

2435/2025

2-24/11/2025

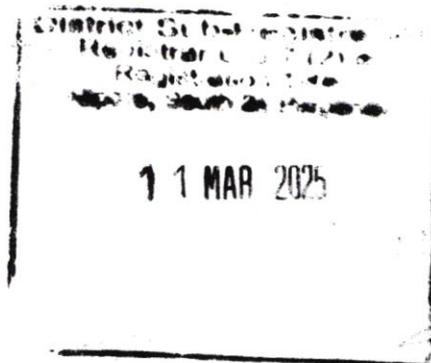


पश्चिमबङ्ग पश्चिम बङ्गाल WEST BENGAL

Y 793494

Certified that the above is a certified true copy of the original as registered in the Register. The signature, name and the date of registration shown there and with the documents are the part of this document.

06/03/2025  
 2000530091/2025  
 6-30PM



**DEED OF GIFT**

**THIS DEED OF GIFT** is made on this the 06<sup>th</sup> day of March 2025  
 (Two Thousand and Twenty Five).

**BY AND BETWEEN**

MC  
38

-30pm

13/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

38AA 341994

SMT. RITA BHAWSINGKA (PAN ADPPB3123M), (AADHAAR NO. 9822 8973 6541) (DOB - 05-12-1953), wife of Ravi Kumar Bhawsingka, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at 97A, Suren Sarkar Road, Post Office Belegkata, Police Station Belegkata, hereinafter referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the subject or context be deemed to included her Successors and/or assigns) **OF THE ONE PART.**

AND

**REEMA JHUNJHUNWALA (PAN NO. AHCPB3361Q) (ADHAAR NO. 2517 3287 5450) (DOB- 07-03-1981)**, daughter of Ravi Kumar Bhawsingka and Rita Bhawsingka, wife of Abhishek Jhunjhunwala by faith Hindu, by Occupation Housewife, nationality Indian, residing at Flat No. 14G, Tower 5, Active Acres, 54/10, D.C. Dey Road, Post Office Tangra, Police Station Tangra, Kolkata 700015, hereinafter referred to as the "**DONEE**" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include her heirs and successors and/or assigns) **OF THE OTHER PART.**

**WHEREAS** One **Sri Babu Saraj Gopal Ghosh**, son of Late Harimohan Ghosh was the absolute owner and well seized and possessed of and sufficiently entitled to **ALL THAT** piece and parcel of land measuring about **4 (Four) Cottah 05 (Five) Chattak 30 (thirty) Square Feet** be the same or little more or less together with Two Storied cemented flooring 92 (Ninety Two) years old dilapidated residential building measuring 2323 Square Feet on the Ground Floor and 2096 Square Feet on the First Floor, lying and situated at Premises No. 97 Bahir Sura Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar Sibodaho, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, sold, transferred and conveyed unto in favour of **Smt. Sushila Kumari Devi** wife of Srijukto Babu Kunjo Bihari Moulik, by virtue of Bengali Bikroy Saf Kobala (Deed of Conveyance) dated 12.05.1933, registered in Sub Registrar Sealdah recorded in Book No.- I, Volume No. 9, Pages 268 to 271, being deed no. 704 for the year 1933.

**AND WHEREAS** Subsequently said **Sri Babu Saraj Gopal Ghosh**, son of Late Harimohan Ghosh was the absolute owner and well seized and possessed of and

sufficiently entitled to **ALL THAT** piece and parcel of land measuring about **2 (Two) Cottah 04 (Four) Chattak 16 (Sixteen) Square Feet** be the same or little more or less together with Two Storied cemented flooring 92 (Ninety Two) years old dilapidated residential building measuring 1162 Square Feet on the Ground Floor and 1048 Sq. Ft. on the First Floor, lying and situated at Premises No. 97 Bahir Sura Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar Sibodaho, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, sold, transferred and conveyed unto in favour of **Smt. Sushila Kumari Devi** wife of Srijukto Babu Kunjo Bihari Moulik, by virtue of Bengali Bikroy Saf Kobala (Deed of Conveyance) dated 22.11.1933 corresponding to Bengali B.S. 6<sup>th</sup> Aghran 1340, registered in Sub Registrar Sealdah recorded in Book No.- I, Volume No. 27, Pages 217 to 220, being deed no. 1749 for the year 1933.

