21118 23 VC-4990 23 I-20279/23



পশ্চিমুবঙ্গ पश्चिम बंगाल WEST BENGAL

27. THIS

DEED OF GIFT

28.12.23 THIS DEED OF GIFT is made this the 27th day of December, Two Thousand Twenty Three (2023).

BETWEEN

ocument are the part of this document.

Kiner Sub-Register III

Alinore. South 24-barganas

SMT BISAKHA PAL, (PAN: ALFPB5725R), (Aadhaar No. 6549 9103 Wife of Jarun Kumar Pal 4124), (Mob.: 9433241518), daughter of Biman Kumar Dutta, by faith - Hindu, by nationality - Indian, by occupation - housewife, residing at 0/143- E Mudiali Road, VTC Garden Reach, Circus Avenue, Kolkata: 700 024 hereinafter called and referred to as the



পশ্চিমবঙ্গা पश्चिम बंगाल WEST BENGAL

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"DONOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives, nominees, and/or assigns) of the ONE PART.

AND

SRI TAMAL PAL, (PAN: AXLPP3356Q), (Aadhaar No. 8247 9583 4524), (Mob.: 9836730427), son of Sri Tarun Kumar Pal, by faith – Hindu, by nationality – Indian, by occupation – service holder, residing at 6 Aswini Dutta Road, Sarat Bose Road, Kolkata: 700 029, hereinafter called and referred to as the "DONEE" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives, successors, nominees, and/or assigns) of the OTHER PART.

WHEREAS by a registered Deed of Conveyance (Saf Kobala) in Bengali language and character dated 14th December, made between (i) Smt. Labanya Prava Basu, wife of Satyacharan Basu & (ii) Sri Satyacharan Basu, son of Harinath Basu, therein described as the Vendors (Kobala Data) and Sri Haritosh Dutta, son of Late Ganga Narayan Dutta, therein described as the Purchaser of the Other Part, the said (i) Smt. Labanya Prava Basu and (ii) Sri Satyacharan Basu, for the consideration mentioned therein, granted, sold, conveyed, transferred, assigned and assured to and unto in favour of Sri Haritosh Dutta, son of Late Ganga Narayan Dutta, ALL THAT piece and parcel of land measuring about 3 Cottahs 15 Sq. ft. more or less under Calcutta Improvement Trust Scheme XV, B Surplus Plot 555 Alipore Collectorate Government Khas Mahal, Panchannagram, VI Division, P Sub-Division, Holding No. 225 of Mouza - Monohar Pukur, being Calcutta Municipal Premises No. 13,

Monohar Pukur 2nd Lane, Police Station – Tollygunge, District – 24 Parganas, morefully described in the Schedule thereunder written which document was registered at the District Sub Registrar at Alipore and recorded in Book No. I, Volume No. 102, Pages 215 – 219, being No. 5046 for the year 1935.

AND WHEREAS after the purchase as aforesaid the said Sri Haritosh Dutta, son of Late Ganga Narayan Dutta duly mutated his name in the records of the then Corporation of Calcutta and upon such mutation followed by separation the said premises has been renumbered as 6, Aswini Dutta Road, Police Station – Tollygunge, District – 24 Parganas and constructed a three storied building thereon.

AND WHEREAS while thus seized and possessed of the aforesaid property, the said Sri Haritosh Dutta, son of Late Ganga Narayan Dutta, died intestate on 04/09/1965 leaving behind him and surviving his wife – Smt. Labanya Dutta, and five sons namely – Sri Bimal Kumar Dutta, Sri Bijon Kumar Dutta, Sri Bibhas Kumar Dutta, Sri Biman Kumar Dutta and Sri Bikash Kumar Dutta as his legal heirs and successors within the provision of Hindu Succession Act.

AND WHEREAS thereafter the said Labanya Dutta died intestate on 18/12/1982 leaving behind and surviving her aforesaid five sons as her legal heirs and successors.

AND WHEREAS by virtue of the aforesaid events, the said Sri Bimal Kumar Dutta, Sri Bijon Kumar Dutta, Sri Bibhas Kumar

Dutta, Biman Kumar Dutta and Sri Bikash Kumar Dutta became the Owners of the aforesaid property each having undivided 1/5th share therein.

