

17280/2024

17468/2024

भारतीय गैर न्यायिक



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AK 895423

৯-২৭৯/১৭৯/২৪

19/11/24
1:14 pm

Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted at Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

K=mb21720/

DEED OF GIFT

26 NOV 2024

THIS DEED OF GIFT executed at Kolkata on this the 19th day NOVEMBER of 2024 Two Thousand Twenty Four (2024)

-BETWEEN-

30820

06 AUG 2024

DATE.....
 SOLD TO..... SUTANU KARMAKAR
 ADDRESS..... Advocate
 High Court, Calcutta
 Regn. No. WB/756/2006
 RS..... 50

06 AUG 2024

CODE NO. (1067)
 LICENCED NO.
 20 & 20A / 1973

ANJUSHREE BANERJEE
 L. S. VENDOR (O.S.)
 HIGH COURT, KOLKATA.

06 AUG 2024

A.R.A.
W



NOV 2024

8

ADDITIONAL REGISTRAR
 OF ASSURANCES - IV, KOLKATA
 19 NOV 2024



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



192024250281080718

GRN Details

GRN: 192024250281080718 Payment Mode: SBI Epay
GRN Date: 19/11/2024 15:10:42 Bank/Gateway: SBIEpay Payment Gateway
BRN : 7015756287923 BRN Date: 19/11/2024 15:11:04
Gateway Ref ID: 243242279766 Method: HDFC Retail Bank NB
GRIPS Payment ID: 191120242028108070 Payment Init. Date: 19/11/2024 15:10:42
Payment Status: Successful Payment Ref. No: 2002791679/11/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Amit Jhunjunwala
Address: 18 Jatindra Mohan Avenue 2nd floor Kolkata 700 006
Mobile: 9831976431
EMail: caamitjhunjunwala@gmail.com
Period From (dd/mm/yyyy): 19/11/2024
Period To (dd/mm/yyyy): 19/11/2024
Payment Ref ID: 2002791679/11/2024
Dept Ref ID/DRN: 2002791679/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002791679/11/2024	Property Registration- Stamp duty	0030-02-103-003-02	1020
Total				1020

IN WORDS: ONE THOUSAND TWENTY ONLY.

PAID



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



192024250281046418

GRN Details

GRN: 192024250281046418 Payment Mode: SBI Epay
GRN Date: 19/11/2024 14:51:40 Bank/Gateway: SBIEPay Payment Gateway
BRN : 9808839781729 BRN Date: 19/11/2024 14:52:18
Gateway Ref ID: 243242268844 Method: HDFC Retail Bank NB
GRIPS Payment ID: 191120242028104640 Payment Init. Date: 19/11/2024 14:51:40
Payment Status: Successful Payment Ref. No: 2002791679/8/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Amit Jhunjunwala
Address: 18 jatindra
Mobile: 9831976431
Period From (dd/mm/yyyy): 19/11/2024
Period To (dd/mm/yyyy): 19/11/2024
Payment Ref ID: 2002791679/8/2024
Dept Ref ID/DRN: 2002791679/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002791679/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	246731
Total				246731

IN WORDS: TWO LAKH FORTY SIX THOUSAND SEVEN HUNDRED THIRTY ONE ONLY.

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



192024250281046418

GRN Details

GRN: 192024250281046418
GRN Date: 19/11/2024 14:51:40
BRN : 9808839781729
Gateway Ref ID: 243242268844
GRIPS Payment ID: 191120242028104640
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIEpay Payment Gateway
BRN Date: 19/11/2024 14:52:18
Method: HDFC Retail Bank NB
Payment Init. Date: 19/11/2024 14:51:40
Payment Ref. No: 2002791679/8/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Amit Jhunhunwala
Address: 18 jatindra
Mobile: 9831976431
Period From (dd/mm/yyyy): 19/11/2024
Period To (dd/mm/yyyy): 19/11/2024
Payment Ref ID: 2002791679/8/2024
Dept Ref ID/DRN: 2002791679/8/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002791679/8/2024	Property Registration- Registration Fees	0030-03-104-001-16	246731
			Total	246731

IN WORDS: TWO LAKH FORTY SIX THOUSAND SEVEN HUNDRED THIRTY ONE ONLY.

