

16891/2023

I-15683/23 I-4588/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 783598

2/2624206/23

07 NOV 2023

16 OCT 2023

12-28
15/10/23
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

Certified that the Documents submitted to
Registration. The Signatures Sheet and the
endorsements on the Documents
are the part of the Document.

Additional Registrar
of Assurances II Kolkata

DEED OF GIFT

THIS DEED OF GIFT made on this the ^{16th} day of October, in the year Two
Thousand and Twenty-Three (2023) A. D.,

BETWEEN

(1) **SMT. NILIMA SEAL** (PAN ELVPS5764K, AADHAAR No.
733888321438), wife of Late Rupendra Narayan Seal, residing at 8,
Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon
Street, Kolkata- 700 006,

10503

14 SEP 2023

No..... ₹ 100/- Date.....

Name :

Address :

Vendor :

Allpore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27

ANIMESH SAMANTA
ADVOCATE
HIGH COURT, CALCUTTA



REGISTRAR OF COMPANIES
WEST BENGAL
CALCUTTA

18 OCT 2023

Identified by

Animesh Samanta
Advocate

WB-362/2007
High Court, Calcutta

(2) SMT. SARMISTHA KARMAKAR (PAN CQVPK8975R, AADHAAR No. 887134148076), wife of Sri Sarmit Karmakar and daughter of Late Rupendra Narayan Seal, residing at 31/5, Moira Danga Road, Police Station and Post Office - Baranagar, Kolkata - 700 036,

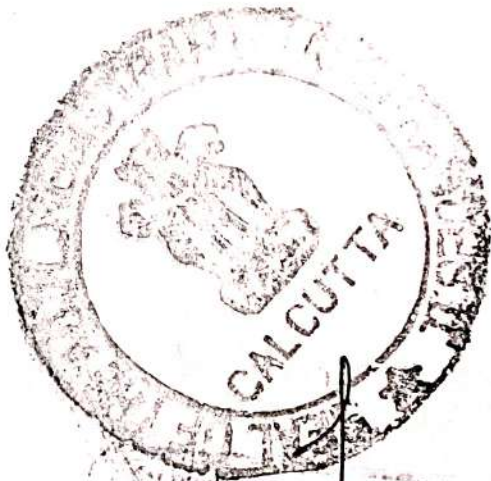
Nos. 1 and 2 hereinafter referred to as the **DONORS** (which expression unless excluded by shall be deemed to include their respective legal heirs, representatives, administrators, executors and assigns) of the **ONE PART**;

AND

SRI SOURAV SEAL (PAN BIMPS3674M, AADHAAR No. 671414037753), son of Late Rupendra Narayan Seal, residing at 8, Umesh Dutta Lane, Police Station - Burtolla, Post Office - Beadon Street, Kolkata- 700 006, hereinafter referred to as the **DONEE** (which expression unless excluded by shall be deemed to include his legal heirs, representatives, administrators, executors and assigns) of the **OTHER PART**;

WHEREAS; the **DONOR No. 1** is the mother of the **DONEE** and the **DONOR No. 2** is the sister of the **DONEE**.

AND WHEREAS: by the execution of an Indenture dated 05th August, 1939 and registered at the office of the Registrar of Assurances, Calcutta, and recorded in Book No. I, Volume No. 124 Pages from 70 to 72, Being No. 3802 for the year 1939, the Trustees for the Improvement of Calcutta granted, conveyed and transferred the Plot No. 61 (portion), admeasuring 08 (Eight) Cottah, 04 (Four) Chittaks and 24 (Twenty-four) Square Feet, of the surplus land in Improvement Scheme No. VII.H formed out of portion of old Municipal Premises Nos. 69, 69/1, 69/8, 69/9, 70 & 71, Beadon



WEST BENGAL
STATE
REGISTRATION
OFFICE
OF ASSURANCE - II, P. O. ...

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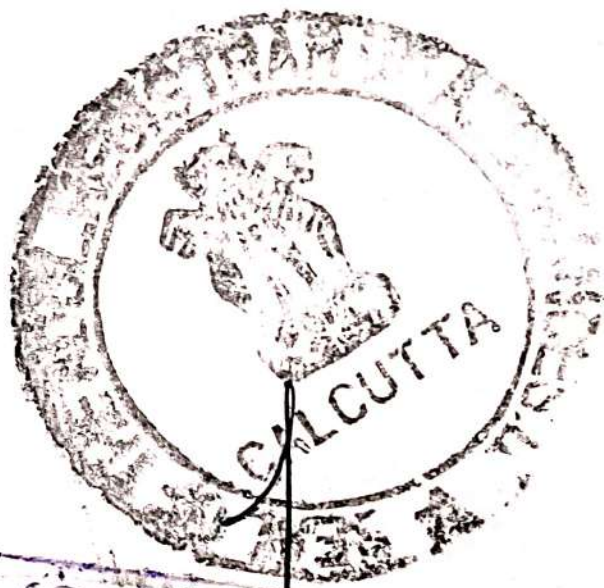
Street, Calcutta, particularly described in the schedule thereunder written unto one Charu Panna Seal, absolutely;

AND WHEREAS: the said Plot No. 61 (portion) was subsequently numbered as premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006.

