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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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4-7-24  
Q-21692960

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

  
District Sub-Registrar-II  
Alipore, South 24-pargana

04 JUL 2024

### Deed of Gift

The Deed of Gift is made this the 04<sup>th</sup> day of July, Two Thousand Twenty Four, (2024) A.D.

Between

3851

- 4 JUL 2024

No. .... **Rs. 1000/-** Date .....  
Name : ..... *Pamela Das,*  
Address : ..... **Advocate**  
..... **Alipur Judge's Court**  
..... **Kolkata - 27**  
Vendor : ..... *Subhankar Das*  
..... **Alipore Collectorate, 24 Pgs (South)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipore Police Court, Kol-27**

3851 - 1000/-  
3852 - 20/-  
-----  
Rs. = 1020/-

DISTRICT SUB REGISTRAR-II  
SOUTH 24 PGS. ALIPORE  
04 JUL 2024

Identified by me  
*Pamela Das*  
(ASST)





पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

33AA 913693

Donor - Smt Sharmila Dutta / Wife.  
Donee- Shri Pankaj Datta / Husband.

33AA 913693

- 4 JUL 2024

3852

No..... Rs.20/- Date.....

Name : .....

Pamela Das

Advocate  
Alipur Judge's Court  
Kolkata - 27

Address : .....

Vendor : .....

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27





**Smt Sharmila Dutta**, wife of Shri Pankaj Datta, by faith- Hindu, by Nationality- Indian, by Occupation- Housewife, Pan- BSNPD3063N, Aadhaar- 603003627171, residing at - 131 Bidhan Pally, Post Office - Garia, Police Station - Bansdrone, Kolkata -700084; in the District of South 24 Parganas.

Hereinafter also called and referred as the **"Donor"** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to include his heir, executors, administrators, legal representatives, successors-in-office and assigns) **of The First Part.**

**And**

**Shri Pankaj Kumar Datta**, son of Late Upendra Nath Dutta, by faith- Hindu, by Nationality- Indian, by Occupation- Retired, Pan - ACNPD8681K, Aadhaar - 695420451473, residing at- 131 Bidhan Pally, Post Office - Garia, Police Station - Bansdrone, Kolkata -700084; in the District of South 24 Parganas.

Hereinafter called and referred to as the **"Donee"** (which expression shall unless excluded by or repugnant to the context hereto be deemed to include their heirs, executors, administrators, successors - in - office, legal representatives and / or assigns) of the **Second Part.**

**Whereas** after the partition of India, a number of residents of the former East Pakistan (now Bangladesh) crossed over and came to the territory of the State of West Bengal from time to time due to the circumstances beyond their control.

**And Whereas** the Government of West Bengal offered all the reasonable facilities to such persons for the residence in West Bengal.

**And Whereas** a considerable number of such people was compelled by the circumstances to use the vacant lands in the urban areas for the homestead purposes.

**And Whereas** One **Shri Pankaj Kumar Datta** (now deceased) son of Late Upendra Nath Dutta of Bidhanpally; Kolkata- 700084, was one of such person who had come to use and occupy a piece and parcel of homestead land measuring **4 (Four) Cottahs 14 (Fourteen) Chittacks** more or less in E.P. No. 131, S.P. No. 135, in C.S. Plot No. 116(P), of Mouza - Kamdahari, J.L. No. 49, Sub Registry Office at Alipore, Police Station- Regent Park now Bansdrone, in the District of South 24 Parganas, more fully described in the **"First Schedule"** hereunder.

**And Whereas** said **Shri Pankaj Kumar Datta** (now deceased) being a refugee displaced from East Pakistan (now Bangladesh) approached the Government of West Bengal for a Plot land for their rehabilitation.

**And Whereas** the Government of West Bengal with the intent to rehabilitate the refugees from the East Pakistan (now Bangladesh) acquired land in **C.S. Plot No. 116 (P)** of Mouza- **Kamdahari**, Police Station- Regent Park now Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas;, under the provisions of **L.D.P. Act 1948 L.A. Act I of 1894** including the plot, acquired by the said **Shri Pankaj Kumar Datta**.

**And Whereas** thereafter the Refugee Relief and Rehabilitation Department of Government of West Bengal through the Governor gifted **All That** piece and parcel of land measuring **4 (Four) Cottahs 14 (Fourteen) Chittacks** more or less situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; unto and in favour of the said **Shri Pankaj Kumar Datta**, by virtue of a registered **Deed of Gift** on **13<sup>th</sup> September 1988**, which was duly registered at the office of **Additional District Registrar, Alipore, South 24 Parganas** and recorded in **Book No. I, Volume No.39, Pages from 113 – 115, being No. 2879, for the year 1988**.

