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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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8-343035

Certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

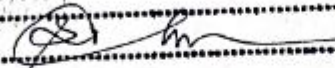
District Sub-Register-11
Alipore, South 24-Parganas

16 FEB 2024

DEED OF GIFT

THIS DEED OF GIFT made on this the 16th Day of February, Two Thousand and Twenty Four (2024) **BETWEEN (1) SMT. SHILPI PAUL** (PAN- AOWPP9871N), wife of Sri Ratan Kumar Paul and daughter of Late Lalit Mohan Paul, by faith- Hindu, by occupation- Housewife, by Nationality-Indian, residing at Flat no. 1, 8/36, Rabindra Pally, Post Office- Baghajatin, Police Station-Patuli (formerly Jadavpur), Kolkata-700086, (2) **SMT. CHAMPA PAUL**

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2283. Value 1000/- 12 FEB 2024
Date 12.02.2024
Sold to Shiba Prasad Paul S. Mukherjee
Address 85B, Dey's S.C. Mukherjee
mercy.
Vendor Sign 

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14



District Sub Registrar-II
Alipore, South 24 Parganas

16 FEB 2024

(PAN- BJUPP2156E), wife of Sri Shyamal Paul and daughter of Late Lalit Mohan Paul, by faith-Hindu, by occupation- Housewife, by Nationality-Indian, residing at 7, Laskarpur Ramkrishna Nagar, Post Office- Garia, Police Station- Bansdroni (formerly Regent Park) Kolkata-700 084 and (3) SMT. RATNA ADITYA (PAN- AQDPA0329D), wife of Sri Shankar Aditya and daughter of Late Lalit Mohan Paul, by faith-Hindu, by occupation- Housewife, by Nationality-Indian, residing at 229, Ashok Road, Post Office- Garia, Police Station-Patuli (formerly Jadavpur), Kolkata-700 084, hereinafter jointly and collectively called and referred to as the "DONORS" (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/ or assigns) of the ONE PART;

A N D

(1) SRI SHIBA PRASAD PAUL (PAN- AFQPP0231H), son of Late Lalit Mohan Paul, by faith-Hindu, by occupation- Business, by Nationality-Indian and (2) SRI SHANKAR PAUL (PAN- AFQPP0232E), son of Late Lalit Mohan Paul, by faith-Hindu, by occupation- Business, by Nationality-Indian, both are residing at 85B, Raja S C Mullick Road, Post Office- Naktala, Police Station- Netaji Nagar (formerly Jadavpur), Kolkata-700 047, hereinafter jointly and collectively called and referred to as the "DONEES" (which term or expression shall unless excluded by or repugnant to the context shall be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives and/ or assigns) of the OTHER PART;

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WHEREAS by and under a Deed of Sale dated 25.02.1957 duly registered with the office of the Sub-Registrar, Alipore and recorded therein in Book no. 1, Volume no. 32, Pages from 109 to 113, Being no. 1720 for the year 1957, one Barun Deorai and Amal Kumar Das jointly at and for a valuable consideration as mentioned thereon purchased ALL THAT duly demarcated piece and parcel of a plot of land measuring about 5 Cottahs 7 Chittaks and 10 Sq. Ft. situate lying at Mouza- Raypur, under Dag no. 979, Khatian no. 84 from it's the then lawful owners Monoranjan Ganguly, Amiya Ranjan Ganguly, Kanak Ranjan Ganguly and Rabi Ranjan Ganguly.

AND WHEREAS after purchase as aforesaid, said Barun Deorai and Amal Kumar Das while being the joint owners seized and possessed the same by and under a Deed of Sale dated 10.05.1957 duly registered with the office of the Sub-Registrar, Alipore and recorded therein in Book no. 1, Volume no. 81, Pages from 13 to 16, Being no. 3872 for the year 1957 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assigned and assured ALL THAT duly divided and demarcated plot of land measuring about 4 Cottahs 4 Chittaks and 1 Sq. Ft., more or less, out of said 5 Cottahs 7 Chittaks and 10 Sq. Ft. of land unto and in favour of one Smt. Nirupama Sarkar.

AND WHEREAS said Nirupama Sarkar after purchase as aforesaid became the sole and absolute lawful owner of the said plot of land and constructed boundary walls on four sides of the said plot of land and subsequently said plot of land Assessed by the Kolkata Municipal Corporation and also renumbered and renowned as Municipal Premises no. 85B, Raja S C Mullick Road.

