

6121/w

12-6148/2022



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

M 492725

Addl. District Sub-Registrar  
Behala, South 24 Parganas

28 APR 2022

**DEED OF GIFT**

**THIS DEED OF GIFT** made on this the 28<sup>th</sup> day of April.....

Two Thousand and Twenty Two (2022)

**BETWEEN**

11.401  
28/4/2022  
200/2052

26 APR 2022

Deed No :  
Query No / Year  
Query Date  
Applicant Name, Address

007  
S.No. 11492 Date

11492 Khanna H/11

11492 D. H. R. M.

11492 K. S. S.

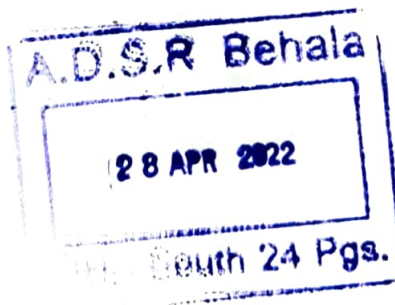
11492 5001 P.

JOYUT KR. SAHA

Licence Stamp Vendor  
Allpore Judges' Court 24 Pgs. (S)  
Kolkata-700 027

Vendor

Signature



## Major Information of the Deed

Deed No :	I-1607-06148/2022	Date of Registration	28/04/2022
Query No / Year	1607-2001220527/2022	Office where deed is registered	
Query Date	22/04/2022 12:13:08 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SK PATAUDDIN 10 A, B B SENGUPTA ROAD,Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9007897597, Status :Solicitor firm		
Transaction		Additional Transaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs 51,000/-		Rs. 2,43,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 9.770/- (Article:33(ii))		Rs. 2,452/- (Article:A(1), E)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Para Road, , Premises No: 24, , Ward No: 128 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu		4 Chatak	21,000/-	2,13,750/-	Width of Approach Road: 8 Ft.,
Grand Total :					.4125Dec	21,000 /-	2,13,750 /-	

### 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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	























Details :

No	Name, Address,	Name
1		Mr GAURAV KHANNA Son of Mr SUDHAKAR KHANNA

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mr GAURAV KHANNA HUF</b>  Son of Mr SUDIP KUMAR KHANNA  Executed by: Self, Date of Execution: 28/04/2022  , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>28/04/2022</td><td></td><td>LTI 28/04/2022</td><td>28/04/2022</td></tr> </tbody> </table> <p>629, D H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx7A, Aadhaar No: 88xxxxxxxxx2266, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022  , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr GAURAV KHANNA HUF</b> Son of Mr SUDIP KUMAR KHANNA Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				28/04/2022		LTI 28/04/2022	28/04/2022
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28/04/2022		LTI 28/04/2022	28/04/2022										

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> <b>Mr GAGAN ARORA (Presentant)</b>  Wife of Mr RAJENDRA ARORA  Executed by: Self, Date of Execution: 28/04/2022  , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office </td><td>  </td><td>  </td><td>  </td></tr> <tr> <td>28/04/2022</td><td></td><td>LTI 28/04/2022</td><td>28/04/2022</td></tr> </tbody> </table> <p>Wife of Mr RAJENDRA ARORA 133, MOTILAL GUPTA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx8K, Aadhaar No: 58xxxxxxxxx1562, Status :Individual, Executed by: Self, Date of Execution: 28/04/2022  , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr GAGAN ARORA (Presentant)</b> Wife of Mr RAJENDRA ARORA Executed by: Self, Date of Execution: 28/04/2022 , Admitted by: Self, Date of Admission: 28/04/2022 ,Place : Office				28/04/2022		LTI 28/04/2022	28/04/2022
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28/04/2022		LTI 28/04/2022	28/04/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sk. PATAUDDIN</b> Son of Late SK MAINUDDIN 10 A, B B SENGUPTA ROAD, City:- , P O:- BEHALA, P S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN:- 700034			
	28/04/2022	28/04/2022	28/04/2022

