

3337/18

I-3149/18

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

1605-1000/20006/18

W 683557

only  
2.00  
8.5.18

Certified that this document is admitted to registration. The signature sheet/s and the documents shall be attached with this document and kept part of this document.



DEED OF GIFT

18 MAY 2018

1. Date: 08 / 05 / 2018
2. Place: Kolkata
3. Parties:

- 3.1 SMT. JHUMPA SARKAR nee Das (PAN- ADSPD3452A ), wife of Sri Debjit Sarkar and daughter of Sri Manick Kumar Das, by faith- Hindu, by occupation – Housewife, residing at Premises No. 19B, Charu Chandra Avenue, Police Station – Charu Market, Post Office- Tollygunge, KMC, Ward- 081, Kolkata – 700 033

No. 166 Dt. 03/5/18 801  
Name S. K. Dutta AM  
Address Alipore  
Vendor

L. K. DAS  
Licenced Stamp Vendor  
Alipore Criminal Court

অতিরিক্ত জেলা অধীক্ষক নিকট কোর্ট  
আলিপুর, দক্ষিণ ২৪ পরগণা  
১৪ মে ২০১৮

অতিরিক্ত জেলা অধীক্ষক নিকট কোর্ট  
আলিপুর, দক্ষিণ ২৪ পরগণা

১৪ মে ২০১৮



Sradip Roy  
S/o. Mr. Parimal Roy  
Alipore Police Court.  
Kd: 27



represented by her **Constituted Attorney SRI MANICK KUMAR DAS** son of Late Kartick Chandra Das, (PAN- ACSPD7312C), by faith- Hindu, by occupation-Business, residing at Premises No. 19A , Charu Avenue, Police Station – Charu Market, Post Office- Tollygunge, Kolkata – 700 033 *vide Power of Attorney Book No. 117, VOL. 1605, Page - 12942 -12953, Being No. 0802, for the year 2017, A.D.S.R. Alipore, 24/95(s)*  
**(Donor, includes successors-in-interest)**

### A N D

- 3.3 **SRI GAURAV DAS** ( PAN - AHEPD4483D ) son of Sri Manick Kumar Das, by faith – Hindu , by occupation – Service, residing at Premises No. 19A, Charu Chandra Avenue, Police Station – Charu Market, Post Office - Tollygunge, K.M.C. Ward- 81, Kolkata – 700 033 ,
- 3.4 **SMT. MOUMITA MAJUMDER** nee Das (PAN-AEVPD0796H), wife of Sri Sukanta Majumder and daughter of Manick Kumar Das , by faith- Hindu, by occupation – Housewife, presently residing at Premises No. T-2, 3<sup>rd</sup> Floor, WELCOME ENCLAVE, Bittal Nagar, Bhopal – 462030, Police Station – KOHEFIZA, Post Office- Lalghati, Bhopal

represented by her **Constituted Attorney SRI MANICK KUMAR DAS** son of Late Kartick Chandra Das, (PAN- ACSPD7312C), by faith- Hindu, by occupation-Business, residing at Premises No. 19A , Charu Avenue, Police Station – Charu Market, Post Office- Tollygunge, Kolkata – 700 033 *vide Power of Attorney E-Registration Number- MP059692017A4588361, Dt. 18.10.2017, Register at Sub-Registrar office Bhopal-1.*  
**(Donees, includes successors-in-interest)**

Donor and Donees collectively Parties and individually Party.

### NOW THIS DEED OF GIFT WITNESS AS FOLLOWS:

#### 4. Subject Matter of Gift:

- 4.1 **Said Share of Said Premises :** Undivided **02 (Two) Chittacks** of land out of total land admeasuring 1 Cottah 1 Chittacks and 26 Sq. ft. together with structure standing thereon comprised in Municipal Premises No. 18/1B,



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Kolkata- 700027



Charu Chandra Avenue, Police Station – Charu Market, Post Office - Tollygunge, K.M.C. Ward- 81, Kolkata – 700 033, Sub Registry office at Alipore, District – South 24 Parganas (**Said Premises**), to **SRI GAURAV DAS** son of Sri Manick Kumar Das and **SMT. MOUMITA MAJUMDER** nee Das, wife of Sri Sukanta Majumder and daughter of Sri Manick Kumar Das, absolutely and forever, described in the **1<sup>st</sup> Schedule** below and defined as (**Said Share** of Said Premises). The Said Share Of Said Premises is the subject matter of Gift under this Deed.