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AND WHEREAS said Nirupama Sarkar, while being the sole and absolute lawful owner seized and possessed the said plot of land, by and under a Deed of Sale Dated 20.06.1970 and duly registered with the office of the Sub-Registrar, Alipore and recorded therein in Book no. I, Volume no. 50, Pages from 94 to 99, Being no. 2862 for the year 1970 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assigned and assured the said plot of land being premises no. 85B, Raja S C Mullick Road unto and in favour of one Provat Chandra Sarkar.

AND WHEREAS said Provat Chandra Sarkar after purchase as aforesaid being the sole and absolute lawful owner by and under a Deed of Sale Dated 29.04.1975 and duly registered with the office of the Sub-Registrar, Alipore and recorded therein in Book no. I, Being no. 3423 for the year 1975 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assign and assured the said plot of land measuring about 4 Cottahs 4 Chittaks and 1 Sq. Ft. more or less, situate lying at and being Municipal premises no. 85B, Raja S C Mullick Road, Police Station- Jadavpur unto and in favour of Smt. Minu Rani Paul.

AND WHEREAS simultaneously with the purchase as aforesaid, said Smt. Minu Rani Paul became the sole and absolute lawful owner of said plot of land and constructed one structure therein and also recorded her name with the records of the then Calcutta Municipal Corporation as recorded owner of the said premises no. 85B, Raja S C Mullick Road.

AND WHEREAS said Smt. Minu Rani Paul while being the sole and absolute lawful owner seized and possessed the said premises

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no. 85B, Raja S C Mullick Road by and under a Deed of Sale in Bengali Script Dated 25.11.1985 and duly registered with the office of the Sub-Registrar, Alipore and recorded therein in Book no. 1, Volume no. 276, Pages from 44 to 54, Being no. 15682 for the year 1985 at and for a valuable consideration as mentioned therein sold, conveyed, transferred, assigned and assured the said premises no. 85, Raja S C Mullick Road having land area 4 Cottahs 4 Chittaks and 1 Sq. Ft. more or less, togetherwith structure standing thereon unto and in favour of Smt. Reba Rani Paul wife of Lalit Mohan Paul i.e. predecessor-in-interest of the Parties to this Deed.

AND WHEREAS said Smt. Reba Rani Paul simultaneously with the purchase as aforesaid become the sole and absolute lawful owner of said **ALL THAT** piece and parcel of a plot of land measuring about 4 Cottahs 4 Chittaks and 1 Sq. Ft., more or less, togetherwith structure standing thereon situate lying at and being Municipal premises no. 85B, Raja S C Mullick Road, Kolkata-700 047, Police Station- Jadavpur and recorded her name with the records of the Kolkata Municipal Corporation as sole and absolute lawful recorded owners thereof by causing due Mutation and her said property has been separately assessed under Assessee no. 211000800021 and also obtained a building plan duly Sanctioned by the Kolkata Municipal Corporation vide Sanctioned Building Plan no. 47 dated 25.04.1995 and constructed the present two storied residential building thereon.

AND WHEREAS thus the said Smt. Reba Rani Paul became the sole and absolute lawful owner of **ALL THAT** piece and parcel of a plot of land measuring about 4 Cottahs 4 Chittaks and 1 Sq. Ft., more or less, togetherwith two storied residential building, having

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950 Sq. Ft. of constructed area on the Ground Floor and 950 Sq. Ft. of constructed area on the First Floor, standing thereon situate lying at and being Municipal premises no. 85B, Raja S C Mallick Road, Kolkata-700047, which is morefully described in the Schedule "A" hereunder written and hereinafter called as the "said premises".

AND WHEREAS said Smt. Reba Rani Paul while being the sole and absolute lawful owner in enjoyment of the said premises died intestate on 30.08.2023 leaving behind her, her two sons namely Sri Shiba Prasad Paul & Sri Shankar Paul (Donees herein) and three married daughters namely Smt. Shilpi Paul, Smt. Champa Paul & Smt. Ratna Aditya (Donors herein) as her only legal heirs and successors who upon the death of said Reba Rani Paul jointly inherited her estate and became the joint owners of the "A" Schedule property having undivided $1/5^{\text{th}}$ share each thereon since Lalit Mohan Paul, husband of said Reba Rani Paul and father of the parties to this Deed predeceased.

