

4523/23 VC 979/23

E-4363/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
30/3/23

AG 728309

777241/23

Certified that the document is admitted to
registration, the fee, stamp sheets and
the endowments, if any, attached with the
document are duly paid on the document.

X
District Sub-Registrar
Alipore, South 24-parganas

04/04/2023

GIFT DEED

This DEED OF GIFT made this 30th day of March 2023 BETWEEN
MRS. PROTIVA BOSE, (PAN: AOLPB6152M, Aadhaar No.8742 3043 6047), wife
of Late Sarit Kumar Bose, by faith - Hindu, by occupation - Housewife, by
Nationality - Indian permanently residing at 45A, Kankulia Road, Kolkata -
700029, P.S- Gariahat, P.O- Ballygunge hereinafter called the DONOR (which

NO. 3689 DATE 21 FEB 2023 RS. (S)
NAME Rita Sinha
Advocate
High Court, Calcutta
ADDRESS ALIPORE JUDGES COURT
A. K. SAMAPATI


SIGNATURE

Sukalyan Bose

 3083

Sukalyan Bose

 3084



L.T.I of Protiva Bose by
the pen of Rita Sinha]

Identified by me
Rita Sinha
Advocate

High Court, Calcutta

residing at 16/2/3 Ballygunge Station
Road, Kolkata

 3085

DISTRICT SUB REGISTRAR-III
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19 30 MAR 2023

expression shall unless repugnant to the meaning and context thereof, include her legal heirs, assigns, successors) of the **ONE PART**.

AND

MR. SUKALYAN BOSE, (PAN AFJPB7955D, AADHAAR 5170 5249 4490), son of Late Sarit Kumar Bose, a Hindu Adult, a citizen of India, by profession service, permanently residing at 45A, Kankulia Road, Kolkata - 700029, P.S- Gariahat, P.O- Ballygunge. hereinafter called the **DONEE** (which expression shall unless repugnant to the meaning and context thereof include his legal heirs, assigns, successors) of the **OTHER PART**.

WHEREAS one Subodh Laxmi Dasi alias Bose, by virtue of a registered sale deed executed on 30.09.1940 between Baburam Das, as the vendor and herself as the purchaser, registered in the office of the Sub- Registrar Sealdah, vide being no. 2175 of 1940, registered in Book no. 1, volume no 45, pages 153 to 162 had become the owner of 2 cottahs and 13 sq. ft. of land together with the existing right, title and interest of a passage measuring 46 feet long and 8 feet wide, making up a total area of 368 sq. ft. running along the southern end of the said piece and parcel of land at holding no. 102 within Dehi Panchannagram in premises, 4/2 Kankulia Road, presently numbered as 45A, Kankulia Road, under ward no. 090 of the Kolkata Municipal Corporation.



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Thereafter she constructed a two storied structure of 2800 sq. ft. S.B.A, ground floor measuring 1400 sq. ft. S.B.A and 1st floor measuring 1400 sq. ft. S.B.A having mosaic flooring in the aforementioned premises in or around 1963 before she prepared her WILL.

AND WHEREAS the said Subodh Laxmi Dasi alias Bose died testate on 03.01.1969 (husband being predeceased to her) leaving behind her two sons viz Sri Sachindra Nath Bose and Sri Samarendra Nath Bose. Her youngest son, Satyendra Nath Bose died during her lifetime. Before her death she prepared a Will (hereinafter referred to as the "SAID WILL") on 09.04.1963 in respect of her property at 4/2, Kankulia Road, presently 45A, Kankulia Road, Kolkata - 700029, consisting of 2 cottahs 13 sq. ft. of land along with a two storied structure standing thereon. The said will was probated on 26.07.1972 from the District Delegate, Alipore and by virtue of the probated "SAID WILL" of (Late Subodh Laxmi Dasi alias Bose) all her property mentioned herein above devolved upon her children and her grandchildren in the following manner.

A) She had three sons, namely Sachindra Nath Bose, Samarendra Nath Bose and Satyendra Nath Bose and three daughters, Saraju Bala Mustafi, Sarasi Bala Ghosh and Sulekha Dey.



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B) Her eldest son, Sachindra Nath Bose had three sons and one daughter, namely Sangit Kumar Bose, Sarit Kumar Bose, Suhrid Kumar Bose and Sima Ghosh (nee Bose).