**And Whereas** the said **Shri Pankaj Kumar Datta** became the absolute owner and possessor of the above mentioned property, being Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; in Ward No. 111, Vide Assessee No. **311110300558**, which is more fully and particularly described in the Schedule hereunder written, called and referred to as the said premises is free from all the encumbrances.

**And Whereas** said **Shri Pankaj Kumar Datta**, mutated his name in the office of the Corporation of Calcutta now Kolkata Municipal Corporation in respect of the said landed property. Which was now Known and number as Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; Ward No. 111, Vide Assessee No. **311110300558**; upon payment of rates and taxes thereto. This is more fully and particularly described in the **Schedule** hereunder written, hereinafter called and referred to as the said Premises. And hereinafter referred to as the said property is free from all encumbrances, liens, lispends, attachments, acquisition, alignment or trust of any nature whatsoever.

**And Whereas** said **Shri Pankaj Kumar Datta** decided to construct 2 (Two) storied Building in the said landed property lying and situated at- Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdrani, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; for his better living.

**And Whereas** said **Shri Pankaj Kumar Datta** transferred, acquired, gifted his All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdrani, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; in favour of his wife namely **Smt Sharmila Dutta** by virtue of a registered **Deed of Gift** on **18<sup>th</sup> November 2019**, which was duly registered at the office of **District Sub Registrar, Alipore, South 24 Parganas** and recorded in **Book No. I, Volume No.1601-2019, Pages from 167040 – 167064, being No. 160103395, for the year 2019.**

**And Whereas** **Smt Sharmila Dutta** became the absolute owner and possessor of the above mentioned property, being Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdrani, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; in Ward No. 111, which is more fully and particularly described in the Schedule hereunder written, called and referred to as the said premises is free from all the encumbrances.

**And Whereas** said **Smt Sharmila Dutta** while had been enjoying her respected property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131,



S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; without anybody's interruption decided to **transfer there respected share of the property in favor of her Husband, namely Shri Pankaj Kumar Datta / Donee herein.**

**And Whereas** said **Smt Sharmila Dutta**/ Wife herein called and referred as **Donor** desire to transfer, conveyed, grant and gift her property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; in favor of her Husband namely, **Shri Pankaj Kumar Datta / Donee** herein.

**And Whereas** the **Donee** herein **Smt Sharmila Dutta** is the Husband of the **Donor** and such out of his duty, love and affection, the **Donor** proposes to transfer the property mentioned in the schedule, below by way of **Gift**. And whereas the **Donor** are thus absolutely seized and possessed of otherwise well and sufficiently entitled and joint owner having peaceful possession to all that piece and parcel of her undivided proportionate  $\frac{1}{2}$  portion of property All that entire First Floor measuring 1540 Sq.Ft Super Built up area of the said 25 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor lying within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; together with undivided proportionate share of land including all common facilities and common amenities belonging to the said **Straight 2 (Two) Storied Building**; lying and situated at Mouza- **Kamdahari**, being marked in



**C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; with all common & easement right, fully mentioned and described in the **Schedule** hereunder. And the Plan / Map with "**Red**" of which Border is annexed herewith and hereinafter for the sake of brevity referred to as the said property and hereby intended to be granted from all encumbrance and liabilities.

The **Donor** as beneficial owner by the presents Indefeasible and grant convey and transfer assign and assure unto the **Donee**, the absolute, title and right forever free from all encumbrances, attachments anti liabilities whatsoever All that piece and parcel of her property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; or howsoever otherwise the said Premises ~~or~~ any part thereof now are or is or any time or times hereto fore were or was situated butted, bounded called known and numbered described or distinguished together with one path privy, water course sewers, drains and benefits and advantages of ancient and other Lights and fittings and fixtures and a manner of former and other rights easements privileges, appendages an appurtenances whatsoever to the said premises or any part thereof belonging or in anywise appertaining to or with the same or any apart thereof lawfully held used occupied or enjoyed or reputed to belong or be appurtenant thereon and the reversion or reversions, remainder or remainders rents issues and profits thereof and of every part thereof together more all title estate right title interest inheritance use trust property possess in claim and demand whatsoever both at Law and will equity of the **Donor** into or upon or in respect of the said premises and every part thereof herein comprised and hereby granted and transferred or expressed so to be together with all Xerox copies of deed documents, title, Writing and evidences of title exclusively

