

6082/24

I-05319/24

Page 11



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

P 047355

2/920355/24

12-44
18/04/24
25/04/24
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Document is submitted to
Registration The Signature Sheet and the
endorsement sheet attached to this document
are the part of it.

Additional Registrar
of Assurances, II, Kolkata

25 APR 2024

:: DEED OF GIFT ::

THIS DEED OF GIFT is made this the 25th Day of April, 2024.

BETWEEN

11114

NAME Ravi Dasgupta
ADD 17 DB Nagar
Ref 327-138
10 APR 2024
SURANJAN MUKHERJEE
Unassd. Secy Vendor
C. C. Cell
283, K. S. Bhow Road, Kcl-1

17 DB Nagar
Basant
18-59

10 APR 2024



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
GOVERNMENT OF WEST BENGAL
KOLKATA



ADDITIONAL SECRETARY
OFFICE OF THE SECRETARY
GOVERNMENT OF WEST BENGAL
KOLKATA
25 APR 2024

MS. ANITA DASGUPTA alias ANITA MIGLANI, Daughter of Late Chittaranjan Dasgupta, wife of Mr. Nalin Miglani, aged about 62 years, by faith - Hindu, By Occupation - House wife, Nationality - Australian, Passport no. M7095942, resident of 15 West 53rd Street. 31 b Museum Tower, New York-10019, New York, United State of America, hereinafter referred to as the **"DONOR"** represented by their lawful Constituted Attorney to **SRI BENOY RANJAN DASGUPTA, (I T PAN - AFZPD4405Q)** son of Late Dhirendranath Dasgupta, by occupation - Retired person, by religion - Hindu, by nationality - Indian, residing at BA 19, Deshbandhunagar, Baguiati, Rajarhat, Gopalpur, Police Station-Baguiati, District - North 24 Parganas, PIN- 700059 (Which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, successors, administrators, legal representatives and / or assigns) of the **ONE PART**.

-AND-

SRI RAVI DASGUPTA, Permanent Account Number: **AAJPD7383G**, Son of Late Chittaranjan Dasgupta, residing at by Religion - Hindu, by Nationality- Indian, by Occupation - Service, residing at BA-19, Deshbandhu Nagar, under Police Station Kolkata Baguiati, District - North 24-Parganas, 700 059, West Bengal, hereinafter referred to as the **"DONEE"** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their

9

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
25 APR 2024

legal heirs, executors, legal representatives and / or assigns) of the **OTHER PART**.

WHEREAS the parties of one part are the owners and occupiers now seized and possessed of and/otherwise well sufficiently entitled to **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out of undivided proportionate share of land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas, together with all easement right and privileges and were/are in possession of the same in khas by way of making payment of rents and taxes and without any disturbances from any corner; (**hereinafter called the Said Property**), the Owner herein is the absolute Owner of the **SCHEDULE** mentioned Inherited Undivided Share of Land Property,

which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the " SAID PROPERTY ".

AND WHEREAS by virtue of sale deed dated 06.03.1940 Sunil Chandra Das Gupta purchased containing an **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 20, Pages from - 187 to 194, being No. 618 for the year 1940.

AND WHEREAS by virtue of sale deed Sunil Chandra Das Gupta sold, transferred and delivered possession in favour of

Dhirendra Nath Das Gupta (since deceased) containing an **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas in favour of Dhirendra Nath Dasgupta. The said deed was registered with the office of the Additional District Sub Registry office, Cossipore Dum Dum. The said deed was recorded in Book no. 1, Volume No. 04, Pages from - 278 to 282, being No. 879 for the year 1953.