AND WHEREAS thus the Donors and Donees herein become the joint owners of the "A" Scheduled property wherein the Donors are jointly entitled to **ALL THAT** undivided and un-demarcated 1836.6 Sq. Ft. of land, more or less, out of 4 Cottahs 4 Chittaks and 1 Sq. Ft. of land and undivided and un-demarcated 570 Sq. Ft. of constructed area on the Ground Floor and 570 Sq. Ft. of constructed area on the First Floor of the two storied residential building having 950 Sq. of constructed area on the Ground Floor and 950 Sq.Ft, of constructed area on the First Floor, standing thereon at premises no. 85B, Raja S C Mullick Road, Kolkata-700 047, being the Donors' undivided and un-demarcated joint $3/5^{\text{th}}$ and/ or entire right title

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and interest of the "A Scheduled property which is morefully described in the Schedule "B" hereunder written.

AND WHEREAS the Donors herein out of their natural love and affection declare, confirm and also express to give, release and relinquish and transfer their all entire right, title and interest over and upon the "A" Scheduled property, which is morefully described in the schedule "B" herein below with all beneficial interest therein unto and in favour of the Donees herein who is their full-blood brothers.

NOW THIS DEED WITNESSETH that in pursuance of the said pious wish and desire, the DONORS doth hereby and hereunder freely and voluntarily grant, convey, transfer, give, assign and assure unto and to the use of the DONEES **ALL THAT** undivided and un-demarcated 1836.6 Sq. Ft. of land, more or less, out of 4 Cottahs 4 Chittaks and 1 Sq. Ft. of land and undivided and un-demarcated 570 Sq. Ft. of constructed area on the Ground Floor and 570 Sq. Ft. of constructed area on the First Floor of the two storied residential building having 950 Sq. of constructed area on the Ground Floor and 950 Sq. Ft. of constructed area on the First Floor, standing thereon at premises no. 85B, Raja S C Mullick Road, Kolkata-700 047, being the Donors' joint undivided and un-demarcated 3/5th and/ or entire right title and interest of the "A Scheduled property which is morefully described in the Schedule "B" hereunder written to be held, possessed, owned and enjoyed and delivered possession of the same unto and in favour of the DONEE **TO HAVE AND TO HOLD** the same for their own use and benefit absolutely and unconditionally forever together with title deeds, writings, muniments and all easement rights AND THE DONORS doth hereby

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covenants with the DONEES, that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary of the DONORS are now lawfully seized and possessed of the scheduled property free from all encumbrances, attachments or defect in title whatsoever and that the DONORS have full power and absolute authority to transfer the said property by way of gift or any manner whatsoever AND the DONEES shall hereafter peaceably and quietly hold, possess and enjoy the said property in khas and/or through license without any claim or demand whatsoever from the DONORS or any person through or under them. AND further that the DONORS covenants with the DONEES to save harmless, indemnify and keep indemnified the DONEES from or against all encumbrances, charges and equities whatsoever. AND the DONORS further covenants that they or their legal heirs shall at the request and costs of the DONEES, their heirs, executors, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

AND THAT simultaneously with the execution and registration of this Deed of Gift, the Donees herein shall become the joint owners of the "A" scheduled property.

AND THAT the DONEES accept the gift of the said property hereunder made as testified by them being parties hereto and executing these presents.

The estimated value of the property is Rs.60,00,000/- only.

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SCHEDULE "A" ABOVE REFERRED TO:

ALL THAT piece and parcel of a plot of land measuring about 4 (four) Cottahs 4(four) Chittaks and 1 (one) Sq. Ft., more or less, togetherwith 25 years old mosaic flooring two storied residential building having 950 Sq. ft. of constructed area (consisting of three Rooms alongwith one dining and kitchen and two bathrooms) on the Ground floor and 950 Sq. ft. of constructed area (consisting of three Rooms alongwith one dining and kitchen and two bathrooms) on the First Floor standing thereon, situate lying at and being Municipal premises no. S5B, Raja S C Mullick Road, Kolkata- 700 047, Police Station- Netaji Nagar (Formerly Jadavpur), having Assessece no. 211000S00021, within the Ward no. 100 of the Kolkata Municipal Corporation, District- South 24- Parganas, being **butted and bounded by:**