relating to or concern the said Structure, which now are or hereafter shall or may be In the custody power or possession or control of the **Donor** her heirs executors, administrators or representatives or any person or persons from whom the **Donee** can or may procure the same without any action or suit at law or in equity **Further into and have hold own Possess and Enjoy** title with the said her property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; and all hereby granted, conveyed, transferred assigned, assured or expressed or intended so to be with all other rights appurtenances belonging hereto unto and to the use of the **Donee** and his respective heirs, executors, administrators, representatives and assigns absolutely and forever free and discharged from or otherwise by the **Donor** well and sufficiently and **Donor** from to these presents and the **Donor** do hereby for themselves, his heirs, executors, Administrators and representatives covenant with the **Donee** his respective heirs, executors, administrators, representatives and assigns that the **Donor** is absolutely and possessed of and otherwise well and sufficiently entitled to the said premises free from all encumbrances and liabilities whatsoever and that **Not With Standing** any act deeds matter or thing whatsoever by the **Donor** done or executed or cause to be done or executed or knowingly suffered to the contrary the **Donor** had at all materials times heretofore and now have good right full power absolute and authority and Indefeasible estate right and title to grant, sell, convey transfer assign and assure all that Singular the said premises hereby granted **Gift** convey transferred and assigned or expressed or intended so to be unto and to the use of the **Donee**, her respective heirs, executors, administrators representatives and assigns in the manner Aforesaid to the true intent and meaning of these presents free from all Encumbrances and liabilities whatsoever and that the **Donee** her respective heirs, executors, administrators representatives and assigns shall and may at all time hereafter peaceably and quietly enter into hold possess and enjoy the said premises and every part thereof hereby grant and transfer



or expressed so to be and receive and take rents, issues and profits thereof without any lawful eviction hinder and Interruption disturbances, claim or demand whatsoever from or by the **Donor** or any person or persons lawfully or equitably claiming any right or estate thereof from or under or in trust for the **Donor** or from or under any of their predecessor in title further that the **Donor** and all persons having or lawfully or Equitably claiming any estate or interest whatsoever in the said premises or an part thereof from under or in trust for the **Donor** or from or under any of her predecessor in title shall and will from time to time and at all times hereafter; the request and cost of the **Donee** their respective heirs, executors, administrators representatives and assigns do and execute or cause to be done and execute all such acts, deeds, matters and things whatsoever for further better and more perfectly assuring the said premises and every part thereof unto and to the use of the **Donee** her respective heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required and **Further** more that the **Donee** have satisfied herself about the right title interest and possession of **Donor** in the said premises and the **Donor** shall not be responsible for any damage or claim of the **Donee** in any respect whatsoever.

**And** after taking this gift the **Donee** become the absolute Owners of the Ownership and right and interest of the her property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station - Bansdrone, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; **entirely and free all encumbrances.**

The Donor do hereby Covenant with the Donee as follows:-

1. That the interest which the Donor do hereby profess to transfer, consists and the Donor have unfettered right, full power and absolute authority to grant, gift, convey, transfer, assign and assure unto the Donee the said property free from all encumbrances and the Donee shall have the unfettered right, full power and absolute

authority to grant, sell, gift, convey, mortgages, transfer, assign and assure unto any person or persons the said property free from all encumbrances.

2. It shall be lawful for the Donee at all times hereafter to enter into and upon and to hold and enjoy the said property and every part thereof with right to sell or transfer in any way and receive rent, issue and profits thereof without any interruptions or disturbances whatever from or by the Donors and their heirs under or in trust for any of them.

3. The Donors shall from the time to time and all time hereafter upon every reasonable request and at cost of the Donee make do acknowledge execute and perfect all such further rectification Deed or Declaration for more perfectly assuring the said property and such other thing and deed necessary for mutation of the said property in the name of the Donee.

The Approximate Value of the her property All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station - Bansdrone, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; with all common & easement right, fully mentioned and described in the **Schedule** hereunder, the sum of **Rs.50,000/-** (Rupees Fifty Thousand) Only.