C) Her second son, Samarendra Nath Bose was married but never had any children. Her youngest son, Satyendra Nath Bose had remained unmarried and died, on 12.08.1964.

D) Her first daughter, Saraju Bala Mustafi, second daughter, Sarasi Bala Ghosh were married off and her youngest daughter, Sulekha Dey, came back to her (matrimonial home) widowed with a daughter. Both Sulekha Dey and her daughter expired long back.

E) By virtue of the SAID WILL she had made her grandsons (from her eldest son) namely Sangit Kumar Bose, Suhrid Kumar Bose and Sarit Kumar Bose, the lawful owners of $1/3^{\text{rd}}$ share of her property i.e., land with structure in premises no. 4/2, Kankulia Road, presently numbered as 45A, Kankulia Road, Kolkata - 700029. Since her youngest son, Satyendra Nath Bose remained a bachelor during the life time of Subodh Laxmi Dasi alias Bose. In her SAID WILL, she had expressed clearly that after the demise of her youngest son, Satyendra Nath Bose, his portion of $1/3^{\text{rd}}$ share of the property would devolve in the following way-50% of $1/3^{\text{rd}}$ on her second son, Samarendra Nath Bose



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and the rest 50% of $1/3^{\text{rd}}$ of his property on her grandsons, (from her eldest son, Sachindra Nath Bose) Sangit Kumar Bose, Suhrid Kumar Bose and Sarit Kumar Bose. Satyendra Nath Bose died on 12.08.1964. So his share of property was distributed in accordance with the **SAID WILL** of Late Subodh Laxmi Dasi alias Bose.

F) The rest $1/3^{\text{rd}}$ share of Late Subodh Laxmi Dasi alias Bose's property went to her second son, Samarendra Nath Bose who also inherited 50% of $1/3^{\text{rd}}$ share of the property of his deceased younger brother, Satyendra Nath Bose in accordance with the probated "**SAID WILL**" of his late mother, Subodh Laxmi Dasi alias Bose.

G) Samarendra Nath Bose died intestate on 01.11.2003, his wife predeceasing him and the couple being childless, their legal heirs who survived them were Sangit Kumar Bose, Sarit Kumar Bose, Suhrid Kumar Bose (all nephews) and Srimati Sima Ghosh (only niece) to inherit their share of property i.e 1399 sq. ft. S.B.A, be the same a little more or less along with proportionate share of land attributable to the said structure standing on premises no,45A, Kankulia Road, Kolkata-700029.

I) Thus, being guided by the provisions of the **HINDU SUCCESSION ACT,1956** Suhrid Kumar Bose , Sarit Kumar Bose and Sangit Kumar Bose, each became



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the absolute owner of 816.65 sq. ft. S.B.A, be the same a little more or less along with proportionate share of land attributable to the said structure standing on premises no 45A, Kankulia Road, Kolkata-700029 and Sarit Kumar Bose died leaving behind his wife, Protiva Bose, son Sukalyan Bose and daughter Sarmistha Bose as his surviving legal heirs. Thus Protiva Bose, Sukalyan Bose and Sarmistha Bose became the absolute owners of the portion of property left behind by the Late Sarit Kumar Bose, each being entitled to equal portion of the same i.e. 816.65 being divided into three equal portions, each having ownership over $(816.65/3)$ 272 sq. ft. approx S.B.A. The **DONOR**, Protiva Bose thus became the absolute owner of undivided proportionate share of 272 Sq. ft. approx of land, be the same a little more or less along with proportionate share of land attributable to the said structure in the aforementioned premises, by virtue of the Law of Succession .

AND WHEREAS the said Protiva Bose, the **DONOR** herein, out of her love and affection towards her son, Sukalyan Bose as well as due to her personal difficulty to handle the same, would like to gift her portion of the undivided proportionate share of property enjoyed by her at present i.e. 272 sq.ft. S.B.A approx. along with proportionate share of land in the premises no. 45A



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Kankulia Road, Kolkata-700029, in their favor morefully described in schedule "B" mentioned herein below.

AND WHEREAS the said Protiva Bose, the **DONOR** herein, is thus desirous of transferring her ownership, right, title and interest of her portion of undivided share of land i.e. 272 sq. ft. S.B.A in premises no. 45A, Kankulia Road, Kolkata - 700029 in favour of her son Sukalyan Bose the Donee, mentioned herein above.