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(1) **NARAYANI JHUNJHUNWALA**, daughter of Late Ashok Jhunjhunwala, and wife of Anuj Agarwal, an Indian Citizen aged about 36 years, by faith Hindu, having Aadhaar No. **5573 2329 8742**, PAN No. **AHMPJ8137E**, Phone No. **9903463509**, resident of 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal-700006 and presently residing at CJ-108, Second Floor, Salt Lake, Kolkata-700091,

(2) **ADITYA JHUNJHUNWALA**, Son of Late Ashok Jhunjhunwala, an Indian Citizen aged about 41 years, by faith Hindu, having Aadhaar No. **5927 9896 1541**, PAN No. **AEVPJ6366F**, Phone No. **9831034264**,

(3) **AMIT JHUNJHUNWALA**, Son of Late Ashok Jhunjhunwala, an Indian Citizen aged about 37 years, by faith Hindu, having Aadhaar No. **7921 1877 1444**, PAN No. **AFRPJ5772Q**, Phone No. **9831976431**, both residing at 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal-700006, (hereinafter referred to as "**DONORS**", which expression shall unless excluded by or repugnant to the subject or context be deemed to include their heirs, executors, administrators, legal representatives and assigns) of the **ONE PART**;

-AND-

MANJU JHUNJHUNWALA, daughter of Late Radha Kishan Shroff and Wife of Late Ashok Jhunjhunwala, an Indian Citizen aged about 64 years, by faith Hindu, having Aadhaar No. **2255 1553 1066**, PAN No. **ACXPJ3285H**, Phone No. **9831197431**, residing at 18 Jatindra Mohan Avenue, Post Office & Police Station- Beadon Street, Kolkata, West Bengal-700006, (hereinafter referred to as "**DONEE**", which expression shall unless excluded by or repugnant



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to the subject or context be deemed to include her heirs, executors, administrators, legal representatives and assigns) of the OTHAR PART;

WHEREAS:

- i) By a Conveyance dated 26th September, 1966 made between Paresh Chandra Chowdhury & Sudhamoyee Chowdhury both trustees to the estate of Paresh Chandra Chowdhury and Sailesh Chandra Choudhury therein collectively referred to as the vendors of the One Part and the said Badridas Daga therein referred to as the Purchaser of the Other Part and registered in Book No. 1, Volume No. 628, Pages 285 to 292, Being no. 5149 for the year 1966 at the office of the Registrar of Assurances, Calcutta the vendors therein sold, conveyed and transferred unto the Purchaser therein All That the messuage land hereditaments and premises being Nos. 81, 81/1, 82A and 82B Nimtolla Ghat Street, Calcutta irrespective of land condition of the soil together with brick built building standing thereon more fully and particularly described in the schedule therein mentioned subject to existing tenants therein for a consideration therein mentioned.

- ii) By a Declaration dated 1st December, 1966 the said Badridas Daga inter aila, declared that the said premises Nos. 81,81/1,82A & 82B, Nimtolla Ghat Street, Calcutta was purchased by the said BadridasDaga for self and his two brothers namely Balkishan Daga, since deceased, and Jankidass Daga who contributed equally towards consideration for purchasing the said premises which became the joint properties of the said Badridas Daga, Balkishan Daga,



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since deceased and Jankidass Daga in equal share and by the said declaration the said Badridas Daga disclaimed his right, title, interest in respect of 2 shares or $2/3^{\text{rd}}$ share in the said premises nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta in favour of his two brothers BalKishan Daga, since deceased and Jankidass Daga who became absolutely entitled as owners to the said undivided $2/3^{\text{rd}}$ share in the said premises Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta the said Badridas Daga, BalKishan Daga, since deceased and Jankidass Daga thus became seized and possessed of and otherwise became well and sufficiently entitled to the said premises nos. 81, 81/1, 82A & 82B, Nimtolla Ghat Street, Calcutta.