AND WHEREAS the said Charu Panna Seal, who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law died on or about 15th January, 1967 after publishing his last Will and Testament dated 23rd April, 1964, whereby he appointed his two sons Shib Sankar Seal and Ram Gopal Seal to be executors and in the said Will the said Charu Panna Seal divided the said Premises No. 1, Jatindra Mohan Avenue, Calcutta into four lots as 'A', 'B', 'C' & 'D' which he bequeathed in favour of his four sons namely Shib Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal respectively, and an Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' shall remain common use between his four sons;

AND WHEREAS the said Shib Sankar Seal and Ram Gopal Seal applied for grant of Probate of the said Will and Testament dated 23rd April, 1964, before the Hon'ble High Court at Calcutta in P.L.A. Case No. 21 of 1970 and the probate was granted on 02nd July, 1971 and issued on 17th July, 1972 to the executors;

AND WHEREAS by a Deed of Assent dated 15th December, 1973 and registered at the office of the Registrar of Assurances, Calcutta, and recorded in Book IV, Volume No. 101, Pages 102 to 103 Being No. 6529 for the year 1973, the executors Shib Sankar Seal and Ram Gopal Seal in terms of the Will dated 23rd April, 1964 transferred the rights, titles and interests of the properties left by the said Charu Panna Seal unto his four



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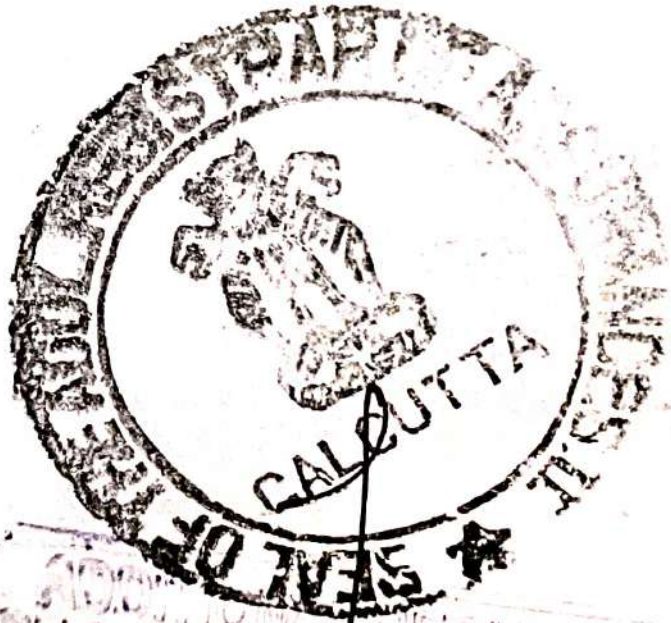
16 OCT

sons namely Shib Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal absolutely;

AND WHEREAS thus the said Shib Sankar Seal, Ram Gopal Seal, Rupendra Narayan Seal and Mohan Lal Seal became the absolute owners of Premises No. 1, Jatindra Mohan Avenue, Kolkata, as per the respective Lots 'A', 'B', 'C' and 'D' described in the said Will and Testament dated 23rd April, 1964, and also became the absolute owners of the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' having therein respective undivided 1/4th equal shares.

AND WHEREAS the said Shib Sankar Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 09th March, 2011, leaving him surviving his two sons Suvrangshu Kumar Seal and Chandra Sekhar Seal, only daughter Sangeeta Datta, one daughter-in-law Sunita Seal, one grandson Abhilash Seal and one granddaughter Sreesti Seal (being wife, son and daughter of his predeceased son Arunangshu Kumar Seal) and inter alia the entire Lot 'A' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata devolved as per the laws of succession amongst Dayabhaga Hindus unto the said heirs of Shib Sankar Seal each having their respective undivided shares in the property so devolved. The wife of said Shib Sankar Seal namely Renuka Seal predeceased to him;

AND WHEREAS the said Ram Gopal Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died on or about 13th December, 2011, after publishing his last Will and Testament dated 22nd



ADDITION TO THE REGISTER
OF ASSURANCE, 1912

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September, 2003 which is registered at the office of the Additional Registrar of Assurances-III, Kolkata, and recorded in Book No. III, Volume No. 18, Pages 181 to 186, Being No. 996 for the year 2006, whereby he appointed his son Chandan Seal as the executor of the said Will and bequeathed with a condition that after demise of his wife Sandhya Seal the entire the Lot 'B' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata will vest upon his son Chandan Seal;

AND WHEREAS the said Sandhya Seal died on 03rd July, 2012, whereafter, the said Chandan Seal being the executor of the last aforesaid Will and Testament 22nd September, 2003 of Ram Gopal Seal, applied for probate before the City Civil Court at Calcutta being Probate Case No. 34 of 2014 and the said probate was granted on 10th February, 2016 and issued on 17th March, 2016.

AND WHEREAS thus the said Chandan Seal become the absolute owner of the entire Lot 'B' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata.

AND WHEREAS the said Rupendra Narayan Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 13th September, 2012 leaving him surviving his wife Nilima Seal (the Donor No. 1 named herein) and only son Sourav Seal and only daughter Sarmistha Karmakar (the Donor No. 2 named herein) and inter alia the entire Lot 'C' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, devolved upon the



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said heirs of Rupendra Narayan Seal as per the Law of Succession upon Dayabhaga Hindus, each of them inheriting in equal undivided shares;

AND WHEREAS the said Mohan Lal Seal who was during his lifetime and at the time of his death a Hindu governed by the Dayabhaga School of Hindu Law and Hindu Succession Act, 1956 died intestate on or about 21st August, 2008 leaving him surviving his wife Mallicka Seal and two daughters Ranita Seal and Kuyeli Mondal and inter alia the entire Lot 'D' and the undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, devolved upon the said heirs of Mohan Lal Seal as per the Law of Succession upon Dayabhaga Hindus, each of them inheriting in equal undivided shares;

AND WHEREAS thus the Donor Nos. 1 and 2 and the Donee became the joint owners having their respective equal 1/3rd undivided shares in the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and undivided one equal fourth part or share in the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata.