AND WHEREAS said Dhirendra Nath Dasgupta died on 01st day of January, 1977 leaving behind his wife namely Taralata das Gupta (since deceased), five sons namely Niranjana das Gupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy ranjan Dasgupta and

Ashok Dasgupta and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Tarala Das Gupta**, leaving behind his five sons namely **Niranjan DasGupta, Chittaranjan Dasgupta, Manoranjan Dasgupta, Benoy ranjan Dasgupta and Ashok Dasgupta** and four daughters namely **Kamala Dasgupta, Manju Dasgupta and Gouri Dasgupta and Shipra Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Niranjan Dasgupta** died on 16th day of February, 2008, leaving behind his wife namely **Nilima Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Nilima Dasgupta** died, without any issue as their property develop to their brother -in- law and sister -in-law a his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Shipra Dasgupta** died, leaving behind her only son namely **Sri Indranil Guha Roy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Sri Indranil Guha Roy** died on 3.02.2021,

leaving behind his wife namely Mousumi Guha Roy, only son Aakash Guha Roy and only daughter namely **prerana Guha Roy** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Chittaranjan Dasgupta** died leaving behind his wife namely **Terry Dasgupta**, only son namely **Ravi Dasgupta** and two daughters namely **Ruby alias Maria Dasgupta & Anita Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property.

AND WHEREAS said **Terry Dasgupta** died leaving behind only son namely **Ravi Dasgupta** and two daughters namely **Ruby alias Maria Dasgupta & Anita Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property

AND WHEREAS said **Manoranjan Dasgupta** leaving behind his two sons namely **Pradip Ranjan Dasgupta, Sudip Ranjan Dasgupta** as his/her only legal heir and representative as such all right, title and interest in respect of his/her share of the total property and his wife died predeceased.

AND WHEREAS out of love affection **Smt. Kamala Dasgupta** gifted and bequeathed in favour of **Sri Sudip Ranjan Dasgupta** her share i.e **ALL THAT** the piece and parcel of **Rayati Rights of Bastu Land** containing an area measuring about 1 Cottah 1

Chittacks 10 Sq. Ft. Be the same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R. Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 06, Pages from 17673 to 17693, being No. 6433 for the year 2009.

AND WHEREAS out of love affection **Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta** gifted and bequeathed in favour of **Sri Benoy Ranjan Dasgupta** **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 Chittacks 29 Sq.

Ft. Be the same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4641 to 4672, being No. 07992 for the year 2011.

AND WHEREAS out of love affection Sri Manoranjan Dasgupta, Sri Runu Dasgupta alias Sri Ashoke Ranjan Dasgupta, Smt. Manju Dasgupta, Smt. Gouri Saha, Smt. Kamala Dasgupta gifted and bequeathed in favour of Sri Pradip Ranjan Dasgupta **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 8 Chittacks 29 Sq. Ft. Be the

same a little more or less out of the undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less together with old structure standing thereon comprised within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and The said deed was registered with the office of the Additional District Sub Registry office, Bidhan Nagar, same was recorded in Book no. 1, Volume no. 15, Pages from 4673 to 4698, being No. 07993 for the year 2011.

AND WHEREAS by the circumstances mentioned above, the **Donor** herein owner and occupier being absolute Owner of the **SCHEDULE** mentioned land, which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**", and which is the subject matter of the present deed, now seized and possessed of and/or otherwise well and sufficiently entitled to all that the said property freely,

absolutely and free from all encumbrances whatsoever in the demised premises.

AND WHEREAS the **Donor** herein is the sole and absolute owner of **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out of undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and without any disturbances from any corner; (**hereinafter called the Said Property**), all of them co - jointly absolute Owner of the **SCHEDULE** mentioned Inherited Undivided proportionate Share of said land, which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**", and which is the subject matter of the present deed.

AND WHEREAS the **SCHEDULE** mentioned Property is Free from all sorts of encumbrances such as liens, charges, claim, liabilities, acquisitions, injunctions or attachments from any Court of Law, gifts, mortgages, demands, notices, notifications, legal disputes, difference, prior sale and flaws etc, and the **DONOR Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani**, is fully entitled to dispose of the same.

AND WHEREAS the Donor Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani, is sister, respectively, of the Donee, namely Ravi Dasgupta.