**First Schedule as Referred to above:**

(Description of Entire Premises)

**All That** piece and parcel of homestead land measuring about more or less **4 (Four) Cottahs 14 (Fourteen) Chittacks** more or less along with 30 year old 2 (Two) storied Building; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station - Bansdrone, Bearing assessee No. **311110300558** in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; and the said property is butted and bounded as



follows:-

**On The North:** By Land and Structure of E.P. No.130;

**On The South:** By 18'Ft. wide municipal Road;

**On The East:** By Land and structure of E.P. No.132;

**On The West:** By 10' Feet wide Municipal Road;

**Or Howsoever Otherwise** the same is butted and bounded called, known, numbered and / or distinguished.

### **Second Schedule above Referred to**

(Description of The Gifted Portion)

All that **Entire First Floor** measuring **1540 Sq.Ft** Super Built up area i.e. **1155 Sq.ft.** Carpet Area of the said 30 year old 2 (Two) storied Building consisting 1(One) Bed Room, 1(One) Kitchen, 1 (One) Toilet, 1 (One) W.C., 1 (One) Sitting Room, 1 (One) Dining Cum Drawing, 1 (One) Study Room, of the 2 (Two) Storied Building together with right, title, interest in undivided proportionate share in land attributed to the first floor; lying and situated at Mouza- **Kamdahari**, being marked in **C.S. Plot No. 116(P)**, J.L. No. 49, E.P. No. 131, S.P. No. 135, presently within the limits of the Kolkata Municipal Corporation, Ward No.111 at Kolkata Municipal Corporation Premises No. **55, Bidhan Pally**, Police Station – Bansdroni, vide Assessee No. **311110307681**, in the District of South 24 Parganas, having its Sub Registrar Office at Alipore, South 24 Parganas; And which is particularly described in the **First Schedule** hereinabove written. The **said flat** has been more fully and particularly described in the annexed map/plan and depicted by the **Red** border lines and the said map/plan always will be considered as the part and parcel of this Indenture.

### **Third Schedule as referred to above:**

(i.e. the common portion / common areas and facilities in the said building at the said Premises)

1. Entrance and exists.
2. Boundary walls and main gate and all spaces and portions in between building walls and boundary walls of the said premises.
3. Entrance lobby.
4. Stair cases, landings on all floors.
5. Drainage and sewerage lines and other installation for the same except only those which are installed within the exclusive area of any unit / flat exclusively for use of respective Purchaser.
6. Water pump, pump room, underground and overhead reservoirs together with

the common plumbing installation for carriage of water excluding only such parts of installation and fittings as are exclusively within and for the unit / flat.

7. Such other common parts, areas, equipment, installations, fittings, fixtures and spaces in or about the land and the building as are necessary for passage to and / or user of the Units / flats in common by the co- owners.
8. Roof terrace on the top of the building.
9. Electrical wiring, meter room and fittings for common purposes.
10. Lawns in the ground floor.
11. Common passage, back space and lobbies on the ground floor.

**Fifth Schedule as referred to above:**

(The common expenses and maintenance of the said Premises)

1. The expenses of maintaining repairing redecorating and renewing the main structure and in particular thereof drainage system rain water discharge arrangements water supply and all common areas mentioned in the **Third Schedule** hereto.
2. The cost of cleaning and lighting the entrance to the Building, the passage and spaces around the building lobbies corridors stair-cases.
3. Cost of decorating the exterior of the premises.
4. All corporation rates taxes (consolidated) and all outgoings surcharges and impositions now in force or which may hereafter be imposed on the said premises including interest or penalty accrued thereof.
5. Salary, wages, fees and remuneration of Lawyers, engineers accountant, durwans, technicians, plumber, electricians, Masons, carpenters, peon and sweepers whose appointment may be considered necessary for maintenance and protection of the said premises and administration and management of the affairs thereof.
6. All expenses of common services and in connection with common areas and facilities.
7. Premium for insurance of the premises against earth quake and fire, if any.
8. The costs and expenses in connection with formation Association or Society as herein provided including fees to lawyers and charges for registration.
9. Such other expenses as are necessary for or incidental to the maintenance and up keep of the premises and of the common areas facilities and amenities.

All that above costs and expenses of the common portions and common service areas shall be vested to all the owners of flats of the said building and each have to pay the same proportionately, as are reasonably required.



**In Witness Whereof** the parties have hereunto set and subscribe their respective hands on the day, month and year first above written.

**Signed, Sealed and Delivered by the in presence of:-**

1.

Pamela Das  
(Adv)  
Alipore Judges' Court,  
Wt-24)

Sharmila Dutta

(Signature of First Part / Donor)

2.

Sh. Habibullah Khan  
(Adv)  
Alipore Judges' Court,  
Wt-27;

**Drafted as per instruction and document served by the parties;**

Pamela Das

Pamela Das

(Advocate)

Alipore Judges' Court

Kolkata- 700027.

