



## পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

AM 765855

✓ 26/09/2022 | 2022  
26/09/2022 15636 | 2022  
Certified that the document  
Registration. The signature  
endorsement sheets attached  
document are the part of

15636 (20)  
Certified that the document is admitted the  
Registration. The signature sheets and the  
endorsement sheets attached with the  
document are the part of this document.

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

26 SEP 2022

## **GIFT DEED**

**THIS DEED OF GIFT** made this 26<sup>th</sup> day of September, Two Thousand Twenty Two.

## BETWEEN

MS. **NIBEDITA TUNGA, (PAN – ALHPT2972N), (Aadhaar No.8187 5272 0369), (Mobile No.8777540672)** Daughter of late Bhabasankar Tunga, by faith – Hindu, by occupation – Unemployed, Nationality – Indian, residing at 7/6, C.N. Roy Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, hereinafter called and referred as "**the DONOR**" (which terms and expression shall unless excluded by or repugnant to the subject/context be deemed to mean and include her heirs, executors, administrators and assigns) of the **FIRST PART**.

**AND**  
**SRI ASOK KUMAR TUNGA, (PAN – ABWPT7487M), (Aadhaar No.3868 0424 0790), (Mobile No. 877540 672)** Son of Late Bhaba Sankar Tunga, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 7/6, C.N. Roy Road, Post Office – Tiljala, Police Station – Tiljala, Kolkata – 700039, hereinafter called and referred as "**the DONEE**" (which terms and expression shall unless excluded by or repugnant to the subject/context be deemed to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART**.

**WHEREAS** vide a Bengali Kobala the father of the Donor and Donee herein purchased a Plot 0of land in C.S. Dag No.1512, Khatian No.290,

Mouza – Purba Kustia, J.L. No.14, Sabek Touzi No.1298, Hal 2833, Holding No.12, being Scheme Plot No.7, having an area of 2 Cottah, 13 Chittaks 5 sq. ft. more or less or be the same from the then recorded Owner Sri Sarat Chandra Paul, since deceased, which was recorded in Book No.I, Volume No.114, Pages from 91 to 97, being Deed No.7060 of 1952 in the office of Sub-Registrar Alipore Sadar.

**AND WHEREAS** after purchase of the said house property the father of the parties hereto duly mutated his name in respect of the said Land with the concerned authorities and constructed a brick built house, as per plan sanctioned by the then concerned authorities, and the said property was mutated in the name of Sri Bhaba Sankar Tunga, since deceased being Premises No.7/6, Chandra Nath Road, Ward No.066, Kolkata – 700039.

**AND WHEREAS** while in peaceful possession of the said house property the said recorded owner, namely Sri Bhaba Sankar Tunga died intestate on 20.12.2003, leaving behind him one son Ashok Kumar Tunga and one unmarried daughter Nibedita Tunga, who inherited the said house property equally and mutated their names

jointly with the Kolkata Municipal Corporation being Kolkata Municipal Corporation Assessee No.210660200149, being Premises No.7/6, Chandra Nath Roy Road, Ward No.66, Kolkata – 700039 and paid upto date Taxes and obtained No Outstanding Dues (NOC) from the Kolkata Municipal Corporation on 08.03.2022.

**AND WHEREAS** the Donor herein is unmarried till date and has been residing with donee who is her full blooded sister, and dependant upon her elder brother.

**AND WHEREAS** the Donor herein out of natural love and affection she bears towards her only brother the Donee herein the donor out of her own volition and without any insistence from any body desirous of making absolute gift unto and in favour of the Donee, ALL THAT piece and parcel of house property with existing structure 'as in where is basis' i.e. 50% shares of the property inherited from her deceased father, being Kolkata Municipal Corporation Premises No.7/6, Chandra Nath Roy Road, under Kolkata Municipal Corporation Ward No.66, Police Station – Tiljala, Kolkata – 700039 which is specifically mentioned in the schedule written herein below together with all

easement rights appurtenant to the said House property and all right, title and interest thereof in the said property and the Donee has agreed to accept the said gift without imposing any condition.

