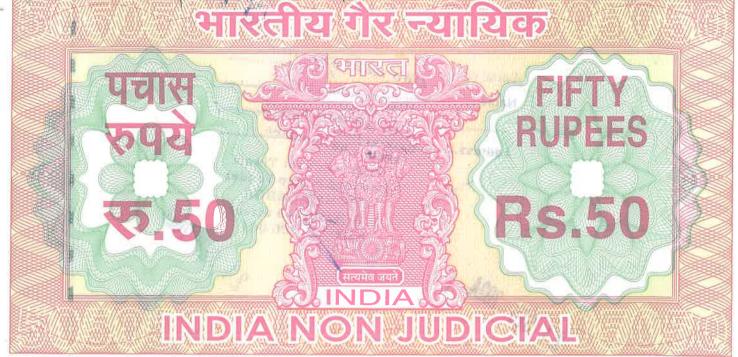
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পশ্চিমবৈঙ্গ पश्चिम बंगाल WEST BENGAL

AK 919719

4-11-24 4-11-25 Ce-2/2655021

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and the state of

Certified that the document is admitted a registration. The argusture sheets and the endrossement sheets attached with to occurrent are the part of this document.

District Sub-Register-III
Allgort, South 24-pergens

05/11/24

# DEED OF GIFT

THIS DEED OF GIFT is made on this the 03RD day of NOVEMBER, 2024

BETWEEN

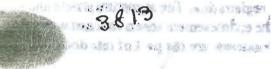
Name Stant Sharma
Advocata

Name Calcuta

Calcuta

Chamber
Cha

Rebecca Aey.



Rebecca Aey.





3815

Identified by me

Menakshi Guoenka

Advocate

City Gvil Court, Colleutla

F 3099 /2022

DISTRICT SUB REGISTRAR-IN SOUTH 24 203, ALIPORE

SANTANU DEY (I.T. PAN NO. ADPPD 6694M and AADHAR NO. 2238 0161 3141 and D.O.B 24.06.1970), son of Late Samir Kumar Dey, by faith Hindu, by nationality Indian, by occupation Service, residing at 17, Lake Temple Road, P.S. Tollygunge, P.O. Sarat Bose Road, Kolkata 700 029, hereinafter called and referred to as the "DONOR" (which term or expression shall, unless excluded by or repugnant to the subject or context, include his/her/their heirs, executors, administrators and legal representatives) of the ONE PART.

#### AND

REBECCA DEY (I.T. PAN NO. ADQPD 8836N and AADHAR NO. 7148
5046 4980 and D.O.B. 15.04.1938), daughter of Late Provat Kumar Ray
and wife of Late Samir Kumar Dey, by faith Hindu, by nationality Indian,
by occupation Housewife, residing at 17, Lake Temple Road, P.S.
Tollygunge, P.O. Sarat Bose Road, Kolkata 700 029, hereinafter called and
referred to as the "DONEE" (which term or expression shall, unless
excluded by or repugnant to the subject or context include his/her/their
heirs, executors, administrators and legal representatives) of the OTHER
PART.

**WHEREAS** by a registered Gift Deed dated 26th June, 2013 and duly registered in the office of the Additional District Sub-Registrar, Alipore and recorded in Book No. I, Volume No. 21, Page No. 3066 to 3081 and Being No. 05131 for the year 2013 and made between Rebecca Dey, therein called and referred to as the Donor of the One Part and Santanu





Dev, therein called and referred to as the Donee of the Other Part, the said Donor for the Love and affection which she had and bears for the Donee has gifted and/or transferred ALL THAT piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area, be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto, more fully and particularly described in the Second Schedule there under written and hereinafter referred to as the Said Entire Property, unto and in favour of the said Donee therein, free from all encumbrances.