AND WHEREAS with a view to separate in estate the said Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' all at Premises No. 1, Jatindra Mohan Avenue, the aforesaid owners of the said Lots 'A', 'B', 'C' and 'D' and that of the said Open Space/passage, have executed a Deed of Partition dated 09th October, 2023, which is registered at the office of the Additional Registrar of Assurances - III, and recorded in Book No. I, Volume No. 1903-2023, pages from 280228 to 280258, being No. 190307284 for the year 2023, whereby the parties to the said Deed of Partition have separated the said Open Space/passage measuring 10' X 70' (which is found on actual measurement to have an area of 676 square feet



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more or less) in four Lots being Lot 'E' allotted to Suvrangshu Kumar Seal, Smt. Sunita Seal, Abhilash Seal, Smt. Sreesti Seal, Chandra Sekhar Seal and Smt. Sangeeta Dutta, Lot 'F' allotted to Smt. Nilima Seal (the Donor No. 1 named herein), Sourav Seal (the Donee named herein), Smt. Sarmistha Karmakar (the Donor No. 2 named herein), Lot 'G' allotted to Smt. Ranita Seal and Smt. Kuyeli Mondal and Lot 'H' allotted to Chandan Seal. Each of the partitioned Lots have an area of 169 square feet more or less as per actual measurement (and as per original records the respective Lots should have an area of 175 square feet mor or less).

AND WHEREAS thus the Donor Nos. 1 and 2 and the Donee became the joint owners having their respective equal 1/3rd undivided shares in the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and also in Lot 'F' measuring 169 square feet more or less as per actual measurement (and as per original records the respective Lots should have an area of 175 square feet mor or less) out of the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, since partitioned as aforesaid.

AND WHEREAS while being absolutely seized and possessed and sufficiently entitled to the said the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata and also Lot 'F' measuring 169 square feet more or less as per actual measurement (and as per original records the respective Lots should have an area of 175 square feet mor or less) out of the Open Space/passage measuring 10' X 70' in between the Lots 'A', 'C', 'D' and Lot 'B' at Premises No. 1, Jatindra Mohan Avenue, Kolkata, since partitioned as aforesaid, having their respective equal 1/3rd undivided shares therein, the Donor Nos. 1 and 2 and the Donee named herein jointly sold, conveyed and transferred the said Lot 'F' unto and in favour of one M/s Quality Construction by the execution of a Deed of Conveyance dated 16th October, 2023, which is duly registered at the office of



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the Additional Registrar of Assurances - II, and recorded in Book No. I, Volume No. 1902-2023, being No. 190215532 for the year 2023.

AND WHEREAS therefore at present the Donor Nos. 1 and 2 and the Donee are the joint owners having their respective equal $1/3^{\text{rd}}$ undivided shares in respect of **ALL THAT** the piece and parcel of only the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, admeasuring a total land area of 01 (One) Cottah 07 (Seven) Chittak 33 (Thirty-Three) Square Feet or 1068 Square Feet, with 60 years old structures standing thereon having Residential Structure Area admeasuring 695 Square Feet consisting of 01 (One tenanted residential unit with 02 (Two) Bedrooms, 01 (One) Drawing Room, 01 (One) Puja Room, 01 (One) Toilet, 01 (One) Kitchen) and 02 (Two) Lobbies and Commercial Structure Area admeasuring 237 Square Feet consisting of 02 (Two) Shop Rooms, which is more fully and particularly described in the **First Schedule** of this indenture.

AND WHEREAS; the DONOR Nos. 1 and 2, out of great love and affection towards the DONEE herein, are now desirous and willing to make a gift voluntarily out of their free will and accord in favour of the DONEE, **ALL THAT** the piece and parcel of their respective equal $1/3^{\text{rd}}$ undivided shares in **ALL THAT** the piece and parcel of only the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, admeasuring a total land area of 01 (One) Cottah 07 (Seven) Chittak 33 (Thirty-Three) Square Feet or 1068 Square Feet, with 60 years old structures standing thereon having Residential Structure Area admeasuring 695 Square Feet consisting of 01 (One tenanted residential unit with 02 (Two) Bedrooms, 01 (One) Drawing Room, 01 (One) Puja Room, 01 (One) Toilet, 01 (One) Kitchen) and 02 (Two) Lobbies and Commercial Structure Area admeasuring 237 Square Feet consisting of 02 (Two) Shop Rooms, **OUT OF WHICH, HEREBY CONVEYED BY WAY OF GIFT ALTOGETHER** the $2/3^{\text{rd}}$ share in the said Lot 'C' property having a Land Area admeasuring 01 (One) Cottah, 01 (One) Chittak or 765 Square Feet with

Nilima Seal.