NORTH : By Maa Mahadebi ashram
SOUTH : By property of Subarna Prava Rakshit & Hrisikesh Rakshit
EAST : By S' ft. wide Common Passage
WEST : By Land of Dag no. 981

SCHEDULE "B" ABOVE REFERRED TO:

ALL THAT undivided and un-demarcated 1836.6 Sq. Ft. of land, more or less, out of 4 Cottahs 4 Chittaks and 1 Sq. Ft. of land and undivided and un-demarcated 570 Sq. Ft. of constructed area on the Ground Floor and 570 Sq. Ft. of constructed area on the First Floor of the two storied residential building having 950 Sq. of constructed area on the Ground Floor and 950 Sq.Ft, of constructed area on the First Floor, standing thereon at premises no. 85B, Raja S

Contd...

C Mullick Road, Kolkata-700 017, being the Donors' undivided and un-demarcated joint 3/5th and/ or entire right title and interest of the "A Scheduled property.

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

**SIGNED, SEALED AND DELIVERED
AT KOLKATA IN PRESENCE OF:**

- | | | |
|------------------------|----|--------------|
| 1. Rabinobranath Ghosh | 1) | Shilpi Paul |
| Sealdah Civil Court | 2) | Champa Paul. |
| Kolkata-700014 | 3) | Ratna Aditya |

SIGNATURE OF DONORS

2. *[Signature]* Kanan Mondal.
A.D.
Sealdah Civil Court,
Kolkata-700014

We accept the gift gladly.

- | | |
|----|----------------|
| 1) | Shikha Mondal. |
| 2) | Shankar P. |

SIGNATURE OF DONEES

Drafted & Prepared by me:

Rabinobranath Ghosh
Rabindra Nath Ghosh, Advocate
Bar Assn. Room no. 301,
Sealdah Civil Court,
Kolkata-700014.

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F-426/443/90

Contd...

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name SHILPI PAUL

Signature Shilpi paul

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name CHAMPA PAUL

Signature Champa Paul

Thumb 1st finger middle finger ring finger small finger



left hand



right hand



Name RATNA ADITYA

Signature Ratna Aditya

Thumb

1st finger

middle finger

ring finger

small finger

left
hand

right
hand



Name SHIBU PRASAD PAUL

Signature Shibu Prasad Paul

Thumb

1st finger

middle finger

ring finger

small finger

left
hand

right
hand



Name SHANKAR PAUL

Signature Shankar Paul

Thumb

1st finger

middle finger

ring finger

small finger

PHOTO

left
hand

right
hand

Name

Signature

Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



GRIPS Payment Detail

eGRIPS Payment ID:	130220242038252100	Payment Init. Date:	13/02/2024 08:33:50
Total Amount:	121873	No of GRN:	1
Bank Gateway:	SBI IPay	Payment Mode:	SBI IPay
GRN:	447562604555	GRN Date:	13/02/2024 08:37:07
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

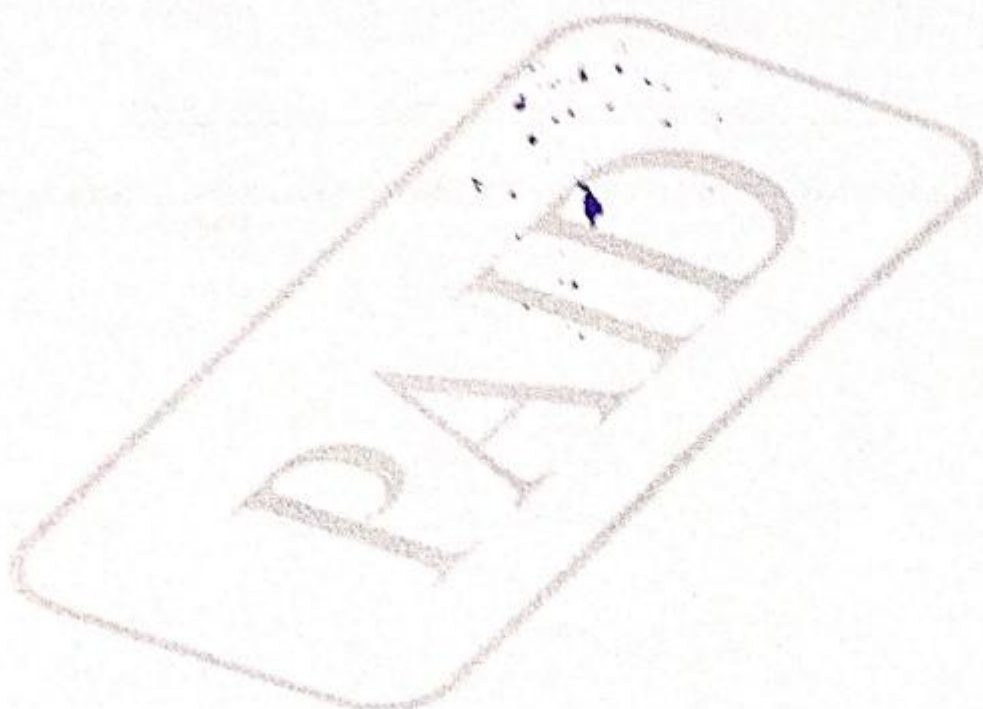
Depositor's Name: Mr. SUTRA PRASAD PAUL
Mobile: 9831770217