Enrolment No. F/1097/2014.

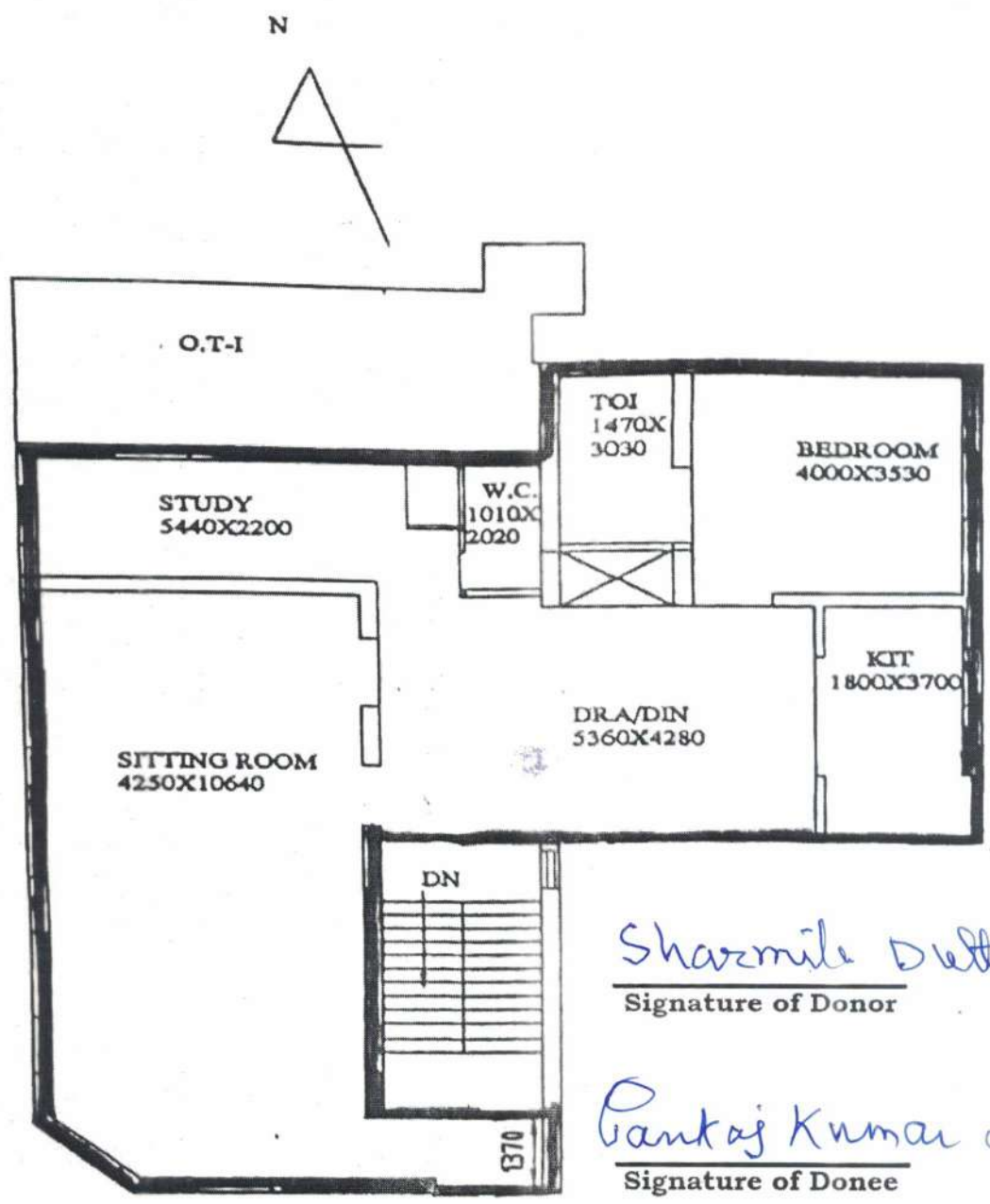
Pankaj Kumar Datta

(Signature of Second Part / Donees)

**Plan of One Self Contained Residential on Entire First Floor, in the Straight 2 (Two) Storied Building at Kolkata Municipal Corporation Premises No. 55, Bidhan Pally, Police Station – Bansdroni, vide Assessee No. 311110307681, lying and situated in comprised in Mouza- Kamdahari, being marked in C.S. Plot No. 116(P), J.L. No. 49, E.P. No. 131, S.P. No. 135, Ward No. 111 in the District of South 24 Parganas; having its Sub Registry Office Additional District Sub Registrar at Alipore in the District of South 24-Parganas.**