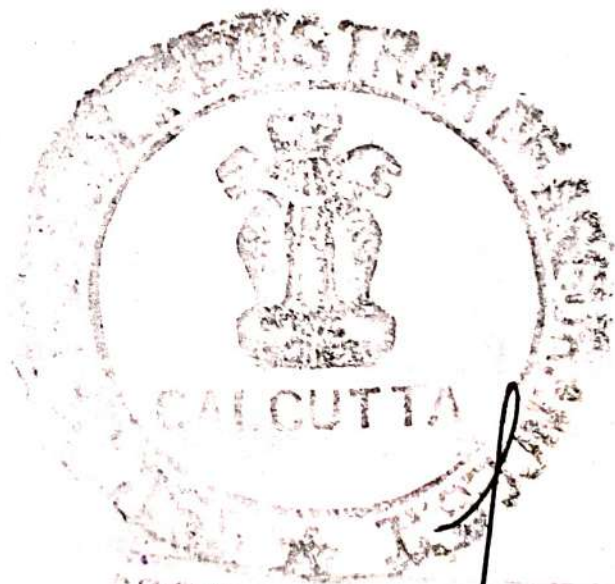
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tenanted portions having residential structure area admeasuring 464 square feet and commercial structure area 158 square feet therein which is more fully described in the **Third Schedule** herein **TOGETHER WITH** all undivided proportionate interest in land and all easement rights, essential services, amenities and facilities appurtenant thereto, and **TOGETHER FURTHER WITH** undivided, impartible and proportionate share and/or interest in the common areas, amenities, facilities and installations in the said land and the said property, free from all encumbrances, trusts, lien, lis pendens and charges whatsoever, which is being referred herein as the "**Gifted Property**" morefully and particularly described in the **Second Schedule** given hereunder and marked with **RED** colour line in the plan annexed herewith, with this view in mind that the Donee could enjoy the said Gifted property peacefully and without any interference for all times the Donee would hold his right, title and interest therein.

NOW THIS DEED OF GIFT WITNESSES that in pursuance of the said intention and in consideration of natural love and affection which the DONOR No.s 1 and 2 have for the **DONEE**, the **DONOR Nos. 1 and 2** out of their free will and accord, without fraud, coercion, force and undue influence of anybody whatsoever and in full possession of their senses and in good health and sound mind do hereby give, convey, grant, transfer and confirm by way of gift in favour of the **DONEE** the said Gifted Property being **ALL THAT** the piece and parcel of their respective equal 1/3rd undivided shares in **ALL THAT** the piece and parcel of only the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, admeasuring a total land area of 01 (One) Cottah 07 (Seven) Chittak 33 (Thirty-Three) Square Feet or 1068 Square Feet, with 60 years old structures standing thereon having Residential Structure Area admeasuring 695 Square Feet consisting of 01 (One tenanted residential unit with 02 (Two) Bedrooms, 01 (One) Drawing Room, 01 (One) Puja Room, 01 (One) Toilet, 01 (One) Kitchen) and 02



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(Two) Lobbies and Commercial Structure Area admeasuring 237 Square Feet consisting of 02 (Two) Shop Rooms, **OUT OF WHICH, HEREBY CONVEYED BY WAY OF GIFT ALTOGETHER** the **2/3rd share** in the said Lot 'C' property having a Land Area admeasuring 01 (One) Cottah, 01 (One) Chittak or 765 Square Feet with tenanted portions having residential structure area admeasuring 464 square feet and commercial structure area 158 square feet therein which is more fully described in the **Third Schedule** herein **TOGETHER WITH** all undivided proportionate interest in land and all easement rights, essential services, amenities and facilities appurtenant thereto, and **TOGETHER FURTHER WITH** undivided, impartible and proportionate share and/or interest in the common areas, amenities, facilities and installations in the said land and the said property, free from all encumbrances, trusts, lien, lis pendens and charges whatsoever, which is being referred herein as the "**Gifted Property**" more fully and particularly described in the **Second Schedule** given hereunder and marked with **RED** colour line in the plan annexed herewith; **TO HAVE AND TO HOLD** the said gifted property as fully mentioned above hereby granted unto the use of the DONEE forever and absolutely with possession thereof **AND THAT** the DONEE shall from time to time and at all material times hereafter peacefully and quietly enter upon hold, occupy, possess and enjoy the said unit hereby gifted and to receive and take rents, issues and profits thereof without any hindrance whatsoever from or by the DONORS or by any person or persons claiming from, under or in his trust **AND** the DONEE from this day on having gracefully accepting the voluntary gift hereby made of the said property from the DONORS in the said "gifted property", the DONEE shall accordingly become the absolute owner of right, title and interest in the said property and the DONORS herein ceases to have any interest therein from this day of execution of this present and in pursuance of the same the DONORS from this day deliver up peaceful possession of the gifted property as fully described in the **Second Schedule** herein below **AND** that the



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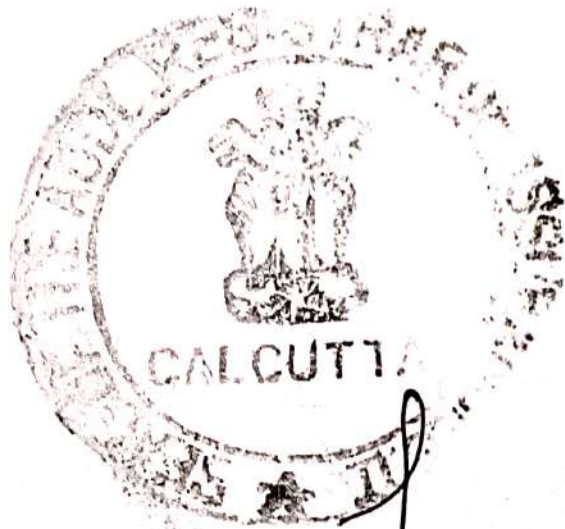
16 OCT 20

