

4498/23 VC-960/23

I-4413/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 087554

2-685855/23
nos 37, 68, 469/-

Ifu
587
23/3/23

Certified that the document is authentic
registered in the office sheet
the endorsement is correct and the
document are correct and authentic.

[Signature]
District Sub-Register
Alipore, South 24-parganas

04-04-23

DEED OF GIFT

THIS DEED OF GIFT is made this the 23rd day of
March, 2023 (Two Thousand Twenty Three);

B E T W E E N

14 FEB 2022

SL No. 638 Date

Rs 5000 Name: Parraj Chatterjee, Adv,

Address: Alipore Police Court Kolkata - 700027

Vendor Sig: Tapan Kumar Das

TAPAN KUMAR DAS
Alipore Police Court
Kolkata-700027

- Hemendu Raja



3254

- Hemendu Raja



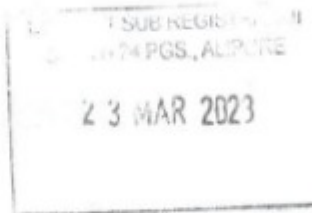
3255

- Ashok K Raja



3256

- Jayesh Raja



3258

- Santosh Das
15/14 Late Borunt Das
Kolkata - 700020
P.O. - L.R. SARANI
P.S. - Bhowanipur

(1) **MR. ASHOK KUMAR RAJA** (PAN : **ABYPR1611D**, **AADHAAR : 6170 8104 9505**) son of Mr. Navnit Kumar Raja, by faith Hindu, by nationality Indian, by occupation Business, residing at 21, Mohini Mohan Road, P.O. L.R. Sarani, P.S. Bhawanipore, Kolkata - 700020, District South 24-Parganas and

(2) **SRI JAYESH RAJA**, (PAN : **ADEPR1893D**, **AADHAAR : 6190 9020 7213**), son of Navnit Kumar Raja, by faith Hindu, by nationality Indian, by occupation Business, residing at 21, Mohini Mohan Road, P.O. L.R. Sarani, P.S. Bhawanipore, Kolkata - 700020, District South 24-Parganas, hereinafter called and referred to as the "**DONORS**" (which terms or expressions shall unless exclude by or repugnant to the subject or context be deemed to mean and include their respective heirs, executors, successors, administrators, legal representative and assigns) of the **ONE PART**.

AND

MR. HEMANSHU RAJA, (PAN : **ADEPR1909C**, **AADHAAR : 2834 8191 0079**) son of Mr. Navnit Kumar Raja, by faith Hindu, by nationality Indian, by occupation - Business, residing at 13A, Balaram Bose 2nd Lane, P.O. L.R. Sarani, P.S. Bhawanipore, Kolkata - 700020, District South 24-Parganas, hereinafter called and referred to as the "**DONEE**" (which terms or expressions shall unless exclude by or repugnant to the subject or context be deemed to mean and include his heirs, executors, successors, administrators, legal representative and assigns) of the **OTHER PART**.

WHEREAS the Calcutta Improvement Trust was the absolute owner of the **ALL THAT** piece and parcel of land 3 Cottahs 9 Chittacks 40 Square feet (approx), together with the brick built meassuage tenement and dwelling house corrugated iron shed out house and other structures standing mere on lying at and being plot no. 638 presently 23, Kavi Sabitri Pr. Chattopdhyay Sarani, (formerly also Lansdown Terrace), Police Station- Lake, Kolkata- 700029, along with other land and properties.

AND WHEREAS the said Calcutta Improvement Trust while seized and possessed as absolute owner of **ALL THAT** piece and parcel of land 3 Cottahs 9 Chittacks 40 Square feet (approx) together with the brick built meassuage tenement and dwelling house corrugated iron shed out house and other structures standing thereon lying at and being plot no. 638 presently at 23, Kavi Sabitri Pr. Chattopdhyaya Sarani, (formerly also Lansdown Terrace) Police Station - Lake, Kolkata-700029, sold and transferred the said land to Jitindra Mohan Mullick (since Deceased) by a Registered Deed of Conveyance dated 2nd June, 1934 registered in office District Sub-Registrar of 24-Parganas Alipore, in Book no.1, Volume No.73 between pages 137 to 141 being No. 2666 for the year.

AND WHEREAS the said Jitindra Mohan Mullick (since deceased) while seized and possessed as the absolute owner in

respect of **ALL THAT** piece and parcel of land 3 Cottahs 9 Chittacks 40 square feet (approx), together with the brick built meassuage tenement and dwelling house corrugated iron shed out house lying at and being plot no. 638 presently at 23, Kavi Sabitri Pr. Chattopdhyaya Sarani, (formerly also Lansdown Terrace) Police Station -Lake, Kolkata- 700029, mutated his name as owner in the record of The Kolkata Municipal Corporation and constructed a pucca two storied building thereon and remained to enjoy the said land and property without any interference whatsoever.

