



पश्चिम बंगाल WEST BENGAL

AP 290079

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## DEED OF GIFT

### Gift within family members — father to daughter

Gift of undivided unmarked bastu land measuring little more or less 1K.-9Ch.-9.25sq.ft. with undivided cement finished residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), at the part of Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of Assessee No. 21-098-06-0124-9

This **Deed of Gift** made on this day, month and year written at last hereinafter.

*By and Between.*

Puja Nath

**SRI TAPAN CHATTOPADHYAY** @ Tapan Chatterjee, son of Late Dharendra Nath Chattopadhyay, having his **PAN** : ACHPC 4336 L, **Aadhaar** : 6451 1912 5520 and **Mobile** : 8902437536, by faith - Hindu, by nationality - Indian, by occupation - Retired, residing at 1/37, Netaji Nagar, P.S. - Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, hereinafter referred and called to as the **DONOR** (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include his heirs successors, executors, administrators, legal representative and person deriving title under him) the party of the **FIRST PART**.

**AND**

**SMT. PUJA CHATTERJEE**, daughter of Sri Tapan Chattopadhyay, having her **PAN** : AODPC 6129 H, **Aadhaar** : 5603 0998 3116 and **Mobile** : 9836380473, by faith - Hindu, by nationality - Indian, by occupation - Housewife, residing at 1/37, Netaji Nagar, P.S. - Netaji Nagar, P.O.-Regent Estate, Kolkata-700092, hereinafter referred and called to as the **DONEE** (which expression shall unless excluded by or repugnant to the subject, context or meaning thereof be deemed to include her heir successor, executor, administrator, legal representative and person deriving title under him) the party of the **SECOND PART**.

**WHEREAS** the party of the First Part herein Donor Sri Tapan Chattopadhyay is the absolute owner of **all that** undivided unmarked bastu land measuring little more or less 1K.-9Ch.-9.25sq.ft. with undivided cement finished residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each

*Puja Chatterjee*



floor), at the part of Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of Assessee No. 21-098-06-0124-9, hereinafter mentioned to as 'the **said gifted property**' which is morefully described in the **Schedule-'B'** hereunder written.

**AND WHEREAS** by virtue of a Bengali Deed of Sale being No.208 for the year 1952, which was registered on 7th January 1952, at the office of District Register at Alipore, 24 Pgs. and recorded in its Book No. I, Volume No. 3, Pages 201 to 208, being No. 208 for the year 1952, one **Smt. Radha Rani Chattopadhyay**, wife of Sri Sarada Charan Chattopadhyay, become the absoloute owner of bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** being Plot No. 9A, Charu Chandra Park, at the then P.S.-Tollygunge, now P.S.-Netaji Nagar which was purchased from **Messrs Calcutta Properties Limited**, a Joint Stock Company with limited liability registered under the Indian Companies Act and having its registered office at No. 65, Sir Hariram Coenka Street in the town of Calcutta.

**AND WHEREAS** being the owner of the aforesaid plot of land, said **Smt. Radha Rani Chattopadhyay** constructed at first two storied cement finished dwelling house on the said plot of land measuring totally about 2000sq.ft. covered area, out of which 1000 sq.ft. covered area on each floor **and** thereafter constructed additional two floors measuring about 630 sq.ft. covered area, out of which 315 sq.ft. covered area on

*Puja Chatterji*

each floor **i.e.** total covered area 2630 sq.ft. covered area on four storied building, out of which **(i)** on the ground floor 1000 sq.ft. covered area, **(ii)** on the 1st floor 1000 sq.ft. covered area, **(iii)** on the 2nd floor 315 sq.ft. covered area and **(iv)** on the 3rd floor 315 sq.ft. covered area. **Thereafter** said owner Smt. Radha Rani Chatterjee mutated her name in the assessment records of Kolkata Municipal Corporation, Tally Tax Department and the aforesaid property has been recorded as the Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, KMC Ward No. 98 and paid property tax regularly under **Assessee No. 21-098-06-0124-9** and hereinafter for the sake of brevity referred to as 'the **said property**'.