**5. Background:**

- 5.1 **Ownership of Plot :** By an Indenture dated 6<sup>th</sup> day of March, 1989, registered before the District Registrar at Alipore and recorded in Book No. I , Volume No. 65 , Pages 253 to 263 , Being No. 2789, for the year 1989 said Sudarshan Kumar Trikha son of Late Pandit Wazir Chand Trikha and two others jointly as Vendors sold, transferred and conveyed ALL THAT piece and parcel of land measuring 1 Cottah 1 Chittak and 26 Sq.ft. more or less with building standing thereon then known and numbered as Premises No. 18/1B, Charu Chandra Avenue, Kolkata- 700 033 , together with all easement right over the adjoining road on the Northern side of the said premises and over the adjoining common passage on the Eastern side of the said premises in favour of one Jhumpa Sarkar nee Das wife of Sri Debjit Sarkar mentioned therein as Purchaser at or for a consideration mentioned thereunder .
- 5.2 **Mutation of name :** Said Jhumpa Sarkar nee Das wife of Sri Debjit Sarkar and daughter of Manik Kumar Das after such purchase mutated her name in the records of The Kolkata Municipal Corporation Ward- 81, in respect of the said property which was then known and renumbered as Premises No. 18/1B, Charu Chandra Avenue, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700 033 by the Kolkata Municipal Corporation .



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Alibore  
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**5.3 Love and Affection for Donees :** The Donor, in consideration of her natural love and affection towards the Donees, who are **brother and sister** respectively of the Donor, is desirous of gifting to the Donees the Said Share Of Said Premises ~~and the Said Share Of Said Premises~~  
~~and the Said Share Of Said Premises~~.

**5.4 Acceptance of Gift:** The Donees have agreed to accept such gift of the Said Share Of Said Premises by the Donor.

**5.5 Transfer of Title :** To complete the gift and perfect the title of the Donees to the Said Share Of Said Premises, this Deed of Gift is being executed and registered whereby and whereunder the Donor is gifting to the Donees the Said Share Of Said Premises and the Donees are accepting such gift.

## **6 Gift:**

**6.1 Hereby Made:** In pursuance of the said intention and in consideration of the love and affection the Donor have for the Donees, the Donor out of her own free will and without any undue influence or coercion and in full possession of sense, hereby gift, transfer and assign to the Donees, absolutely and forever, the Said Share Of Said Premises described in the **2<sup>nd</sup> Schedule** below, being un undivided Land of **02 Chittacks** from the said Premises described in **1<sup>st</sup> Schedule** below which comprise of 1 Cottah 1 Chittacks and 26 Sq. Ft. of land, together with existing structure thereon, situate, lying at and being Municipal Premises No. 18/1B, Charu Chandra Avenue, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700 033, within Ward No. 081 of the KMC, Sub-Registration Office Alipore, District South 24 Parganas, described in **1<sup>st</sup> Schedule** below together with all appurtenances including but not limited to customary and other rights of easements, liberties, privileges, advantages and appendages for beneficial use of the Said Share of Said Premises.

## **7 Terms of Gift:**

**7.1 Detailed Terms:** The gift of the Said Share Of Said Premises being effected by the Deed of Gift is:



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- 7.1.1 **Gift:** a transfer by way of gift within the meaning of the Transfer of Property Act, 1882.
- 7.1.2 **Absolute:** absolute, irreversible and forever.
- 7.1.3 **With Reversions and Remainders:** together with the reversion and reversions remainder and remainders and the rents, issues and profits of the Said Share Of Said Premises and every part thereof.
- 7.1.4 **With All Estate:** together with all the estate, right, title interest, property, claim and demand whatsoever of the Donor into and upon the Said Share Of Said Premises and any part thereof.
- 7.1.5 **Free from Encumbrances:** free from all encumbrances of any and every nature whatsoever including but not limited to lispendens, attachments, liens, charges, mortgages, trusts, debutters, reversionary rights, residuary rights, claims or statutory prohibitions.
- 7.2 **Consideration for Transfer:** This transfer is being made in consideration of natural love and affection.
- 7.3 **Acceptance by Donees:** The Donees hereby accepts the gift being made by the Donor.
- 7.4 **Possession:** Peaceful, physical, satisfactory and acceptable possession of the Said Share Of Said Premises has been handed over by the Donor to the Donees, which the Donees hereby admits and acknowledges.
- 7.5 **Outgoings:** All liabilities, outgoings, charges, taxes and levies relating to the Said Share Of Said Premises shall be borne, paid and discharged by the Donees from the date hereof proportionately .
- 7.6 **Further Deeds:** The Donor shall in future, at the request and cost of the Donees, execute such and all other deeds and/or documents that may be required for perfecting or bettering the title of the Donees to the Said Share Of Said Premises.



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- 7.7 **Stamp Duty:** The value of the Said Share Of Said Premises for the purpose of computing stamp duty on this Deed of Gift has been taken as Rs. 10,000-00 (Rupees Ten thousand) only and advalorem stamp duty has been paid on such value.