AND WHEREAS the **DONOR Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani** has great love and affection with the Donee, Ravi Dasgupta.

AND WHEREAS THE DONOR Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani, being the absolute Owner of the **SCHEDULE** mentioned property, have agreed to Gift/Donate the aforesaid **ALL THAT** the piece and parcel of Rayati Rights of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less out of undivided proportionate share of land measuring about 9 [nine] Cottahs 11 [eleven] Chittacks 27 [twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395

corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas and without any disturbances from any corner; (**hereinafter called the Said Property**), which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**", and which is the subject matter of the present deed, (hereinafter referred to as the property under donation/gift), unto the Donee Sri Ravi Dasgupta, have also agreed to accept the Gift.

AND WHEREAS the **DONOR** namely Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani, desire to grant the said Gift of all that "**Said Property**", absolute Owner of the **SCHEDULE** mentioned Inherited Undivided proportionate Share of the "**Said Property**", which is more fully and particularly described in the Schedule written herein below and which is the subject matter of the present deed, to the **Donee SRI RAVI DASGUPTA**, as Gift in consideration of natural love and affection subject to the content herein after mentioned.

NOW THIS DEED WITNESSETH that the **Donor**, without any monetary consideration and in consideration natural love and affection

which the **Donors** bears to the **Donee** hereby grant and transfer by way of gift, all that "**Said Property**", all of them co - jointly absolute Owner of the **SCHEDULE** mentioned Inherited Undivided proportionate Share of the Property, which is more fully and particularly described in the Schedule written herein below and hereinafter referred to as the "**SAID PROPERTY**", and which is the subject matter of the present deed, and all the liberties, privileges measurements and advantages appurtenant thereto and all the estates, rights, title, interest, use, inheritance, possession, benefits, claims and demand whatsoever of the Donors **TO HAVE AND TO HOLD** the same unto the use of the **Donee** absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and here after chargeable thereon to the Government or local authorities.

Whereas the Donors hereby covenant with the Donee as follows:-

(A) That the **Donor** now has in herself absolute right, full power, and absolute authority to grant the said scheduled property hereby granted as gift in the manner aforesaid.

(B) The **Donee** may at all times herein after peacefully and quietly enter upon, take possession of the scheduled property and enjoy the said scheduled property as he deems fit without any interruption, claim or demand whatsoever from or by the **Donor** or her heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the **Donor**.

(C) **AND FURTHER** that the **Donor** and all persons having or lawfully claiming any estate or interest whatsoever to the said scheduled

property and premises or any part thereof from under or in trust for the **Donor** or her heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the **Donee** do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the said scheduled property and every part thereof unto and to the use of the **Donee** in the manner aforesaid as by the **Donee** her heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

1. That the aforesaid property under donation/gift is occupied by **Donor Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani**, of the **SCHEDULE** mentioned Property/"Said Property" under donation/gift has been handed-over/delivered to the **Donee Sri Ravi Dasgupta**, at the Spot.

2. That the **Donee Sri Ravi Dasgupta**, has now become the absolute and exclusive Owner with all rights of the **SCHEDULE** mentioned Inherited Undivided Share of the Property, under donation/gift from to-day and shall also enjoy all rights of Ownership etc. therein.

3. That the **Donor Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani** has now been left with no right, title, interests or liens etc, whatsoever of any sort/nature in the **SCHEDULE** mentioned Inherited Undivided Share of the Property under donation/gift henceforth after the execution/ registration of this **GIFT DEED**, The property in question is free form acquisition by the Govt. nor notified under section 4 & 6 of the Land Acquisition Act 1894.