Identifier Of Mr GAURAV KHANNA HUF, Mr GAGAN ARORA



er of Land  
ch  
No.  
Donor N  
L1  
Mr GAURAV  
KHANNA H/E  
Transfer of s  
Sch

### Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr GAURAV KHANNA HUF	Mr GAGAN ARORA		0.4125 Dec	2,13,750/-

### Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr GAURAV KHANNA HUF	Mr GAGAN ARORA		100 Sq Ft	30,000/-

26-04-2022  
Certificate of Market Value  
Certified that the market value  
2,43,750/- Other amount R





On 26-04-2022

**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 2,43,750/- . Other amount Rs 2,43,750/-



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

On 28-04-2022

**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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 11:40 hrs on 28-04-2022, at the Office of the A.D.S.R. BEHALA by Mr GAGAN ARORA , Claimant.

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

Execution is admitted on 28/04/2022 by 1. Mr GAURAV KHANNA HUF, Son of Mr SUDIP KUMAR KHANNA, 629, D H ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business. 2. Mr GAGAN ARORA, Wife of Mr RAJENDRA ARORA, 133, MOTILAL GUPTA ROAD, P.O: BARISHA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Retired Person

Indetified by Sk. PATAUDDIN , , Son of Late SK MAINUDDIN , 10 A, B B SENGUPTA ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Muslim, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 2,452/- ( A(1) = Rs 2,438/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 2,452/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2022 1:27PM with Govt. Ref. No: 192022230015678691 on 27-04-2022, Amount Rs: 2,452/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1777053384 on 27-04-2022, Head of Account 0030-03-104-001-16


**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 9,770/- and Stamp Duty paid by Stamp Rs 500/-, by online = Rs 9,270/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 492725, Amount: Rs.500/-, Date of Purchase: 26/04/2022, Vendor name: BIDYYT KR SAHA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 27/04/2022 1:27PM with Govt. Ref. No: 192022230015678691 on 27-04-2022, Amount Rs: 9,270/-, Bank: HDFC Bank ( HDFC0000014), Ref. No. 1777053384 on 27-04-2022, Head of Account 0030-02-103-003-02



**Sandip Biswas**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**

ate of Regist  
tered in Book  
ume number 1607  
eing No 160706148 f



Certificate of Registration under section 60 and Rule 69.

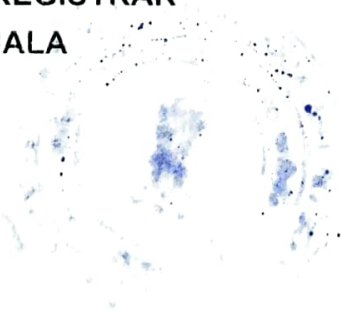
Registered in Book - I

Volume number 1607-2022, Page from 206544 to 206566  
being No 160706148 for the year 2022.



Digitally signed by SANDIP BISWAS  
Date: 2022.05.02 16:46:08 +05:30  
Reason: Digital Signing of Deed.

(Sandip Biswas) 2022/05/02 04:46:08 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.



(This document is digitally signed.)

GAURAV KHANNA





**GAURAV KHANNA HUF, PAN No. AAGHG4917A**, represented by its Karta **GAURAV KHANNA, Aadhar No. 887599382266, Pan No. AKTPK7726N**, son of Sri Sudip Kumar Khanna, by faith Hindu, by Occupation- Business, by faith - Hindu, Nationality - Indian residing at 629, Diamond Harbour Road, Police Station- Behala, Kolkata 700034, District South 24-Parganas, hereinafter called the **DONOR** (which expression unless repugnant to the context shall mean and include his respective heirs, executors, administrators, representatives and assigns) of the **ONE PART**;