**AND WHEREAS** the said property as fully described in the Schedule hereunder written, intended to be hereby gifted, for the purpose of stamp duty is valued at Rs.5,00,000/- (Rupees Five Lakh) only.

**NOW THIS DEED OF GIFT WITNESSETH** that in pursuance of the natural love and affection with the **DONOR** (full blooded sister) for the **DONEE** (the elder brother) the DONOR herein freely and voluntarily do hereby gift, convey, transfer, assign and assure unto the DONEE hereby by way of absolute gift ALL THAT piece and parcel of 50% of the undivided house property measuring more or less 1 (one) cottahs 6 (six) Chittaks land more or less or be the same **TOGETHER WITH** 50% share of 70 years old dilapidate structure measuring more or less 350 sq. ft. or be the same, being 50% shares of the said House property, being Scheme Plot No.7, contained and comprised at C.S. Dag No.1225, Khatian No.290, Mouza – Kustia, J.L. No.14, Holding

No.12, being Kolkata Municipal Corporation Premises No.7/6, Chandra  
Nath Roy Road, Police Station – Tiljala, Kolkata – 700039 under  
Kolkata Municipal Corporation Ward No.66, hereinafter called and  
referred to the said land and morefully described in the schedule  
hereinafter written, with all rights, title and interest appertaining  
thereto OR HOWSOEVER OTHERWISE the said land with structure or  
any part thereof was situated, described demarcated or distinguished  
together with all ways, paths, passages sewers, drain, walls and all  
rights liberties, privileges, easements, profits, rents appendages,  
appurtenances, whatsoever in any wise, appertaining to the said  
land/house property and all the estate right, title, interest, possession,  
claim and demand, whatsoever both at all and equity of the DONOR  
hereto unto and upon the said house property or any part thereof and  
all the deeds, pattahs, muniments, writings and evidences of title  
which in any way relates to the said property, or any part thereof  
which now or is an thereafter shall or may be in the custody power  
and control of the DONOR and her men TO HAVE AND TO HOLD and  
the said House property hereby gifted unto the DONEE and his heirs in

the manner that the DONEE Mr. Asok Tunga and his heirs shall hold, possess the said house property, solely, absolutely and forever free from all encumbrances and the DONOR do hereby covenant with the DONEE that NOTWITHSTANDING any act, deed matter or thing by the DONOR done or executed or knowingly suffered to the contrary the DONOR have good right full power and absolute authority to convey, transfer and assign the said house property unto and to the use of the DONEE and the DONEE shall from time to time and at all times hereafter peacefully and quietly hold possess, occupy and enjoy the said House property and the DONOR shall and will from time to time and at all times hereafter upon every request and cost of the DONEE do and execute and caused to be done/executed all such acts and deeds for further and more perfectly assuring the said land/house property and every part thereof unto and in favour of the DONEE in the manner aforesaid as shall or may be reasonably required by the DONEE and the DONOR covenants with the DONEE to keep the DONEE always indemnified from all claims, damages in pursuance of the covenants herein and the GIFT hereby made is irrevocable.

**THE SCHEDULE 'A' ABOVE REFERRED TO**

**ALL THAT** piece and parcel of House property, measuring more or less 3 Cottahs 13 Chittaks 5 Sq. Ft. **TOGETHER WITH** pucca structure more or less 700 sq. ft. in old (70 years) and dilapidated condition with Cement flooring, lying and situated in Mouza – Kustia, Khatian no.289 and 290, being Sabek Dag No.1215, Holding No.12, in the District of South 24-Parganas, being Kolkata Municipal Corporation Premises No.7/6, Chandra Nath Roy Road, Kolkata Municipal Corporation Ward No.66, Post Office – Tiljala, Police Station – Tiljala Kolkata Municipal Corporation Ward No.66, Kolkata – 700039, which is butted and bounded as follows :-