DONEE shall hereafter enjoy the property hereby gifted in the manner as aforesaid and shall be at liberty to record her name before the appropriate authority and shall pay taxes accordingly and shall be entitled to enjoy the property hereby gifted according to his discretion and/or shall be at liberty to settle, grant, convey, transfer, alienate, gift, sell, mortgage and/or partition the said unit according to her own discretion exclusively and forever **AND** that the property hereby gifted is free from all encumbrances, trusts, liens, lis pendens whatsoever and the DONORS hereby covenant that they have not received any notice of acquisition from any authority **AND** that the DONORS further covenant that the property hereby gifted bears a clear marketable title and the recitals made hereinabove does not suffer from any mis-description or suppression and in the event it transpires that the title to the property suffers from any mis-description, the same shall not be construed as a deliberate act and the DONORS shall accordingly rectify such unintentional mistakes **AND** that the voluntary gift hereby made is duly accepted by the DONEE on good faith **AND** that the DONORS further make it clear that the DONEE shall peaceably enjoy the said unit hereby gifted together with enjoyment of all common areas without any hindrance, obstruction from the others **AND** that for the purpose of valuation and registration the property hereby gifted and more fully described in the **Second Schedule** herein below has been assessed at **Rs. 92,21,220/-** (Rupees Ninety Two Lakh Twenty One Thousand Two Hundred Twenty) only.

FIRST SCHEDULE

(the Lot "C" property)

ALL THAT the piece and parcel of only the entire Lot 'C' of Premises No. 1, Jatindra Mohan Avenue, Kolkata - 700 006, admeasuring a total land area of



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01 (One) Cottah 07 (Seven) Chittak 33 (Thirty-Three) Square Feet or 1068 Square Feet, with 60 years old structures standing thereon having Residential Structure Area admeasuring 695 Square Feet consisting of 01 (One tenanted residential unit with 02 (Two) Bedrooms, 01 (One) Drawing Room, 01 (One) Puja Room, 01 (One) Toilet, 01 (One) Kitchen) and 02 (Two) Lobbies and Commercial Structure Area admeasuring 237 Square Feet consisting of 02 (Two) Shop Rooms, within the jurisdiction of Kolkata Municipal Corporation Ward No. 018, Borough No. II, Police Station - Burtolla, KMC Assessment No. 110181500013, depicted with RED border in the Plan annexed herewith being butted and bounded by :-

On the North : Lot 'D' of Premises No. 1, Jatindra Mohan Avenue;

On the South : Lot 'A' of Premises No. 1, Jatindra Mohan Avenue;

On the East : Jatindra Mohan Avenue;

On the West : Lot 'E' of Premises No. 1, Jatindra Mohan Avenue.

SECOND SCHEDULE

(PROPERTY HEREBY GIFTED

i.e. undivided 2/3rd share of Lot 'C' property)

ALL THAT the 2/3rd share in the said Lot 'C' property, having a Land Area share admeasuring 01 (One) Cottah, 01 (One) Chittak or 765 Square Feet with tenanted portions having residential structure area share admeasuring 464 square feet and commercial structure area share admeasuring 158 square feet therein **TOGETHER WITH** all undivided proportionate interest in land and all easement rights, essential services,



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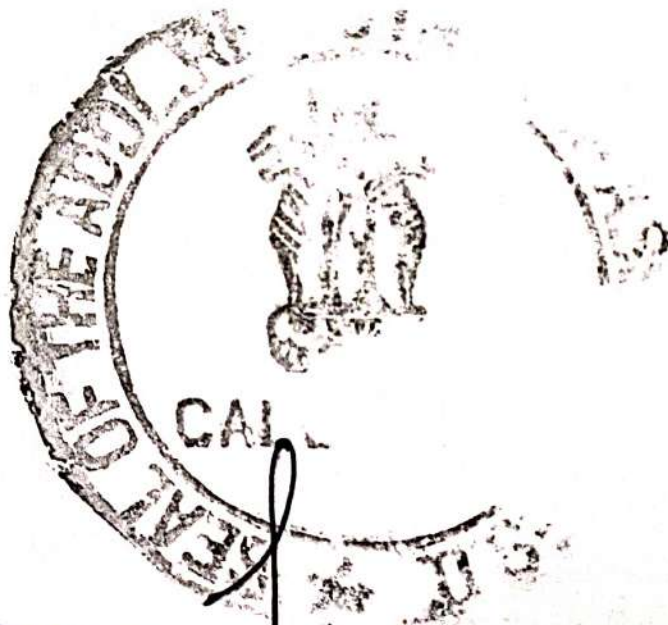
16 OCT 20

amenities and facilities appurtenant thereto, and **TOGETHER FURTHER WITH** undivided, impartible and proportionate share and/or interest in the common areas, amenities, facilities and installations in the said land and the said property, free from all encumbrances, trusts, lien, lis pendens and charges whatsoever, having covered area as follows :-

Bastu Land area	Commercial Land area	Residential Structure Area	Commercial Structure area
13 cottah 22 sq. ft	3 Chittak 23 sq. ft	464 sq. ft.	158 sq. ft.

THIRD SCHEDULE ABOVE REFERRED TO :
(Descriptions of the Tenanted Portions)

<u>Lot</u>	<u>Tenant's Name</u>	<u>Area occupied (Sq.ft.)</u>	<u>Tenancy period in years</u>
C	Mukesh Gupta - Shop Room (Numbered as '2' in the Plan)	108	25
C	Suresh Gupta - Residential. (Numbered as '12' in the Plan)	695	15
C	Shymalendu Mullick - Shop Room (Numbered as part of '3' in the Plan)	139	15



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IN WITNESS WHEREOF: The DONOR Nos. 1 and 2 has hereunto set and subscribed his signatures in presence of the following witnesses on the day month and year first above written.

