

01370/20

01146/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 482016

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

District Sub-Register-III
Alipore, South 24-parganas

07 JUL 2020

DEED OF GIFT

THIS DEED OF GIFT is made this 07th day of
July Two Thousand and Twenty (2020) BETWEEN

SMT. PRITIKANA GHOSH, (PAN NO. APBPG2904B / AADHAR NO. 6710 6718 1142/MOB. NO.9903954079) Wife of Kalyan Kumar Ghosh, Daughter of Late Nirmal Chandra Bose, by faith- Hindu, by occupation – Household work, residing at – 14/1B, Jainnudin Mistri Lane, P.O. Chetla, P.S. – Alipore, Kolkata 700027, Indian National, hereinafter referred to as the “DONOR” (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include each of their respective heirs, executors, administrators, representatives and assigns) of the FIRST PART;

AND

SRI SHYAMAL KUMAR BOSE, (PAN NO. AYKPB2444F /AADHAR NO. 5992 4870 1836 / MOB. NO.9007012737) Son of Late Nirmal Chandra Bose, by faith- Hindu, by occupation – Business, Indian National , residing at – 77, K. N. Sen Road, P.O. Kasba, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, hereinafter referred to as “DONEE” (which expression shall unless excluded by or repugnant to the subject or context hereof be deemed to mean and include his heirs,

executors, administrators, representatives and assigns) of the

SECOND PART ;

WHEREAS the father of the Donor and Donee namely Nirmal Chandra Bose since deceased along with his another brother Sunil Kumar Bose since deceased jointly by a deed of partition in Bengali Language which was duly registered in the office of the Sub-Registrar at Alipore Sadar, recorded in Book No.1, Volume No. 21, Pages from 73 to 78, Being No. 748, for the year 1956, got ALL THAT piece and parcel of landed property measuring an area about 03 Cottahs 03 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kasba, J.L. No. 13, R.S. No.233, Touzi No.145, Dag No. 590 bata 30, Khatian No. 870, Police Station –Kasba, Being Premises No. 77, K. N. Sen Road, Kolkata – 700042, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.67, being Assessee No. 210671200901, and duly mutated their names in the records of the then Calcutta Municipal Corporation and while in possession over the said property above named Nirmal Chandra Bose @ Basu died intestate on 25-11-1990 and his wife Mina Bose

@ Basu died intestate on 14-04-2003 leaving behind the Pritikana Ghosh (daughter), the Donor herein, Bina Chatterjee (daughter) and Shyamal Kumar Bose (son) the Donee herein and another daughter namely Chameli Ghosh, as his legal heirs and successors who inherit the undivided half share of the aforesaid landed property measuring an area about 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67 out of the total landed property measuring an area about 03 Cottahs 03 Chittaks 00 sq. ft. be the same a little more or less comprised in Mouza – Kasba, J.L. No. 13, R.S. No.233, Touzi No.145, Dag No. 590 bata 30, Khatian No. 870, Police Station –Kasba, Being Premises No. 77, K. N. Sen Road, Kolkata – 700042, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.67, being Assessee No. 210671200901 and the above named Sunil Kumar Bose @ Basu died intestate on 13-05-1987 and his wife Bulbul Bose @ Basu also died intestate on 19-09-2002, leaving behind their only daughter Tultul Nandi.

AND WHEREAS the DONOR and DONEE herein being the co-owner of the undivided 1/4th share each of the aforesaid piece and parcel of total homestead land measuring an area about 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67, which is clearly mentioned in the SCHEDULE hereunder written, valued at present at Rs.6,00,000/- (Rupees Six Lakhs) only and the DONOR herein desirous to dispose of her undivided 1/4th share each of the total landed property by way of gift out of natural love and respect, in favour of the DONEE, who is the brother of the Donor;

NOW THIS DEED OF GIFT WITNESSETH and it is hereby agreed and declared that the DONOR, out of natural love and respect and without force or compulsion or undue influence and with her free will and in full possession of her body senses, doeth, hereby jointly give, transfer and convey her undivided 1/4th share out of the total piece and parcel of homestead land with structure

which is clearly mentioned in the SCHEDULE hereunder written, unto the said DONEE with all profits, advantages, privileges and appurtenances whatsoever hereunder written, hereby gifted, unto and to the use of the said DONEE forever and TOGETHER WITH the exclusive rights in favour of the DONEE to be used and to occupy the Schedule mentioned property exclusively and also all rights, benefits, advantages, claims and demands TO HAVE AND ENJOY the Schedule mentioned property by the DONEE for his residential, development purpose for beneficial use and enjoyment TOGETHER WITH easement right and reversion or reversions, remainder or remainders and the rents, issues and profits of and in connection with the above said gifted property and all other properties and rights hereby granted, transferred, conveyed, assigned and assured and every parts thereof absolutely and such easements or quasi-easements rights and privileges and subject to the DONEE paying and discharging taxes and impositions on the gifted property as mentioned in the Schedule hereunder written wholly and all other outgoing in connection with the gifted portion wholly AND that the gifted portion has been gifted without any let or

hindrance whatsoever from or by the said DONOR or by any person or persons claiming from under or in trust of them.

