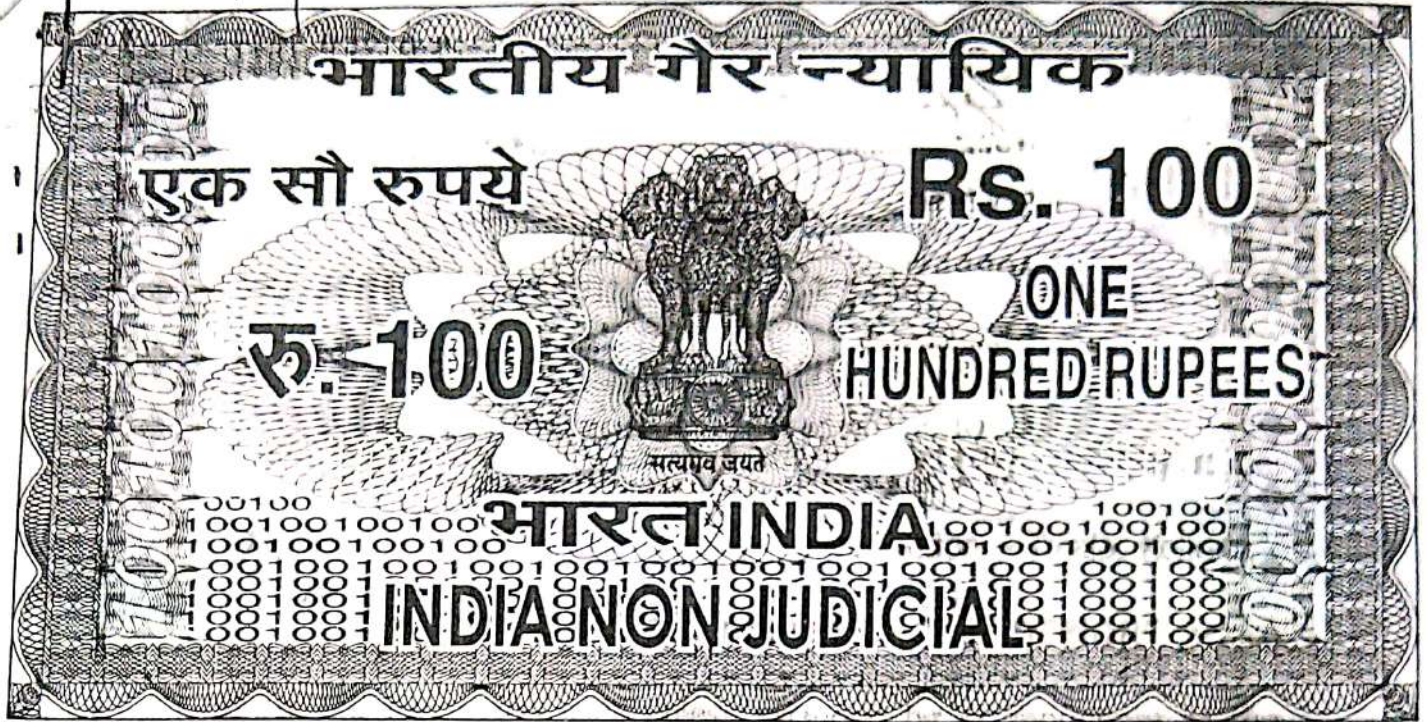


20906/22

I-20273/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 815643

29.12.22  
G-212529553

Notarized by the District Sub-Register, Alipore, South 24-pargana, West Bengal. The document is a copy of the original and is not to be used as evidence in any court of law.

District Sub-Register-II  
Alipore, South 24-pargana

29 DEC 2022

## GIFT DEED

THIS DEED OF GIFT made this 15<sup>th</sup> day of October, Two Thousand Twenty Two.

BETWEEN



**SRI ASOK KUMAR TUNGA, (PAN – ABWPT7487M), (Aadhaar No.3868 0424 0790),** 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 DONOR"** (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 **FIRST PART.**

**AND**

**SRI SAURAV TUNGA, (PAN – AEXPT8264N), (Aadhaar No.5723 5051 3266), (Mobile No.8777540672)** Son of Asok Kumar Tunga, by faith – Hindu, by occupation – Business, Nationality – Indian, residing at 36/2, 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 grandfather of Donee herein purchased a Plot of 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 Donor 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, in the year 1954 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 said Nibedita Tunga is unmarried till date and has been residing with Donor who is her full blooded sister, and dependant upon her elder brother.

