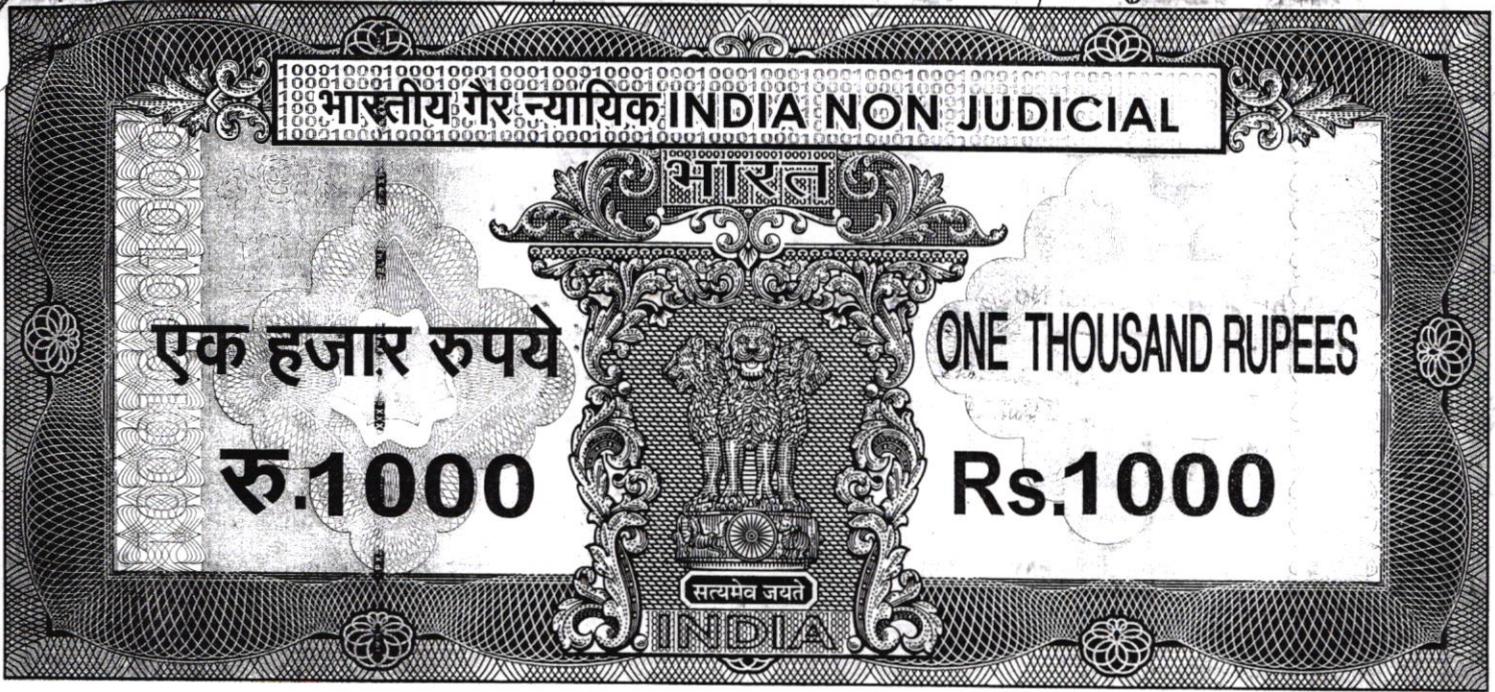


02508/2025

D-2416/2025



পশ্চিমবঙ্গ পশ্চিম বাংলা WEST BENGAL

Certified that the document is registered 796085
at the office of the Registrar, and the
document is in accordance with the
provisions of the Act for the purpose of this document.

11/03/2025
S-2000693378/2025

[Signature]
District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
1 MAR 2025

DEED OF GIFT

THIS DEED OF GIFT is made on this the 11th day of March 2025
(Two Thousand and Twenty Five).