THE DONOR DO HEREBY COVENANT WITH THE DONEE as follows:

- I) Until the said land and the said property hereby granted and described in the Schedule hereunder written is separately assessed by the Kolkata Municipal Corporation the DONEE shall regularly and punctually pay the proportionate share of Municipal taxes and shall indemnify and keep indemnified the DONOR against non-payment thereof.
- II) The DONEE shall have the right to transfer absolutely or by way of sale, mortgage or lease or gifts or otherwise the whole or any part of the said property provided that in case if absolute transfer by way of sale or gift transferee agree to observe and perform the covenants and conditions contained in these presents and to be observed and performed by the DONEE.

III) The DONOR do hereby undertake to sign and execute all necessary documents, papers and deeds from time to time and all times as the DONEE may require for the sake of protection of their right, title, interest and fully mentioned in the Schedule hereunder written.

THE SCHEDULE ABOVE REFERRED TO

(Gifted portion)

ALL THAT undivided 1/4th share of a piece and parcel of homestead land measuring an area about 287 sq. Ft. be the same a little more or less with old dilapidated tilled shed structure of 200 sq. Ft. more or less out of the total undivided land having an area of 01 Cottah 09 Chittacks 23 sq. ft. be the same a little more or less together with 800 sq. ft. tiles shed structure standing thereon, comprised in Premises No. 77, K. N. Sen Road, P.S. – Kasba, Kolkata 700 042, District South 24 Parganas, KMC Ward No.67, being Assessee No. 210671200901, (out of the total landed property measuring an area about 03 Cottahs 03 Chittaks 00 sq. ft. be the same a little more or less together with 1600 sq. ft. tiles shed structure standing thereon

comprised in Mouza – Kasba, J.L. No. 13, R.S. No.233, Touzi No.145, Dag No. 590 bata 30, Khatian No. 870, Police Station – Kasba, Being Premises No. 77, K. N. Sen Road, Kolkata – 700042, District South 24 Parganas, within the limits of the Kolkata Municipal Corporation, Ward No.67, being Assessee No. 210671200901) together with all easement right of existing common passage, roads, with all facilities of courtyard, drain, common path, sewer, compounds, ditches, ways, path, passage, walls, water, water courses, soils thereof, light, roads, liberties, privileges, easement and appurtenances belonging to or appertaining to the aforesaid property, more fully shown in the map or plan delineated with RED border attached herewith, which is butted and bounded in the manner following that is to say:-

ON THE NORTH – By 76, K. N. SEN ROAD;

ON THE SOUTH – By 75, K. N. SEN ROAD;

ON THE EAST – By 4, R. K. CHATTERJEE ROAD;

ON THE WEST – By 06 FEET KMC ROAD;

IN WITNESS WHEREOF the PARTIES hereto have set and subscribed their respective hand and seal on the day, month and year first above written.

SIGNED, SE^TLED AND DELIVERED

By the PART ES in the presence of : -

1. Santanu Ghosh.
14/1B, Jai nuddin Mistri
Lane. - 700027

2. Soumal Nandi
125/B, Me ikhala street
Kolkata - 700006

Rajkumar Ghosh.

Signature of DONOR

I accept the Gift.

Shyamal Kumar Das
Signature of DONEE

Prepared in my Chamber

Pranab Ray

(Pranab Ray)

Advocate,

Judges' Court, Alipore,
Kolkata - 27.

En. No.F-658/612/2000.