**AND WHEREAS** Said Sushila Kumari Devi by way of amalgamation of the aforesaid two plots and mutated her name in the records of Kolkata Municipal corporation under Assessee No.110332201359, in respect of 97, Bahir Sura Road, renumbered as formerly 97A, Bahir Sura Road now 97A, Suren Sarkar Road and paying taxes regularly.

**AND WHEREAS** By refuge of Bengali Saf Bikroy Kobala 16.08.1975 corresponding to Bengali B.S. 30<sup>th</sup> Sraban 1382 registered at office of Sub Registrar Sealdah, South 24 Parganas recorded in Book No. I, Volume No. 42, Pages 207 to 217, being No. 1653 for the year 1975 said **Sushila Kumari Devi** sold, transferred and

conveyed **ALL THAT** piece and parcel of land measuring about **6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet** be the same or little more or less together with Two Storied cemented flooring 92 (Ninety Two) years old dilapidated residential building measuring about 3485 Square Feet on the Ground Floor and 3144 Sq. Ft. on the First Floor, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar Sibodaho, District 24 Parganas (South), under Assessee No.110332201359, along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, hereinafter to as the **SAID PROPERTY**, more fully described in the **FIRST SCHEDULE** hereunder written, unto in favour of **Smt. Purnima Mallick** wife of Khagendranath Mallick.

**AND WHEREAS** said **Purnima Mallick**, being the absolute owner of the SAID PROPERTY, sold, transferred, and conveyed the undivided and undemarketed **1/6<sup>th</sup> share** i.e. **ALL THAT** piece and parcel of land measuring about **796 (Seven Hundred and Ninety Six) Sq. Ft.** equivalent to **01 (one) Cottah 01 (one) Chittak 31 (Thirty One) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet, togetherwith old dilapidated Building with cemented flooring, 92 (Ninety Two) years old, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation under Assessee No. 110332201359, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar

Sibodaha now Additional District Sub Registrar Sealdah, Borough III, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, unto and in favour of Rita Bhawsingka, wife of Ravi Kumar Bhawsingka, by way of registered Deed of Conveyance dated 21.09.1991, registered at Registrar of Assurances, Calcutta now Kolkata, recorded in Book No. I, Volume No 324, Page No. 308 to 319, being Deed no. 13708 for the year 1991.

**AND WHEREAS** The said Rita Bhawsingka, the Donor herein expresses her intention to gift and bequeath **her undivided and undemarketed 1/6<sup>th</sup> share** share over and in respect of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **796 (Seven Hundred and Ninety Six) Sq. Ft.** equivalent to **01 (one) Cottah 01 (one) Chittak 31 (Thirty One) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet, togetherwith old dilapidated Building with cemented flooring, 92 (Ninety Two) years old, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation under Assessee No. 110332201359, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, Borough III, under Sub Registrar Sibodaha now Additional District Sub Registrar Sealdah, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, hereinafter referred to as the **GIFTED PROPERTY**, morefully described in the **SECOND SCHEDULE**, wriiten hereunder.

**AND WHEREAS** It is to be mentioned that the Donor is the mother of the Donee and Donee is daughter of the Donor.

**AND WHEREAS** The property hereby gifted is valued at **Rs. 20,00,000/- (Rupees Twenty Lakhs) only** which is the market value.