**AND WHEREAS** during lifetime enjoying the said property aforesaid owner **Smt. Radha Rani Chattopadhyay** bequeathed the said property by executing a '**WILL**' on 10-01-1980, in favour of her family members **viz.** namely **(1)** Sri Birendra Nath Chatterjee, one of the sons, **(2)** Sri Jibendra Nath Chatterjee, one of the sons, **(3)** Sri Jitendra Nath Chatterjee, one of the sons, **(4)** Sri Jnanendra Nath Chatterjee, one of the sons, **(5)** Smt. Kanakprova Chatterjee, daughter-in-law & wife of Late Dhirendra Nath Chatterjee and **(6)** Sri Tapan Chattopadhyay @ Tapan Chatterjee, grandson & son of Late Dhirendra Nath Chattopadhyay.

**AND WHEREAS** after executing the said '**WILL**' dated 10-01-1980, said owner Smt. Radha Rani Chattopadhyay died intestate on 25-07-1987

*Puja Chatterjee*

but due to family circumstances, the 'Probate' application was not filed at that time before the Ld. Court to become the individual owner of the aforesaid '**WILL**' in respect of the property at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98.

**AND WHEREAS** in the meantime, before filling the application for 'Probate' in respect of above mentioned '**WILL**' dated 10-01-1980, one of above mentioned beneficiaries namely **Smt. Kanakprova Chatterjee**, died intestate on 14-01-1994 **and** as per guideline of the aforesaid '**WILL**', her son **Sri Tapan Chattopadhyay @ Tapan Chatterjee**, is entitle to enjoy the property of deceased Kanakprova Chatterjee.

**AND WHEREAS** thereafter the only executor of the aforesaid '**WILL**' namely **Sri Jnanendra Nath Chatterjee** filed the 'Probate' Case before the District Delegate Court at Alipore. **Thereafter** one of the above beneficiaries, namely Sri Jibendra Nath Chatterjee opposed and started one case under Case Number-O.S. Case No. 1 of 1996. **After long** hearing at first before E.C.-cum-Additional District Judge, Alipore and thereafter Upper Court, save and except deceased Kanakprova Chatterjee — the rest of the aforesaid beneficiaries of the above mentioned '**WILL**' dated 10-01-1980, obtained '**Probate**' of the aforesaid land and premises which was granted by the Additional District and

*Anja Chatterjee*

Session Judge, Alipore, South 24 Pgs., on 10th day of June 2003, being Case Number-O.S. Case No. 1 of 1996.

**AND WHEREAS** by virtue of aforesaid '**Probate**', dated 10th day of June 2003, the above beneficiaries viz. (i) Sri Birendra Nath Chatterjee, (ii) Sri Jibendra Nath Chatterjee, (iii) Sri Jitendra Nath Chatterjee, (iv) Sri Jnanendra Nath Chatterjee and (v) Sri Tapan Chattopadhyay @ Tapan Chatterjee become the absolute owners of **all that** bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** with four storied cement finished dwelling house measuring totally about 2630sq.ft. covered area, out of which 1000 sq.ft. covered area on ground floor, 1000 sq.ft. covered area on 1st floor, 315 sq.ft. covered area on 2nd floor and 315 sq.ft. covered area on 3rd floor, at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98, hereinafter for the sake of brevity referred to as '**the said property**'.

**AND WHEREAS** during enjoying the said property, one of the aforesaid owners namely **Sri Birendra Nath Chatterjee**, died intestate on 12-07-2000 **and** since deceased he was unmarried, a Hindu under Dayabagha School of Hindu Law leaving behind no **Class-I** legal heir **but** leaving behind other beneficiaries of the aforesaid '**WILL / PROBATE**' as **Class-II** legal heirs to inherit the property of aforesaid '**WILL / PROBATE**' as per Hindu Succession Act. 1956.

*Priya Chatterjee*



**AND WHEREAS** by virtue of aforesaid 'Probate' **and** by virtue of inheritance, Sri Jnanendra Nath Chatterjee, Sri Jibendra Nath Chatterjee, Sri Jitendra Nath Chatterjee and Sri Tapan Chattopadhyay@Tapan Chatterjee become the joint owners of **all that** bastu land measuring little more or less **6K.-4Ch.-37sq.ft.** with four storied cement finished dwelling house measuring totally about 2630sq.ft. covered area, out of which 1000 sq.ft. covered area on ground floor, 1000 sq.ft. covered area on 1st floor, 315 sq.ft. covered area on 2nd floor and 315 sq.ft. covered area on 3rd floor, at Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. -Regent Park, Kolkata-700040, KMC Ward No. 98, Assessee No. 21-098-06-0124-9, hereinafter for the sake of brevity referred to as 'the **said property**'.