### 1<sup>st</sup> Schedule

#### (Premises)

ALL THAT piece and parcel of brick built sheds and/or structures together with the piece or parcel of land thereunto belonging whereon or on part whereof the same are erected and built and containing by estimation an area of 1 Cottah 1 Chittak and 26 Sq.ft. be the same a little more or less situate lying at and being Municipal Premises No. 18/1B, Charu Chandra Avenue (formerly a partition of premises No. 10/18, Deshpran Sasmal Road and prior thereto a portion of Plot No. 18 of Premises No. 41, Russa Road South within the municipal limits of the Kolkata Municipal Corporation Ward No. 81 and butted and bounded in the manner following that is to say:-

ON THE NORTH :	By 21' ft. wide Road known as Charu Chandra Avenue.
ON THE EAST :	By Premises No. 18/1A, Charu Chandra Avenue.
ON THE SOUTH :	By Premises No. 18A, Charu Chandra Avenue.
ON THE WEST :	By partly by Premises No. 19A, Charu Chandra Avenue and partly by Premises No. 19B, Charu Chandra Avenue.

### 2<sup>nd</sup> Schedule

#### (Said Share Of Said Premises)

**Undivided 02 (Two) Chittacks** of Land comprised in the Premises described in 1<sup>st</sup> Schedule above being total land measuring 1 Cottah 1 Chittacks and 26 Sq. Ft. together with undivided 50 Sq. Ft. Built up area of existing building thereon, situate, lying at and being Municipal Premises No. 18/1B, Charu Chandra Avenue, Police Station – Charu Market, Post Office - Tollygunge, Kolkata – 700 033, within Ward No. 081, of the KMC, Sub-Registration Office Alipore, District South 24 Parganas.

Together will all easement rights, and all other rights, appurtenances and inheritances for access and user of the Said Share Of Said Premises.



অতিরিক্ত জেলা অতিরিক্ত বিভাগীয় কার্যালয়  
18 MAY 2018  
South 24 Parganas  
Kolkata-700027

8. **Executive and Delivery:**

8.1 **In Witnesses Whereof** the Parties have executed this Deed of Gift on the above date.

*Moumita Majumder*

**Donor/Donor**  
AS CONSTITUTED ATTORNEY OF  
SMT. JHUMPA SARKAR.  
SMT. MOUMITA MAJUMDER.

*Ranjan Das*

**Donees**

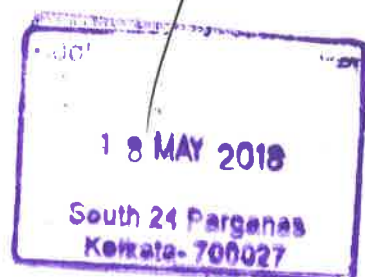
**Witnesses:**

Signature: <i>Pradeep Roy</i>	Signature <i>Ranjan Das.</i>
Name <i>PRADEEP ROY</i>	Name <i>RANJAN DAS</i>
Father's Name <i>Sh. Parimal Roy</i>	Father's Name <i>Sh. M. N. Das.</i>
Address <i>Alipore Police Court.</i>	Address <i>Alipore Police Court.</i>
<i>Kol-27</i>	<i>Kol-27.</i>

Drafted By me

*Subir Kumar Dutta*  
SUBIR KUMAR DUTTA  
Advocate

Alipore Civil & Criminal Court,  
Kolkata - 700 027. *WB-2165/99.*





Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- MANICK KUMAR DAS

Signature :-

Thumb   Fore   Middle   Ring   Little



Left Hand  
Finger Prints



Right Hand  
Finger Prints



Name :- GAURAV DAS.

Signature :-



## Major Information of the Deed

Deed No :	I-1605-03149/2018	Date of Registration	18/05/2018
Query No / Year	1605-1000127006/2018	Office where deed is registered	
Query Date	07/05/2018 12:33:43 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subir Kumar Dutta Alipore,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974709, 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. 10,000/-		Rs. 3,93,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 2,000/- (Article:33(ii))		Rs. 3,952/- (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:- Charu Market, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Charu Chandra Avenue, , Premises No. 18/1B, Ward No: 81

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Chatak	8,000/-	3,56,250/-	Width of Approach Road: 21 Ft.,
Grand Total :					.2063Dec	8,000 /-	3,56,250 /-	

### Structure Details :



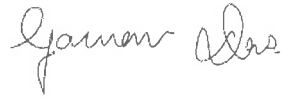
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	2,000/-	37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 50 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		50 sq ft	2,000 /-	37,500 /-	

### Donor Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs Jhumpa Sarkar</b> Wife of Mr Debjit Sarkar 19B Charu Chandra Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ADSPD3452A, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1605-03149/2018-18/05/2018


### Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Gaurav Das</b> Son of Mr Maniack Kumar Das Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office	<b>Photo</b>  <small>08/05/2018</small>	<b>Finger Print</b>  <small>LTI 08/05/2018</small>	<b>Signature</b>  <small>08/05/2018</small>
	Son of Mr Maniack Kumar Das Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AHEPD4483D, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			
2	<b>Mrs Moumita Majumder Nee Das</b> Wife of Mr Sukanta Majumder T2 3rd Floor Welcome Enclave, Bittal Nagar, P.O:- Lalghati, P.S:- KOHEPHIZA, District:-Bhopal, Madhya Pradesh, India, PIN - 462030 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AEVPD0796H, Status :Individual, Executed by: Attorney			

### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Manick Kumar Das (Presentant)</b> Son of Late Kartick Chandra Das Date of Execution - 08/05/2018, , Admitted by: Self, Date of Admission: 08/05/2018, Place of Admission of Execution: Office	<b>Photo</b>  <small>May 8 2018 3:15PM</small>	<b>Finger Print</b>  <small>LTI 08/05/2018</small>	<b>Signature</b>  <small>08/05/2018</small>
	19A Charu Avenue, P.O:- Tollygunge, P.S:- Charu Market, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700033, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACSPD7312C Status : Attorney, Attorney of : Mrs Jhumpa Sarkar, Mrs Moumita Majumder Nee Das			

### Identifier Details :

Name & address	
Mr Pradeep Roy Son of Late Parimal Roy Alipore Police Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Gaurav Das, Mr Manick Kumar Das	
	08/05/2018

Major Information of the Deed :- I-1605-03149/2018-18/05/2018

## 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 Jhumpa Sarkar	Mr Gaurav Das	Y	0.103125 Dec	1,78,125/-
L1	Mrs Jhumpa Sarkar	Mrs Moumita Majumder Nee Das	Y	0.103125 Dec	1,78,125/-

## Transfer of Structure from Donor To Donee

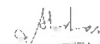
Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs Jhumpa Sarkar	Mr Gaurav Das	Y	25 Sq Ft	18,750/-
S1	Mrs Jhumpa Sarkar	Mrs Moumita Majumder Nee Das	Y	25 Sq Ft	18,750/-

Endorsement For Deed Number : I - 160503149 / 2018

On 07-05-2018

### 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 3,93,750/-. Family Members amount Rs 3,93,750/-



Md Shadman  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
South 24-Parganas, West Bengal

On 08-05-2018

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

Presented for registration at 14:00 hrs on 08-05-2018, at the Office of the A.D.S.R. ALIPORE by Mr Manick Kumar Das ,,

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

Execution is admitted on 08/05/2018 by Mr Gaurav Das, Son of Mr Manick Kumar Das, 19A Charu Chandra Avenue, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Indetified by Mr Pradeep Roy, , , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

Major Information of the Deed :- I-1605-03149/2018-18/05/2018

**Executed by Attorney**

Execution by Mr Manick Kumar Das, , Son of Late Kartick Chandra Das, 19A Charu Avenue, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by profession Business as the constituted attorney of 1. Mrs Jhumpa Sarkar 19B Charu Chandra Avenue, P.O: Tollygunge, Thana: Charu Market, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700033, 2. Mrs Moumita Majumder Nee Das T2 3rd Floor Welcome Enclave, Bittal Nagar, P.O: Lalghati, Thana: KOHEPHIZA, Bhopal, MADHYA PRADESH, India, PIN - 462030 is admitted by him

Indetified by Mr Pradeep Roy, , Son of Late Parimal Roy, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business



**Md Shadman**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. ALIPORE**

**South 24-Parganas, West Bengal**

**On 18-05-2018**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 3,952/- ( A(1) = Rs 3,938/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 3,952/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,989/- and Stamp Duty paid by Draft Rs 1,950/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 166, Amount: Rs.50/-, Date of Purchase: 03/05/2018, Vendor name: L K Das

Description of Draft

1. Draft(8554) No: 000443627253, Date: 08/05/2018, Amount: Rs.1,950/-, Bank: STATE BANK OF INDIA (SBI), ALIPORE COURT TREASRY BR



**Md Shadman**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. ALIPORE**

**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1605-03149/2018-18/05/2018



**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1605-2018, Page from 113576 to 113589  
being No 160503149 for the year 2018.**



Digitally signed by MD SHADMAN  
Date: 2018.06.06 16:10:27 +05:30  
Reason: Digital Signing of Deed.

*Md Shadman*

**(Md Shadman) 06/06/2018 16:10:21  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.**

**(This document is digitally signed.)**