AND WHEREAS while thus seized and possessed of the aforesaid property, the said Bimal Kumar Dutta died intestate on 22/11/1995 leaving behind and surviving his wife – Smt. Dipti Dutta and only daughter – Smt. Bithi Chowdhury as his legal heirs and successors. Thereafter said Dipti Dutta died on 27/09/2011 leaving behind and surviving her only daughter – Smt. Bithi Chowdhury, who became the Owner of the aforesaid property having 1/5th share therein.

AND WHEREAS while thus seized and possessed of the aforesaid property, the said Bijan Kumar Dutta died intestate on 06/08/2000 as bachelor leaving behind and surviving his brother – Bibhas Kumar Dutta, Biman Kumar Dutta and Bikash Kumar Dutta as his legal heirs and successors who jointly inherited share of Bijan Kumar Dutta.

AND WHEREAS while thus seized and possessed of the aforesaid property, the said Bibhas Kumar Dutta died intestate on 05/10/2008 as bachelor leaving behind and surviving his brother – Biman Kumar Dutta and Bikash Kumar Dutta as his legal heirs and successors who jointly inherited the said share of Bibhas Kumar Dutta.

AND WHEREAS by virtue of aforesaid chain of events Sri Biman Kumar Dutta and Bikash Kumar Dutta inherited respective shares from their unmarried brother Bibhas Kumar Dutta t the

extent of undivided 2/5th share each from their unmarried brothers i.e. Bijon Kumar Dutta and Bibhas Kumar Dutta (1/5th share of Bijon Kumar Dutta and 1/5th share of Bibhas Kumar Dutta).

AND WHEREAS in view of the aforesaid facts and circumstances, Smt. Bithi Chowdhury became the Owner of the undivided 1/5th share, Sri Biman Kumar Dutta became the Owner of undivided 2/5th share and Bikash Kumar Dutta became the Owner of undivided 2/5th share.

AND WHEREAS while thus seized and possessed of the aforesaid property the said Biman Kumar Dutta died intestate on sometime in the year 2014 leaving behind and surviving his wife – Smt. Bonoshree Dutta and only daaughter – Smt. Bishakha Dutta (Pal) as his legal heirs and successors. Thereafter said Bonoshree Dutta died on 27/12/2019 leaving behind and surviving her only daughter – Smt. Bishakha Dutta (Pal), who became the Owner of the aforesaid property having 2/5th share therein.

AND WHEREAS in the manner stated above Smt. Bishakha Dutta (Pal) became the Owner of the undivided 2/5th share, Smt. Bithi Chowdhury became the Owner of the undivided 1/5th share and Sri Bikash Kumar Dutta, became the Owner of the undivided 2/5th share of ALL THAT piece and parcel of land measuring an area 3 Cottahs 15 Sq. ft. together with three storied building standing thereon measuring an area 4075 Sq. ft. more or less and distributed as at the Ground Floor 1406 Sq. ft. in the First Floor 1406 Sq. ft. and in the Second Floor 1263 Sq. ft. under Calcutta Improvement Trust

Scheme XV, B Surplus Plot 555 under Alipore Collectorate Government Khas Mahal, Dihi Panchannagram, VI Division, P Sub-Division, Holding No. 225 of Mouza – Monohar Pukur, formerly being Calcutta Municipal Premises No. 13, Monohar Pukur 2nd Lane at present 6, Aswani Dutta Road, Police Station – formerly Tollygunge at present Lake, Kolkata – 700 029, within the municipal limits of the Kolkata Municipal Corporation under Ward no. 85, District – 24 Parganas (South), morefully and particularly mentioned and described in the First Schedule hereunder written.

AND WHEREAS in the manner stated above Smt Bishakha Dutta (Pal), the Donor herein became the Owner of undivided 2/5th share being ALL THAT piece and parcel of land measuring an area 870 Sq. ft. out of total 3 Cottah 15 Sq.ft together with 87 years three storied building standing thereon measuring a built up area 1630 Sq. ft. out of total 4075 sq.ft which is distributed as 562.4 sq.ft at the Ground Floor: 562.4 Sq.ft at the First Floor and 505.2 Sq. ft. at the Second Floor in the Premises No. 6, Aswani Dutta Road, Police Station – formerly Tollygunge at present Lake, Kolkata – 700 029 which is morefully described in the FIRST SCHEDULE within the municipal limits of the Kolkata Municipal Corporation under Ward no. 085, District – 24 Parganas (South), morefully described in the SECOND SCHEDULE hereunder written.

