NATH PAUL, Mrs ANISHA PAUL | | | |

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 | Mr SANKAR NATH PAUL | Mrs ANISHA PAUL | Y | 1.2375 Dec | 9,97,500/- |

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 | Mr SANKAR NATH PAUL | Mrs ANISHA PAUL | Y | 625 Sq Ft | 5,78,907/- |

Endorsement For Deed Number : I - 160321707 / 2024

On 20-12-2024

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 14:11 hrs on 20-12-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs ANISHA PAUL ,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 15,76,407/-. Family Members amount Rs 15,76,407/-

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

Execution is admitted on 20/12/2024 by 1. Mr SANKAR NATH PAUL, Son of Late GANESH CHANDRA PAUL, AA-17/12, DESH BANDHU NAGAR, P.O: GOPALPUR, Thana: Rajarhat, , City/Town: BIDHANNAGAR, North 24-Parganas, WEST BENGAL, India, PIN - 700005, by caste Hindu, by Profession Retired Person, 2. Mrs ANISHA PAUL, Wife of Late GOUTAM PAUL, 219, BOSE PARA ROAD, P.O: GARIA, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr SOUMITRA BHATTACHARYA, , Son of Late SHAMBHUNATH BHATTACHARYA, 182, BANSDRONI PLACE, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Professionals

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 18,099.00/- (A(1) = Rs 18,053.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 18,099/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2024 12:27PM with Govt. Ref. No: 192024250324560208 on 20-12-2024, Amount Rs: 18,067/-, Bank: SBI EPay (SBlePay), Ref. No. 9062491180223 on 20-12-2024, Head of Account 0030-03-104-001-16 Online on 20/12/2024 3:03PM with Govt. Ref. No: 192024250325020048 on 20-12-2024, Amount Rs: 32/-, Bank: SBI EPay (SBlePay), Ref. No. 2603007518855 on 20-12-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 2,164/- and Stamp Duty paid by Stamp Rs 1,030.00/-, by online = Rs 1,134/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1027, Amount: Rs.1,000.00/-, Date of Purchase: 10/12/2024, Vendor name: P K CHAKRABORTY

2. Stamp: Type: Impressed, Serial no 1028, Amount: Rs.20.00/-, Date of Purchase: 10/12/2024, Vendor name: P K CHAKRABORTY

3. Stamp: Type: Impressed, Serial no 1029, Amount: Rs.10.00/-, Date of Purchase: 10/12/2024, Vendor name: P K CHAKRABORTY

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/12/2024 12:27PM with Govt. Ref. No: 192024250324560208 on 20-12-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9062491180223 on 20-12-2024, Head of Account

Online on 20/12/2024 3:03PM with Govt. Ref. No: 192024250325020048 on 20-12-2024, Amount Rs: 1,134/-, Bank: SBI EPay (SBlePay), Ref. No. 2603007518855 on 20-12-2024, Head of Account 0030-02-103-003-02

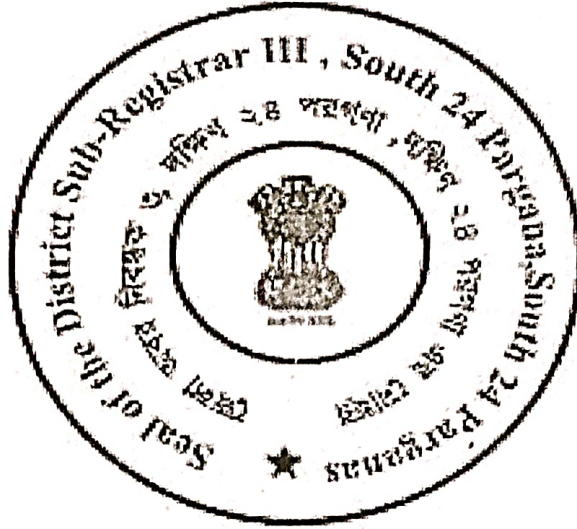
Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 560054 to 560071

being No 160321707 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.12.20 18:34:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 20/12/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.