- iii) The said BalKisan Daga died on 10th May, 1987 after making and publishing his last will and Testament on 14th January, 1987 whereby he bequeathed inter alia his undivided $1/3^{\text{rd}}$ share in the said premises Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta in favour of his two sons namely Raj Kumar Daga and Prem Kumar Daga in equal share and appointed the said Prem Kumar Daga as executor under the said Will.
- iv) On an application for grant of Probate in the High Court at Calcutta (123 of 1988) Probate of the said Will was granted to the Executor namely the said Prem Kumar Daga on 19th July 1988.
- v) The Executor that is Prem Kumar Daga by his act and impliedly assented to the legacy inter alia being the



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undivided 1 /3rdshare in the said premises Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta in favour of the beneficiaries/legatees namely, the said Raj Kumar Daga and the said Prem Kumar Daga.

- vi) In the premises Sri Prem Kumar Daga became seized and possessed of and entitled to an undivided One-sixth (1/6th share) in ALL THAT the undivided 1/6thshare in All That the said properties being the messuage land hereditaments and premises being Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly described in the First Schedule hereunder written (hereinafter referred to as the said Premises or the said properties) AND Sri BadridasDaga, JankidassDaga and Sri Raj Kumar Daga became seized and possessed of and entitled to an undivided Five -sixth (5 /6th share) in ALL THAT the undivided 5 /6th share in All That the said properties the messuage land hereditaments and premises being Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said Premises or the said properties).
- vii) By a Deed of conveyance dated 1 February 2008 the said Sri Prem Kumar Daga sold transferred and conveyed his undivided One-sixth(1/6thshare) in ALL THAT the undivided 1/6th share hereinafter called the SAID PROPERTY in All That the said properties being the messuage land hereditaments and premises being Nos. 81, 81/1, 82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly in the First



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Schedule thereunder written (hereinafter referred to as the said Premises or the said properties) unto and in favour of SRI ASHOK JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA and SRI AMITJHUNJHUNWALA at or for the consideration mentioned therein and registered the same at the office of the Additional Registrar of Assurances at Kolkata and recorded in Book no: 1, CD volume no: 36, Pages 1422 to 1443 and being Deed no: 11319 for the year 2010.

- viii) By a Deed of conveyance dated 11th December, 2007 the said Sri Badridas Daga, Jankidass Daga and Sri Raj Kumar Daga sold transferred and conveyed their undivided Five -sixth ($5/6^{\text{th}}$ share) in ALL THAT the undivided $5/6^{\text{th}}$ share hereinafter called the SAID PROPERTY in All That the said properties being the messuage land hereditaments and premises being Nos. 81,81/1,82A and 82B, Nimtolla Ghat Street, Calcutta more fully and particularly described in the Schedule thereunder written (hereinafter referred to as the said Premises or the said properties) unto and in favour of SRI ASHOK JHUNJHUNWALA , SRI ADITYA JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA and SRI AMITJHUNJHUNWALA at or for the consideration mentioned therein and registered the same at the office of the Additional Registrar of Assurances at Kolkata and recorded in Book no: 1, CD volume no: 36, Pages 1401 to 1421 and being Deed no: 11318 for the year 2010.

- ix) In the Premises SRI ASHOK JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA, SMT. MANJU



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JHUNJHUNWALA and SRI AMITJHUNJHUNWALA became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of ALL THAT the said lands measuring a total area of 22 (Twenty Two) Cottahs, 14 (fourteen) sq.ft. more or less being the messuage land hereditaments and premises being Nos. 81,81/1,82A and 82B, Nimtolla Ghat Street, Calcutta (hereinafter referred to as the said Premises or the said properties).

- x) Thereafter the premises no. 82A, 82B and 81/1 Nimtolla Ghat Street under an amalgamation order passed by the Kolkata Municipal Corporation under Letter no: AC(N)/Div-viii/2156/11-12 and has since been renumbered as 82A, Nimtolla Ghat Street, and more fully described in the Schedule 'A' mentioned hereunder and the total area of the amalgamated premises is about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less.
- xi) After amalgamation of premises no. 82A, 82B and 81/1 Nimtolla Ghat Street as 82A Nimtolla Ghat Street vide order of amalgamation passed by the Kolkata Municipal Corporation under Letter no: AC(N)/Div-viii/2156/11-12 , the premises no.81, Nimtolla Ghat ,ALL THAT the piece or parcel of tenanted land containing by estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. NimltollahGhat Street is butted and bounded on the North, East and



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West by premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street morefully and particularly described in the Schedule- B was jointly owned by SRI ASHOK JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA, and SRI AMIT JHUNJHUNWALA and they became absolutely seized and possessed of and/or otherwise well and sufficiently entitled to in fee simple in possession of the said premises no.81 Nimtolla Ghat Street and premises no. 82A Nimtolla Ghat Street.