AND WHEREAS the Donor out of her natural love and affection towards her full blood son i.e. the Donee herein decided to gift her undivided 2/5th share in the Premises No. 6, Aswani Dutta Road, Police Station – formerly Tollygunge at present Lake, Kolkata – 700 029 absolutely and forever which the Donee accept it;

AND WHEREAS accordingly the Donor decided unconditionally to donate undivided 2/5th share being ALL THAT piece and parcel of land measuring an area 870 SQ. FT. out of total 3 COTTAH 15 SQ.FT together with 87 years three storied building standing thereon measuring a built up area 1630 Sq. ft. out of total 4075 sq.ft which is distributed as 562.4 sq.ft at the Ground Floor: 562.4 Sq.ft at the First Floor and 505.2 Sq. ft. at the Second Floor in the Premises No. 6, Aswani Dutta Road, Police Station formerly Tollygunge at present Lake, Kolkata - 700 029 which is morefully described in the FIRST SCHEDULE property under Calcutta Improvement Trust Scheme XV, B Surplus Plot 555 under Alipore Collectorate Government Khas Mahal, Dihi Panchannagram, VI Division, P Sub-Division, Holding No. 225 of Mouza - Monohar Pukur, formerly being Calcutta Municipal Premises No. 13, Monohar Pukur 2nd Lane at present 6, Aswani Dutta Road, Police Station formerly Tollygunge at present Rabindra Sarobar, Kolkata - 700 029, within the municipal limits of the Kolkata Municipal Corporation under Ward no. 85, District - 24 Parganas (South), morefully and particularly mentioned and described in the SECOND SCHEDULE hereunder written to the Donee by way of this Deed of Gift and the Donee heartily accepts the gift;

AND WHEREAS for the purpose of stamp duty the property valued at Rs. 15,00,000/- (Rupees Fifteen Lacs) only;

NOW THIS DEED OF GIFT WITNESSETH in consideration of natural love and affection which the Donor had and still have for the Donee, the Donor do hereby and hereunder renounce all his right,

title and interest being the said property which is morefully and particularly described in the **SECOND SCHEDULE** hereunder with intent to gift the same and grant, convey, transfer, give and assure unto the Donee freely and voluntarily the property mentioned and described in the **SECOND SCHEDULE** hereto and hereinafter referred to as the said property and delivered possession of the same unto and in favour of the Donee her heirs, executors, administrators, representatives and assign **TO HAVE AND TO HOLD** the same for her use and benefit absolutely and unconditionally forever having right to transfer the same in any manner whatsoever.

The Donee shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas without any claim or demand whatsoever from the Donor or any person claiming through or under her.

AND THAT THE DONEE accepts the gift of the said property hereunder made as testified by her being a party hereto and executing these presents.

:: THE FIRST SCHEDULE ABOVE REFERRED TO ::

ALL THAT piece and parcel of land measuring an area 3 Cottahs 15 Sq. ft. togetherwith three storied building standing thereon measuring an area 4075 Sq. ft. more or less which is distributed as at the Ground Floor 1406 Sq. ft. in the First Floor 1406 Sq. ft. and in the Second Floor 1263 Sq. ft.under Calcutta Improvement Trust Scheme XV, B Surplus Plot 555 under Alipore Collectorate Government Khas Mahal, Dihi Panchannagram, VI Division, P Sub-Division, Holding No. 225 of Mouza – Monohar Pukur, formerly being

Calcutta Municipal Premises No. 13, Monohar Pukur 2nd Lane at present 6, Aswani Dutta Road, Police Station – formerly Tollygunge at present Rabindra Sarobar, Kolkata – 700 029, within the municipal limits of the Kolkata Municipal Corporation under Ward no. 85, District – 24 Parganas (South), butted and bounded as follows:-

ON THE NORTH :: 9, Monoharpukur 2nd Lane

ON THE SOUTH :: Aswini Dutta Road

ON THE EAST :: 7, Aswini Dutta Road

ON THE WEST :: 5, Aswini Dutta Road

:: THE SECOND SCHEDULE ABOVE REFERRED TO :: (2/5th share of the First Schedule property)