**ON THE NORTH** : 20 ft. C.N. Roy Road

**ON THE SOUTH** : House of Smt. Bijali Prava Sarkar.

**ON THE EAST** : House of Sankar Deb Ganguli.

**ON THE WEST** : C.N. Roy Road.

**THE SCHEDULE 'B' ABOVE REFERRED TO**  
**(GIFTED PROPERTY)**

**ALL THAT** piece and parcel of 50% undivided shares of the House property with structure measuring more or less 350 sq. ft. with 50% share of land measuring more or less 1 cottah 7 chittaks and 2 sq. ft. be the same or little more or less **TOGETHER WITH** all easement rights appertaining to the said house property contained and comprised in Mouza – Kustia, J.L. No.14, Khatian No.290, C.S. Dag No.1215, under Scheme Plot No.7, being K.M.C. Assessee No.210660200149, Premises No.7/6, Chandra Nath Roy Road, under KMC Ward No.66, Post Office and Police Station – Tiljala, Kolkata – 700039, **TOGETHER WITH** proportionate undivided shares of all paths, passages and all easement rights attached to the said house property, which is shown in the sketch Map and marked with Red border and which is butted and bounded by :-

**ON THE NORTH** : 20 ft. C.N. Roy Road

**ON THE SOUTH** : House of Bijali Prova Sarkar and Scheme Plot Nos.4 and 5.

**ON THE EAST** : House Sankar Deb Ganguli and Scheme Plot No.8.

**ON THE WEST** : Corporation Road (C.N. Roy Road).

IN WITNESS WHEREOF the Donor and the Donee herein have set and subscribed their respective hand and signatures on the day, month and year first above written.

**SIGNED, SEALED AND DELIVERED**

in presence of :

**WITNESSES:**

1. SAURAV TUNGA

*S. Tunga*  
36/2, C. N. Roy Road  
2nd Floor Kol-39.

*Nibedita Tunga*

2. Bimal Kr. Adhikary

*Bimalkr. Adhikary*  
124/5/A, Picnic Garden Rd  
Near Tilgola P.S.  
Kol-700038.

**SIGNATURE OF THE DONOR**

Accepted by me

*Asoke Kumar Tunga*

**SIGNATURE OF THE DONEE**

**Drafted by me :**

*Chandan Misra*

**CHANDAN MISRA**

Advocate

High Court, Calcutta

Enrolment No.WB-448/85

(SD)

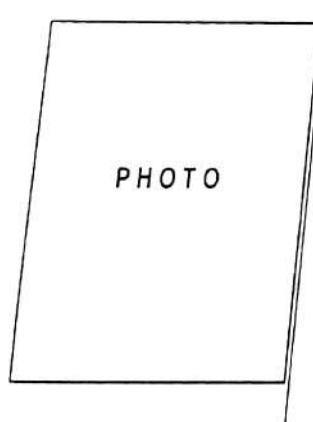
**SPECIMEN FORM FOR TEN FINGERPRINTS**



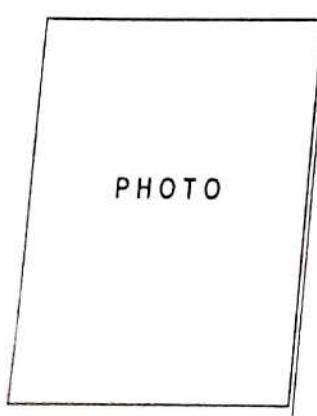
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