NOW THIS DEED WITNESSETH that the **DONOR, PROTIVA BOSE**, has an absolute wish and desire to gift her undivided proportionate share of 272 sq. ft. S.B.A in the two storied structure along with proportionate share of land attributable to the said structure in the premises,45A, Kankulia Road, Kolkata-700029 and the absolute right, title and interest of the same in favour of, in favour of **Sukalyan Bose**, the **Donee**, herein.

The **DONOR, PROTIVA BOSE**, out of her own sweet will and in consideration of natural love and absolute affection which she had and still has for her son the **DONEE, SUKALYAN BOSE**, as well as her inability to handle the same, the **DONOR** doth hereby and hereunder grant convey, transfer, give and assure into and unto the use of the **DONEE,,** freely and voluntarily **TO HAVE AND**



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TO HOLD the same for his sole use and benefit, absolute and unconditionally i.e. henceforth the **DONEE** shall have the right to sell, gift or mortgage the **DONOR** portion of the aforementioned land just as his own share in the said land and structure and the **DONEE ACCEPTS THE GIFT** of the said share of the undivided proportionate share of ownership and title of the land with the structure held by the **DONOR** as mentioned in the schedule "B" property hereunder, made as testified by him, being a party hereto and executing this present.

SCHEDULE 'A'

All that piece and parcel of land, measuring 2 cottahs 13 sq.ft. approx along with a passage, measuring 46 feet long and 8 feet wide, (368 sq. ft.), right on the southern side, making up a total area of 2 cotthas 8 chittaks 19 sq. ft. i.e. 1819 sq. ft. of land, be the same a little more or less together with a two storied old structure standing thereon measuring a total of 2800 sq. ft. S.B.A (ground floor 1400 sq. ft. S.B.A and 1st floor 1400 sq. ft.



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30 MAR 2023

S.B.A), coming under Gariahat Police station and within the ambit of Kolkata Municipal Corporation, Ward No. 90, being Premises No. 45A, Kankulia Road, P.O- Ballygunge, Kolkata-700029, butted and bounded by.

ON THE NORTH BY : Premises No. - 4/1/1, Kankulia Road.

ON THE SOUTH BY : 46 feet long and 8 Feet wide passage.

ON THE EAST BY : 45B Kankulia Road,

ON THE WEST BY : By Kankulia Road (7687 MM).

SCHEDULE 'B'

ALL THAT undivided proportionate share in the two storied structure measuring an area of 272 sq. ft. S.B.A be the same a little more or less with cement flooring along with proportionate share of land attributable to the said two storied building, being Premises No. 4/2 Kankulia Road, presently numbered as 45A, Kankulia Road, Kolkata - 700029, P.S- Gariahat, P.O- Gariahat

Zone :- Mohi Mukherjee Road crossing Jyoti Housing
(Premises no:- 41-59, 96-149)





DISTRICT SUB REGIS I KAR-III
SOUTH 24 P.S., ALIPORE
30 MAR 2021

IN WITNESS WHEREOF the DONOR and DONEE hereto do hereby set their respective hand and seal on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

in the presence of :

PROTIVA BOSE
(L.T.I of
Protiva Bose
by the pen of
Rita Sinha



DONOR

Sukalyan Bose

DONEE

WITNESS

- 1) Sharmistha Bose
45-A, Kankuria Road
Kolkata - 700029
- 2) Mausumi Bose
45-A, Kankuria Road
Kolkata - 700029.

Drafted and prepared
in my office
Rita Sinha
Advocate
High Court, Kolkata
24/1/21



DISTRICT SUB REGISTRAR-III
SOUTH 24 PARGANAS, ALIPORE
30 MAR 2021

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name PROTIVA BOSE

(L.T. 1 of Protiva Bose by the pen of Rita Sinha)

Signature

31



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name SUKALYAN BOSE

Signature Sukalyan Bose



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name RITA SINHA

Signature Rita Sinha

30.3.2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
30 MAY 2023



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
 ভারত সরকার
 Unique Identification Authority of India
 Government of India

