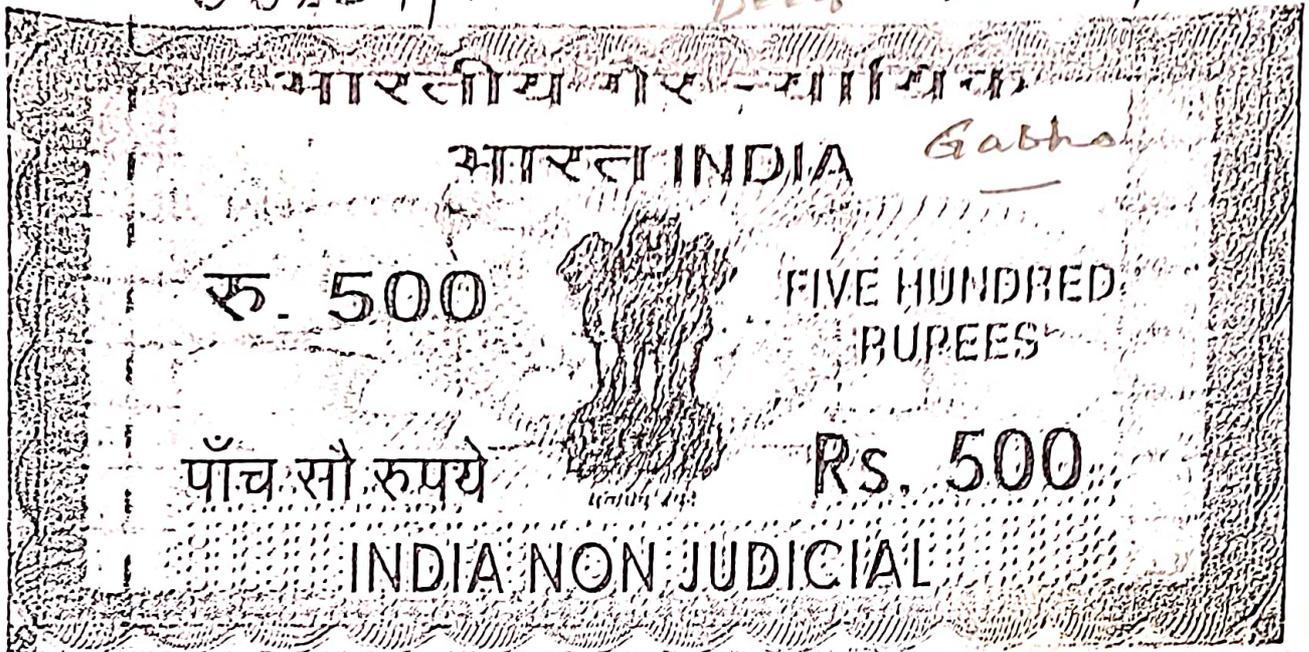


06234/2022

Gift Deed

News No 07692/2022



Handwritten marks on the left side of the stamp.

पश्चिम बंगाल WEST BENGAL

11 172900

2-1853612/22

Handwritten signature and date: 7/7/22, 4:30 PM

Printed text: Certified that the Document is authentic in accordance with the provisions of the Registration Act, 1908 and the Government of West Bengal, as the Registrar of the District.



Registrar of Documents, Kolkata

7-7-2022

DEED OF GIFT

THIS DEED OF GIFT is executed at Kolkata, this 7th day of July, Two Thousand and Twenty-Two (2022);

BETWEEN

59974

Sur. Sapna Gals

NAME.....  
 ADD.....  
 No. SM  
 - 7 JUL 2022  
 SURANJAN MURHEJEE  
 Jewell Street, Under  
 C. C. (C.B.I.)  
 2 & 3, K. S. Road, Kurla