BETWEEN



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

38AA 385818

alias *INDRA KHAITAN*

SMT. INDRA DEVI KHAITAN (PAN AGNPK8125H), (AADHAAR NO. 8129 2520 4428) (DOB - 19-11-1964), wife of Sanjay Khaitan, by faith Hindu, by Nationality Indian, by occupation Housewife, residing at Flat No. 7A, Block 10, Silver Spring, 5 JBS Halden Avenue, Kolkata 700105, Post Office Dhapa, Police Station Pragati Maidan, hereinafter referred to as the "**DONOR**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include her Successors and/or assigns) **OF THE ONE PART.**

Indra Khaitan
(P.N.P.)

AND

DEEPAK KUMAR BHAWSINGKA alias **DIPAK KUMAR BHAWSINGKA** (PAN NO. **ADVPB5765H**) (ADHAAR NO. **9412 7693 3332**) (DOB- **02-11-1971**), son of Late Gopi Krishna Bhawsingka, by faith Hindu, by Occupation Business, nationality Indian, residing at House No. J-189, 2nd Floor, Saket, Malviya Nagar, South Delhi, Post Office Malviya Nagar, Delhi 110017, Police Station Malviya Naga, hereinafter referred to as the "**DONEE**" (Which expression shall unless excluded by or repugnant to the subject or context be deemed to include his 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. 6th 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. 30th 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 being **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, sold, transferred, and conveyed by way of Six Separate Deeds of Conveyance unto and in favour of below mentioned persons, mentioned in the chart below:-

DATE	NAME OF VENDOR	NAME OF THE PURCHASER	DEED DETAILS	OFFICE	SHARE
21.09.1992	Purnima Mallick	Rita Devi Bhawsingka wife of Sri Ravi Kumar Bhawsingka	Book No. I, Volume No 324, Page No. 308 to 319, being Deed no. 13708 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY
21.09.1992	Purnima Mallick	Sushila Devi Bhawsingka wife of Sri Gopi Krishna Bhawsingka	Book No. I, Volume No 324, Page No. 320 to 331, being Deed no. 13709 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY
21.09.1992	Purnima Mallick	Gopi Krishna Bhawsingka son of Bajinath Bhawsingka	Book No. I, Volume No 324, Page No. 332 to 343, being Deed no. 13710 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY
21.09.1992	Purnima Mallick	Ravi Kumar Bhawsingka son of Gopi Krishna Bhawsingka	Book No. I, Volume No 324, Page No. 344 to 353, being Deed no. 13711 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY

21.09.1992	Purnima Mallick	Dipak Kumar Bhawsingka alias Deepak Kumar Bhawsangka son of Gopi Krishna Bhawsingka	Book No. I, Volume No 324, Page No. 354 to 365, being Deed no. 13712 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY
21.09.1992	Purnima Mallick	Manmohan Bhawsingka son of Gopi Krishna Bhawsingka	Book No. I, Volume No 324, Page No. 366 to 377, being Deed no. 13713 for the year 1991	Registrar of Assurances, Calcutta	1/6 th of the SAID PROPERTY

AND WHEREAS said Rita Devi Bhawsingka, Sushila Devi Bhawsingka, Gopi Krishna Bhawsingka, Ravi Kumar Bhawsingka, Dipak Kumar Bhawsingka alias Deepak Kumar Bhawsangka, Manmohan Bhawsingka mutated their names in the records of Kolkata Municipal Corporation under Assessee No. 110332201359 and paying taxes regularly.