**AND WHEREAS** thereafter **save and except Sri Jibendra Nath Chatterjee**, other three joint owners — namely Sri Jnanendra Nath Chatterjee, Sri Jitendra Nath Chatterjee and Sri Tapan Chattopadhyay@Tapan Chatterjee **executed and registered one Bengali Deed of Partition** among themselves in respect of said property which was registered on 11-02-2003, before ADSR, Alipore, South 24 Pgs. and has been recorded in its Book No. I, Volume No. 102, Page from 221 to 243, being No. 01503 for the year 2003. **Be it mentioned here** that in absence of any one of the joint owners, there is no legal scope to execute and to make registration the Deed of Partition **i.e.** the above mentioned Deed of Partition being No. 01503 for the year 2003 is fully illegal and bad-in-law due to one of the above mentioned joint

*Purna Chatterjee*

owners Sri Jibendra Nath Chatterjee **was ignored** by other joint owners at the time of registering the aforesaid Deed of Partition being No. 01503 for the year 2003.

**AND WHEREAS** thereafter the said owners of the above mentioned illegal Deed of Partition, submitted the copy of the said Deed of Partition being No. 01503 for the year 2003 before the Kolkata Municipal Corporation, Tolly Tax Department to make mutation. On the basis of aforesaid illegal Deed of Partition, made unlawful **apportionment mutation** as follows :-

Sl.No.	Name of Recorded Owner/s	Assesse No.
1.	Tapan Chatterjee @ Tapan Chattopadhyay	21-098-06-2900-4 <b>(New Assessee)</b>
2.	Jnanendra Nath Chatterjee	21-098-06-2899-1 <b>(New Assessee)</b>
3.	Jitendra Nath Chatterjee	21-098-06-2902-8 <b>(New Assessee)</b>
4.	Kanak Prova Chatterjee & Ors.	21-098-06-2901-6 <b>(New Assessee)</b>
5.	Tapan Chattopadhyay, Jitendra Nath Chatterjee and Jnanendra Nath Chatterjee	21-098-06-2903-0 <b>(New Assessee)</b>
★ 6.	Smt. Radharani Chattopadhyay	21-098-06-0124-9 <b>(Old and Original Assessee)</b>

*Puja Chatterjee*



**AND WHEREAS** the above referred mutation was fully illegal and bad-in-law, because one of the beneficiaries of the said '**WILL**' namely Sri Jibendra Nath Chatterjee was fully ignored on the assessment records of the Tolly Tax Department of Kolkata Municipal Corporation **and** at the time of mutation, one of above namely Kanak Prova Chatterjee was not living who died on 14-01-1994. Afterall the above mentioned Deed of Partition being No. 01503 for the year 2003 and above mutation liable to be cancelled **and** shall be valied only the Assessee No.21-098-06-0124-9 which to be regularised accordingly.

**AND WHEREAS** at present, save and except **Tapan Chattopadhyay** @ Tapan Chatterjee, all other owners of the above mentioned Deed of Partition being No. 01503 for the year 2003 **and** also at present, save and except **Tapan Chattopadhyay** @ Tapan Chatterjee, all other recorded owners of the KMC record books become death and following legal heirs become owners as hereunder :-

(i) **Jnanendra Nath Chatterjee** (Assessee No.21-098-06-2899-1) died intestate on 23-11-2007, (his wife Juthika Chatterjee, died intestate on 27-11-2012), a Hindu under Dayabagha School of Hindu Law, leaving behind two daughters (i) **Smt. Kaberi Bhattacharjee** and (ii) **Smt. Gayatri Chakraborty** to inherit the undivided property which left by deceased Jnanendra Nath Chatterjee.

(ii) **Jitendra Nath Chatterjee** (Assessee No.21-098-06-2902-8) died intestate on 03-01-2012, (his wife Chabi Chatterjee died intestate on 05-03-2016), a Hindu under Dayabagha School of Hindu Law, leaving

*Puja Chatterjee*

behind only daughter **Smt. Mousumi Mukherjee** to inherit the undivided property which left by deceased Jitendra Nath Chatterjee.