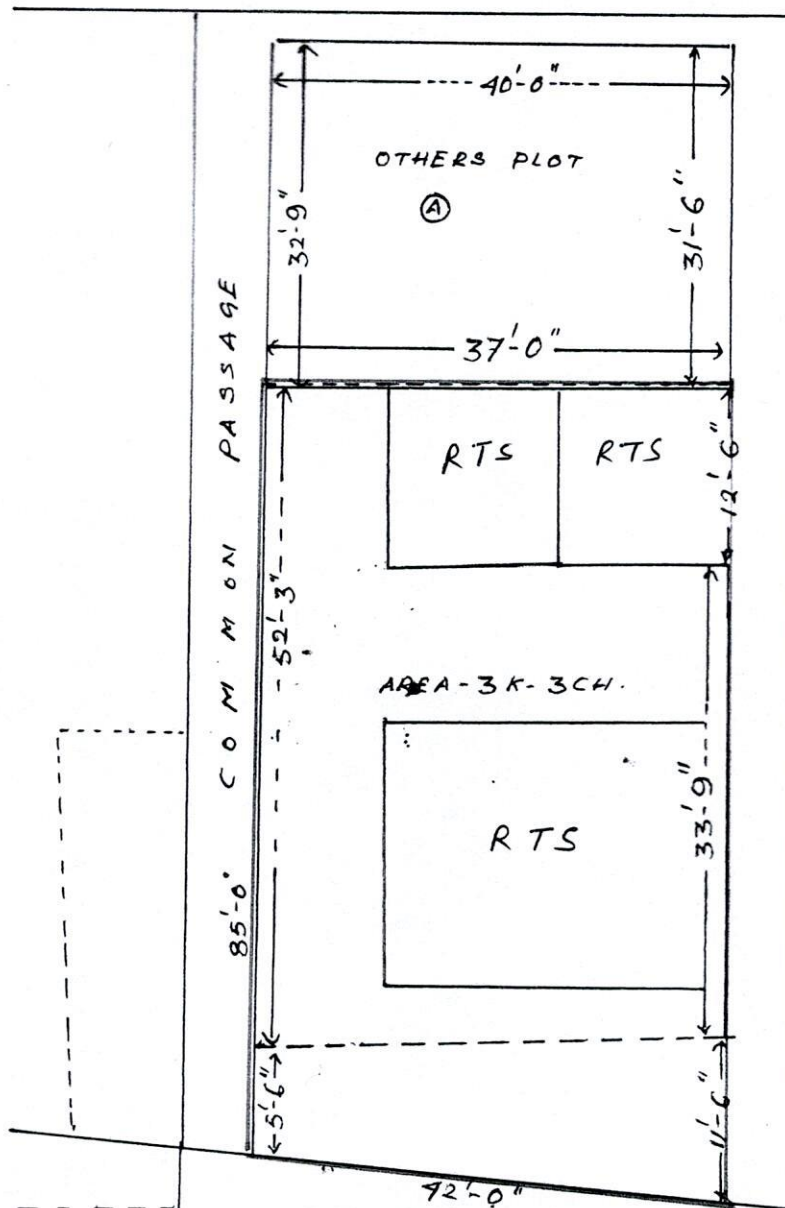
SITE PLAN OF THE LAND OF 77, KHAGENDRA NATH SEN
LANE. (K.N.SEN LANE) KOLKATA - 700042. WARD NO-67
P.S - KASBA. DIST. SOUTH 24 PARGANAS.

MEASURING ABOUT - 3K. 3CH. 0SFT. (M/L)

SHOWN IN RED BORDER □

LAND - 3K. 3CH. 0SFT. (M/L)

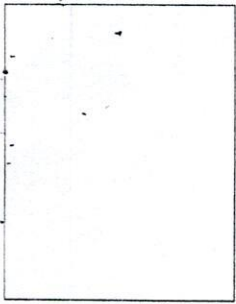
STRUCTURE - 1600SFT (M/L) R.T.S.



Posh Tena Gho Sh.
SIGNATURE

Shyamal Kumar Das
SIGNATURE

Asit Kumar
DRAWN BY
Planner / Surveyor / Estimator



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE _____



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Pooja Kuna Gohari



HAND	THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
LEFT HAND					
RIGHT HAND					

SIGNATURE Shyam Kumar Son

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRITIKANA GHOSH
NIRMAL CHANDRA BOSE

04/02/1954

Permanent Account Number
APBPG2904B

Pritikana Ghosh
Signature



Pritikana Ghosh.