AND WHEREAS by efflux the said **Sushila Devi Bhawsingka** died intestate on 17.06.2017 leaving behind and/or survived by her husband Gopi Krishna Bhawsingka and three sons namely Ravi Kumar Bhawsingka, Deepak Kumar Bhawsingka alias Dipak Kumar Bhawsingka and Manmohan Bhawsingka and two daughters namely Indra Devi Khaitan and Alka Prahladka who inherited the property as left by Sushila Devi Bhawsingka as per HINDU SUCCESSION ACT, 1956, each having undivided and undermarketed 1/6th share upon the property purchased by Sushila Devi Bhawsingka, since deceased, the Share Chart are mentioned below:

NAME	SHARE IN THE SAID PROPERTY
Gopi Krisna Bhawsingka	1/36
Ravi Kumar Bhawsingka	1/36
Dipak Kumar Bhawsingka alias Deepak Kumar Bhawsangka	1/36
Manmohan Bhawsingka	1/36
Indra Devi Khaitan	1/36
Alka Prahladka	1/36

AND WHEREAS by way of Inheritance and aforesaid Deed of Conveyance being No. 13710 of 1991 the said **Gopi Krishna Bhawsingka** was the absolute owner of undivided and undermarketed 7/36TH share of the SAID PROPERTY, died intestate on 06.12.2020 leaving behind his three sons namely Ravi Kumar Bhawsingka, Deepak Bhawsingka and Manmohan Bhawsingka and two daughters namely Indra Devi Khaitan and Alka Prahladka who inherited the property as left by Gopi Krishna Bhawsingka as per HINDU SUCCESSION ACT, 1956, each having undivided and undermarketed 1/5th share upon the property of Gopi Krishna Bhawsingka, since deceased, as shown in the below mentioned chart.

NAME	INHERITED SHARE IN THE SAID PROPERTY
Ravi Kumar Bhawsingka	7/180
Dipak Kumar Bhawsingka alias Deepak Kumar Bhawsangka	7/180
Manmohan Bhawsingka	7/180
Indra Devi Khaitan	7/180

Alka Prahladka	7/180
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AND WHEREAS said Indra Devi Khaitan, the Donor herein being the absolute owner by way of inheritance and well seized and possessed of and sufficiently entitled to undivided and undemarketed **1/15th** ($1/36 + 7/180$) **share** over and in respect of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **318 (Three Hundred and Eighteen) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet be the same or little more or less togetherwith old dilapidated Building measuring about 232 Square Feet on the Ground Floor and 210 Sq. Ft. on the First Floor, with cemented flooring, 92 (Ninety Two) years, 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.

AND WHEREAS The Donor herein expresses her *intention to gift and bequeath her undivided and undemarketed 1/15th share* over and in respect of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **318 (Three Hundred and Eighteen) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet be the same or little more or less togetherwith old dilapidated Building measuring about 232 Square Feet on the Ground Floor and 210 Sq. Ft. on the First Floor, with cemented flooring, 92 (Ninety Two) years, 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 sister of the Donee and Donee is brother of the Donor.

AND WHEREAS The property hereby gifted is valued at **Rs. 10,00,000/- (Rupees Ten 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 his favour whenever and wherever the situation and the condition demand. It is to be mentioned that the Donor is the sister of the Donee and the Donee is the brother 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 1/15th** share over and in respect of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **318 (Three Hundred and Eighteen) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet be the same or little more or less togetherwith old dilapidated Building measuring about 232 Square Feet on the Ground Floor and 210 Sq. Ft. on the First Floor, with cemented flooring, 92 (Ninety Two) years, 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**, 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 his 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 his 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 1/15th share of the SAID PROPERTY i.e. **ALL THAT** piece and parcel of land measuring about **318 (Three Hundred and Eighteen) Sq. Ft.** out of 6 (Six) Cottah 10 (Ten) Chattak 5 (Five) Square Feet be the same or little more or less togetherwith old dilapidated Building measuring about 232 Square Feet on the Ground Floor and 210 Sq. Ft. on the First Floor, with cemented flooring, 92 (Ninety Two) years, 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.

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. *Dharam Bera*
60/13C Gauri Bari Lane
Kolkata - 70004

2. *Kaushik Hom*
S.S.C.T. Street
Kolkata - 700005

Indra Khaitan

(SIGNATURE OF DONOR)

(Signature)

Accepted by me.