AND WHEREAS the said Jitindra Mohan Mullick died testate leaving an registered Last Will and Testament dated 10th July 1935 and according to the terms of the said Will the her only child and heiress Sibani Dey (since deceased) was the beneficiary who is entitled to **ALL THAT** piece and parcel of land 3 Cottahs 9 Chittacks 40 Square feet (approx), together with the pucca two storied building thereon lying at and being plot no. 638 presently at 23, Kavi Sabitri Pr. Chattopdhyaya Sarani, (formerly also Lansdown Terrace) Police Station - Lake, Kolkata-700029 and after obtaining probate of the said will of the said Jitindra Mohan Mullick the said Sibani Dey (since deceased) become the sole and absolute owner in respect of the said land and property.

AND WHEREAS the said Sibani Dey (since deceased) while seized and possessed as the absolute owner in respect of **ALL**

THAT piece and parcel of land 3 Cottahs 9 Chittacks 40 Square feet (approx), together with the pucca two storied building thereon lying at and being plot no. 638 presently at 23, Kavi Sabitri Pr. Chattopdhyaya Sarani, (formerly also Lansdown Terrace) Police Station - Lake, Kolkata -700029 died intestate on 02.11.1991, leaving behind him three sons and three daughters namely Mr. Pradip Dey, Mr. Shekhar Dey, Mr. Ashok Kumar De, Mrs. Bandana Kar, Mrs. Ranjana Ghosh, Mrs. Archana Dey, each having undivided and undemarcated 1/6 share of the same. The husband of said Sibani Dey (since deceased) Rabindranath Dey already predeceased him on 07.03.1971.

AND WHEREAS the said Mr. Pradip Dey, Mr. Shekhar Dey, Mr. Ashok Kumar De, Mrs. Bandana Kar, Mrs. Ranjana Ghosh, Mrs. Archana De while seized and possessed as the absolute joint owners the said in respect of **ALL THAT** piece and parcel of land 3 Cottahs 9 Chittacks 40 Square feet (approx), together with the pucca two storied building thereon lying at and being plot no. 638 presently at 23, Kavi Sabitri Pr. Chattopdhyaya Sarani, (formerly also Lansdown Terrace) Police Station - Lake, Kolkata:-700029 one of the brother of the said owners Mr. Ashok Kumar Dey, died intestate on 12/07/1993, leaving behind him his widow Mrs. Srilekha Dey who inherited his undivided and undemarcated 1/6 of the said property as legal heiress and successors of Hindu Succession Act. And also became a joint

owners of the said property and since then after mutating their names as joint owners in the record of The Kolkata Municipal Corporation.

AND WHEREAS the said Mr. Pradip Dey, Mr. Shekhar Dey, Mrs. Srilekha Dey, Mrs. Bandana Kar, Mrs. Ranjana Ghosh, and Mrs. Archana Dey absolutely seized and possessed of or otherwise will and sufficiently entitled to **ALL THAT** piece or parcel of land as mentioned in the **SCHEDULE -A** written hereunder.

AND WHEREAS the said Mr. Pradip Dey, Mr. Shekhar Dey, Mrs. Srilekha Dey, Mrs. Bandana Kar, Mrs. Ranjana Ghosh, and Mrs. Archana Dey being desirous of developing and exploiting commercially the said premises entered into an agreement with the Developer namely M/s. Vasudeva Builders on the 16th December 2003 (hereinafter referred to as the DEVELOPMENT AGREEMENT) where under it was, inter alia agreed that the said Developer would construct the proposed building containing several independent and self contained flats / units / car parking space according to building plan sanction by the Calcutta Municipal Corporation on the said premises with further changes at his cost and in the new construction the developer shall keep entire 3rd Floor, entire 4th Floor, three covered and two open car parking and 500 Sq. Ft. office space at the front side of the ground floor AND the vendors herein shall

keep entire 1st Floor having two flats , entire 2nd Floor having two flats, one covered and two open car parking space on the terms and conditions mentioned therein.

AND WHEREAS the said Developer had obtained the sanction of the building plan for the premises No.23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700 029'. Being sanction plan No. 2004070039 dated 12-07-2004 from the Calcutta Municipal Corporation.

AND WHEREAS the said M/S. Vasudeva Builders developed the entire Premises, as per plan sanctioned by the Kolkata Municipal Corporation with further changes therein.