41 Banger Avenue

Block C

Lake Town

AGSS

- 7 JUL 2022



*[Handwritten Signature]*  
 - 7 JUL 2022

**SMT. SAPNA GABA [PAN: BMJPG8564P; AADHAR: 824110657266]**, daughter of Mr. Dhyan Chand Gaba, by nationality Indian, by faith Hindu, residing at 41, Bangur Avenue, Block C, Post Office – Bangur Avenue and Police Station – Lake Town, Kolkata – 700055, hereinafter referred to as the “**DONOR**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include her heirs, executors, administrators and assigns) of the **ONE PART**;

**IN FAVOUR OF:-**

**MR. DHYAN CHAND GABA [PAN: AHHPG8791N; AADHAR: 807642589543]**, son of Late Tala Ram Gaba, by nationality Indian, by Occupation - Business, residing at residing at 41, Bangur Avenue, Block C, Post Office – Bangur Avenue and Police Station – Lake Town, Kolkata – 700055, hereinafter referred to as the “**DONEE**” (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**.

**WHEREAS**, by and through a registered Deed of Partition dated 02-04-1993 made between Smt. Nanda Rani Ghosh as 1<sup>st</sup> Party and Smt. Rishibala Ghosh as 2<sup>nd</sup> Party and Sri Rabin Chandra Ghosh alias Sri Rabindra Nath Ghosh as 3<sup>rd</sup> Party and Sri Haran Chandra Ghosh as 4<sup>th</sup> Party and Sri Madhab Chandra Ghosh as 5<sup>th</sup> Party and Smt.

Kamala Ghosh as 6<sup>th</sup> Party and Smt. Pushparani Ghosh as 7<sup>th</sup> Party, the said land measuring about **ALL THAT** 03 Bighas 05 Cotthas forming part of R.S. Dag nos. 798, 800 and 801 under R.S. Khatian nos. 409, 755 & 194, J. L. no. 46, R.S. No. 3, Touzi no. 146 in Mouza Sahara under P.S. Airport in the District-North 24-parganas within the limits of Madhyamgram Municipality, was distributed among the abovenamed seven parties (**herein referred to as the "Said Property"**) and the said **Sri Rabin Chandra Ghosh alias Sri Rabindra Nath Ghosh** herein being the 3<sup>rd</sup> Party was allotted a total land of **ALL THAT** measuring about 10 Cotthas 01 Chittack and 18 Sq. ft. forming part of R.S. Dag nos. 798, 799, 801 & 800 under R.S. Khatian nos. 194, 409 & 755, J. L. no. 46, R.S. No. 3, Touzi no. 146 in Mouza Sahara under P.S. Airport in the District- North 24 parganas within the limits of Madhyamgram Municipality out of the **"Said Property"** and said Smt. Kamala Ghosh as 6<sup>th</sup> Party was allotted a total land of **ALL THAT** measuring about 09 Cotthas 04 Chittacks and 25 Sq. ft. forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755, J. L. no. 46, R.S. No. 3, Touzi no. 146 in Mouza Sahara under P.S. Airport in the District - North 24-parganas within the limits of Madhyamgram Municipality, out of the **"Said Property"**. The said deed was registered in the office of ADSR Bidhanagore, Salt Lake and recorded in its Book no. 01, Volume no. 82, Pages 341 to 370, as being no. 2866 for the year 1993.

**AND WHEREAS** by and through two registered Deeds of Conveyance as being nos. 458 for the year 1960 and 9147 for the year 1961 the said Sri Rabin Chandra Ghosh alias Sri Rabindra Nath Ghosh purchased and acquired ALL THAT land measuring about 04 Cottahs 11 Chittacks and 27 Sq ft. forming part of R.S. Dag no. 799 under R.S. Khatian no 755, J.L. no. 46, R.S. No. 3. Touzi. no. 146 in Mouza Sahara under P.S. Airport in the District-North 24-parganas within the limits of Madhyamgram Municipality.

**AND WHEREAS** by and through a registered Deed of Conveyance dated 31-03-1999 and Sri Rabin Chandra Ghosh alias Sri Rabindra Nath Ghosh for the consideration therein mentioned sold, transferred, conveyed and assigned ALL THAT land measuring about 07 Cotthas and 44 Sq.ft. forming part of R.S. Dag nos 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos, 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S. No 3, Touzi no. 146 in Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-Parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the limits of Madhyamgram Municipality, in favour of Smt. Manju Gaba. The said deed was registered in the office of DSR-II, Barasat and recorded in its Book no. 1, Volume no. 32, Pages 237 to 246, as being no. 1583 for the year 1999.