**AND WHEREAS** in the meantime, said ignored owner which mentioned hereinabove but one of the beneficiary of the said WILL / Probate, namely **Sri Jibendra Nath Chatterjee**, died intestate on 17-08-2007 (his wife Smt. Ila Chatterjee died intestate on 21-09-2011), a Hindu under Dayabagha School of Hindu Law. At present the legal heirs of deceased Jibendra Nath Chatterjee as per Hindu Succession Act. 1956 are namely (a) Sri Pranab Chatterjee, (b) Sri Tarun Chatterjee and (c) Sri Maloy Chatterjee and **two daughters** namely (a) Smt. Krishna Chakraborty, wife of Sri Hirak Chakraborty, (b) Smt. Ruma Mukherjee, wife of Sri Amitava Mukherjee.

**Thereafter** one of the aforesaid legal heirs **Smt. Krishna Chakraborty** died intestate on 18-06-2011, a Hindu under Dayabagha School of Hindu Law leaving behind her **only son** Sri Rahul Chakraborty to inherit undivided share of the aforesaid land and premises of Schedule-'A' which left by deceased Krishna Chakraborty. **After that** aforesaid legal heir **Sri Rahul Chakraborty** died intestate on 10-12-2022, a Hindu under Dayabagha School of Hindu Law leaving behind his **wife** Smt. Sutapa Chakraborty and **only son** Sri Ayush Chakraborty to inherit undivided share of the aforesaid land and premises of Schedule-'A' which left by deceased Rahul Chakraborty.

**Thereafter** other one of the aforesaid legal heir **Smt. Ruma Mukherjee** died intestate on 26-01-2023, a Hindu under Dayabagha

*Puja Chatterjee*

School of Hindu Law leaving behind her **two sons** namely **Sri Tathagata Mukherjee** and **Sri Budhaditya Mukhopadhyay**, to inherit undivided share of the said property which left by deceased Ruma Mukherjee.

**AND WHEREAS** due to bad-in-law of the aforesaid Deed of Partition being No. 01503 for the year 2003 **and** due to improper mutation made by virtue of aforesaid Deed of Partition, the owners of the said deed of partition and recorded assessees of the aforesaid improper six mutation have been decided to cancel the aforesaid deed of partition being No. 01503 for the year 2003 **and** to amalgamate the property of 174/29, N.S.C. Bose in one premises under one assessee.

**AND WHEREAS** as per above decision, both for cancellation of aforesaid deed of partition and mutation, already five deed of amalgamations **i.e.** 1st Deed of Amalgamation, 2nd Deed of Amalgamation, 3rd Deed of Amalgamation, 4th Deed of Amalgamation and 5th Deed of Amalgamation registered at office of DSR-IV, Alipore and has been recorded in its Book No. I, Volume No. 1604-2023, (i) being No. 160406846 / 2023, (ii) being No. 160406847 / 2023, (iii) being No. 160406853 / 2023, (iv) being No. 160406854 / 2023 and (v) being No. 160406855 / 2023 respectively.

**AND WHEREAS** by virtue of above mentioned five deed amalgamations, the said deed of partition shall be considered as cancelled documents **and** the aforesaid five assessee numbers viz. (i) Assessee No. 21-098-06-2900-4, (ii) Assessee No. 21-098-06-2899-1, (iii) Assessee No. 21-098-06-2902-8, (iv) Assessee No. 21-098-06-2903-0 and (v) Assessee No. 21-098-06-2901-6, shall be considered as

*Papa Chatterjee*



amalgamated into one Assessee No. 21-098-06-0124-9. **By virtue of** the aforesaid five deed of amalgamations, the entire land and premises become one premises **i.e.** there is no any split number **i.e.** the Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, part of the Assessee No. 21-098-06-0124-9, KMC Ward No. 98, become free from all encumbrances whatsoever nature from the aforesaid deed of partition being No. 01503 for the year 2003 **and** from aforesaid improper mutations.