WITNESSES:

1. Abhejit Sarkar
34, Sydapukur Street
KOLKATA - 700004
2. Susanta Sahoo
41B Canal East Road
Kolkata - 11

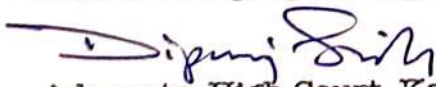
1. Nilima Seal
2. Samista Karmakar

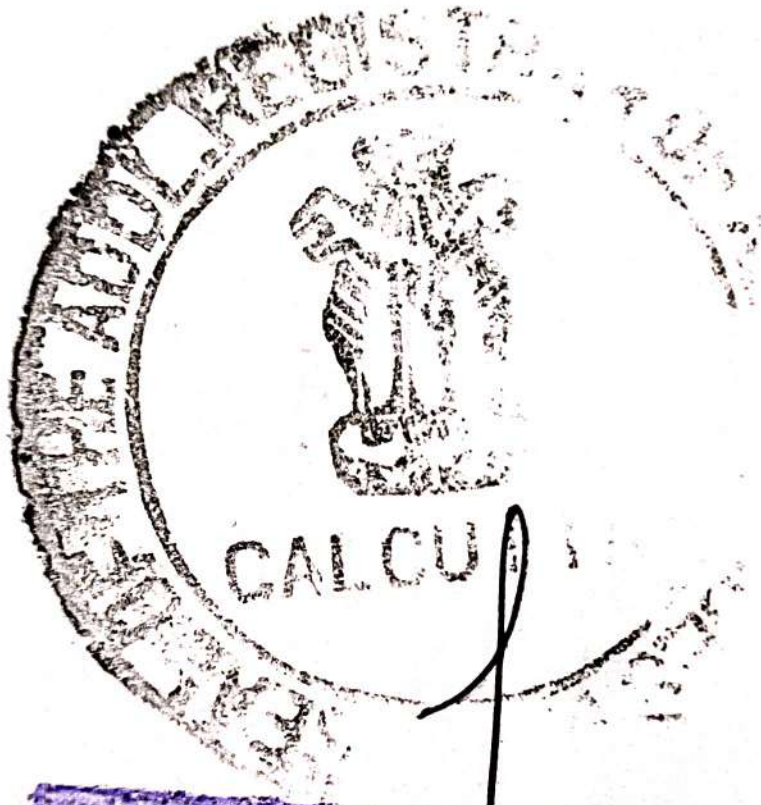
SIGNATURE OF THE DONORS

Sourav Seal

SIGNATURE OF THE DONEE

Drafted and prepared by:


Advocate, High Court, Kolkata
Bar Council, West Bengal
Enrollment No. WB/801/2004



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16 OCT

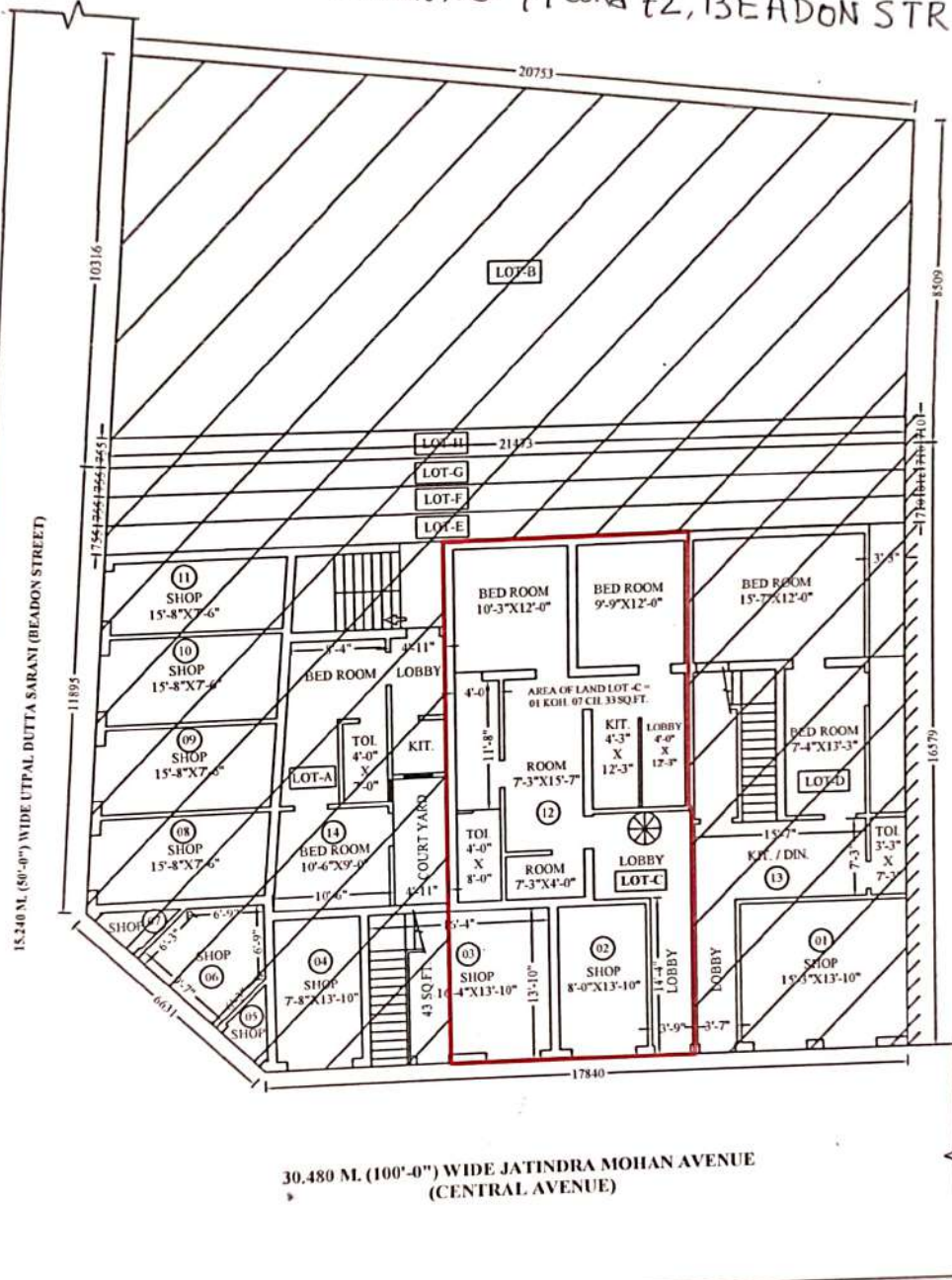
PLAN OF THE LAND WITH STRUCTURE OF LOT -C SITUATED AT PREMISES NO. - 1, JATINDRA MOHAN AVENUE, KOLKATA- 7000 06, WARD NO. - 018, BOROUGH NO. - II, P.S. - BURTOLLA, UNDER THE KOLKATA MUNICIPAL CORPORATION