ANDWHEREAS, said Smt. Manju Gaba while seized and possessed of and/or otherwise well and sufficiently entitled to the Property, died intestate on 18-08-1999 leaving behind her husband and only son namely, Dhyan Chand Gaba and Sunil Gaba respectively, and three daughters namely, Priti Gaba, Sapna Gaba and Palak Gaba who became the joint and absolute owner of her share of the said property being ALL THAT land measuring about 07 Cotthas and 44 Sq ft. forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos. 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S. No. 3, Touzi no. 146 in Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the limits of Madhyamgram Municipality.

AND THUS, in the premises aforesaid, said Dhyan Chand Gaba, Sri. Sunil Gaba, Priti Gaba, Sapna Gaba and Palak Gaba (the Land Owners herein), being the joint and absolute one-fifth ( $1/5^{\text{th}}$ ) owners of the aforementioned undivided property morefully described herein above, each of them became entitled to 1 (One) Cottah, 6 (Six) Chittack and 27(Twenty-Seven) Sq. Ft., more or less more or less respectively.

**AND WHEREAS** in the manner aforesaid, the said Smt. Sapna Gaba became seized, possessed and entitled to her aforesaid property being ALL THAT one-fifth (1/5<sup>th</sup>) undivided joint share of land measuring about 1 (One) Cottah, 6 (Six) Chittack and 27(Twenty-Seven) Sq. Ft., more or less, forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos. 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S No. 3, Touzi no. 146 Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the limits of Madhyamgram Municipality.

**AND WHEREAS** the said Smt. Sapna Gaba, herein the Donor, out of natural love and affection for her father, the Donee herein, Sri Dhyan Chand Gaba, decided to transfer and/or gift her aforesaid property being ALL THAT one-fifth (1/5<sup>th</sup>) undivided joint share of land measuring about 1 (One) Cottah, 6 (Six) Chittack and 27(Twenty-Seven) Sq. Ft., more or less, forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos. 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S No. 3, Touzi no. 146 Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the

limits of Madhyamgram Municipality and in order to execute the same the said Sapna Gaba had executed a Gift Deed dated August 26, 2019, registered in Additional Registrar of Assurance -IV, Kolkata and recorded in its Book no.1, Volume no. 1904-2019, pages from 4046932 to 404718, as being Deed no. 190408439 for the year 2019. While executing the said Gift Deed, due to an inadvertent mistake, her aforesaid property being wrongly recorded as "ALL THAT one-fifth (1/5<sup>th</sup>) undivided joint share of land measuring about 1 (One) Cottah 49 (Forty-Nine) Sq. Ft. more or less" instead of "ALL THAT one-fifth (1/5<sup>th</sup>) undivided joint share of land measuring about 1 (One) Cottah, 6 (Six) Chittack and 27 (Twenty-Seven) Sq. Ft., more or less", and this typographical error has come to the knowledge of the aforesaid Donee, who has requested the Donor to rectify the same.

AND WHEREAS, considering the said inadvertent mistake, the DONOR Smt. Sapna Gaba, intends to gift the remaining area of land measuring about 248 Sq. Ft, more or less out of ALL THAT one-fifth (1/5<sup>th</sup>) undivided joint share of land, forming part of R.S. Dag nos 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos, 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S. No 3, Touzi no. 146 in Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the

limits of Madhyamgram Municipality, in favour of the **DONEE** herein Dhyann Chand Gaba.