**NOW THIS DEED WITNESSETH** that in consideration of natural love, and affection which the **Donor** still have and the Donee is also having high regard to the Donor and used to render help and assistance in her favour whenever and wherever the situation and the condition demand. It is to be mentioned that the Donor is the mother of the Donee and the Donee is the daughter of the Donor (within blood relation) and the Donor does hereby and hereunder assign, convey and transfer by renouncing all her estate and right, title and interest of **ALL THAT the undivided and undemarketed 1/6<sup>th</sup>** share over and in respect of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **796 (Seven Hundred and Ninety Six) Sq. Ft.** equivalent to **01 (one) Cottah 01 (one) Chittak 31 (Thirty One) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet, togetherwith old dilapidated Building with cemented flooring, 92 (Ninety Two) years old, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation under Assessee No. 110332201359, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar Sibodaha now Additional District Sub Registrar Sealdah, Borough III, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant, hereinafter referred to as the **GIFTED PROPERTY**, morefully described in the **SECOND SCHEDULE**, written hereunder **AND TO HAVE AND TO HOLD** the same for her use and benefit absolutely and unconditionally forever, It is hereby declared that the Donor has not done any act encumbering the share and the same is free from all encumbrances and the said Donor has every right and authority to convey the **SAID SECOND SCHEDULED PROPERTY** by way of Gift in favour of the said Donee. The said Donee including her heirs, executors and assignees shall possess the gifted property as lawful owner mentioned in the **Second Schedule** hereunder and seized and possessed of or otherwise well and sufficiently entitled to messuage, tenements, hereditaments as an absolute and indefeasible estate in fee simple or and estate equivalent thereto free from all encumbrances **AND THAT** the Donor by this Deed of Gift duly gifted, transferred and delivered possession in favour of the Donee herein and the Donee accepts the gift of the said land/property hereunder made as testified by her being

party hereto and executing these presents. **AND THAT** the Donee shall be fully entitled to mutate the Donees' name in all public and statutory records and empowers and authorizes the Purchaser to sign all papers and documents and take all steps whatsoever or howsoever in this regard **AND** the Donor does and each of them doth hereby covenant declare and specifically make it clear that the entire right, title and interest of the Donor herein in the Gifted Property is being transferred absolutely in favour of the Donee herein by this Deed and that upon execution of this Deed the Donor shall not have any right, title or interest whatsoever in respect of any portion of the Gifted Property **AND** the Donor does hereby indemnify the Donee of from and against all actions, suits, proceedings, claims, losses, damages, costs, charges, expenses, liabilities, demands and consequences whatsoever that the Donee may suffer and/or incur and/or be liable for or put to in the event of there being any defect or deficiency in title in respect of the Gifted Property or any portion thereof and/or in case of any act, omission, breach, violation or default by the Donor. **AND** the Donor doth hereby covenant with the Donee that the Donor and all persons having or lawfully or equitably claiming any right title interest or estate whatsoever in the Gifted Property or any part thereof from through under or in trust.

**THE FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**  
**SAID PROPERTY**

**ALL THAT** piece and parcel of land measuring about **6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet** be the same or little more or less togetherwith Two Storied Building with cemented flooring, 92 (Ninety Two) years old dilapidated residential building, measuring about 3485 Square Feet on the Ground Floor and 3144 Sq. Ft. on the First Floor, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation under assessee No. 110332201359, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, Borough III, under Sub Registrar Sibodaha now Additional District Sub Registrar Sealdah, District 24 Parganas (South), along with all easements and other rights

and privileges as attached therewith, fully occupied by Tenant, alongwith all easements and other rights and privileges, and butted and bounded by

ON THE NORTH : By Premises Nos. 96/5 and 96/7, Suren Sarkar Road;

ON THE SOUTH : By Premises No. 97/B, Suren Sarkar Road;

ON THE EAST : By Premises No. 96/4, Suren Sarkar Road;

ON THE WEST : By Suren Sarkar Road;

Zone: C.I.T. Road to Abinash Banerjee Ln

**THE SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**GIFTED PROPERTY**

**ALL THAT the undivided and undemarketed 1/6<sup>th</sup>** share of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **796 (Seven Hundred and Ninety Six) Sq. Ft.** equivalent to **01 (one) Cottah 01 (one) Chittak 31 (Thirty One) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet, togetherwith old dilapidated Building, measuring about 581 Square Feet on the Ground Floor and 524 Sq. Ft. on the First Floor, with cemented flooring, 92 (Ninety Two) years old, lying and situated at formerly Premises No. 97, Bahir Sura Road then 97A Bahir Sura Road now 97A Suren Sarkar Road, Police Station- Beliaghata, Post Office- Beliaghata, within the ambit of Kolkata Municipal Corporation under Assessee No. 110332201359, Ward No.- 33, appertaining to District Collectorate 24 Parganas of Division 3, Sub Division-9, Holding No. 28, under Sub Registrar Sibodaha now Additional District Sub Registrar Sealdah, Borough III, District 24 Parganas (South), along with all easements and other rights and privileges as attached therewith, fully occupied by Tenant.