ALL THAT piece and parcel of land measuring an area **870 Sq. ft.** togetherwith 87 years three storied building standing thereon measuring a built up area 1630 Sq. ft. distributed as 562.4 sq.ft at the Ground Floor: 562.4 Sq.ft at the First Floor and 505.2 Sq. ft. at the Second Floor under Calcutta Improvement Trust Scheme XV, B Surplus Plot 555 under Alipore Collectorate Government Khas Mahal, Dihi Panchannagram, VI Division, P Sub-Division, Holding No. 225 of Mouza – Monohar Pukur, formerly being Calcutta Municipal Premises No. 13, Monohar Pukur 2nd Lane at present 6, Aswani Dutta Road, Police Station – formerly Tollygunge at present Lake, Kolkata – 700 029, within the municipal limits of the Kolkata

Municipal Corporation under Ward no. 85, District - 24 Parganas (South)

IN WITNESS WHEREOF the PARTIES hereto subscribed their hands and seals on the day, month and year first above written.

SIGNED SEALED & DELIVERED at Kolkata by the within named **PARTIES** in presence of

WITNESSES:1. Jarum Kumar Pal
0/143-E, Mudiali Road
Kolkata-700024

LTI

2. Masruz Ahamed 117A, Arabinda Nugaz Kotkatar-300032 by the Ren & Land friel by
Signature of the DONOR Adv.

Signature of the DONEE

Readoner & Doplai bynn	
Drafted by me :-	
Janande Janynli Sananda Ganguli Advocate HIGH COURT AT CALCUTTA F/1349/2010	

SPECIMEN FORM FOR TEN FINGERPRINTS

S1. No.	Signature of the executants/ presentants					
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7 7	E [S	Little	Ring	Middle 	Fore	Thumb
By the Pents Station Station But Station Party Station Party						
By th		Thumb	Fore	Middle (Right	Ring	Little
4		Little	Ring	Middle (Left I	Fore Hand)	Thumb
		Thumb	Fore	Middle (Right	Ring Hand)	Little
god.						
J.	(5.3)	Little	Ring	Middle (Left F	Fore Hand)	Thumb
abusua						
3		Thumb	Fore	Middle (Right	Ring Hand)	Little





ভারত সরকার Unique Identification Authority of India Government of India

ডানিকাভুক্তির আই ডি / Enrollment No.: 1040/19845/47426

To MHM IIIAN Sananda Ganguli 14A KADAR BOSE LANE Bhawanipore S.O. Bhawanipore Kolkata West Bengal 700025

MN214685694FT



আপুনার আধার সংখ্যা / Your Aadhaar No. ::

4883 5037 2821

আধার – সাধারণ মানুষের অধিকার



ত্যিত সরকার জ Government of India



সাননা গাসুনী Sananda Gangull পিটা - অসম কুমার গাসুনী Father : AJGY KUMAR GANGULI জন্ম গাল / Year of Birth : 1987 মাইলা / Fernale



4883 5037 2821

আধার - সাধারণ মানুষের অধিকার

Major Information of the Deed

Deed No :	I-1603-20279/2023	Date of Registration 28/12/2023				
Query No / Year	1603-2003114618/2023	Office where deed is registered				
Query Date	19/12/2023 1:00:08 PM	D.S.R III SOUTH 24-PARGANAS, District: South 24-Parganas				
Applicant Name, Address & Other Details	SANANDA GANGULI HIGH COURT, CALCUTTA, Than Mobile No.: 9874796862, Status	Thana : Hare Street, District : Kolkata, WEST BENGAL,				
Transaction		Additional Transaction				
[0201] Gift, Gift in Favour	of family members					
Set Forth value		Market Value				
Rs. 15,00,000/-		Rs. 77,28,505/-				
Stampduty Paid(SD)		Registration Fee Paid				
Rs. 38,643/- (Article:33(i))		Rs. 77,317/- (Article:A(1))				
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urb area)					

Land Details:

District: South 24-Parganas, P.S.- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Aswini Dutta Road, , Premises No: 6, , Ward No: 085 Pin Code : 700029

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land		Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		870 Sq Ft	10,00,000/-	70,68,760/-	Property is on Road
	Grand	Total :			1.9938Dec	10,00,000 /-	70,68,760 /-	