DISTRICT SUB REGISTRAN-IIII SOUTH 24 2GS ALIPONE

0 4 NOV 2024"

AND WHEREAS the Donor herein namely Santanu Dey became the sole and absolute owner in respect of the Said Entire Property **ALL** THAT piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area, be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto, free from all encumbrances, liens, lispendences, trusts and attachments whatsoever and howsoever and got his name mutated and/or recorded in the records of the Kolkata Municipal Corporation vide Assessee No. 110871601150.



SOUTH 24 2GS ALIPORE

WHEREAS the Donor herein intends to gift and/or transferred out of the Said Entire Property ALL THAT undivided 10% share and/or interest in ALL THAT piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area and/or 2015 Sq. Ft. Built Up Area and/or 1830 Sq. Ft. Carpet Area more or less (10% being 241.80 Sq. Ft. Super Built up Area and/or 201.50 Sq. Ft. Built Up Area (Covered Area) and/or 183 Sq. Ft. Carpet Area more or less) same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said efficient floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto, more fully and particularly in the SECOND SCHEDULE hereunder written



DISTRICT SUB REGISTRAR-IIII SOUTH 24 2GS ALIPORE and hereinafter referred to as the **SAID PROPERTY**, unto and in favour of the Donee herein being his mother namely Rebecca Dey.

AND WHEREAS the Donor and the Donee herein are paternal mother and son and the donor herein, out of his natural Love and affection towards the Donee has decided to gift the said property and/or the share in the said property unto and in favour of the Donee herein and the Donee has consented to accept the said gift.

NOW THIS INDENTURE WITNESSETH that in consideration of the natural love and affection, which the Donor has for the Donee herein, the Donor doth hereby indefeasibly grant, transfer, gift, assign and assure unto and to the use of the Donee ALL THAT undivided 10% share and/or interest in ALL THAT piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area and/or 2015 Sq. Ft. Built Up Area and/or 1830 Sq. Ft. Carpet Area more or less (10% being 241.80 Sq. Ft. Super Built up Area and/or 201.50 Sq. Ft. Built Up Area (Covered Area) and/or 183 Sq. Ft. Carpet Area more or less) be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said entire first floor with all amenities and facilities attached



DISTRICT SUB REGISTRAR-III SOUTH 24 2GS, ALIPORE

thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto, more fully and particularly described in the SECOND SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY", together with all right, lights, liberties, easement, privileges, appendages, paths, passages, tenements premises and hereditaments belonging to or in any way appertaining to the said Property or any part thereof unto and to the use of the Donee absolutely and forever and the Donor has delivered physical possession of the said property and/or exclusive possession of the said flat unto the Donee and the Donor doth hereby covenant with the Donee that **NOTWITHSTANDING** any act, deed, matter and thing, by the Donor predecessors-in-interest done, and/or his/her/their knowingly suffered to the contrary, the Donor hath good right, full power and absolute authority and indefeasible title to gift, transfer, assign and assure the said property and every part thereof unto and to the use of the said Donee absolutely and forever and the Donor doth hereby further covenant with the Donee that the said Property hereby gifted transferred





or expressed or intended so is free from all encumbrances, attachments, liens, charges and lispendences, whatsoever and however and the Donee shall and will at all times hereafter possess and enjoy the said Property and receive rents, issues and profits thereof and there from without any lawful eviction, interruption or interference, claim, demand whatsoever from or by the Donor or any other person or persons claiming through under or in trust for the Donor and further that the Donor shall and will from time to time and at all times hereafter at the request and cost of the Donee do and execute or cause to be done and executed all such other and further acts, deeds, matters and things for further better and more perfectly assuring the said Property and every part thereof unto and to the use of the Donee.

AND THAT the Donee doth hereby accept the said gift of the said Property as testified by the Donee being a party hereto and executing these presents.