**AND WHEREAS**, the **DONEE** has accepted the said gift by executing these presents in testimony hereof.

**NOW THIS INDENTURE WITNESSETH THAT**, for effectuating the aforesaid desire and in consideration of natural love and affection which the **DONOR** bears towards the **DONEE**, the **DONOR** doth hereby grants, transfers, conveys and assigns all and singular **ALL THAT** remaining share of the **DONOR** in the land measuring about 248 Sq. Ft. more or less out of the land admeasuring 07 Colthas and 44 Sq ft. forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos. 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S No. 3, Touzi no. 146 Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the limits of Madhyamgram Municipality, more fully and particularly described in the **SCHEDULE** hereunder written, unto the **DONEE**, **TOGETHER** with all her rights, credits, advantages, appurtenances whatsoever of and in the said Property or in any part thereof **AND ALL** her estate, right, interest, claim and demand whatsoever of the **DONOR** in to and upon the said Property as aforesaid **AND TO HOLD** the same unto and to the

exclusive use of the DONEE forever absolutely, SUBJECT to the payment of all assessments, rates, taxes, cesses, dues and other outgoing hereafter to become payable to any local or public body or authority in respect thereof AND the DONOR doth hereby represents, warrants and covenants with the DONEE THAT she the DONOR has good right, full power and absolute authority to grant, release, convey and assure the said Properties hereby granted, released, conveyed, and assured or intended so to be unto and to the use of the DONEE in the manner aforesaid AND the DONOR doth hereby further represents, warrants and covenants with the DONEE, THAT the DONOR has not at any time hereto fore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons or means whereof the said Property, hereby assured or any part thereof may be encumbered or affected in any manner whatsoever or whereby the DONOR is in anywise prevented from transferring, granting, conveying and assuring the said Properties or any part thereof in the manner aforesaid AND FURTHER THAT, the DONOR and every person having or lawfully or equitably claiming any estate, right, title or interest in the said Property under or in trust for the DONOR shall and will from time to time and at all times hereafter, at the request and cost of the person or persons requiring the same, execute or do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever as may be reasonably required for the further and

more perfectly and effectually assuring the said Property and every part thereof unto and to the use of the DONEE, AND IT IS DECLARED THAT on execution of this DEED OF GIFT, the DONEE has become the absolute owner of the said Property and the DONOR has ceased to have any legal or beneficial right, title or interest in the said Property.

Present Market Value of the Property is Rs.12,40,000/- (Rupees Twelve Lakh Forty Thousand only)

**SCHEDULE "A" ABOVE REFERRED TO**  
**(Description of the Property)**

ALL THAT remaining undivided share of the DONOR in the land admeasuring about 248 Sq. Ft. more or less vacant Bastu Land out of ALL THAT land admeasuring 07 Cotthas and 44 Sq ft., forming part of R.S. Dag nos. 801 & 800 under R.S. Khatian nos. 409 & 755 corresponding to L.R. Dag nos. 1680 & 1681 under L.R. Khatian no. 1409, J. L. no. 46, R.S No. 3, Touzi no. 146 Mouza Sahara under P.S. Airport presently Barasat in the District-North 24-parganas presently known and numbered as municipal Holding no. 122/2 under municipal Ward no. 28 within the limits of Madhyamgram Municipality, Jessore Road.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seals this day, month and year first above written.

SIGNED, SEALED AND DELIVERED by

the Parties in the presence of:

WITNESSES:

1. *Shankar Das*  
*S/O / I Pradyachuchudam -*  
*Ka/wita 28.*

*Sama Gaba*  
SIGNATURE OF THE DONOR

2. *Mampi Das*  
*302 BM Soken*  
*Road Hindmotor*  
*1400 July*

*Sama*  
SIGNATURE OF THE DONEE

Drafted by me

*Indradip Das*  
Mr. Indradip Das  
Advocate  
High Court Calcutta  
Enrolment No. F/1458/2013