**AND WHEREAS** the said Ms. Nibedita Tunga, out of natural love and affection towards his brother Sri Asok Kumar Tunga, the Donor herein, gifted her 50% shares of the property measuring more or less 1 Cotah 7 Chittaks 2 sq. ft. with dilapidated structure of 350 sq. ft. on 26.09.2022 which was registered in the office of the D.S.R. III, Alipore, South 24-Parganas, and recorded in Book No.I, being Deed No.11442 of 2022.

**AND WHEREAS** the donor hereto by virtue of the said Deed of Gift dated 26.09.2022, executed by his sister, Ms. Nibedita Tunga, became the absolute owner of the total house property measuring more or less 2 Cottah 13 Chittak 5 sq. ft. together with 700 sq. ft. 70 years old dilapidated structure and is in actual physical possession of the same without any disturbance and hindrance, in any manner whatsoever.

**AND WHEREAS** the Donor hereto has been suffering from various old age ailments and apprehensive of his death any moment, and as such he to avoid any future complication with the said house property has decided to settle the said house property, being Kolkata Municipal Corporation Premises No.7/6, Chandra Nath Roy Road, Post Office and Police Station – Tiljala, Kolkata – 700039, under Kolkata Municipal Corporation Ward No.66, details of which is written in the Schedule below in favour of his only son, the Donee herein by way of this Deed of Gift.


**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.50,00,000/- (Rupees Fifty Lakh) only.




**NOW THIS DEED OF GIFT WITNESSITH** that in pursuance of the natural love and affection with the **DONOR** (the only son) for the **DONEE** 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 house property measuring more or less 2 (two) cottahs 13 (thirteen) Chittaks 5 (five) sq. ft. land more or less or be the same **TOGETHER WITH** 70 years old dilapidate structure measuring more or less 700 sq. ft. or be the same, being 100% 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 and thereafter shall or  
may be in the custody power and control of the DONOR and his 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 Sri  
Saurav 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

has 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 and 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 Donee accepts the Gift having been a party hereto and executes this Indenture i.e. this Deed of Gift by putting his signature on the day, month and year first above written.





**THE SCHEDULE ABOVE REFERRED TO**

**(GIFTED PROPERTY)**

**ALL THAT** piece and parcel of House property, measuring more or less 2 Cottahs 13 Chittaks 5 Sq. Ft. **TOGETHER WITH** pucca structure measuring more or less 700 sq. ft. 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 **TOGETHER WITH** all paths, passages and easement rights, appurtenant to the said House property, which is shown in the Sketch Map and marked with Read border and is butted and bounded by :

**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.

**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. Kamel Krishna Gau.  
Alipore Police Court  
Kat-27
2. Amar Bankar Ghosh  
Vill + P.O. Behar, P.S. Tadar  
Dist. Bankura.

Asok Kumar Tunga.

**SIGNATURE OF THE DONOR**

Accepted by me

Suman Tunga.  
Tunga.