#### THE FIRST SCHEDULE ABOVE REFERRED TO

#### PART - I

#### (THE SAID LAND AND PREMISES)

**ALL THAT** piece or parcel of Land measuring an area of about 05 Cottahs 07 Chittaks and 00 square feet be the same a little more or less together with three storied structure standing thereon and lying and situate at and being Premises no. 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, within Kolkata Municipal Corporation, within Ward No.87, District 24 Parganas (South) and the said Land is butted and bounded as follows:-



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS , ALIPORE

**ON THE NORTH**: By Lake Temple Road, Kolkata

**ON THE SOUTH**: By Premises No. 15, Lake Temple Road, Kolkata

**ON THE EAST**: By Premises No. 8, Sarat Chatterjee Avenue, Kolkata

**ON THE WEST**: By Premises No. 19, Lake Temple Road, Kolkata

#### PART - II

## (THE SAID ENTIRE PROPERTY)

**ALL THAT** piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area and/or 2015 Sq. Ft. Built Up Area and/or 1830 Sq. Ft. Carpet Area more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto.



DISTRICT SUB REGISTRAR-IN SOUTH 24 PGS ALIPORE

## THE SECOND SCHEDULE ABOVE REFERRED TO:

## (THE SAID PROPERTY HEREBY GIFTED)

ALL THAT undivided 10% share and/or interest in ALL THAT piece and parcel of entire first floor measuring 2418 Sq. ft. Super Built up Area and/or 2015 Sq. Ft. Built Up Area and/or 1830 Sq. Ft. Carpet Area more or less (10% being 241.80 Sq. Ft. Super Built up Area and/or 201.50 Sq. Ft. Built Up Area (Covered Area) and/or 183 Sq. Ft. Carpet Area more or less) be the same a little more or less with proportionate share and interest in the land and consisting of 3 rooms, one drawing cum dining room, one kitchen, two bath cum privy(toilet), one store and a puja room entirely mosaic together with undivided proportionate share or interest in the impartible land beneath the said building and the land appurtenant thereto attributable pro-rata to the said entire first floor with all amenities and facilities attached thereto or to be provided therewith and also together with the right of egress and ingress to and from the said entire first floor and the building with a right of access to the top floor for approaching the overhead water tank and its connected pipe lines for maintenance and repair, appertaining to premises no 17, Lake Temple Road, P.S. Tollygunge, Kolkata 700 029, TOGETHER WITH undivided proportionate impartible share in land and further TOGETHER WITH proportionate undivided right, title and interest in and right to use the common parts, portions, areas and facilities and right and amenities attached thereto.



BOUTH 24 2GS ALIPORE

IN WITNESS WHEREOF the parties have executed these presents on the day, month and year first above written.

# **SIGNED SEALED AND DELIVERED** by

the **DONOR** at Kolkata in the presence

of:-

1. Ranjit Mitron. 1. No Hatgardine Vad-105

SIGNATURE OF THE DONOR

SANTAUD DE

2. Ashale M. Singh

# SIGNED SEALED AND DELIVERED by

the **DONEE** at Kolkata in the presence

of:-

1. Ramjil-Mitroc-

Rebecca Ay.

SIGNATURE OF THE DONEE

2. Almale M. Smet Coram + Post - Amgachiner Dist- 24 P. Co. S. (South) Drafted by:-

ABHISHEK CHOWDHARY

Advocate High Court, Calcutta F/1458/2011

Mob:- 98318 59471



DISTRICT SUB REGISTRAR-III SOUTH 24 PGS , ALIPORE

# SPECIMEN FORM FOR TEN FINGERPRINTS

MILES						
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NAME : MENAKSHI GOENKA, Advocate

Father's/Husband's Name Stahl Kumar Soenka

Mysered. Gatak (SHYAMAL GHATAK) Chairman Executive Committee

(ASHOK KUMAR DEB)



Henakshi Groenka

	Card No F=7982
How	N.S. Roed, Neer-Kall Rebu Bazzer, rebr/20161.
Enrolment No. 6/	99/2022
Dated, 26:11.2022 Date, 13:07.2023	MM
RB : Valid Bill WE No. is not sesigned	Secretary / Assistant Secretary