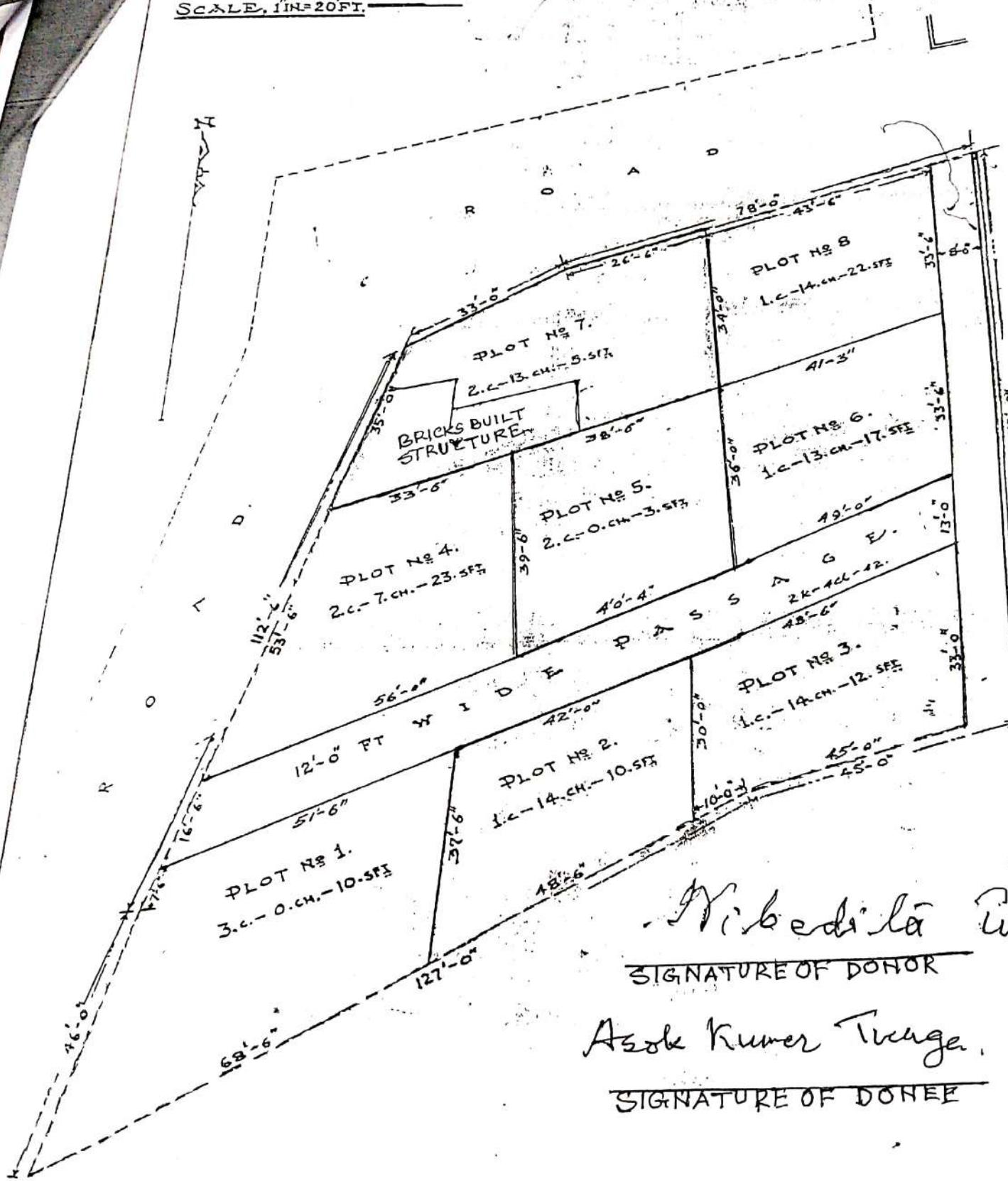
	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

PLAN OF C.S.PLOT.N<sup>o</sup>1215, OF MAUZA-KUSTIA.

P.S.-TOLLYGUNGE PRESENTLY-TILTOOLA KMC PREMISES NO 7/6 CN. ROY ROAD  
SCALE, 1 IN=20 FT. KOL-39



SIGNATURE OF DONEE

### Major Information of the Deed

Deed No :	I-1604-11442/2022	Date of Registration	26/09/2022
Query No / Year	1604-2002615636/2022	Office where deed is registered	
Query Date	30/08/2022 6:50:12 PM	D.S.R. - IV SOUTH 24-PARGANAS, District South 24-Parganas	
Applicant Name, Address & Other Details	Sourav Dhara 1B, Old Post Office Street, Thana : Hare Street, District : Kolkata, WEST BENGAL 700001, Mobile No. : 8777379262, Status :Solicitor firm		
Transaction	Additional Transaction [0201] Gift, Gift in Favour of family members [4308] Other than Immovable Property, A [No of Agreement : 2]		
Set Forth value	Market Value Rs. 66,23,000/-		
Stampduty Paid(SD)	Registration Fee Paid Rs. 66,276/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement s area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: CHA  
NATH ROY ROAD, Road Zone : (Ward-66 -- Ward-66) , Premises No: 7/6, , Ward No: 066 Pin Code : 700