**AND WHEREAS** be it mentioned here that in the meantime due to dilapidated condition of the four storied building, the present owners have decided to demolish the upper two floors **i.e.** 2nd floor and 3rd floor demolish **and** jointly enjoying rest two floors **i.e.** ground floor and 1st floor of which total measuring about 2000sq.ft. (1000 sq.ft. on each floor). **Now** by virtue of above mentioned five 'amalgamation deed', the entire property at Premises No. 174/29, N.S.C. Bose Road, Kolkata-700040 become under the one Assessee No. 21-098-06-0124-9 **and** hereinafter for the sake of brevity referred to as 'the **said land and premises**' which is morefully described in the **Schedule-'A'** hereunder written **and** the following joint owners as per their proportionate ratio / share, **as follows :-**

**(1) Sri Tapan Chattopadhyay @ Tapan Chatterjee – 25%**

bastu land measuring about 1K.-9Ch.-9.25sq.ft. with undivided residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

*Puja Chatterjee*

**(2) Smt. Kaberi Bhattacharjee – 12.5%**

bastu land measuring about 12Ch.–27.12sq.ft. with undivided residential building measuring about 250sq.ft. covered area on two storied building (125sq.ft. covered area on each floor, part of the Assessee No. 21-098-06-0124-9.

**(3) Smt. Gayatri Chakraborty – 12.5%**

bastu land measuring about 12Ch.–27.13sq.ft. with undivided residential building measuring about 250sq.ft. covered area on two storied building (125sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(4) Smt. Mousumi Mukherjee – 25%**

bastu land measuring about 1K.–9Ch.–9.25sq.ft. with undivided residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(5) Mr. Chatterjee Pranab, alias Pranab Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(6) Sri Tarun Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

*Pranab Chatterjee*

**(7) Sri Malay Chatterjee – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(8/9) Smt. Sutapa Chakraborty and Sri Ayush Chakraborty – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**(10/11) Sri Tathagata Mukherjee and Sri Budhaditya Mukhopadhyay – 5%**

bastu land measuring about 5Ch.–1.85sq.ft. with undivided residential building measuring about 100sq.ft. covered area on two storied building (50sq.ft. covered area on each floor), part of the Assessee No. 21-098-06-0124-9.

**AND WHEREAS** thus as per above mentioned recite of title history, **Donor of First Part herein Sri Tapan Chattopadhyay** become the absolute owner of **all that** undivided unmarked bastu land measuring little more or less 1K.–9Ch.–9.25sq.ft. with undivided cement finished residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), at the part of Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent

*Puja Chatterjee*



Park, Kolkata-700040, part of Assessee No. 21-098-06-0124-9, KMC Ward No. 98, hereinafter for the sake of brevity referred to as 'the **said undivided property**' which is morefully and particularly described in the **Schedule-'B'** hereunder written.

**AND WHEREAS** I the Donor herein **Sri Tapan Chattopadhyay** expressed my view to relinquish my undivided unmarked property of the Schedule-'B' hereunder in favour of my own beloved daughter Smt. Puja Chatterjee, Donee herein. Hence, in order to materialise long cherished dreams, I the Donor herein engross ourselves in executing this deed of gift of my own accord and volition and without any undue influence, extortion or coercion from anyone else. Under this circumstances, I the Donor herein have decided to legalise the matter in favour of Donee herein through the present gift deed for undivided unmarked said property of Schedule-'B' which hereinafter for the sake of brevity referred to as 'the **said gifted property**', free from all encumbrances, charges, liens, lispendences, attachments, requisitions, indefeasibly, acquisitions and trust of whatsoever nature which now gifted **out of natural love and affection** by the Donor in favour of **beloved own daughter** – Donee herein **Smt. Puja Chatterjee** by making the present "Gift Deed" in respect of said gifted property herein absolutely, solely, exclusively, grant, alienate, transfer to Donee herein forever and once for all as perpetually selflessly.

**NOW THIS DEED WITNESSETH** by virtue of these gift deed for the said gifted property of Schedule-'B', I the Donor herein Sri Tapan