**IN WITNESS WHEREOF** the parties hereto have hereunto set and subscribed their respective hands and seals, on this the day, month and year first above written in presence of the following witnesses:

**WITNESSES**

1. Ravi Kumar Bhawsingka  
S/O Late Gopi Krishna Bhawsingka  
97/A. Suren Sarker Road  
Kolkata - 700010

2. MAN MOHAN BHAWSINGKA  
97/A, SUREN SARKAR ROAD  
Kolkata - 700010



LTI at  
Rita Bhawsingka  
by other Pen at  
Ravi Kumar Bhawsingka

**(SIGNATURE OF DONOR)**

*heeno jeyual*

Accepted by me.

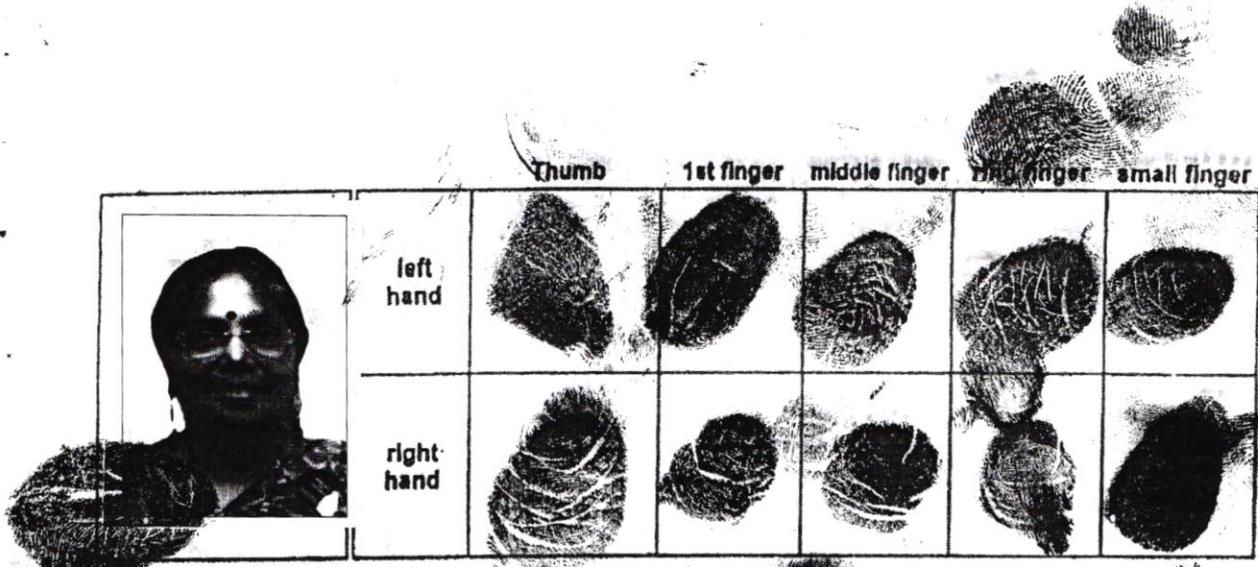
**(SIGNATURE OF DONEE)**

Drafted and prepared by me:-

*Trasenjit Saha*

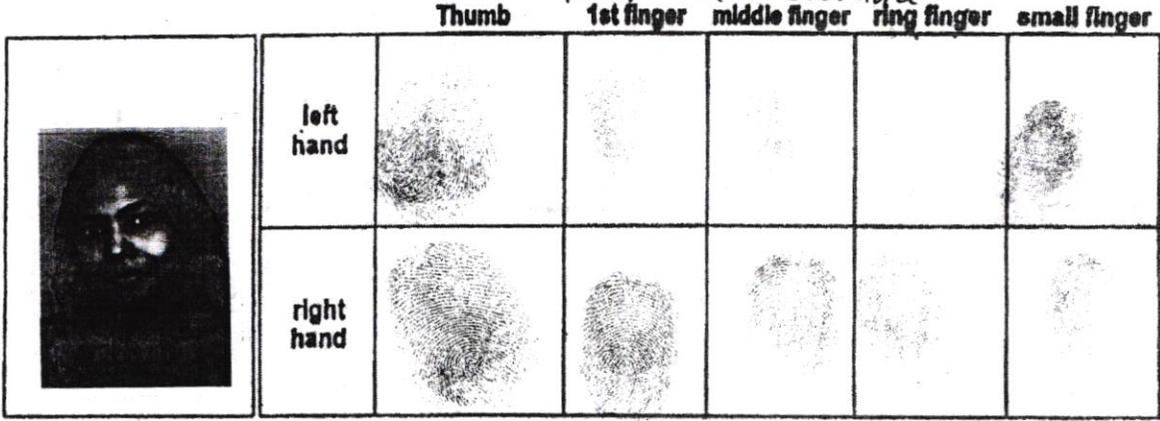
Advocate

*High Court, Calcutta*  
F/2053/2010

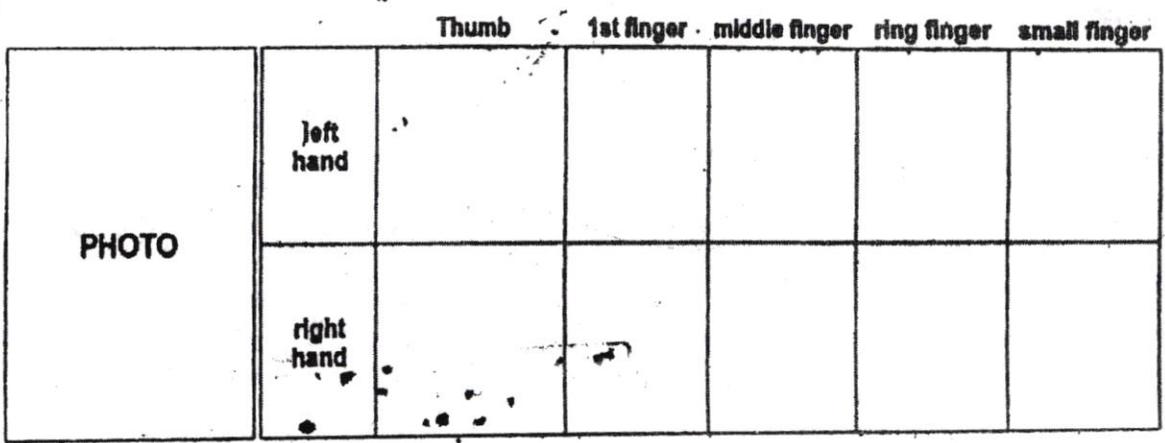


Name Rita Bhawarsingha  
 Signature .....

LTI  
 Rita Bhawarsingha  
 by the Pen of  
 Rakesh Kumar Thakur



Name Heera Jaiswal  
 Signature Heera Jaiswal



Name .....

Signature .....

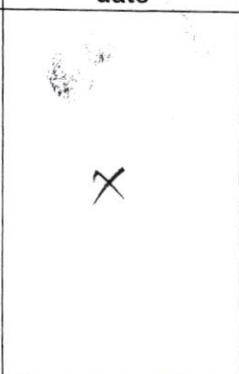


सत्यमेव जयते

Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16042000530991/2025

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt Rita Bhawsingka 97A, Suren Sarkar Road, City:- Not Specified, P.O:- Belegkata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Donor			LTI of Rita Bhawsingka By the Son of Ravi Kumar Bhawsingka 6/3/2025
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Reema Jhunjunwala 14G, Tower 5, Active Acres, 54/10, D.C. Dey Road, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:- South 24-Parganas, West Bengal, India, PIN:- 700015	Donee	P 	X 	X 
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RAVI KUMAR BHAWSINGKA Son of Mr Gopi Krishna Bhawsingka 97A, Suren Sarkar Road, City:- , P.O:- Beliaghata, P.S:- Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010	Smt Rita Bhawsingka, Reema Jhunjunwala			Ravi Kumar Bhawsingka 6/3/2025