# SPECIMEN FORM FOR TEN FINGERPRINTS



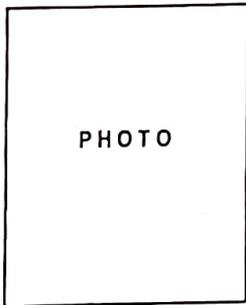
*Supra*

<i>Supra Gabar</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

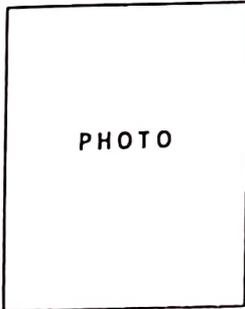


*Supra*

<i>Supra</i>	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



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

GRN Details

GRN:	192022230067338358	Payment Mode:	Online Payment (BH Bpay)
GRN Date:	06/07/2022 18:31:15	Bank/Gateway:	SIMePay Payment Gateway
BRN :	2899154451030	BRN Date:	06/07/2022 18:33:27
Gateway Ref ID:	221879075009	Method:	HDFC Retail Bank MB
Payment Status:	Successful	Payment Ref. No:	2001853612/4/2022 [Query No*/Query Year]

Depositor Details

Depositor's Name:	Prakash Builders Pvt. Ltd.
Address:	Kolkata
Mobile:	9831328166
Depositor Status:	Buyer/Claimants
Query No:	2001853612
Applicant's Name:	Mr Dipak Jana
Identification No:	2001853612/4/2022
Remarks:	Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001853612/4/2022	Property Registration- Stamp duty	0030-02-103-003-02	5720
2	2001853612/4/2022	Property Registration- Registration Fees	0030-03-104-001-16	12414
			Total	18134

IN WORDS: EIGHTEEN THOUSAND ONE HUNDRED THIRTY FOUR ONLY.

### Major Information of the Deed

Deed No :	I-1901-07652/2022	Date of Registration	30/08/2022
Query No / Year	1901-2001853612/2022	Office where deed is registered	
Query Date	20/06/2022 1:44:52 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Dipak Jana 10, K.S. Roy Road, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6296030799, 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. 12,40,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 6,220/- (Article:33(i))	Rs. 12,498/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Jessore Road, Mouza: Sahara, ,  
Ward No: 28, Holding No:122/2 JI No: 46, Pin Code : 700052

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1680 (RS :-)	LR-1409	Bastu Bastu	124 Sq Ft		6,20,001/-	Property is on Road
L2	LR-1681 (RS :-)	LR-1409	Bastu Bastu	124 Sq Ft		6,20,001/-	Property is on Road
		<b>TOTAL :</b>		.5683Dec	0 /-	12,40,002 /-	
		<b>Grand Total :</b>		.5683Dec	0 /-	12,40,002 /-	

#### Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt SAPNA GABA Daughter of Mr Dhyan Chand Gaba Executed by: Self, Date of Execution: 07/07/2022 , Admitted by: Self, Date of Admission: 07/07/2022 ,Place : Office			
		07/07/2022	LTI 07/07/2022	07/07/2022

### Land Details as per Land Record

Distt: North 24 Parganas, P. S.: Alipor, Municipality: MADHYAMAGHRI, Block: Jangra Dand, Khata: Sahar .  
 Plot No: 08, Holding No: 1227, P. No: 85, Dist Code: 743000

Sch. No.	Plot & Khata Number	Details of Land	Owner name in English as selected by Applicant
11	L.R. Plot No: 1000, L.R. Khata No: 1400	Distt: North 24 Parganas, Block: Jangra Dand, P. S.: Alipor, Municipality: MADHYAMAGHRI, Distt Code: 743000, P. No: 85	Shri SANKAR DAS
12	L.R. Plot No: 1001, L.R. Khata No: 1400	Distt: North 24 Parganas, Block: Jangra Dand, P. S.: Alipor, Municipality: MADHYAMAGHRI, Distt Code: 743000, P. No: 85	Shri SANKAR DAS

Certificate of Registration under section 60 and Rule 69,  
Registered in Book - I  
Volume number 1901-2022, Page from 357947 to 357967  
being No 190107652 for the year 2022.



Digitally signed by pradipta kishore guha  
Date: 2022.09.09 13:58:20 +05:30  
Reason: Digital Signing of Deed.

*Pradipta Kishore Guha*

(Pradipta Kishore Guha) 2022/09/09 01:58:20 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
West Bengal.

(This document is digitally signed.)