**A N D**

**GAGAN ARORA**, wife of Sri Rajendra Arora, **PAN No. ACRPA8488K, AADHAR No. 587628711562**, by faith Hindu by Occupation -Retired, residing at 133, Motilal Gupta Road, Post Office – Barisha, Police Station – Haridevpur, Kolkata 700008, District South 24-Parganas, hereinafter called the **DONEE** (which expression unless repugnant to the context shall mean and include her heirs, executors, representatives and assigns) of the **OTHER PART**;

**WHEREAS** by way of inheritance Gopal Chandra Ghosh Matali, acquired the property and R.S. Record was finally published in the name of said Gopal Chandra Ghosh Matali son of Late Tarak Chandra Ghosh Matali, comprised in Mouza Gangarampore, P.S. Behala, District: 24-Parganas (South), R.S. Khatian No.10, Dag No.57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana Magura, within the then South Suburban Municipality being Holding No.18/9A, Fakir Para Road



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measuring an area 3 (Three) Katha 17 (Seventeen) Square feet of Bastu land more or less with 8' feet wide common passage and paid taxes thereof and possessed thereof.

**AND WHEREAS** by a Deed of conveyance dated 13.03.1968 made between Gopal Chandra Ghosh Matali, therein referred to as the VENDOR of the ONE PART AND Depali Bala Batabyal therein referred to as the PURCHASER of the OTHER PART which was registers at A.D.S.R. Behala and recorded in Book No.I, Volume No.26, Pages 113 to 117, Deed No.1460 for the year 1968, the said Gopal Chandra Ghosh Matali transferred, sold, conveyed the land measuring 3 (Three) Katha 17 (Seventeen) Square feet more or less with 8' feet wide common passage facilities comprised in Mouza Gangarampore, P.S. Behala, District: 24-Parganas, R.S. Khatian No. 10, Dag No.57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana Magura, within the then South Suburban Municipality being Holding No.18/9A, Fakir Para Road to Smt. Depali Bala Batabyal and paid taxes thereof and possessed thereof.

**AND WHEREAS** by a Deed of Gift (written in Bengal language) executed on 26.02.2002 and registered on 12.07.2002 made between Smt. Depali Bala Batabyal therein after referred to as the "Donor" of the ONE PART AND Sri Somnath Batabyal therein referred to as the DONEE of the OTHER PART; which was registered at D.S.R. Alipore and recorded in Book No.I, Volume No.74, Pages 168 to 174, Being No.3161 for the year 2002, the said Smt. Depali Bala Batabyal transferred conveyed by Deed of Gift the land measuring three 3 (Three) Katha 17 (Seventeen) Square feet more or less with structure comprised in Mouza Gangarampore,



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P.S. Behala, District: 24-Parganas (South), R.S, Khatian No. 10, Dag No.57, J.L. No.5, R.S. No. 189, Touzi No.3, Pargana Magura, within the limits of the then South Suburban Municipality now Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034 with 8 feet wide common passage for ingress and egress to Somnath Batabyal and the said Somnath Batabyal accepted the said Deed of Gift and possessed thereof and paid taxes thereof.

**AND WHEREAS** by a Deed of Gift (written in Bengal language) executed on 20.12.2002 and registered on 23.05.2003 made between Somnath Batabyal therein referred to as the DONOR of the ONE PART AND Smt. Soma Batabyal therein referred to as the DONEE of the OTHER PART; which was registered at A.D.S.R. at Behala and recorded in Book No.I, Volume No.73, Pages 89 to 94, Being No.3213, for the year 2003, the said Somnath Batabyal executed a Deed of Gift in favour of Soma Batabyal the land measuring 3 (Three) Katha 17 (Seventeen) Square feet more or less with 8' feet wide common passage comprised in Mouza-Gangarampore, P.S. Behala now Parnasree, District: 24-Parganas (South), R.S. Khatian No. 10, Dag No.57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana - Magura, within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034, vide Assessee No.411280900222 and the said Soma Batabyal accepted the said Deed of Gift and possessed the same and mutated her name before the competent authority and paid taxes thereof.