ভসিকাঙ্কনের আই ডি / Enrolment No.: 1040/19652/02483

To
 শ্রীমতী বিনয়
 Rita Sinha
 16/21 S BALLYGUNGE STATION ROAD
 Ballygunge S.O
 Ballygunge
 Kolkata
 West Bengal 700019



আপনার আধার সংখ্যা / Your Aadhaar No. :

9003 5266 2915

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
 Government of India



শ্রীমতী বিনয়
 Rita Sinha
 পিতা : তরুন কান্তি রায়
 Father : TARUN KANTI ROY
 জন্ম বর্ষ / Year of Birth : 1988
 লিঙ্গ / Female



9003 5266 2915

আধার - সাধারণ মানুষের অধিকার

*Self attested
 Rita Sinha*

Major Information of the Deed

Deed No :	I-1603-04363/2023	Date of Registration	04/04/2023
Query No / Year	1603-2000777241/2023	Office where deed is registered	
Query Date	23/03/2023 12:05:06 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RITA SINHA 16/2/S, BALLYGUNGE STATION ROAD,,Thana : Gariahat, District : South 24-Parganas, WEST BENGAL, PIN - 700019, Mobile No. : 9830096694, Status :Advocate		
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. 1/-		Rs. 12,46,950/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 6,305/- (Article:33(I))		Rs. 12,516/- (Article:A(1), E, M)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip,(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Gariahat, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 45A, Ward No: 090, Road: Kankulia 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	Zone Name: (Moni Mukherjee Road Crossing – Jyoti Housing (Premises no. 41-59, 96-149)),			Super Built-up Area: 272	1/-	12,46,950/-	, Apartment Type: Flat/Apartment - Residential Use , Floor Type: Cemented, Age of Flat: 45 Year, Approach Road Width: 8 Ft. , New Flat ,Status of Completion : Completed

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mrs PROTIVA BOSE Wife of Late SARIT KUMAR BOSE 45A, KANKULIA ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx2M, Aadhaar No: 87xxxxxxxx6047, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Pvt. Residence</p>

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr SUKALYAN BOSE (Presentant) Son of Late SARIT KUMAR BOSE 45A, KANKULIA ROAD, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:- South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx5D, Aadhaar No: 51xxxxxxxx4490, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Pvt. Residence</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mrs RITA SINHA Wife of Mr SANDIP SINHA 16/2/S, BALLYGUNGE STATION ROAD, City:- , P.O:- BALLYGUNGE, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019</p>			
Identifier Of Mrs PROTIVA BOSE, Mr SUKALYAN BOSE			

Endorsement For Deed Number : I - 160304363 / 2023

On 30-03-2023

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

Presented for registration at 16:10 hrs on 30-03-2023, at the Private residence by Mr SUKALYAN BOSE ,Claimant.

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 12,46,950/- . Family Members amount Rs 12,46,950/-

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

Execution is admitted on 30/03/2023 by 1. Mrs PROTIVA BOSE, Wife of Late SARIT KUMAR BOSE, 45A, KANKULIA ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession House wife, 2. Mr SUKALYAN BOSE, Son of Late SARIT KUMAR BOSE, 45A, KANKULIA ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Service

Identified by Mrs RITA SINHA, , Wife of Mr SANDIP SINHA, 16/2/5, BALLYGUNGE STATION ROAD, P.O: BALLYGUNGE, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700019, by caste Hindu, by profession Advocate



Santanu Basak
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 04-04-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 12,516.00/- (A(1) = Rs 12,470.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 12,484/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2023 7:30PM with Govt. Ref. No: 192022230353337448 on 29-03-2023, Amount Rs: 12,484/-, Bank: SBI EPay (SBlePay), Ref. No. 6128298102620 on 29-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 6,255/- and Stamp Duty paid by Stamp Rs 50.00/-, by online = Rs 6,255/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3689, Amount: Rs.50.00/-, Date of Purchase: 21/02/2023, Vendor name: A K Samajpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/03/2023 7:30PM with Govt. Ref. No: 192022230353337448 on 29-03-2023, Amount Rs: 6,255/-, Bank: SBI EPay (SBlePay), Ref. No. 6128298102620 on 29-03-2023, Head of Account 0030-02-103-003-02



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 135507 to 135523

being No 160304363 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.06 11:51:57 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/06 11:51:57 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)