4. That the Donee Sri Ravi Dasgupta, with his own funds shall get of the **SCHEDULE** mentioned Inherited Undivided Share of the "Said Property" under donation/gift transferred/mutated has mutated His names in the Bidhannagar Municipal Corporation, in her favour in the records of the Departments concerned on the basis of this **GIFT DEED** even in the absence of the Donor **Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani**, who shall have no objections in this regard and will also extend full co-operation to the **Donee Sri Ravi Dasgupta**, when asked for/ required/ necessary in this regard.
5. That all future taxes, cesses, rates or any other Govt. or Municipal dues and demands in respect of the **SCHEDULE** mentioned of the Property under donation/gift shall be borne and paid by the **Donee Sri Ravi Dasgupta**.
6. That all the Title Deeds/Papers including previous Title Deed (in originals), relating to the **SCHEDULE** mentioned of the Property under donation/gift have been handed-over/delivered to the **Donee Sri. Ravi Dasgupta**, by the Donor **Ms. Anita Dasgupta alias Anita Miglani Ms. Anita Dasgupta Alias Anita Miglani** at the Spot.

FURTHER NOTE THAT the value of property which is being transferred is **RS. 10,00,000/- (Rupees Ten Lac)** only, accordingly the stamps duty has been paid.

AND FURTHER That the **SCHEDULE** mentioned Property/"**SAID PROPERTY**" comprised in the above mentioned Said Property of the Donor hereto do hereby affirm of the "**SAID PROPERTY**" which is

specially and more fully particularly mentioned and described in the **SCHEDULE MENTIONED PROPERTY** written herein under below and which is being Gifted hereto in favour of the **Donee** by this present Gift Deed.

∴ THE SCHEDULE OF THE PROPERTY ∴
(Gifted property)

ALL THAT the piece and parcel of Rayati Rights of undivided proportionate share of **Bastu Land** containing an area measuring about 272 Square Feet be the same a little more or less (under R. S dag no. 326 land measuring about 172 Sq. ft. & R.S dag no. 327 land measuring about 100 Sq. ft.) standing thereon 100 sq. ft. pucca structure out of total land measuring about 9 [Nine] Cottahs 11 [Eleven] Chittacks 27 [Twenty seven] Square Feet be the same a little more or less lying & situated within Mouza - Jyangra, J. L. No. 16, R. S. No. 114, Touzi No. 3027, comprised in C. S. Dag No. 221/580 corresponding to R.S Dag No. 326 and 327, corresponding to L. R Dag No. 3037 & 331, appertaining to C. S. Khatian No. 395 corresponding to R. S Khatian No. 395 corresponding L. R. Khatian No. 2303 to 2311 within the limits of Ward No. 21 [old] and 25 [new] of the Rajarhat Gopalpur Municipality (formerly) Bidhanagar Municipal Corporation (presently), having Municipal Holding No. RGM/21/3228, having Municipal Premises No. BA-19, Deshbandhu Nagar, Kolkata - 700 059, within the jurisdiction of the Additional District Sub Registrar at Bidhan Nagar, Salt Lake City, under Police Station - Baguiati, District North 24- Parganas.

IN WITNESS WHEREOF the Donor and Donee hereto have set and subscribed their respective hands on the day, month and year first above written.

WITNESSES:

1. Mr. Bidesh Ranjan Dasgupta
81/19, Deshbandhu Nagar
Bagmati
Kolkata - 700059

B Dasgupta

B Dasgupta

.....
Signature of donor as Constituted
Attorney of Ms. Anita Dasgupta
alias Anita Miglani

2. Raju Gope
Hatisara, New Market
Kot-157.

Drafted by.
Rashmi Mukherjee
Advocate
High Court, Calcutta.