LAND LOT -C = 01 KOH. 07 CH. 33 SQ.FT. OR 1068 SQ.FT.(MKD. RED)
 AREA:-
 RESIDENTIAL - 13 CH. 22 SQ.FT.
 COMMERCIAL - 03 CH. 23 SQ.FT.
 STRUCTURE:-
 RESIDENTIAL - 464 SQ.FT.
 COMMERCIAL - 158 SQ.FT.

MKD	NAME	COVERED AREA
02	MUKESH GUPTA	108 SQ.FT
03	SHYMALENDU MULICK	171/4-43X1-129 SQ.FT
12	SURESH GUPTA	695 SQ.FT



Premises NO. 71 and 72, BEADON STREET.



Premises No 3, J.M. AVENUE.

SITE PLAN
 SCALE = 1:100

Nilima Seal.

Sarmistha Karmakar.

Sourav Seal

Joydip Bilas Thakur

JOYDIP BILAS THAKUR
 Licenced Building Surveyor
 The Kolkata Municipal Corporation
 Licence No. 1136 Class
 SIGNATURE OF THE L.B.S

SIGNATURE OF THE DONOR











































SIGNATURE OF THE DONOR



**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**

1 6 OCT

SPECIMEN FORM FOR TEN FINGERPRINTS

	<i>Nili Ma Seal</i>					
		(LEFT HAND)				
						
					(RIGHT HAND)	
	<i>Sarmita Karmakar</i>					
		(LEFT HAND)				
						
					(RIGHT HAND)	
	<i>Sourav Seal</i>					
		(LEFT HAND)				
						
					(RIGHT HAND)	
						
				(LEFT HAND)		
						
					(RIGHT HAND)	



ADDITIONAL REGISTRAR
OF ASSURANCES
CALCUTTA

16 OCT



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



192023240259491428

GRN Details

GRN: 192023240259491428 Payment Mode: SBI Epay
GRN Date: 14/10/2023 15:34:04 Bank/Gateway: SBIEpay Payment Gateway
BRN : 0759866493730 BRN Date: 14/10/2023 15:36:00
Gateway Ref ID: IGAQHXFHM8 Method: State Bank of India NB
GRIPS Payment ID: 141020232025949141 Payment Init. Date: 14/10/2023 15:34:04
Payment Status: Successful Payment Ref. No: 2002624206/9/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SOURAV SEAL
Address: 8, UMESH DUTTA LANE, KOLKATA - 700006
Mobile: 9339000172
EMail: sealsourav@yahoo.com
Period From (dd/mm/yyyy): 14/10/2023
Period To (dd/mm/yyyy): 14/10/2023
Payment Ref ID: 2002624206/9/2023
Dept Ref ID/DRN: 2002624206/9/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002624206/9/2023	Property Registration- Stamp duty	0030-02-103-003-02	46026
2	2002624206/9/2023	Property Registration- Registration Fees	0030-03-104-001-16	92226
			Total	138252

IN WORDS: ONE LAKH THIRTY EIGHT THOUSAND TWO HUNDRED FIFTY TWO ONLY.

PAID

Major Information of the Deed

Deed No :	I-1902-15683/2023	Date of Registration	07/11/2023
Query No / Year	1902-2002624206/2023	Office where deed is registered	
Query Date	12/10/2023 2:44:47 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	A Samanta High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9331089699, 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. 4/-	Rs. 92,21,220/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 46,126/- (Article:33(i))	Rs. 92,226/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



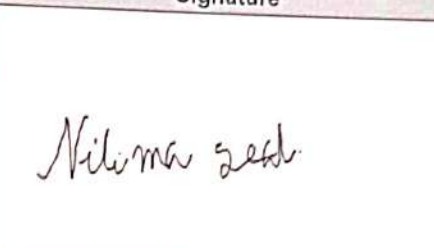

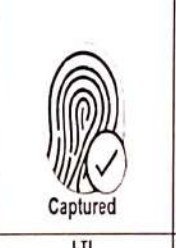
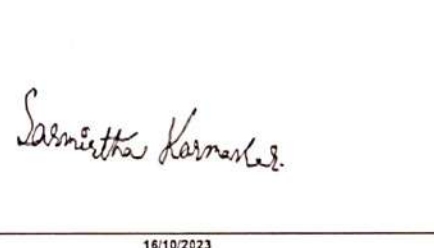
District: Kolkata, P.S:- Burtola, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jatindra Mohan Avenue, Road Zone : (Girish Park -- Beadon Street Crossing On Road) , , Premises No: 1, , Ward No: 018 Pin Code : 700006