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**AND WHEREAS** that one Title Suit was filed before the Ld. 2nd Civil Judge (Sr. Division) at Alipore being No, 106/ 2020, Ejectment Case No.678/2013 between -Sampa Chatterjee and ors. - VS. - Soma Batabyal and the Learned Court was pleased to pass an order dated 08.05.2013. The Suit be and the same is dismissed for default.

**AND WHEREAS** the said Soma Batabyal by a Deed of Conveyance duly registered on 17/07/2014 sold, transferred and conveyed of ALL THAT the said land measuring 3 (Three) Katha 17 (Seventeen) Square feet more or less with 8 feet wide common passage comprised in Mouza Gangarampore, P.S. Behala now Parnasree, District: 24-Parganas (South), R.S. Khatian No. 10, Dag No.57, J.L. No.5, R.S. No.189, Touzi No.3, Pargana Magura, within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034, vide Assessee No. 41-128-09-0022-2 unto in favour of the GAURAV KHANNA (HUF), represented by its Karta GAURAV KHANNA and the said Deed of Conveyance duly registered in the office of the A.D.S.R, Behala and duly recorded in Book No.1, C.D. Volume No.11, Pages from 203 to 220, Being No.07789 for the year 2014.

**AND WHEREAS** after the aforesaid purchase, the said GAURAV KHANNA (HUF), the Donor herein had been mutated and recorded in the office of the B.L. & L.R.O. Behala, South 24-Parganas in respect of the said bagan land measuring 3 Cottahs 17 Square Feet more or less



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in Dag No.57, Khatian No. 10, J.L, No.5, Mouza Gangarampore, P.S. Behala now Parnasree, District: 24-Parganas vide Order dated 28/03/2015, Mutation Case No. Mut/520/T.M.B./2015.

**AND WHEREAS** the said GAURAV KHANNA (HUF) applied for conversion of change of character of the land from Bagan to Bastu land on 02/11/2021 at Office of Block Land & Land Reform Officer. His application was allowed and the character of land was thereby converted to Bastu land on 08/03.2022, vide Case No. CN/2021/1630/1195.

**AND WHEREAS** in consideration of natural love and moral duty and gratitude for the long and continuous relentless and unconditional care she has given to the family of the Donor, the Karta and all the coparceners have unanimously decided to transfer and convey a portion of the property described in the Schedule II hereunder the particulars of which are fully and particularly hereby mentioned in the Schedule II hereunder as and by way of gift in favour of the Donee and without any consideration money whatsoever and in similar terms, the donee has agreed to accept the property hereby conveyed by the Donor described in the Schedule II hereunder without any consideration money whatsoever.

The estimated value of the said property hereby conveyed is Rs. 51,000/-

NOW THIS D



A.D.S.R Behala

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**NOW THIS DEED WITNESSETH** in consideration of the natural love and affection for the Donee, the Donor hereby assign unto the Donee ALL THAT piece and parcel of undivided Bastu Land measuring 4 (Four) Chittaks out of 3 (Three) Cottahs 17 (Seventeen) Sq. ft. with brick built structure with asbestos shed standing thereon in the property described in the Schedule II hereunder and in pursuance of the said intention and in consideration of the natural love and affection which the Donor have for the Donee herein, the Donor out of own free will, without fraud, coercion or undue influence from anybody whomsoever, and in full possession of her senses, do hereby grant, convey, transfer, confirm and assure unto the said Donee TOGETHER WITH all easements, appurtenances the description of which are fully and particularly referred in the SCHEDULE hereunder OR HOWSOEVER OTHERWISE the said property now is or at any time or times heretofore were or was situated butted bounded described known and numbered TOGETHER WITH all trees, fences, water courses, lights, privileges, liberties, easements and appurtenances whatsoever to the said property belonging in any way appertaining thereto or usually held used occupied or enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto AND REVERSION OR REVERSIONS REMAINDER OR REMAINDERS and the rents, issues and profits thereof and all the estate right title interest property claim or demand whatsoever of the Donor into or upon the same or any part thereof AND ALL the deeds puttahs muniments writings and evidences of title which exclusively relate to the said property hereby transferred TO HAVE AND TO HOLD the said property hereby granted transferred assigned and assured or intended so to be unto and to the use of the



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Donee absolutely and forever free from all encumbrances and liabilities whatsoever.