F/ 338/325/2017

SPECIMEN FORM FOR TEN FINGER PRINTS



deasyuk



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



deasyuk



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)

PHOTO

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore

Middle

Ring

Little

(Right Hand)



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



170420242001808848

GRIPS Payment Detail

GRIPS Payment ID:	170420242001808848	Payment Init. Date:	17/04/2024 17:57:15
Total Amount:	7669	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	8236779289815	BRN Date:	17/04/2024 17:57:49
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Mrs SUBHO MONDAL
Mobile: 6290971811

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250018088498	Directorate of Registration & Stamp Revenue	7669
Total			7669

IN WORDS: SEVEN THOUSAND SIX HUNDRED SIXTY NINE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250018088498

GRN Details

GRN:	192024250018088498	Payment Mode:	SBI Epay
GRN Date:	17/04/2024 17:57:15	Bank/Gateway:	SBIPay Payment Gateway
BRN :	8236779289815	BRN Date:	17/04/2024 17:57:49
Gateway Ref ID:	410881214416	Method:	State Bank of India UPI
GRIPS Payment ID:	170420242001808848	Payment Init. Date:	17/04/2024 17:57:15
Payment Status:	Successful	Payment Ref. No:	2000920355/6/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mrs SUBHO MONDAL
Address:	KOLKATA
Mobile:	6290971811
E-Mail:	dip72174@gmail.com
Period From (dd/mm/yyyy):	17/04/2024
Period To (dd/mm/yyyy):	17/04/2024
Payment Ref ID:	2000920355/6/2024
Dept Ref ID/DRN:	2000920355/6/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000920355/6/2024	Property Registration- Registration Fees	0030-03-104-001-16	7669
Total				7669

IN WORDS: SEVEN THOUSAND SIX HUNDRED SIXTY NINE ONLY.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250027609238

GRN Details

GRN:	192024250027609238	Payment Mode:	SBI Epay
GRN Date:	25/04/2024 13:43:01	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	5293629472519	BRN Date:	25/04/2024 13:43:33
Gateway Ref ID:	411621170950	Method:	State Bank of India UPI
GRIPS Payment ID:	250420242002760922	Payment Init. Date:	25/04/2024 13:43:01
Payment Status:	Successful	Payment Ref. No:	2000920355/14/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr SUBHO MONDAL
Address:	KOLKATA
Mobile:	6290971811
Email:	dip72174@gmail.com
Period From (dd/mm/yyyy):	25/04/2024
Period To (dd/mm/yyyy):	25/04/2024
Payment Ref ID:	2000920355/14/2024
Dept Ref ID/DRN:	2000920355/14/2024

Payment Details

SL No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000920355/14/2024	Property Registration- Stamp duty	0030-02-103-003-02	3518
2	2000920355/14/2024	Property Registration- Registration Fees	0030-03-104-001-16	340
Total				3858

IN WORDS: THREE THOUSAND EIGHT HUNDRED FIFTY EIGHT ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-05319/2024	Date of Registration	25/04/2024
Query No / Year	1902-2000920355/2024	Office where deed is registered	
Query Date	12/04/2024 7:42:08 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Subho Mondal Bhattachanagar Barma Colony Deso Prio Park, Chakpara, Lillah, Howrah - 711203, Thana : Liluah, District : Howrah, WEST BENGAL, PIN - 711203, Mobile No. : 7044214880, Status : Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 4,10,000/-	Rs. 7,99,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 4,018/- (Article:33(i))	Rs. 8,093/- (Article:A(1), E, M(a), M(b), i)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Deshbandhu Nagar, Mouza: Jyangra, JI No: 16, Pin Code : 700059

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-326	RS-395	Bastu	Bastu	172 Sq Ft	2,00,000/-	4,51,500/-	Property is on Road Adjacent to Metal Road,
L2	RS-327	RS-395	Bastu	Bastu	100 Sq Ft	2,00,000/-	2,62,500/-	Property is on Road Adjacent to Metal Road,
		TOTAL :			.6233Dec	4,00,000 /-	7,14,000 /-	
	Grand Total :				.6233Dec	4,00,000 /-	7,14,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	85,500/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	100 sq ft	10,000 /-	85,500 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ms ANITA DASGUPTA, (Alias: Ms ANITA MIGLANI) Daughter of Late CHITTARANJAN DASGUPTA City:- Not Specified, P.O:- JAYANGRA, P.S:-Baguiati, District:- North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, NRI/OCI/PIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Attorney, Executed by: Attorney