*Puja Chatterjee*

Chattopadhyay cease to have any legal rights and interest on the said gifted property of Schedule-'B' hereinbelow from this day **and** I the Donor herein doth hereby deliver legal possession of the said gifted property in favour of the Donee herein Smt. Puja Chatterjee. **Thus by virtue of** these gift deed, the Donee herein Smt. Puja Chatterjee from this day become the absolute legal owner of entire property of **Schedule-'B'** hereunder i.e. become the absolute legal owner of **all that** undivided unmarked bastu land measuring little more or less 1K.-9Ch.-9.25sq.ft. with undivided cement finished residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), at the part of Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, KMC Ward No. 98, part of Assessee No. 21-098-06-0124-9, free from all encumbrances, charges, liens, mortgages, leases, attachments and lispendents etc. **togetherwith** easement and quasi-easement or other stipulations or provisions for the beneficial use and enjoyment of the said property. **By virtue of** the these gift deed, the Donee herein Smt. Puja Chatterjee have got every rights and liberties to mutate her name with other co-owners of the land and premises of Schedule-'A' as absolute owner of undivided unmarked property of Schedule-'B' hereinbelow in the records of the competent authority of Kolkata Municipal Corporation at her own cost, in that event this gift deed shall be treated as the full and final consent of the Donor herein. The Donee herein Smt. Puja Chatterjee shall have also liberty to enjoy all

Puja Chatterjee

easement rights over the entire property of Schedule-'B' hereinbelow as its absolute owner and possessor with absolute rights to sell, transfer, gift, mortgage, develop, lease, convey whatsoever as its absolute owner and possessor without any lawful eviction, claim, interruption, demand whatsoever from the Donor herein.

**NOW THIS DEED FURTHER WITNESSETH** that I the Donee herein Smt. Puja Chatterjee doth hereby accepting the gifted property mentioned in the Schedule-'B' hereunder written from my beloved father, Donor herein – Sri Tapan Chattopadhyay, as it is where it is basis without any lawful eviction, claim, interruption, demand whatsoever by any person or persons claiming from under or in trust of Donor. **Thus by virtue of these gift deed**, I the Donee herein **Smt. Puja Chatterjee** become the absolute owner of **all that** undivided unmarked bastu land measuring little more or less. ~~1K.-9Ch.-9.25sq.ft.~~ with undivided cement finished residential building measuring about 500sq.ft. covered area on two storied building (250sq.ft. covered area on each floor), at the part of Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, part of Assessee No. 21-098-06-0124-9, KMC Ward No. 98, which is mentioned in the Schedule-'B' hereunder free from all encumbrances, charges, liens, mortgages, leases, attachments and lispendents etc. **togetherwith** the undivided proportionate impartiable share and / or interest in the land of Schedule-'A' hereunder **togetherwith** easement and quasi-easement or other stipulations or provisions for the beneficial use and enjoyment of the said property.

*Puja Chatterjee*



## **SCHEDULE 'A' ABOVE REFERRED TO**

**(the said land and premises)**

**ALL THAT** piece and parcel of **bastu land** measuring little more or less **6K.-4Ch.-37sq.ft.** with **two storied** cement finished building of which measuring totally about **2000 sq.ft.** covered area (1000 sq.ft. covered area on each floor), out of which entire ground floor is tenanted commercial purpose and entire 1st floor is residential purpose at the **Premises No. 174/29, N.S.C. Bose Road, P.S. - Netaji Nagar, P.O. Regent Park, Kolkata-700040, Assessee No. 21-098-06-0124-9, KMC Ward No. 98,** and it is butted and bounded in the following manner :

On the North – 174/28, N.S.C. Bose Road

On the South – 174/30, N.S.C. Bose Road

On the East – 40' wide road

On the West – 3/41 and 3/42, Netaji Nagar

## **SCHEDULE 'B' ABOVE REFERRED TO**

**(the said gifted property)**

**ALL THAT** undivided unmarked **bastu land** measuring little more or less **1K.-9Ch.-9.25sq.ft.** with undivided cement finished residential building measuring about **500 sq.ft. covered area** on two storied building (**250sq.ft. covered area on each floor**), at the part of the **Premises No. 174/29, N.S.C. Bose Road, Kolkata-700040, P.S. - Netaji Nagar, P.O. Regent Park,** part of the Assessee No. 21-098-06-0124-9, KMC Ward No. 98 **togetherwith** easement and quasi-easement or other

*Pinja Chatterjee*

stipulations or provisions for the beneficial use and enjoyment of the said property.

**IN WITNESS** whereof the parties have hereunto set and subscribed their respective hands on this the <sup>3rd</sup>..... day of August 2023.