Structure Details:

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1630 Sq Ft.	5,00,000/-	6,59,745/-	Structure Type: Structure

Gr. Floor, Area of floor: 562.4 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 87 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 562.4 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 87 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 2, Area of floor: 505.2 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 87 Years, Roof Type: Pucca, Extent of Completion: Complete

Total:	1630 sq ft	5,00,000 /-	6,59,745 /-	

Donor Details:

Name,Address,Photo,Finger print and Signature
Mrs BISAKHA PAL
Daughter of Late Biman Kumar Dutta 0/143, Mudialy Rd, City:- Not Specified, P.O:- Metiaburutz, P.S:-
Metiaburutz, District:-South 24-Parganas, West Bengal, India, PIN:- 700024 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx5R, Aadhaar No: 65xxxxxxxx4124, Status
:Individual, Executed by: Self, Date of Execution: 27/12/2023
, Admitted by: Self, Date of Admission: 27/12/2023 ,Place: Pvt. Residence, Executed by: Self, Date of
Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place: Pvt. Residence

Donee Details:

SI No	Name,Address,Photo,Finger print and Signature
1	Mr TAMAL PAL (Presentant) Son of Mr Tarun Kumar Pal 6, Aswini Dutta Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx6Q, Aadhaar No: 82xxxxxxxx4524, Status:Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023, Place: Pvt. Residence

Identifier Details:

Name	Photo	Finger Print	Signature
Miss Sananda Ganguli Son of Mr Ajoy Ganguli 2, Garstin Place, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mrs BISAKHA PAL, Mr TA	AMAL PAL		

Transfer of Land from Donor To Donee

Sch	Donor Name	Donee Name	Relationship of	Transferred	Share in Market
No.			Donor and Donee (Within Family ?)	Area	Value (In Rs.)
L1	Mrs BISAKHA PAL	Mr TAMAL PAL	Υ	1.99375 Dec	70,68,760/-

Transfer of Structure from Donor To Donee

Sch	Donor Name	Donee Name	Relationship of	Transferred	Share in Market
No.	Section 1		Donor and Donee (Within Family ?)	Area	Value (In Rs.)
S1	Mrs BISAKHA PAL	Mr TAMAL PAL	Y	1630 Sq Ft	6,59,745/-

Endorsement For Deed Number: I - 160320279 / 2023

On 27-12-2023

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

Presented for registration at 20:42 hrs on 27-12-2023, at the Private residence by Mr TAMAL PAL ,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 77,28,505/-. Family Members amount Rs 77,28,505/-

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

Execution is admitted on 27/12/2023 by 1. Mrs BISAKHA PAL, Daughter of Late Biman Kumar Dutta, 0/143, Road: Mudialy Rd, , P.O: Metiaburutz, Thana: Metiaburutz, , South 24-Parganas, WEST BENGAL, India, PIN - 700024, by caste Hindu, by Profession House wife, 2. Mr TAMAL PAL, Son of Mr Tarun Kumar Pal, 6, Road: Aswini Dutta Road, P.O: Sarat Bose Road, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Miss Sananda Ganguli, , , Son of Mr Ajoy Ganguli, 2, Road: Garstin Place, , P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS

South 24-Parganas, West Bengal

为是对象的。1955年,1956年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,1966年,19

On 28-12-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77,317.00/- (A(1) = Rs 77,285.00/-, H = Rs 28.00/-, M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 77,285/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2023 2:03PM with Govt. Ref. No: 192023240322570148 on 21-12-2023, Amount Rs: 77,285/-, Bank: SBI EPay (SBIePay), Ref. No. 3014527313133 on 21-12-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,643/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 38,543/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1102, Amount: Rs.50.00/-, Date of Purchase: 06/10/2023, Vendor name: Washim 2. Stamp: Type: Impressed, Serial no 1103, Amount: Rs.50.00/-, Date of Purchase: 06/10/2023, Vendor name: Washim

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 21/12/2023 2:03PM with Govt. Ref. No: 192023240322570148 on 21-12-2023, Amount Rs: 38,543/-, Bank: SBI EPay (SBIePay), Ref. No. 3014527313133 on 21-12-2023, Head of Account 0030-02-103-003-02

Shan

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