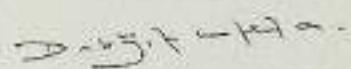
Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr RAVI CHITTARANJAN DASGUPTA Son of Late CHITTARANJAN DASGUPTA City:- Not Specified, P.O:- JAYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India,Date of Birth:XX-XX-1XX4, PAN No.:: AAxxxxxx3G,Aadhaar No Not Provided by UIDAI, Status :Individual, Status : Not Executed

Attorney Details :

Attorney Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BENOY RANJAN DASGUPTA (Presentant) Son of Late DHIRENDRANATH DASGUPTA Date of Execution - 25/04/2024, , Admitted by: Self, Date of Admission: 25/04/2024, Place of Admission of Execution: Office	 Apr 25 2024 4:48PM	 LTI 25/04/2024	 25/04/2024
City:- Not Specified, P.O:- JAYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Date of Birth:XX-XX-1XX6 , PAN No.: AFxxxxxx5Q,Aadhaar No Not Provided by UIDAI Status : Attorney, Attorney of : Ms ANITA DASGUPTA				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBJIT GUPTA Son of Late ASHUTOSH GUPTA City:- Not Specified, P.O:- JAYANGRA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059	 25/04/2024	 25/04/2024	 25/04/2024
Identifier Of Mr BENOY RANJAN DASGUPTA			

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	Ms ANITA DASGUPTA	Mr RAVI CHITTARANJAN DASGUPTA	Y	0.394167 Dec	4,51,500/-
L2	Ms ANITA DASGUPTA	Mr RAVI CHITTARANJAN DASGUPTA	Y	0.229167 Dec	2,82,500/-

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	Ms ANITA DASGUPTA	Mr RAVI CHITTARANJAN DASGUPTA	Y	100 Sq Ft	85,500/-

Endorsement For Deed Number : I - 190205319 / 2024

On 25-04-2024

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 12:44 hrs on 25-04-2024, at the Office of the A.R.A. - II KOLKATA by Mr BENOY RANJAN DASGUPTA .

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 7,99,500/-. Family Members amount Rs 7,99,500/-

Executed by Attorney

Execution by Mr BENOY RANJAN DASGUPTA, , Son of Late DHIRENDRANATH DASGUPTA, P.O: JAYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Retired Person as constituted attorney for Ms ANITA DASGUPTA, Ms ANITA MIGLANI P.O: JAYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059 is admitted by him

Indetified by Mr DEBJIT GUPTA, , Son of Late ASHUTOSH GUPTA, P.O: JAYANGRA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 8,093.00/- (A(1) = Rs 7,995.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 8,009/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/04/2024 5:57PM with Govt. Ref. No: 192024250018088498 on 17-04-2024, Amount Rs: 7,669/-, Bank: SBI EPay (SBlePay), Ref. No. 8236779289815 on 17-04-2024, Head of Account 0030-03-104-001-16
Online on 25/04/2024 1:43PM with Govt. Ref. No: 192024250027609238 on 25-04-2024, Amount Rs: 340/-, Bank: SBI EPay (SBlePay), Ref. No. 5293629472519 on 25-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 4,018/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 3,518/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 11114, Amount: Rs.500.00/-, Date of Purchase: 10/04/2024, Vendor name: S Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 17/04/2024 5:57PM with Govt. Ref. No: 192024250018088498 on 17-04-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 8236779289815 on 17-04-2024, Head of Account

Online on 25/04/2024 1:43PM with Govt. Ref. No: 192024250027609238 on 25-04-2024, Amount Rs: 3,518/-, Bank: SBI EPay (SBlePay), Ref. No. 5293629472519 on 25-04-2024, Head of Account 0030-02-103-003-02


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 242075 to 242105
being No 190205319 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.05.14 16:08:19 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 14/05/2024

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.