**Scale- 1 : 8'-0".**

**Area of One Self Contained Residential Flat (Shown in Red Border)- 1540 Sq.Ft. (Super Built Up Area) i.e. 1155 sq.ft. Carpet area.**



*Sharmila Dutta*  
Signature of Donor

*Pankaj Kumar Dutta*  
Signature of Donee

**FIRST FLOOR PLAN**

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

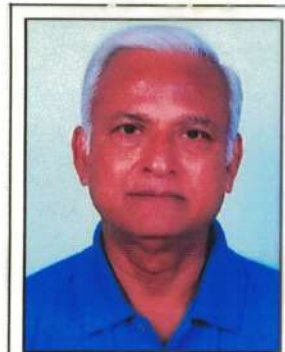
Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name .....

Signature ..... Shazmila Dutta



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name .....

Signature ..... Pankaj Kumar Dutta

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



### Major Information of the Deed



Deed No :	I-1603-10892/2024	Date of Registration	04/07/2024
Query No / Year	1603-2001692960/2024	Office where deed is registered	
Query Date	03/07/2024 2:05:28 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Habibur Rahaman Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9038277786, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 53,05,781/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(i))	Rs. 53,104/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Apartment Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 55, Ward No: 111, Road: Bidhan Pally, Pin Code : 700084



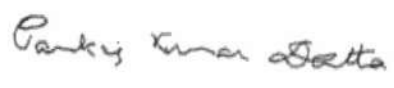
Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area: 1540, Carpet Area: 1155	0/-	53,05,781/-	Floor No: 1, Apartment Type: - Flat/Apartment Residential Use , Floor Type: Tiles, Age of Flat: 20 Year, Approach Road Width: 18 Ft. , New Flat ,Status of Completion : Completed

### Donor Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sharmila Dutta Wife of Shri Pankaj Datta Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office		 Captured	
		04/07/2024	LTI 04/07/2024	04/07/2024

131 Bhidhan Pally, City:- , P.O:- Garia, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: BSxxxxxx3N, Aadhaar No: 60xxxxxxxx7171, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office

**Donee Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Shri Pankaj Datta (Presentant )</b> Son of Late Upendra Nath Datta Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office	 04/07/2024	 Captured LTI 04/07/2024	 04/07/2024
	Son of Late Upendra Nath Datta 131 Bidhan Pally, City:- , P.O:- Garia, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: SExxxxxx1K, Aadhaar No: 69xxxxxxxx1473, Status :Individual, Executed by: Self, Date of Execution: 04/07/2024 , Admitted by: Self, Date of Admission: 04/07/2024 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Smt Pamela Das</b> Daughter of Shri Rabi Chandra Das Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 04/07/2024	 Captured 04/07/2024	 04/07/2024
Identifier Of Smt Sharmila Dutta, Shri Pankaj Datta			

**Endorsement For Deed Number : I - 160310892 / 2024**

**On 04-07-2024**

**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 13:45 hrs on 04-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Pankaj Datta ,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 53,05,781/-. Family Members amount Rs 53,05,781/-

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

Execution is admitted on 04/07/2024 by 1. Smt Sharmila Dutta, Wife of Shri Pankaj Datta, 131 Bhidhan Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Shri Pankaj Datta, Son of Late Upendra Nath Datta, 131 Bidhan Pally, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Smt Pamela Das, , Daughter of Shri Rabi Chandra Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53,104.00/- ( A(1) = Rs 53,058.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 682.00/-, by online = Rs 52,422/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2024 2:23PM with Govt. Ref. No: 192024250103274868 on 03-07-2024, Amount Rs: 52,422/-, Bank: SBI EPay ( SBlePay), Ref. No. 4741048487519 on 03-07-2024, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 1,020.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3851, Amount: Rs.1,000.00/-, Date of Purchase: 04/07/2024, Vendor name: S DAS

2. Stamp: Type: Impressed, Serial no 3852, Amount: Rs.20.00/-, Date of Purchase: 04/07/2024, Vendor name: S DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/07/2024 2:23PM with Govt. Ref. No: 192024250103274868 on 03-07-2024, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 4741048487519 on 03-07-2024, Head of Account



**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 294720 to 294740  
being No 160310892 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.07.10 18:52:51 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 10/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.