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other
L1	(RS :- )		Bastu	1 Katha 7 Chatak 2 Sq Ft	1,80,000/-	64,81,250/-	Width Road:
Grand Total :				2.3765Dec	1,80,000 /-	64,81,250 /-	

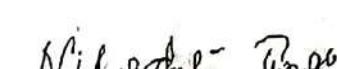
#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	20,000/-	1,41,750/-	Structure Type: Structure

Gr. Floor, Area of floor :350 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Pucca, Extent of Completion: Complete

	Total :	350 sq ft	20,000 /-	1,41,750 /-	
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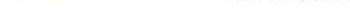
### **nor Details :**

Sl No.	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature	
				Name	Signature
1	<p><b>Mrs Nibedita Tunga</b>          Daughter of Late          Bhabasankar Tunga          Executed by: Self, Date of          Execution: 26/09/2022          Admitted by: Self, Date of          Admission: 26/09/2022 ,Place          : Office</p>				
	26/09/2022	LTI		26/09/2022	
<p>7/6, C.N. Roy Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: ALxxxxxx2N, Aadhaar No: 81xxxxxxxx0369, Status :Individual, Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p>					

### Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<p><b>Mr Asok Tunga (Presentant )</b> Son of Late Bhabasankar Tunga Executed by: Self, Date of Execution: 26/09/2022 , Admitted by: Self, Date of Admission: 26/09/2022 ,Place : Office</p> <p>26/09/2022</p>			

**Identifier Details :**

Name	Photo	Finger Print	Signature
Mr Chandan Misra Son of Late Anil Kumar Misra High Court, Calcutta, City:- , P.O:- GPO, S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	26/09/2022	26/09/2022	26/09/2022

**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 Nibedita Tunga	Mr Asok Tunga	Y	2.37646 Dec	64,81,250/-

**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 Nibedita Tunga	Mr Asok Tunga	Y	350 Sq Ft	1,41,750/-

On 26-09-2022

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

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

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

Presented for registration at 11:54 hrs on 26-09-2022, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr Asok Tunga ,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 66,23,000/- Family Members amount Rs 66,23,000/-

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

Execution is admitted on 26/09/2022 by 1. Mrs Nibedita Tunga, Daughter of Late Bhabasankar Tunga, 7/6, C.N. Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Others, 2. Mr Asok Tunga, Son of Late Bhabasankar Tunga, 7/6, C.N. Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business Indetified by Mr Chandan Misra, , , Son of Late Anil Kumar Misra, High Court, Calcutta, P.O: GPO, Thana: Hare Street, 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 66,276/- ( A(1) = Rs 66,230/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 66,244/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 12:28PM with Govt. Ref. No: 192022230127419031 on 23-09-2022, Amount Rs: 66,244/-, Bank Central Bank of India ( CBIN0280107), Ref. No. CBI230922932369 on 23-09-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 33,135/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 33,035/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 40678, Amount: Rs.100/-, Date of Purchase: 30/08/2022, Vendor name: A Sarka Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/09/2022 12:28PM with Govt. Ref. No: 192022230127419031 on 23-09-2022, Amount Rs: 33,035/-, Bank Central Bank of India ( CBIN0280107), Ref. No. CBI230922932369 on 23-09-2022, Head of Account 0030-02-103-003-02

(Anupam Halder)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 335843 to 335862  
being No 160411442 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.09.26 14:14:40 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 2022/09/26 02:14:40 PM  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS**  
West Bengal.

(This document is digitally signed.)