Payment (GRN) Details

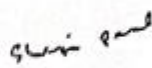
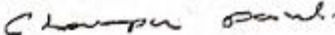
Sl. No.	GRN	Department	Amount (₹)
1	130220242038252100	Department of Registration & Stamp Revenue	121873
Total			121873

IN WORDS: ONE LAKH TWENTY ONE THOUSAND EIGHT HUNDRED SEVENTY THREE ONLY.

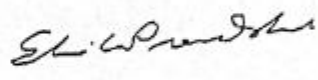
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



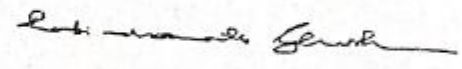
Donor Details :

SI No	Name,Address,Photo,Finger print and Signaturo			
	Name	Photo	Finger Print	Signature
1	Mrs Shilpi Paul Wife of Mr Ratan Kumar Paul Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office	 16/02/2024	 Captured LTI 16/02/2024	 16/02/2024
Flat No. 1, B/36 Rabindra Pally, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aoxxxxxx1n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office				
2	Smt Champa Paul Wife of Mr Shyamal Paul Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office	 16/02/2024	 Captured LTI 16/02/2024	 16/02/2024
7 Laskarpur Ramkrishna Nagar, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bjxxxxxx6e, Aadhaar No: 91xxxxxxxx0784, Status :Individual, Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office				
3	Smt Ratna Aditya Wife of Mr Shankar Aditya Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office	 16/02/2024	 Captured LTI 16/02/2024	 16/02/2024
229 Ashok Road, Garia, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx9d, Aadhaar No: 54xxxxxxxx0470, Status :Individual, Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shiba Prasad Paul (Presentant) Son of Late Lalit Mohan Paul Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office	 16/02/2024	 Captured LTI 16/02/2024	 16/02/2024
	Son of Late Lalit Mohan Paul 85B Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx1h, Aadhaar No: 82xxxxxxxxx2164, Status :Individual, Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Mr Shankar Paul Son of Late Lalit Mohan Paul Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office	 16/02/2024	 Captured LTI 16/02/2024	 16/02/2024
	Son of Late Lalit Mohan Paul 85B Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx2e, Aadhaar No: 89xxxxxxxxx5055, Status :Individual, Executed by: Self, Date of Execution: 16/02/2024 , Admitted by: Self, Date of Admission: 16/02/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Rabindra Nath Ghosh Son of Late S C Ghosh Sealdah Civil Court, City:- , P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 16/02/2024	 Captured 16/02/2024	 16/02/2024
Identifier Of Mrs Shilpi Paul, Smt Champa Paul, Smt Ratna Aditya, Mr Shiba Prasad Paul, Mr Shankar Paul			

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	Mrs Shilpi Paul	Mr Shiba Prasad Paul	Y	0.70148 Dec	12,35,881/-
L1	Mrs Shilpi Paul	Mr Shankar Paul	Y	0.70148 Dec	12,35,881/-

Certificate of Registration under section 60 and Rule 69.

Registered In Book - I

Volume number 1602-2024, Page from 83868 to 83889
being No 160202304 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.02.21 19:02:10 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 21/02/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.