- xii) The aforesaid premises no. 82A, 82B, 81 and 81/1 Nimtolla Ghat Street were jointly owned by SRI ASHOK JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA in the following ratio:

Sl.No.	Name	Share
1.	SRI ASHOK JHUNJHUNWALA	37.5%
2.	SMT. MANJU JHUNJHUNWALA	37.5%
3.	SRI ADITYA JHUNJHUNWALA	12.5%
4.	SRI AMITJHUNJHUNWALA	12.5%
TOTAL		100%

- xiii) Inasmuch as, SRI ASHOK JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA, and SRI AMIT JHUNJHUNWALA has also entered into a Development Agreement dated 21st February, 2020 as owners therein with one Damani Builders Private Limited as developer therein to developed the said premises morefully described in Schedule A hereunder registered before the Additional Registrar of Assurances,-I, Kolkata vide deed no.



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190100819 for the year 2020 registered in Book-I, Volume number 1901-2020, page from 38214 to 38284.

- xiv) Furthermore, SRI ASHOK JHUNJHUNWALA, SMT. MANJU JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA, and SRI AMIT JHUNJHUNWALA had further executed a 'Supplementary Development Agreement' dated 16th July, 2021 with Damani Builders Private Limited for the said premises morefully described in the Schedule A hereunder written. The said 'Supplementary Development Agreement' dated 16th July, 2021 has registered before Additional Registrar of Assurances,-IV,Kolkata in Book-I, Volume number 1904-2021, page from 289948 to 289986 being no. 190405967 for the year 2021.
- xv) The aforesaid Development Agreement dated 21st February, 2020 alongwith the 'Supplementary Development Agreement' dated 16th July, 2021 are hereinafter collectively referred to as the 'The said Development Agreement'
- xvi) The said SRI ASHOK JHUNJHUNWALA died intestate on 29th September, 2024, leaving behind his wife SMT. MANJU JHUNJHUNWALA, his daughter NARAYANI JHUNJHUNWALA, and his two sons namely SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA as his only heirs.
- xvii) After the demise of the said SRI ASHOK JHUNJHUNWALA, his wife SMT. MANJU JHUNJHUNWALA (the donee herein), his daughter NARAYANI JHUNJHUNWALA, and his two sons namely SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA (the donors herein) became



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jointly seized and possessed of , and absolutely entitled to, the said premises mentioned in the schedules A & B herein below as owners thereof, owning the following undivided share each therein:-

Sl. No.	Name	Original shareholding	Share Devolved upon death of Sri Ashok Jhunjhunwala	Final Ratio
1.	SMT. MANJU JHUNJHUNWALA	37.5%	9.375%	46.875%
2.	SRI ADITYA JHUNJHUNWALA	12.5%	9.375%	21.875%
3.	SRI AMIT JHUNJHUNWALA	12.5%	9.375%	21.875%
4.	NARAYANI JHUNJHUNWALA	0%	9.375%	9.375%

xviii) The Donors herein being the children of the donee herein have great love and affection for the Donee i.e their mother and are desirous of gifting their 9.375% joint undivided share in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. together with partly constructed structure thereon situate lying at and being premises Nos.82A, Nimtolla Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation alongwith their joint rights under the said development agreements, and ALL THAT the piece or parcel of tenanted land containing by estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less



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situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. Nimtolla Ghat Street is butted and bounded on the North, East and West by premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street morefully and particularly described in the Sechedule B, which they have inherited from their late father SRI ASHOK JHUNJHUNWALA to the Donee i.e their mother namely SMT. MANJU JHUNJHUNWALA, out of their love and affection for the Donee.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. In consideration of the love and affection which the DONORS bear for the DONEE, the DONORS do hereby grant convey transfer assign and assure as and by way of absolute and unconditional gift unto the DONEE the aforesaid 9.375 % joint undivided share in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less together with partly constructed structure thereon situate lying at and being premises Nos. 82A, Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation, (morefully described in **SCHEDULE-A** hereinafter written) together with all rights in common in the common parts, the common amenities and the common conveniences and the said undivided proportionate share/interest in the land and building thereon and all other rights/privileges including the rights under the said development agreements, and ALL THAT the piece or parcel of tenanted land containing by