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



192024250432777808

GRN Details

GRN: 192024250432777808  
GRN Date: 05/03/2025 15:53:47  
BRN : 6949362986056  
Gateway Ref ID: IGASNRLIG3  
GRIPS Payment ID: 050320252043277779  
Payment Status: Successful  
Payment Mode: SBI Epay  
Bank/Gateway: SBIEpay Payment Gateway  
BRN Date: 05/03/2025 15:54:07  
Method: State Bank of India NB  
Payment Init. Date: 05/03/2025 15:53:47  
Payment Ref. No: 2000530991/1/2025  
[Query No\*/Query Year]

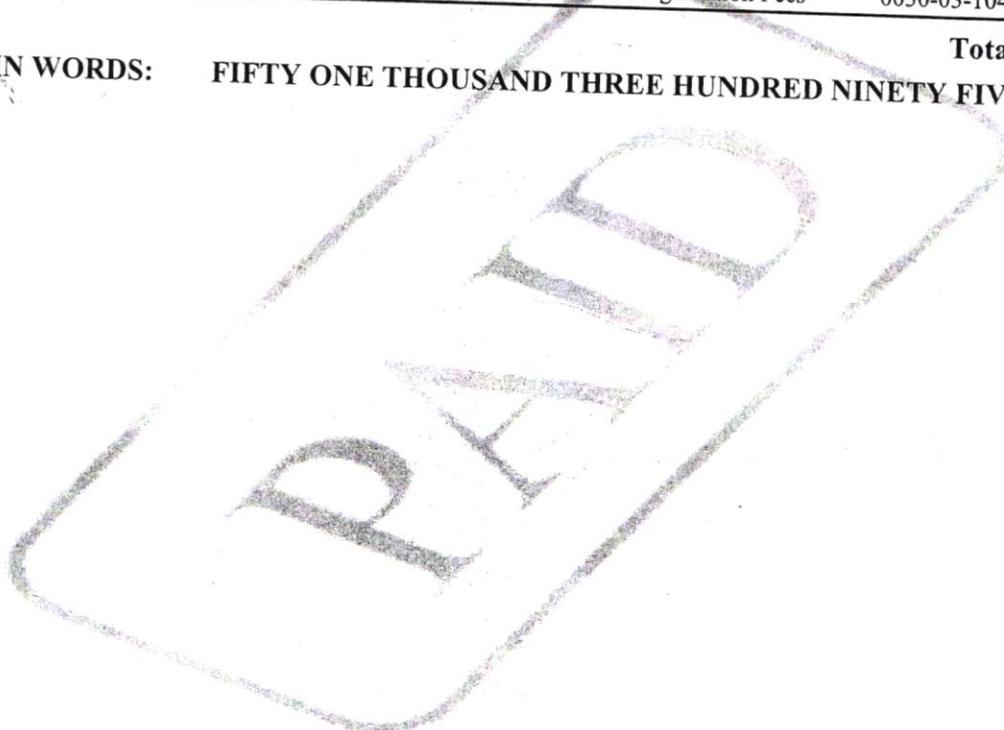
Depositor Details

Depositor's Name: Mr Rita Bhawsingka  
Address: Beliaghata  
Mobile: 9674174110  
Period From (dd/mm/yyyy): 05/03/2025  
Period To (dd/mm/yyyy): 05/03/2025  
Payment Ref ID: 2000530991/1/2025  
Dept Ref ID/DRN: 2000530991/1/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000530991/1/2025	Property Registration- Registration Fees	0030-03-104-001-16	51395
<b>Total</b>				<b>51395</b>

IN WORDS: FIFTY ONE THOUSAND THREE HUNDRED NINETY FIVE ONLY.