(SIGNATURE OF DONEE)

Drafted and prepared by me:-

Trasory. K. Saha

Advocate

High Court Calcutta.
F/2053/2010

SPECIMEN FORM FOR TEN FINGERPRINTS



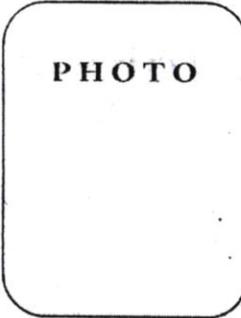
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Left Hand					
Right Hand					

Melva Chaitan

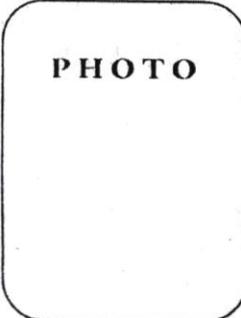


	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
Right Hand					

(M)P



	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					



सत्यमेव जयते

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

Query No / Year	2000693370/2025	Office where deed will be registered
Query Date	09/03/2025 12:51:12 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] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
	Rs. 24,15,337/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 1,020/- (Article:33(i))	Rs. 24,167/- (Article:A(1), E)	
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, Thana: 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	Khataj Number	Land Use/ROR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	318 Sq Ft		22,08,337/-	Property is on Road
Grand Total :				.7288Dec	0/-	22,08,337/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	442 Sq Ft.	0/-	2,07,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 232 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 210 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		442 sq ft	0/-	2,07,000/-	



Query No: 2000693370 of 2025, Printed On : Mar 9 2025 12:51PM, Generated from wbregistration.gov.in

Donor Details :

Sl No	Name & address	Status	Execution Admission Details
1	Smt INDRA DEVI KHAITAN Wife of Mr Sanjay Khaitan, Flat No. 7A, Block 10, Silver Spring, 5, JBS Halden Avenue, City:- , P.O:- Dhapa, P.S:-Tiljala, District:- South 24-Parganas, West Bengal, India, PIN:- 700105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX4, PAN No. agxxxxxx5h, Aadhaar No.: 81xxxxxxxx4428, 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	Mr DEEPAK KUMAR BHAWSINGKA, (Alias: Mr Dipak Kumar Bhawsingka) Son of Late Gopi Krishna Bhawsingka, House No. J-189, 2nd Floor, Saket, Malviya Nagar, City:- , P.O:- Malviya Nagar, P.S:- MALVIYA NAGAR, District:-South, Delhi, India, PIN:- 110017 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1, PAN No. adxxxxxx5h, Aadhaar No.: 94xxxxxxxx3332, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr KAUSHIK HOSSEN Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005, Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, , Identifier Of Smt INDRA DEVI KHAITAN, Mr DEEPAK KUMAR BHAWSINGKA

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 INDRA DEVI KHAITAN	Mr DEEPAK KUMAR BHAWSINGKA	Y	0.728751 Dec	22,08,337/-

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 INDRA DEVI KHAITAN	Mr DEEPAK KUMAR BHAWSINGKA	Y	442 Sq Ft	2,07,000/-

Note:



Query No: 2000693370 of 2025, Printed On : Mar 9 2025 12:51PM, Generated from wbregistration.gov.in

Major Information of the Deed

Deed No :	I-1604-02416/2025	Date of Registration	11/03/2025
Query No / Year	1604-2000693370/2025	Office where deed is registered	
Query Date	09/03/2025 12:51:12 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. 24,15,337/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 1,020/- (Article:33(i))	Rs. 24,199/- (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	318 Sq Ft		22,08,337/-	Property is on Road
Grand Total :				.7288Dec	0 /-	22,08,337 /-	