**Signature of witness with complete address :-**

1. Sraboni Ghosh  
9/29, Netaji Nagar  
Kol-92

L.T.I. of the Donor-First Part  
Sri Tapan Chattopadhyay

2. Sinha Chattopadhyay  
1/37, Netaji Nagar,  
Kol-92

Puja Chatterjee  
**Signature of the Donee**  
**Second Part**  
Smt. Puja Chatterjee

3. Roy Chowdhury  
Advocate  
Alipore Judges Court

As per available documents and informations supplied by parties herein  
**Drafted by me at my office :**

Roy Chowdhury  
**Mr. Punyabrata Roy Chowdhury**  
Senior Advocate  
Enrollment No. WB/1422/1980  
Alipore Judges' Court  
Office : 8A, Pallisree, Kol-92,  
Mobile : 98303 29585

Compared by me the drafting with the relevant documents supplied by parties herein **and** readover before the parties and admitted the indenture by the parties :

Sraboni Ghosh  
**Miss. Sraboni Ghosh**  
Advocate  
Enrollment No : F/1396/1073 of 2019  
Alipore Judges' Court  
Office : 9/29 Netaji Nagar, Kol-92  
Mobile : 8697502211









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16042001966123/2023

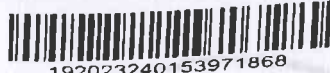
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr TAPAN CHATTOPADHYAY 1/37, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Donor			LTI of Tapan Chattopadhyay by pen of Sraboni Ghosh, Advocate 03/08/2023.
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Smt PUJA CHATTERJEE 1/37, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Donee			LTI of Puja Chatterjee 03/08/2023
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Miss SRABONI GHOSH Daughter of Mr BASUDEB GHOSH 9/29, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24- Parganas, West Bengal, India, PIN:- 700092	Mr TAPAN CHATTOPADHYAY, Smt PUJA CHATTERJEE			Sraboni Ghosh 03/08/2023





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



192023240153971868

GRN Details

GRN:	192023240153971868	Payment Mode:	SBI Epay
GRN Date:	02/08/2023 23:01:09	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9207617011237	BRN Date:	02/08/2023 23:01:48
Gateway Ref ID:	927020198	Method:	Axis Bank-Retail NB
GRIPS Payment ID:	020820232015397185	Payment Init. Date:	02/08/2023 23:01:09
Payment Status:	Successful	Payment Ref. No:	2001966123/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Ganapati Constration
Address:	1/37, AZADGARH KOL-40, West Bengal, 700040
Mobile:	9830460470
Contact No:	9830460470
Depositor Status:	Others
Query No:	2001966123
Applicant's Name:	Mrs SRABONI GHOSH
Identification No:	2001966123/1/2023
Remarks:	Gift, Gift in Favour of family members
Period From (dd/mm/yyyy):	02/08/2023
Period To (dd/mm/yyyy):	02/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001966123/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	19330
2	2001966123/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	38834
		Total		58164

IN WORDS: FIFTY EIGHT THOUSAND ONE HUNDRED SIXTY FOUR ONLY.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 302607 to 302637  
being No 160409739 for the year 2023.



Digitally signed by Anupam Halder  
Date: 2023.08.07 15:43:16 +05:30  
Reason: Digital Signing of Deed.

*(Signature)*

(Anupam Halder) 2023/08/07 03:43:16 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

## Major Information of the Deed

Deed No :	I-1604-09739/2023	Date of Registration	07/08/2023
Query No / Year	1604-2001966123/2023	Office where deed is registered	
Query Date	01/08/2023 3:35:35 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SRABONI GHOSH ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8697502211, 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. 4/-		Rs. 38,82,032/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 19,430/- (Article:33(i))		Rs. 38,866/- (Article:A(1), E, M)	
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.S.C Bose Road, Road Zone : (Ward No. 98 -- Ward No. 98) , , Premises No: 174/29, , Ward No: 098 Pin Code : 700040

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	1 Katha 9 Chatak 9.25 Sq Ft	2/-	35,44,532/-	Width of Approach Road: 40 Ft.,
Grand Total :				2.5993Dec	2 /-	35,44,532 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	2/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	2 /-	3,37,500 /-	



**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr TAPAN CHATTOPADHYAY</b> Son of Late DHIRENDRA NATH CHATTOPADHYAY 1/37, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx6L, Aadhaar No: 64xxxxxxxx5520, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Pvt. Residence