**SIGNATURE OF THE DONEE**

**Drafted by me :**

Chandan Misra

**CHANDAN MISRA**

Advocate

High Court, Calcutta

Enrolment No. WB-448/85

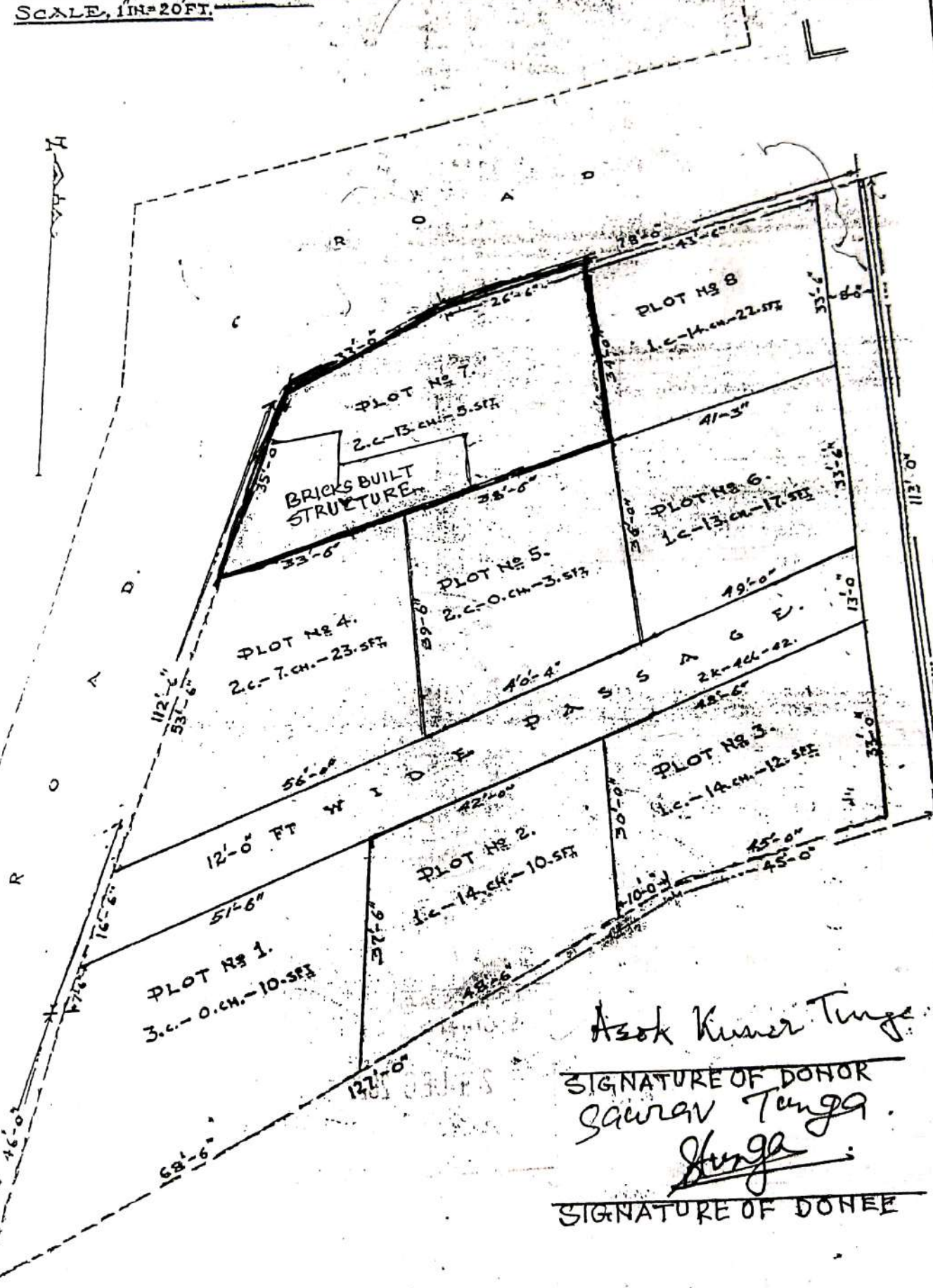
(SD)



PLAN OF C.S. PLOT NO 1215, OF MAUZA-KUSTIA.

P.S.-TOLLYGUNGE. PRESENTLY-TILWOLA, KMC PREMISES NO 7/6 CH. ROY ROAD  
SCALE, 1"=20' FT.