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	2000530991/2025	Office where deed will be registered
Query Date	21/02/2025 1:42:27 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status : Seller/Executant	
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. 20,00,000/-	Rs. 51,38,104/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,020/- (Article:33(i))	Rs. 51,427/- (Article:A(1), E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,020/-
Remarks		

**Land Details :**

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Sarkar Road, Road Zone : (C. I. T. Rd – Abinash Baner Ln) , , Premises No: 97A, , Ward No: 033 Pin Code : 700010

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	1 Katha 1 Chatak 31 Sq Ft	18,00,000/-	46,98,611/-	Property is on Road Encumbered by Tenant,
Grand Total :				1.8242Dec	18,00,000 /-	46,98,611 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1105 Sq Ft.	2,00,000/-	4,39,493/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 581Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 524Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1105 sq ft	2,00,000 /-	4,39,493 /-	

AS- 1 of 3

### Major Information of the Deed

Deed No :	I-1604-02411/2025	Date of Registration	11/03/2025
Query No / Year	1604-2000530991/2025	Office where deed is registered	
Query Date	21/02/2025 1:42:27 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Biswajit Paul P-16, CIT Road, Thana : Phool Bagan, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874673130, Status : Seller/Executant		
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. 20,00,000/-	Rs. 51,38,104/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(i))	Rs. 51,427/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Suren Sarkar Road, Road Zone : (C. I. T. Rd – Abinash Baner Ln) , , Premises No: 97A, , Ward No: 033 Pin Code : 700010

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	1 Katha 1 Chatak 31 Sq Ft	18,00,000/-	46,98,611/-	Property is on Road Encumbered by Tenant,
<b>Grand Total :</b>				<b>1.8242Dec</b>	<b>18,00,000 /-</b>	<b>46,98,611 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1105 Sq Ft.	2,00,000/-	4,39,493/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 581 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 524 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1105 sq ft</b>	<b>2,00,000 /-</b>	<b>4,39,493 /-</b>	

**Donor Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Smt Rita Bhawsingka Wife of Ravi Kumar Bhawasingka 97A, Suren Sarkar Road, City:- Not Specified, P.O:- Belehata, P.S:-Bellaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3, PAN No.: ADxxxxxx3M, Aadhaar No: 98xxxxxxxx6541, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Donee Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	Reema Jhunjunwala Daughter of Ravi Kumar Bhawsingka 14G, Tower 5, Active Acres, 54/10, D.C. Dey Road, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX1, PAN No.: AHxxxxxx1Q, Aadhaar No: 25xxxxxxxx5450, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Identifier Details :**

Name & address
Mr RAVI KUMAR BHAWSINGKA Son of Mr Gopi Krishna Bhawsingka 97/A, Suren Sarkar Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010, Sex: Male, By Caste: Others, Occupation: Others, Citizen of: India, , Identifier Of Smt Rita Bhawsingka, Reema Jhunjunwala

**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 Rita Bhawsingka	Reema Jhunjunwala	Y	1.82417 Dec	46,98,611/-

**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 Rita Bhawsingka	Reema Jhunjunwala	Y	1105 Sq Ft	4,39,493/-

**Owner and Land or Building Details as received from KMC :**

Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 110332201359 Premises No. : 97A Ward No. : 033 Street Name : SUREN SARKAR ROAD	Ref Deed No. : Date Of Registration : Office Where Registered :	Owner Name : GOPI KRISHNA BHAWSINGKA, DEEPAK KUMAR BHAWSINGKA, , RITA DEVI BHAWSINGKA, SUSHILA DEVI BHAWSINGKA, , , RAVI KUMAR BHAWSINGKA, , MANMOHAN BHAWSINGKA Owner Address : 97A, SUREN SARKAR ROAD , KOLKATA-700010 Pin No. : 700010	Character of Premises: Constructed Building Total Area of Land: 06 Cottah, 10 Chatak, 05 SqFeet,

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 23-03-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 23-03-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:  
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. SEALDAH, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA

**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt Rita Bhawsingka (Presentant )</b>                      Wife of Ravi Kumar Bhawasingka 97A, Suren Sarkar Road, City:- Not Specified, P.O:- Belegkata, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700010 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx3M, Aadhaar No: 98xxxxxxxx6541, Status :Individual, Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 06/03/2025 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 06/03/2025 ,Place : Pvt. Residence</p>