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estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. Nimtolla Ghat Street is butted and bounded on the North, East and West by premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street morefully and particularly described in the **Schedule-B** hereinafter written TO HAVE AND TO HOLD the same unto the use of the Donee absolutely and forever with full power of disposal and all rights, title and interest in respect thereto, unto the Donee, which the Donee hereby do accept and acknowledge. Details of the gifted share of the Donors to the Donee is morefully described in Schedule 'C' hereunder written.

2. The Donee hereby gratefully accept and acknowledge the gift of the said 9.375 % joint undivided share in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less together with partly constructed structure thereonsituate lying at and being premises Nos. 82A, Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation, alongwith their joint rights under the said development agreements and ALL THAT the piece or parcel of tenanted land containing by estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. Nimtolla Ghat Street is butted and bounded on the North, East and West by



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premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street morefully and particularly described in the **Schedule- B** from the Donors and is grateful for the same.

3. In terms of the gift herein and by the donors herein to the donee herein the joint undivided share of SMT. MANJU JHUNJHUNWALA, SRI ADITYA JHUNJHUNWALA and SRI AMITJHUNJHUNWALA in the properties mentioned in the Schedule A & B hereunder and shall be in the following ratio:

Sl.No.	Name	Share
1.	SMT. MANJU JHUNJHUNWALA	75%
2.	SRI ADITYA JHUNJHUNWALA	12.5%
3.	SRI AMITJHUNJHUNWALA	12.5%

"SCHEDULE A" ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less and together with partly constructed structure thereon situate lying at and being premises Nos.82A, Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation alongwith their joint rights under the said development agreements, which is butted and bounded as follows:-

ON THE NORTH: Md. Ram Jan Lane
 ON THE SOUTH: Nimtolla Ghat Street
 ON THE EAST: 80. Nimtolla Ghat Street
 ON THE WEST: Common passage

Together with all rights in common in the common parts, the common amenities and the common conveniences and the said undivided proportionate share/interest in the land and building

Aditya Jhunjhunwala



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thereon and all other rights/privileges necessary for convenient and uninterrupted use and enjoyment thereof for every part of the same;

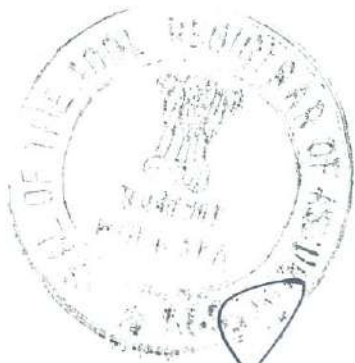
"SCHEDULE B" ABOVE REFERRED TO:

ALL THAT the piece or parcel of tenanted land containing by estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. Nimtolla Ghat Street is butted and bounded on the North, East and West by premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street.

"SCHEDULE C" ABOVE REFERRED TO:

The said 9.375 % joint undivided eachshare in ALL THAT piece and parcel of land measuring about 21 (Twenty one) cottahs, 29 (twenty Nine) sq.ft. be the same a little more or less together with partly constructed structure thereon situate lying at and being premises Nos. 82A, Nimtolla Ghat Street, Police station- Jorabagan Post office: Beadon street Kolkata- 700 006 and within the limits of the Kolkata Municipal Corporation, alongwith their joint rights under the said development agreements and ALL THAT the piece or parcel of tenanted land containing by estimation 1 (one) cottah and 30 sq.ft. be the same a little more or less with structure measuring 520 sq.ft. more or less situate lying at and being Premises No. 81, Nimtolla Ghat Street in Sutanuty in the North Division of the town of Calcutta and the whole of the said premises No. 81. Nimltollah Ghat Street is butted and bounded on the North, East and West by premises No. 81/1, Nimtolla Ghat Street and on the South by Nimtolla Ghat Street morefully and particularly described in the **Schedule- B.**

Aditya Juykunda
Amit Kumar
Narayani



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IN WITNESS WHEREOF the parties have hereunto affixed their hands and seals the day month and year first above written.