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	13 Chatak 22 Sq Ft	1/-	56,75,449/-	Property is on Road Adjacent to Metal Road,
L2	(RS :-)		Commercial use	3 Chatak 23 Sq Ft	1/-	32,50,060/-	Property is on Road Adjacent to Metal Road,
		TOTAL :		1.7531Dec	2 /-	89,25,509 /-	
		Grand Total :		1.7531Dec	2 /-	89,25,509 /-	



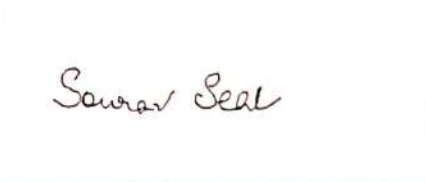
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	464 Sq Ft.	1/-	1,59,732/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 464 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L2	158 Sq Ft.	1/-	1,35,979/-	Structure Type: Structure Tenanted,
	Gr. Floor, Area of floor : 158 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	622 sq ft	2 /-	2,95,711 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt NILIMA SEAL (Presentant) Wife of Late RUPENDRA NARAYAN SEAL Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	Signature 
	16/10/2023	LTI 16/10/2023	16/10/2023	
8,UMESH DUTTA LANE,, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:- Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ELxxxxxx4K, Aadhaar No: 73xxxxxxxx1438, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				
2	Name Smt SARMISTHA KARMAKAR Wife of Shri SARMIT KARMAKAR Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	Signature 
	16/10/2023	LTI 16/10/2023	16/10/2023	
31/5, MOIRA DANGA ROAD,, City:- Not Specified, P.O:- BARANAGAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700036 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CQxxxxxx5R, Aadhaar No: 88xxxxxxxx8076, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SOURAV SEAL Son of Late RUPENDRA NARAYAN SEAL Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	Signature 
	16/10/2023	LTI 16/10/2023	16/10/2023	

Son of Late RUPENDRA NARAYAN SEAL 8, UMESH DUTTA LANE, City:- Not Specified, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BIxxxxxx4M, Aadhaar No: 67xxxxxxxx7753, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Shri ANIMESH SAMANTA Son of Shri AKUMAR SAMANTA 12/1, OLD POST OFFICE STREET, City:- Kolkata, P.O:- Hare Street, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	16/10/2023	16/10/2023	16/10/2023

Identifier Of Smt NILIMA SEAL, Smt SARMISTHA KARMAKAR, Shri SOURAV SEAL

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	Smt NILIMA SEAL	Shri SOURAV SEAL	Y	0.695521 Dec	28,37,725/-
L1	Smt SARMISTHA KARMAKAR	Shri SOURAV SEAL	Y	0.695521 Dec	28,37,725/-
L2	Smt NILIMA SEAL	Shri SOURAV SEAL	Y	0.181042 Dec	16,25,030/-
L2	Smt SARMISTHA KARMAKAR	Shri SOURAV SEAL	Y	0.181042 Dec	16,25,030/-

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	Smt NILIMA SEAL	Shri SOURAV SEAL	Y	232 Sq Ft	79,866/-
S1	Smt SARMISTHA KARMAKAR	Shri SOURAV SEAL	Y	232 Sq Ft	79,866/-
S2	Smt NILIMA SEAL	Shri SOURAV SEAL	Y	79 Sq Ft	67,990/-
S2	Smt SARMISTHA KARMAKAR	Shri SOURAV SEAL	Y	79 Sq Ft	67,990/-

Endorsement For Deed Number : I - 190215683 / 2023

On 16-10-2023

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

Presented for registration at 12:28 hrs on 16-10-2023, at the Office of the A.R.A. - II KOLKATA by Smt NILIMA SEAL, one of the Executants.

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 92,21,220/- . Family Members amount Rs 92,21,220/-

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

Execution is admitted on 16/10/2023 by 1. Smt NILIMA SEAL, Wife of Late RUPENDRA NARAYAN SEAL, 8,UMESH DUTTA LANE,, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession House wife, 2. Smt SARMISTHA KARMAKAR, Wife of Shri SARMIT KARMAKAR, 31/5, MOIRA DANGA ROAD,, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by Profession House wife, 3. Shri SOURAV SEAL, Son of Late RUPENDRA NARAYAN SEAL, 8, UMESH DUTTA LANE, P.O: BEADON STREET, Thana: Burtola, , Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Indetified by Shri ANIMESH SAMANTA, , , Son of Shri AKUMAR SAMANTA, 12/1, OLD POST OFFICE STREET, P.O: Hare Street, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 92,226.00/- (A(1) = Rs 92,212.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 92,226/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2023 3:36PM with Govt. Ref. No: 192023240259491428 on 14-10-2023, Amount Rs: 92,226/-, Bank: SBI EPay (SBlePay), Ref. No. 0759866493730 on 14-10-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 46,126/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 46,026/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 10503, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: S Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/10/2023 3:36PM with Govt. Ref. No: 192023240259491428 on 14-10-2023, Amount Rs: 46,026/-, Bank: SBI EPay (SBlePay), Ref. No. 0759866493730 on 14-10-2023, Head of Account 0030-02-103-003-02



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 07-11-2023

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.

Signature

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 534491 to 534515
being No 190215683 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.11.08 16:46:57 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 08/11/2023

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.