RESTRUCT SUB-REPARTMENT SOUTH STANSON

Ca Auto P 11

DISTRICT SUB REGISTRAR-IN SOUTH ? PGS, ALIPORE

# Major Information of the Deed

Deed No:	I-1603-18260/2024	Date of Registration	05/11/2024	
Query No / Year	1603-2002665621/2024	Office where deed is r	egistered	
Query Date	19/10/2024 9:56:00 PM	D.S.R III SOUTH 24-F South 24-Parganas	PARGANAS, District:	
Applicant Name, Address & Other Details	MINAKSHI GOENKA 6,OLD POST OFFICE STREET, PIN - 700001, Mobile No. : 90515	Fhana : Hare Street, District : h 571423, Status :Advocate	Kolkata, WEST BENGAL,	
Transaction		Additional Transaction		
[0201] Gift, Gift in Favour	of family members	[4308] Other than Immo Agreement [No of Agree		
Set Forth value		Market Value		
Rs. 1/-		Rs. 20,36,332/-		
Stampduty Paid(SD)		Registration Fee Paid		
Rs. 1,070/- (Article:33(i))		Rs. 20,409/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only area)	) from the applicant for issuing	the assement slip.(Urban	

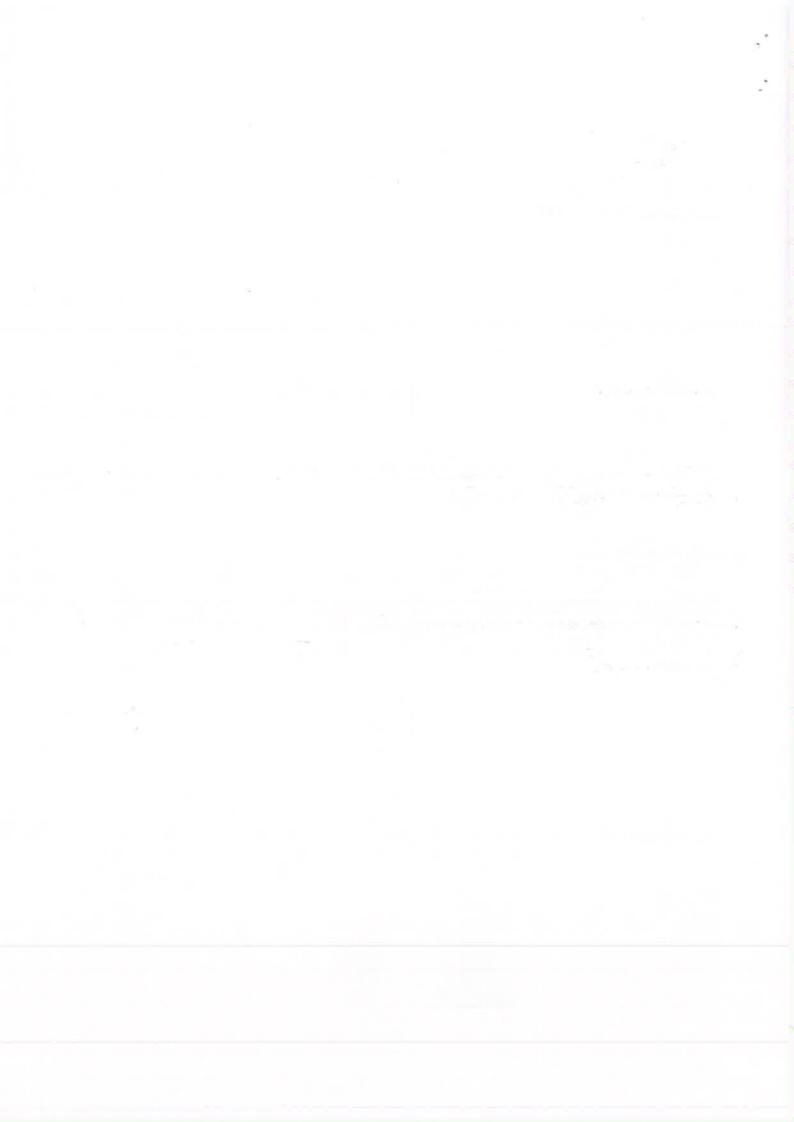
# Apartment Details:

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 17, Ward No: 087, Road: Lake Temple Road, Pin Code: 700029

Sch No.	Mouza/Road Zone	Plot	Khatian	Floor Area (in Sq.Ft.)	Set Forth Value (in Rs.)	Market value (in Rs.)	Other Details
A1				Super Build Area: 241.8, Carpet Area: 183	1/-	(6	Floor No: 1, Apartment Type: Flat/Apartment Residential Use, Floor Type: Tiles, Age of Flat: 11 Year, Property is on Road, Resale, Status of Completion: Completed Last Reference Deed No :1605-I -05131-2013

# Donor Details :

SI No	Name,Address,Photo,Finger	orint and Signa	ture	
1	Name	Photo	Finger Print	Signature
	Mr SANTANU DEY Son of Late SAMIR KUMAR DEY Executed by: Self, Date of Execution: 03/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office		Captured	5-1
		05/11/2024	LTI 05/11/2024	05/11/2024



17, LAKE TEMPLE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD, P.S:-Tollygunge, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0, PAN No.:: ADxxxxxx4M, Aadhaar No: 22xxxxxxxxx3141, Status: Individual, Executed by: Self, Date of Execution: 03/11/2024, Admitted by: Self, Date of Admission: 05/11/2024, Place: Office

#### Donee Details

SI No	Name,Address,Photo,Finger print and Signature
4	Mrs REBECCA DEY (Presentant )
1 2	Wife of Late SAMIR KUMAR DEY 17. LAKE TEMPLE ROAD, City:- Not Specified, P.O:- SARAT BOSE ROAD,
	P.S:-Tollygunge, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu,
	Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8, PAN No.:: ADxxxxxx6N, Aadhaar No.
	71xxxxxxxx4980, Status :Individual, Executed by: Self, Date of Execution: 03/11/2024
	, Admitted by: Self, Date of Admission: 04/11/2024 ,Place: Pvt. Residence

# Identifier Details

Name	Photo	Finger Print	Signature
Miss MENAKSHI GOENKA Daughter of Mr SUSHIL KUMAR GOENKA 6, OLD POST OFFICE STREET, City:- Kolkata, P.O GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr SANTANU DEY, Mrs F	REBECCA DEY		
Miss Menakshi Goenka Daughter of Mr Sushil Goenka City Civil Court, City:-, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		Captured	Menakah Greenica

05/11/2024

05/11/2024

05/11/2024

Identifier Of Mr SANTANU DEY



#### Endorsement For Deed Number: I - 160318260 / 2024

#### On 29-10-2024

# 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 20,36,332/-. Family Members amount Rs 20,36,332/-

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS

South 24-Parganas, West Bengal

#### On 04-11-2024

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

Presented for registration at 17:05 hrs on 04-11-2024, at the Private residence by Mrs REBECCA DEY , Claimant.

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

Execution is admitted on 04/11/2024 by Mrs REBECCA DEY, Wife of Late SAMIR KUMAR DEY, 17. LAKE TEMPLE ROAD, P.O: SARAT BOSE ROAD, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife

Indetified by Miss MENAKSHI GOENKA, , , Daughter of Mr SUSHIL KUMAR GOENKA, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS

South 24-Parganas, West Bengal

#### On 05-11-2024

#### 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.

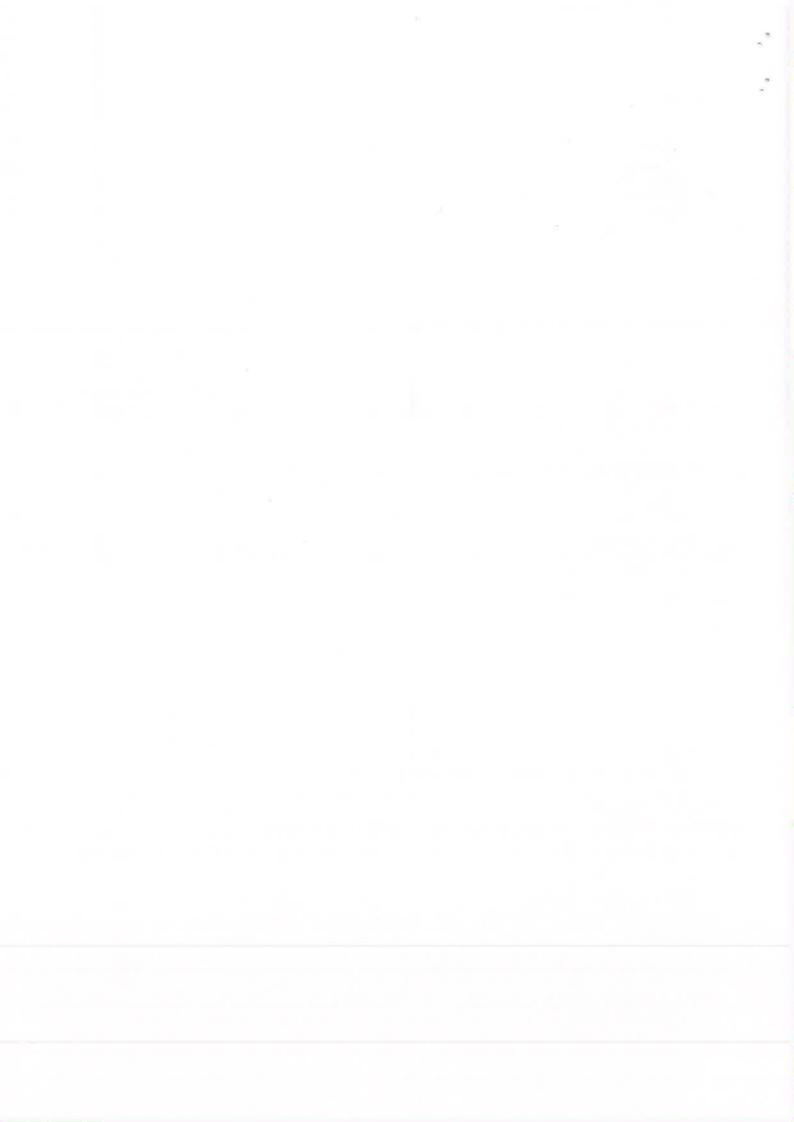
# Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 05/11/2024 by Mr SANTANU DEY, Son of Late SAMIR KUMAR DEY, 17, LAKE TEMPLE ROAD, P.O: SARAT BOSE ROAD, Thana: Tollygunge, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Indetified by Miss Menakshi Goenka, , , Daughter of Mr Sushil Goenka, City Civil Court, P.O: G P O, 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 20,409.00/- (A(1) = Rs 20,363.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,409/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2024 5:24PM with Govt. Ref. No: 192024250261545458 on 30-10-2024, Amount Rs: 20,409/-, Bank: SBI EPay (SBIePay), Ref. No. 0460290159137 on 30-10-2024, 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 50.00/-, by online = Rs 1,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12999, Amount: Rs.50.00/-, Date of Purchase: 21/09/2024, Vendor name: B GANGA

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/10/2024 5:24PM with Govt. Ref. No: 192024250261545458 on 30-10-2024, Amount Rs: 1,020/-, Bank: SBI EPay (SBIePay), Ref. No. 0460290159137 on 30-10-2024, Head of Account 0030-02-103-003-02

Shan

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24PARGANAS

South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 469343 to 469361 being No 160318260 for the year 2024.



Dean

Digitally signed by Debasish Dhar Date: 2024.11.11 12:52:35 +05:30 Reason: Digital Signing of Deed.

(Debasish Dhar) 11/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