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <p><b>Reema Jhunjunwala</b>                      Daughter of Ravi Kumar Bhawsingka                      Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office</p> </td> <td>  </td> <td>                       Captured                 </td> <td>  </td> </tr> <tr> <td>11/03/2025</td> <td>11/03/2025</td> <td>LTI 11/03/2025</td> <td>11/03/2025</td> </tr> </tbody> </table> <p>Daughter of Ravi Kumar Bhawsingka 14G, Tower 5, Active Acres, 54/10, D.C. Dey Road, City:- Not Specified, P.O:- Tangra, P.S:-Tangra, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: AHxxxxxx1Q, Aadhaar No: 25xxxxxxxx5450, Status :Individual, Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<p><b>Reema Jhunjunwala</b>                      Daughter of Ravi Kumar Bhawsingka                      Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office</p>		 Captured		11/03/2025	11/03/2025	LTI 11/03/2025	11/03/2025
Name	Photo	Finger Print	Signature										
<p><b>Reema Jhunjunwala</b>                      Daughter of Ravi Kumar Bhawsingka                      Executed by: Self, Date of Execution: 06/03/2025                      , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office</p>		 Captured											
11/03/2025	11/03/2025	LTI 11/03/2025	11/03/2025										

**Identifier Details :**

Name	Photo	Finger Print	Signature
<p><b>Mr Manmohan Bhawsinghka</b>                      Son of Mr Gopi Krishna Bhawsingka 97/A, Suren Sarkar Road, City:- , P.O:- Beliaghata, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700010</p>		 Captured	
11/03/2025	11/03/2025	11/03/2025	11/03/2025

Identifier Of Smt Rita Bhawsingka, Reema Jhunjunwala

**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 Rita Bhawsingka	Reema Jhunjunwala	Y	1.82417 Dec	46,98,611/-

### 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 Rita Bhawsingka	Reema Jhunhunwala	Y	1105 Sq Ft	4,39,493/-

Endorsement For Deed Number : I - 160402411 / 2025

On 06-03-2025

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

Presented for registration at 18:30 hrs on 06-03-2025, at the Private residence by Smt Rita Bhawsingka ,Executant.

**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 51,38,104/-. Family Members amount Rs 51,38,104/-

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

Execution is admitted on 06/03/2025 by Smt Rita Bhawsingka, Wife of Ravi Kumar Bhawasingka, 97A, Suren Sarkar Road, P.O: Belehata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Hindu, by Profession House wife

Indetified by Mr Manmohan Bhawsinghka, , , Son of Mr Gopi Krishna Bhawsingka, 97/A, Suren Sarkar Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Others, by profession Others

*(Signature)*

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

On 10-03-2025

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 51,427.00/- ( A(1) = Rs 51,381.00/- ,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 51,395/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/03/2025 3:54PM with Govt. Ref. No: 192024250432777808 on 05-03-2025, Amount Rs: 51,395/-, Bank: SBI EPay ( SBlePay), Ref. No. 6949362986056 on 05-03-2025, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 1,020/- and Stamp Duty paid by Stamp Rs 1,020.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2548, Amount: Rs.1,000.00/-, Date of Purchase: 24/02/2025, Vendor name: Bidyut Kr Saha

2. Stamp: Type: Impressed, Serial no 2549, Amount: Rs.20.00/-, Date of Purchase: 24/02/2025, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 05/03/2025 3:54PM with Govt. Ref. No: 192024250432777808 on 05-03-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBlePay), Ref. No. 6949362986056 on 05-03-2025, Head of Account

*(Signature)*

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

On 11-03-2025

**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.

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

Execution is admitted on 11/03/2025 by Reema Jhunjhunwala, Daughter of Ravi Kumar Bhawsingka, 14G, Tower 5, Active Acres, 54/10, D.C. Dey Road, P.O: Tangra, Thana: Tangra, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession House wife

Indetified by Mr Manmohan Bhawsinghka, , Son of Mr Gopi Krishna Bhawsingka, 97/A, Suren Sarkar Road, P.O: Beliaghata, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700010, by caste Others, by profession Others

*(Handwritten Signature)*

**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 1604-2025, Page from 62585 to 62607

being No 160402411 for the year 2025.



Digitally signed by Anupam Halder  
Date: 2025.03.13 15:26:27 +05:30  
Reason: Digital Signing of Deed.

(Anupam Halder) 13/03/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.