SIGNED AND DELIVERED)

by the abovenamed **DONOR**)

NARAYANI JHUNJHUNWALA) *Narayani*

SIGNED AND DELIVERED)

by the abovenamed **DONOR**)

ADITYA JHUNJHUNWALA) *Aditya Jhunjhunwala*

SIGNED AND DELIVERED)

by the abovenamed **DONOR**)

AMIT JHUNJHUNWALA) *Amit Jhunjhunwala*

SIGNED AND ACCEPTED)

by the abovenamed **DONEE**)

MANJU JHUNJHUNWALA) *Manju Jhunjhunwala*

WITNESSES:

① *Divya Jhunjhunwala*

CJ 75 Salt Lake City Kolkata-700091

② *Netaji Chandrashekhar*
S. NO 014 P.O
KOLKATA-700001
Nikunj Berlia Adv
WB1264/2011

Drafted by:













































NIKUNJ BERLIA

Advocate High Court, Calcutta



ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
19 NOV 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants and/or purchaser Presents					
1.	 <i>Narsayam</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				
2.	 <i>Aditya Shujhade</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				
3.	 <i>Amal Shubhade</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				
	 <i>Mangra Shubhade</i>					
		(LEFT HAND)				
						
		(RIGHT HAND)				



ADDITIONAL REGISTRAR
OF ASSURANCES - IV, KOLKATA
19 NOV 2024

Major Information of the Deed

Deed No :	I-1904-17468/2024	Date of Registration	26/11/2024
Query No / Year	1904-2002791679/2024	Office where deed is registered	
Query Date	04/11/2024 5:34:03 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	TAPAS KUMAR MAITY Village And Post Office Mohammadpur, WEST BENGAL,,Thana : Bhagwanpur, District : Purba Midnapore, WEST BENGAL, PIN - 721601, Mobile No. : 9874112262, Status :Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,46,71,720/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 1,070/- (Article:33(i))	Rs. 2,46,735/- (Article:A(1), E, M(b))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nimtala Ghat Street , Premises No: 82A, , Ward No: 020 Pin Code : 700006

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	5 Katha 14 Chatak 30.656 Sq Ft		2,26,74,281/-	Property is on Road Adjacent to Metal Road, ,Last Reference Deed No :1901-I -11319-2010

District: Kolkata, P.S:- Jorabagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nimtala Ghat Street , Premises No: 81, , Ward No: 020 Pin Code : 700006

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	(RS :-)		Bastu	211 Sq Ft		11,22,898/-	Property is on Road ,Last Reference Deed No :1901-I -11319-2010
Grand Total :				10.2475Dec	0 /-	237,97,179 /-	










Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2560 Sq Ft.	0/-	7,33,440/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 2560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 14 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
S2	On Land L2	197 Sq Ft.	0/-	1,41,101/-	Structure Type: Structure
Gr. Floor, Area of floor : 197 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 14 Years, Roof Type:					

Pucca, Extent of Completion: Complete




Total :	2757 sq ft	0 /-	8,74,541 /-
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Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	NARAYANI JHUNJHUNWALA Daughter of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office	 19/11/2024	 LTI 19/11/2024	 19/11/2024
18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- Beadon Street, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: AHxxxxxx7E, Aadhaar No: 55xxxxxxxx8742, Status :Individual, Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	ADITYA JHUNJHUNWALA (Presentant) Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office	 19/11/2024	 LTI 19/11/2024	 19/11/2024
18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx6F, Aadhaar No: 59xxxxxxxx1541, Status :Individual, Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	AMIT JHUNJHUNWALA Son of Late ASHOK JHUNJHUNWALA Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office	 19/11/2024	 LTI 19/11/2024	 19/11/2024