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Smt PUJA CHATTERJEE (Presentant )</b> Daughter of Mr TAPAN CHATTOPADHYAY 1/37, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx9H, Aadhaar No: 56xxxxxxxx3116, Status :Individual, Executed by: Self, Date of Execution: 03/08/2023 , Admitted by: Self, Date of Admission: 03/08/2023 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Miss SRABONI GHOSH</b> Daughter of Mr BASUDEB GHOSH 9/29, NETAJI NAGAR, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092			
Identifier Of Mr TAPAN CHATTOPADHYAY, Smt PUJA CHATTERJEE			

**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 TAPAN CHATTOPADHYAY	Smt PUJA CHATTERJEE	Y	2.59932 Dec	35,44,532/-

**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 TAPAN CHATTOPADHYAY	Smt PUJA CHATTERJEE	Y	500 Sq Ft	3,37,500/-

On 03-08-2023

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

Presented for registration at 21:30 hrs on 03-08-2023, at the Private residence by Smt PUJA CHATTERJEE ,Claimant.

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

Execution is admitted on 03/08/2023 by 1. Mr TAPAN CHATTOPADHYAY, Son of Late DHIRENDRA NATH CHATTOPADHYAY, 1/37, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Retired Person, 2. Smt PUJA CHATTERJEE, Daughter of Mr TAPAN CHATTOPADHYAY, 1/37, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife

Indetified by Miss SRABONI GHOSH, , , Daughter of Mr BASUDEB GHOSH, 9/29, NETAJI NAGAR, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by profession Advocate



Anupam Halder

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

On 07-08-2023

**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.

**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 38,82,032/-. Family Members amount Rs 38,82,032/-

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 38,866.00/- ( A(1) = Rs 38,820.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 38,834/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 02/08/2023 11:01PM with Govt. Ref. No: 192023240153971868 on 02-08-2023, Amount Rs: 38,834/-, Bank: SBI EPay ( SBlePay), Ref. No. 9207617011237 on 02-08-2023, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 19,430/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 19,330/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8542, Amount: Rs.100.00/-, Date of Purchase: 05/06/2023, Vendor name: SUBHANKAR DAS

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB

Online on 02/08/2023 11:01PM with Govt. Ref. No: 192023240153971868 on 02-08-2023, Amount Rs: 19,330/-,

Bank: SBI EPay ( SBlePay), Ref. No. 9207617011237 on 02-08-2023, Head of Account 0030-02-103-003-02



**Anupam Halder**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকার

ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No. : 1040/19958/15469

25/11/2012

To  
SRABONI GHOSH  
শ্রাবণী ঘোষ  
9/29  
NETAJI NAGAR  
Regent Estate S.O  
Regent Estate, Kolkata  
West Bengal - 700092  
9163411025



KL183553991DF

18355399



আপনার আধার সংখ্যা/ Your Aadhaar No. :

**6024 7113 3236**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

GOVERNMENT OF INDIA



শ্রাবণী ঘোষ  
SRABONI GHOSH  
পিতা : বাসুদেব ঘোষ  
Father : BASUDEB GHOSH

জন্ম সাল/Year of Birth: 1994

মহিলা / Female

**6024 7113 3236**



আধার - সাধারণ মানুষের অধিকার












*Sraboni Ghosh*



		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 PUJA CHATTERJEE

Signature Puja Chatterjee

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

Name TAPAN CHATTOPADHYAY

Signature LTI of Tapan Chattopadhyay by the pen of Shibani Ghosh, Advocate.



8542

05 JUN 2023

No.....Rs.100/- Date.....

Name : .....P. Roy Choudhury.....

Address : .....

Advocate  
Alipur Judge's Court  
Kolkata - 27

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

- Puja Chattopadhyay

8155

- Puja Chattopadhyay

8156

LOI of Puja Chattopadhyay by the  
genl Sraboni Ghosh, Advocate

**Full signature with complete  
information of Identifier**

8157

Name of Identifier : SRABONI GHOSH

Signature of Identifier : Sraboni Ghosh

By occupation : Advocate

Premises No. 9/29, Netaji Nagar

P.S.: Netaji Nagar

P.O.: Regent Estate

Kolkata : Kol-92

Aadhaar : 6024 7113 3236

Mobile : 8697502211





District Sub-Registrar-IV  
Registrar U/S 7 (2) of  
Registration 1908  
Alipore, South 24 Parganas

3 - AUG 2023