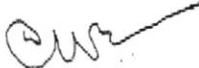
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	442 Sq Ft.	0/-	2,07,000/-	Structure Type: Structure
Gr. Floor, Area of floor :232 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor :210 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 92 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	442 sq ft	0 /-	2,07,000 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt INDRA KHAITAN, (Alias: Smt INDRA DEVI KHAITAN) (Presentant) Wife of Mr Sanjay Khaitan Executed by: Self, Date of Execution: 11/03/2025 , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office	 11/03/2025	 LTI 11/03/2025 Captured	 11/03/2025
Flat No. 7A, Block 10, Silver Spring, 5, JBS Halden Avenue, City:- , P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 Sex:Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: agxxxxxx5h, Aadhaar No: 81xxxxxxxx4428, Status :Individual, Executed by: Self, Date of Execution: 11/03/2025 , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr DEEPAK KUMAR BHAWSINGKA, (Alias: Mr Dipak Kumar Bhawsingka) Son of Late Gopi Krishna Bhawsingka Executed by: Self, Date of Execution: 11/03/2025 , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office	 11/03/2025	 LTI 11/03/2025 Captured	 11/03/2025
Son of Late Gopi Krishna Bhawsingka House No. J-189, 2nd Floor, Saket, Malviya Nagar, City:- , P.O:- Malviya Nagar, P.S:-MALVIYA NAGAR, District:-South, Delhi, India, PIN:- 110017 Sex: Male, By Caste: Hindu Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.: adxxxxxx5h, Aadhaar No: 94xxxxxxxx3332, Status :Individual, Executed by: Self, Date of Execution: 11/03/2025 , Admitted by: Self, Date of Admission: 11/03/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KAUSHIK HOSSEN Son of Late Sanwar Ustagar 5, Sonar Gouranga Temple Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Jorabagan, District:-Kolkata, West Bengal, India, PIN:- 700005	 11/03/2025	 LTI 11/03/2025 Captured	 11/03/2025

Identifier Of Smt INDRA KHAITAN, Mr DEEPAK KUMAR BHAWSINGKA

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 INDRA KHAITAN	Mr DEEPAK KUMAR BHAWSINGKA	Y	0.728751 Dec	22,08,337/-

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 INDRA KHAITAN	Mr DEEPAK KUMAR BHAWSINGKA	Y	442 Sq Ft	2,07,000/-

Endorsement For Deed Number : I - 160402416 / 2025

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.

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

Presented for registration at 13:09 hrs on 11-03-2025, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Smt INDRA KHAITAN Alias Smt INDRA DEVI KHAITAN, 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 24,15,337/-. Family Members amount Rs 24,15,337/-

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

Execution is admitted on 11/03/2025 by 1. Smt INDRA KHAITAN, Alias Smt INDRA DEVI KHAITAN, Wife of Mr Sanjay Khaitan, Flat No. 7A, Block 10, Silver Spring, 5, JBS Halden Avenue, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by Profession House wife, 2. Mr DEEPAK KUMAR BHAWSINGKA, Alias Mr Dipak Kumar Bhawsingka, Son of Late Gopi Krishna Bhawsingka, House No. J-189, 2nd Floor, Saket, Malviya Nagar, P.O: Malviya Nagar, Thana: MALVIYA NAGAR, , South, DELHI, India, PIN - 110017, by caste Hindu, by Profession Business

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, Sonar Gouranga Temple Street, P.O: Hatkhola, Thana: Jorabagan, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700005, by caste Muslim, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 24,199.00/- (A(1) = Rs 24,153.00/- ,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 24,167/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 11:55PM with Govt. Ref. No: 192024250440200778 on 10-03-2025, Amount Rs: 24,167/-, Bank: SBI EPay (SBlePay), Ref. No. 0145646189827 on 10-03-2025, 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 941, Amount: Rs.1,000.00/-, Date of Purchase: 07/03/2025, Vendor name: Bidyut Kr Saha
2. Stamp: Type: Impressed, Serial no 942, Amount: Rs.20.00/-, Date of Purchase: 07/03/2025, Vendor name: Bidyut Kr Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2025 11:55PM with Govt. Ref. No: 192024250440200778 on 10-03-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0145646189827 on 10-03-2025, Head of Account

(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 62485 to 62507

being No 160402416 for the year 2025.



Digitally signed by Anupam Halder
Date: 2025.03.13 14:52:34 +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.