18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2Q, Aadhaar No: 79xxxxxxxx1444, Status :Individual, Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	MANJU JHUNJHUNWALA Daughter of RADHA KISHAN SHROFF Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office	 19/11/2024	 Captured LTI 19/11/2024	 19/11/2024
	Daughter of RADHA KISHAN SHROFF 18, Jatindra Mohan Avenue, City:- Kolkata, P.O:- BEADON STREET, P.S:-Burtola, District:-Kolkata, West Bengal, India, PIN:- 700006 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx5H, Aadhaar No: 22xxxxxxxx1066, Status :Individual, Executed by: Self, Date of Execution: 19/11/2024 , Admitted by: Self, Date of Admission: 19/11/2024 ,Place : Office			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR MAITY Son of Mr KANAI LAL MAITY City:- Contai, P.O:- MAHAMMADPUR, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601	 19/11/2024	 Captured 19/11/2024	 19/11/2024
Identifier Of NARAYANI JHUNJHUNWALA, MANJU JHUNJHUNWALA, ADITYA JHUNJHUNWALA, AMIT JHUNJHUNWALA			

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	NARAYANI JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	3.25467 Dec	75,58,094/-
L1	ADITYA JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	3.25467 Dec	75,58,094/-
L1	AMIT JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	3.25467 Dec	75,58,094/-
L2	NARAYANI JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	0.161181 Dec	3,74,299/-

L2	ADITYA JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	0.161181 Dec	3,74,299/-
L2	AMIT JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	0.161181 Dec	3,74,299/-

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	NARAYANI JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	853.333 Sq Ft	2,44,480/-
S1	ADITYA JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	853.333 Sq Ft	2,44,480/-
S1	AMIT JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	853.333 Sq Ft	2,44,480/-
S2	NARAYANI JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	65.6667 Sq Ft	47,034/-
S2	ADITYA JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	65.6667 Sq Ft	47,034/-
S2	AMIT JHUNJHUNWALA	MANJU JHUNJHUNWALA	Y	65.6667 Sq Ft	47,034/-

Endorsement For Deed Number : I - 190417468 / 2024

On 19-11-2024

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

Presented for registration at 15:09 hrs on 19-11-2024, at the Office of the A.R.A. - IV KOLKATA by ADITYA JHUNJHUNWALA , one of the Executants.

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 2,46,71,720/-. Family Members amount Rs 2,46,71,720/-

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

Execution is admitted on 19/11/2024 by 1. NARAYANI JHUNJHUNWALA, Daughter of Late ASHOK JHUNJHUNWALA, 18, Road: Jatindra Mohan Avenue, , P.O: Beadon Street, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 2. MANJU JHUNJHUNWALA, Daughter of RADHA KISHAN SHROFF, 18, Road: Jatindra Mohan Avenue, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 3. ADITYA JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18, Road: Jatindra Mohan Avenue, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others, 4. AMIT JHUNJHUNWALA, Son of Late ASHOK JHUNJHUNWALA, 18, Road: Jatindra Mohan Avenue, , P.O: BEADON STREET, Thana: Burtola, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700006, by caste Hindu, by Profession Others

Indetified by Mr TAPAS KUMAR MAITY, , , Son of Mr KANAI LAL MAITY, P.O: MAHAMMADPUR, Thana: Bhagwanpur, , City/Town: CONTAI, Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,46,735.00/- (A(1) = Rs 2,46,717.00/- ,E = Rs 14.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 4.00/-, by online = Rs 2,46,731/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/11/2024 2:52PM with Govt. Ref. No: 192024250281046418 on 19-11-2024, Amount Rs: 2,46,731/-,
Bank: SBI EPay (SBlePay), Ref. No. 9808839781729 on 19-11-2024, Head of Account 0030-03-104-001-16
Online on 19/11/2024 3:11PM with Govt. Ref. No: 192024250281080718 on 19-11-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 7015756287923 on 19-11-2024, Head of Account

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 30820, Amount: Rs.50.00/-, Date of Purchase: 06/08/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 19/11/2024 2:52PM with Govt. Ref. No: 192024250281046418 on 19-11-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 9808839781729 on 19-11-2024, Head of Account

Online on 19/11/2024 3:11PM with Govt. Ref. No: 192024250281080718 on 19-11-2024, Amount Rs: 1,020/-, Bank: SBI EPay (SBlePay), Ref. No. 7015756287923 on 19-11-2024, Head of Account 0030-02-103-003-02



Semanti Sikdar
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 26-11-2024

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.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 890310 to 890338
being No 190417468 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.11.28 15:34:20 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 28/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.