9748881343



রাজেশ সিং

Rajesh Singh

জন্মতারিখ/DOB: 22/02/1979

পুরুষ / MALE



8007 9671 8019

আধার - সাধারণ মানুষের অধিকার



স্বাক্ষরিত
[Redacted Signature] **প্রাথমিক**
[Redacted Name] **OF INDIA**

ঠিকানা:

Address

S/O হরি সিং ২০/১, চেল্লা
হাট রোড, আলিপুর এইচ.ও.,
কলকাতা,
পশ্চিমবঙ্গ - ৭০০০২৭

S/O Hari Singh, 20/1,
Chetla Hat Road,
Alipore H.O, Kolkata,
West Bengal - 700027



1647 388 1647

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1647,
Bangalore-560 001

Major Information of the Deed

Deed No :	I-1603-01146/2020	Date of Registration	07/07/2020
Query No / Year	1603-2000745184/2020	Office where deed is registered	
Query Date	03/07/2020 10:48:59 PM	1603-2000745184/2020	
Applicant Name, Address & Other Details	PRANAB RAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836382885, Status :Advocate		
Transaction		Additional Transaction	
[0201] Gift, Gift in Favour of family members		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 6,00,000/-		Rs. 11,36,252/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,100/- (Article:33(ii))		Rs. 11,974/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

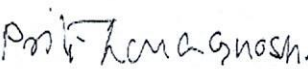
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: K. N. Sen Road, Road Zone : (Other than R.B. Connector -- Other than R.B. Connector) , , Premises No: 77, , Ward No: 067 Pin Code : 700042

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	287 Sq Ft	5,80,000/-	10,76,252/-	Width of Approach Road: 6 Ft.,
Grand Total :				.6577Dec	5,80,000 /-	10,76,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	20,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	20,000 /-	60,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Mrs PRITIKANA GHOSH Daughter of Late NIRMAL CHANDRA BOSE Executed by: Self, Date of Execution: 07/07/2020 , Admitted by: Self, Date of Admission: 07/07/2020 ,Place : Office	 07/07/2020	 LTI 07/07/2020	 07/07/2020
14/1B, JAINUDDIN MISTRI LANE, P.O:- CHETLA, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APBPG2904B, Aadhaar No: 67xxxxxxxx1142, Status :Individual, Executed by: Self, Date of Execution: 07/07/2020 , Admitted by: Self, Date of Admission: 07/07/2020 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SHYAMAL KUMAR BOSE (Presentant) Son of Late NIRMAL CHANDRA BOSE Executed by: Self, Date of Execution: 07/07/2020 , Admitted by: Self, Date of Admission: 07/07/2020 ,Place : Office	 07/07/2020	 LTI 07/07/2020	 07/07/2020
Son of Late NIRMAL CHANDRA BOSE Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYKPB2444F, Aadhaar No: 59xxxxxxxx1836, Status :Individual, Executed by: Self, Date of Execution: 07/07/2020 , Admitted by: Self, Date of Admission: 07/07/2020 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJESH SINGH Son of Mr HARI SINGH 20/1, CHETLAHAT ROAD, P.O:- ALIPORE, P.S:- Alipore, District:-South 24 -Parganas, West Bengal, India, PIN - 700027	 07/07/2020	 07/07/2020	 07/07/2020
Identifier Of Mrs PRITIKANA GHOSH, Mr SHYAMAL KUMAR BOSE			

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	Mrs PRITIKANA GHOSH	Mr SHYAMAL KUMAR BOSE	Y	0.657709 Dec	10,76,252/-

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	Mrs PRITIKANA GHOSH	Mr SHYAMAL KUMAR BOSE	Y	200 Sq Ft	60,000/-

On 07-07-2020

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 11:10 hrs on 07-07-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SHYAMAL KUMAR BOSE ,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 11,36,252/-. Family Members amount Rs 11,36,252/-

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

Execution is admitted on 07/07/2020 by 1. Mrs PRITIKANA GHOSH, Daughter of Late NIRMAL CHANDRA BOSE, 14/1B, JAINUDDIN MISTRI LANE, P.O: CHETLA, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by Profession House wife, 2. Mr SHYAMAL KUMAR BOSE, Son of Late NIRMAL CHANDRA BOSE, 77, K. N. SEN ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr RAJESH SINGH, , Son of Mr HARI SINGH, 20/1, CHETLAHAT ROAD, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 11,409/- (A(1) = Rs 11,363/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 11,974/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2020 7:09PM with Govt. Ref. No: 192020210028910101 on 04-07-2020, Amount Rs: 11,974/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 49868559 on 04-07-2020, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,701/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 6,000/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no AD2016, Amount: Rs.100/-, Date of Purchase: 06/06/2020, Vendor name: I Chakraborty

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/07/2020 7:09PM with Govt. Ref. No: 192020210028910101 on 04-07-2020, Amount Rs: 6,000/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 49868559 on 04-07-2020, Head of Account 0030-02-103-003-02



Asish Goswami

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