KOL-39



Asok Kumar Tunga

SIGNATURE OF DONOR  
Saurav Tunga

SIGNATURE OF DONEE



# SPECIMEN FORM FOR TEN FINGERPRINTS



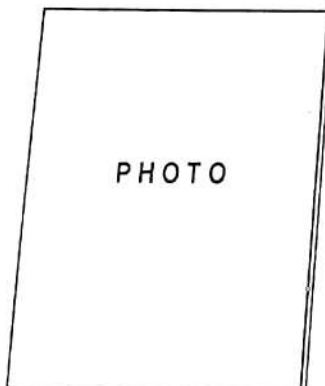
*Asok Kumar Tunge*

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

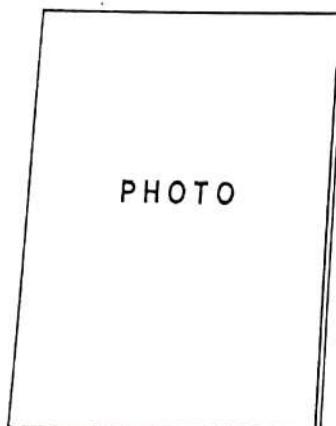


*Hunge*

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



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



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



### Major Information of the Deed

Deed No :	I-1603-20273/2022	Date of Registration	29/12/2022
Query No / Year	1603-2003529553/2022	Office where deed is registered	
Query Date	14/12/2022 1:32:37 PM	D.S.R. - III 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, PIN - 700001, Mobile No. : 8777379262, Status : Solicitor firm		
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. 50,00,000/-	Rs. 1,29,71,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 64,875/- (Article:33(i))	Rs. 1,29,756/- (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:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: CHANDRA NATH ROY ROAD, Road Zone : (Ward-66 -- Ward-66) , , Premises No: 7/6, , Ward No: 066 Pin Code : 700039


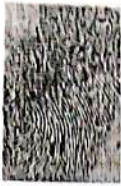

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :- )		Bastu	2 Katha 13 Chatak 5 Sq Ft	48,00,000/-	1,26,87,500/-	Width of Approac Road: 20 Ft.,
Grand Total :				4.6521Dec	48,00,000 /-	126,87,500 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	2,00,000/-	2,83,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 70 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	2,00,000 /-	2,83,500 /-	





or Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr Asok Kumar Tunga</b> Son of Late Bhabasankar Tunga Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office	 29/12/2022	 LTI 29/12/2022	 29/12/2022



7/6, C.N. Roy Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ABxxxxxx7M, Aadhaar No: 38xxxxxxxx0790, Status :Individual, Executed by: Self, Date of Execution: 29/12/2022  
 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature		
	Name	Photo	Finger Print
1	<b>Mr Saurav Tunga</b> <b>(Presentant)</b> Son of Shri Asok Kumar Tunga Executed by: Self, Date of Execution: 29/12/2022 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office	 29/12/2022	 LTI 29/12/2022

Son of Shri Asok Kumar Tunga 36/2, C.N. Roy Road, City:- , P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx4N, Aadhaar No: 57xxxxxxxx3266, Status :Individual, Executed by: S  
 Date of Execution: 29/12/2022  
 , Admitted by: Self, Date of Admission: 29/12/2022 ,Place : Office

Identifler Details :

Name	Photo	Finger Print	Signature
<b>Mr Chandan Misra</b> Son of Late Anil Kumar Misra High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	 29/12/2022	 29/12/2022	 29/12/2022

Identifier Of Mr Asok Kumar Tunga, Mr Saurav Tunga



### 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 (Rs.)
L1	Mr Asok Kumar Tunga	Mr Saurav Tunga	✓	2.65,208 Sq Ft	1,28,87,500/-

### 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 (Rs.)
S1	Mr Asok Kumar Tunga	Mr Saurav Tunga	✓	700 Sq Ft	2,83,500/-

29-12-2022

**Certificate of Admissibility (Rule 43, W.D. Registration Rules, 1902)**

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) 40(1) W.D. Registration Rules, 1902)**

Presented for registration at 11:10 hrs on 29-12-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. Saurav 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 1,29,71,000/-. Family Members amount Rs 1,29,71,000/-

**Admission of Execution ( Under Section 58, W.D. Registration Rules, 1902 )**

Execution is admitted on 29/12/2022 by 1. Mr Asok Kumar 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, 2. Mr Saurav Tunga, Son of Shri Asok Kumar Tunga, 36/2, C.N. Roy Road, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service Identified 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 1,29,756.00/- ( A(1) = Rs 1,29,710.00/- , E = Rs 14.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 1,29,724/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 1:28PM with Govt. Ref. No: 192022230227080651 on 23-12-2022, Amount Rs: 1,29,724/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI231222954569 on 23-12-2022, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 64,875/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 64,775/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 46640, Amount: Rs.100.00/-, Date of Purchase: 29/09/2022, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/12/2022 1:28PM with Govt. Ref. No: 192022230227080651 on 23-12-2022, Amount Rs: 64,775/-, Bank: Central Bank of India ( CBIN0280107), Ref. No. CBI231222954569 on 23-12-2022, Head of Account 0030-02-103-02

Dobasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 641889 to 641907  
being No 160320273 for the year 2022.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2022.12.30 11:06:56 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/12/30 11:06:56 AM

DISTRICT SUB-REGISTRAR

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

West Bengal.