**THE DONOR DOTH HEREBY COVENANT AND DECLARE** as follows:-

- (a) That the Donor himself or any predecessor-in-title of the Donor had/have never made or done anything, or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Donor and the Donor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Donor has full power and absolute and indefeasible right and authority to grant convey settle transfer and assure the said property hereby granted unto the Donee in the manner aforesaid and according to the true intent and meaning of these presents.
- (b) That it shall be lawful for the Donee at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the said property hereby granted in khas or through tenants and receive the rents issues and profits thereof without any hindrance interruption disturbances claim or demand whatsoever by the Donor or any person or persons claiming any estate right



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title or interest from under through or in trust for the Donor and freely and clearly and absolutely acquitted exonerated and for ever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed or occasioned by the Donor.

- (c) That the Donor and all persons claiming any right title or interest in the said property hereby transferred through from under or in trust for the Donor shall and will from time to time and at all times hereafter at the cost of the Donee do or execute or cause to be done or executed all such lawful acts, deeds things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Donee as may be reasonably required according to the true intent and meaning of this Deed.
- (d) That the Donor has put the Donee in actual possession of the said property hereby granted and transferred and the Donee have accepted the Gift by taking possession thereof. It is distinctly agreed and understood by and between the Donor and the Donee herein that neither the Donor nor any of their legal heirs or successors shall ever claim any right, title, interest or possession of the property hereby conveyed and in case of doing so, such



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claim or demand shall be of no legal effect by virtue of these Indenture. In similar terms the Donee including her legal heirs and successors shall use and enjoy the property hereby conveyed absolutely and freely and without any lawful interruption from any quarter and by exercising all their rights and obligations as stipulated herein.

- (e) That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income-tax Authorities or Estate Duty Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Donor for realization of arrears of Income-tax or Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered.
- (f) That there is no impediment under the provisions of the Urban Land (Ceiling & Regulation) Act, 1976 for the Donor to grant, convey and transfer the said property unto the Donees in the manner aforesaid.





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**SCHEDULE I ABOVE REFERRED TO**  
**(Entire Property)**

ALL THAT piece parcel Bastu land measuring 3 Cottahs 17 Square feet more or less in Mouza - Gangarampore, J.L. No. 5, R.S. No. 189, Touzi No. 3, Pargana- Magura, R.S. Khatian No.10, Dag No 57 within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034, P.S, Behala now Parnasree, District: South 24-Parganas, butted and bounded as follows:

ON THE NORTH: Common Drain.  
 ON THE SOUTH: 8' wide Common Passage.  
 ON THE EAST: Malati Mala Das's House  
 ON THE WEST: Nanda Lal Ghosh's land.

**SCHEDULE II ABOVE REFERRED TO**  
**(The Property hereby gifted)**

ALL THAT piece and parcel of undivided Bastu Land measuring 4 (Four) Chittaks out parcel Bastu land measuring 3 Cottahs 17 Square feet more or less in Mouza Gangarampore, J.L. No. 5, R.S. No. 189, Touzi No. 3, Pargana- Magura, R.S. Khatian No.10, Dag No 57 within the limits of the Kolkata Municipal Corporation, Ward No. 128 being Municipal Premises No.24, Fakir Para Road, Kolkata - 700034, P.S, Behala now Parnasree.



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IN WITNESS WHEREOF the PARTIES hereunto set and subscribed their respective hands and seal on the day, month and year first above.

**WITNESSES :-**

1) MD. Salim  
690 D. H. Road  
P.S. Bikala  
KOL - 34

*Gagan Khanna*

DONOR

2) Sh. Gataulobin  
10 A.B.B. Sengupta  
Road KOL - 34

*Gagan Anon*

DONEE

Drafted by me:-

*Apit K. Mohanty*  
Adv.

Enrolment No- F-853/2010

-Alipore Police Court

Kolkata - 700027.

P.O + P.S- Alipore.



A.D.S.R. Behala

28 APR 2022

Dist:- South 24 Pgs.



		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 GAURAV KHANNA

Signature Gaurav Khanna



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

Name GAGAN ARORA

Signature Gagan Arora

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

Name .....

Signature .....



A.D.S.R Behala  
28 APR 2022  
Dist. - South 24 Pgs.



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	2001220527/2022	Office where deed will be registered
Query Date	22/04/2022 12:13:08 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	SK PATAUDDIN 10 A, B B SENGUPTA ROAD, Thana : Behala, District : South 24-Parganas, WEST BENGAL, PIN - 700034, Mobile No. : 9007897597, Status : Solicitor firm	
Transaction	Additional Transaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 51,000/-	Rs. 2,43,750/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 9,770/- (Article:33(ii))	Rs. 2,452/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 500/-
Remarks		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Fakir Para Road, , Premises No: 24, , Ward No: 128 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	4 Chatak	21,000/-	2,13,750/-	Width of Approach Road: 8 Ft.,
Grand Total :				.4125Dec	21,000 /-	2,13,750 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	



**Donor Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr GAURAV KHANNA HUF Son of Mr SUDIP KUMAR KHANNA 629, D H ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AAxxxxxx7A, Aadhaar No: 88xxxxxxxx2266, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Donee Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Mr GAGAN ARORA Wife of Mr RAJENDRA ARORA 133, MOTILAL GUPTA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx8K, Aadhaar No: 58xxxxxxxx1562, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Sk. PATAUDDIN Son of Late SK MAINUDDIN 10 A, B B SENGUPTA ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Identifier Of Mr GAURAV KHANNA HUF, Mr GAGAN ARORA

**Transfer of Land from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr GAURAV KHANNA HUF	Mr GAGAN ARORA		0.4125 Dec	2,13,750/-

**Transfer of Structure from Donor To Donee**

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mr GAURAV KHANNA HUF	Mr GAGAN ARORA		100 Sq Ft	30,000/-

**Note:**

- If the given information are found incorrect, then the assessment made stands invalid.

2. Query is valid for 30 days (i.e. upto 22-05-2022) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 22-05-2022)
3. Standard User charge of Rs. 240/-(Rupees Two hundred fourty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS,D.S.R. - II SOUTH 24-PARGANAS,D.S.R. - III SOUTH 24-PARGANAS,D.S.R. - IV SOUTH 24-PARGANAS,A.D.S.R. BEHALA,D.S.R. - V SOUTH 24-PARGANAS,A.R.A. - I KOLKATA,A.R.A. - II KOLKATA,A.R.A. - III KOLKATA,A.R.A. - IV KOLKATA





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

**GRN Details**

GRN:	192022230015678691	Payment Mode:	Online Payment
GRN Date:	27/04/2022 13:25:32	Bank/Gateway:	HDFC Bank
BRN :	1777053384	BRN Date:	27/04/2022 13:27:28
Payment Status:	Successful	Payment Ref. No:	2001220527/4/2022
			[Query No*/Query Year]

**Depositor Details**

Depositor's Name:	Gaurav Khanna
Address:	629 Diamond Harbour Road
Mobile:	9051711517
EMail:	gaurav.trinayani@gmail.com
Contact No:	09051711517
Depositor Status:	Seller/Executants
Query No:	2001220527
Applicant's Name:	Mr SK PATAUDDIN
Identification No:	2001220527/4/2022
Remarks:	Gift, Gift in f/o others except family members, Government, Local Body Payment No 4

**Payment Details**

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001220527/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	9270
2	2001220527/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	2452
Total				11722

**IN WORDS: ELEVEN THOUSAND SEVEN HUNDRED TWENTY TWO ONLY.**