AND WHEREAS said Mr. Pradip Dey, Mr. Shekhar Dey, Mrs. Srilekha Dey, Mrs. Bandana Kar, Mrs. Ranjana Ghosh, and Mrs. Archana Dey, as Vendors therein and said M/S. Vasudeva Builders, as developer therein by an Indenture dated 11th day of August, 2006 sold, transferred and conveyed **ALL THAT** ground floor office measuring 400 Sq. Ft. more or less carpet area (600 sq.ft. super built up area) with exclusive right to use and enjoy the open space lying in front side and north side of the said office together with all right, title, interest and enjoyment of one car parking space at ground floor, a portion of Schedule-A,

having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake and butted and bounded in the manner following that is to say, on the North by 21C, Kavi Sabitri Pr. Chattopadhyay Road, on the East by 8 Eswar Choudhury Road, on the South by 25, Kavi Sabitri Pr. Chattopadhyay Road, on the West by K.M.C Road being Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:-700029 unto and in favour of Smt. Asha A. Raja, Smt. Richa Raja and Smt. Dhara H. Raja. The said Indenture has been duly registered in the office of D.S.R. I, Alipore, South 24 Parganas and recorded in Book No.I, Volume No. 269, pages 272 to 286, being no. 03648 for the year 2006.

AND WHEREAS by way of aforesaid Indenture said Smt. Asha A. Raja, Smt. Richa Raja and Smt. Dhara H. Raja became the joint owners of **ALL THAT** ground floor office measuring 400 Sq. Ft. more or less carpet area together with all right, title, interest and enjoyment of one car parking space at ground floor, a

portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake and butted and bounded in the manner following that is to say, on the North by 21C, Kavi Sabitri Pr. Chattopadhyay Road, on the East by 8 Eswar Choudhury Road, on the South by 25, Kavi Sabitri Pr. Chattopadhyay Road, on the West by K.M.C Road being Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:-700029, each having undivided 1/3rd share. Thereafter said Smt. Asha A. Raja, Smt. Richa Raja and Smt. Dhara H. Raja duly mutated their names in the office of the Kolkata Municipal Corporation, vide Assessee No. 11-085-11-0132-9.

AND WHEREAS by a Deed of Gift dated 16.03.2023 said Asha Raja, gifted and transferred her undivided 1/3rd share of ground floor office measuring 133.33 sq.ft carpet area more or less **(200 sq.ft. super built up area)** out of 400 Sq. Ft. carpet area more or less (600 sq.ft. super built up area) together with all right, title, interest along with undivided 1/3rd share of one car

Ashansu Raja

parking space measuring 45 sq.ft. out of total 135 sq.ft. at ground floor, a portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:- 700029 unto and in favour of Ashok Raja (the Donor no.1 herein). The said Deed of Gift has been duly registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, being Deed No. 04404 for the year 2023.

AND WHEREAS by a Deed of Gift dated 16.03.2023 said Richa Raja, gifted and transferred her undivided 1/3rd share of ground floor office 133.33 sq.ft carpet area more or less **(200 sq.ft. super built up area)** out of 400 Sq. Ft. carpet area more or less (600 sq.ft. super built up area) together with all right, title, interest along with undivided 1/3rd share of one car parking space measuring 45 sq.ft. out of total 135 sq.ft. at ground floor, a portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises

Hemantha Raja

No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:- 700029 unto and in favour of Jayesh Raja (the Donor no.2 herein). The said Deed of Gift has been duly registered in the office of D.S.R.-III, Alipore and recorded in Book No.I, being Deed No. 04411 for the year 2023.

AND WHEREAS by virtue of aforesaid two Deed of Gift, the Donors herein became the joint owners of undivided 2/3rd share of ground floor office measuring 266.66 sq.ft carpet area more or less **(400 sq.ft. super built up area)** out of 400 Sq. Ft. carpet area more or less (600 sq.ft. super built up area) together with all right, title, interest along with undivided 2/3rd share of one car parking space measuring 90 sq.ft. out of total 135 sq.ft. at ground floor, a portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road ~~previously~~ known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:- 29

Hemant Raja

transfer, convey, give grant assign and assuring unto and to the use of the Donee **ALL THAT** undivided 2/3rd share of ground floor office measuring 266.66 sq.ft carpet area more or less **(400 sq.ft. super built up area)** out of 400 Sq. Ft. carpet area more or less (600 sq.ft. super built up area) together with all right, title, interest along with undivided 2/3rd share of one car parking space measuring 90 sq.ft. out of total 135 sq.ft. at ground floor, a portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises to be transferred to the purchaser, of the premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:- 700029, more fully described in the Schedule "B" hereunder written together with right in common with the Donors and the other owners of remaining portion of the building so acquiring similar rights, to enjoy and possess common entrance, passage, open space, stair case, landings, lobbies, drains, water courses, easements advantages, liberties rights and privileges in anywise appertaining thereto or reputed to belong to the estate right, title interest claim and demand of the Donors into and upon the said land proportionately, upon

incurring proportionate expenses for the said common portions and TO HAVE AND TO HOLD the same absolutely in the manner aforesaid forever free from all encumbrances charges, trusts, liens, claims and demands whatsoever, the said unit that gifted by the Donors, being particularly described in the SCHEDULE "B" hereunder written and the Donee shall have the right to own use and occupy the said unit exclusively and absolutely and the common parts in common with the Donors of the owners of the remaining part of the building such common rights, common area and facilities AND ALSO SUBJECT TO the Donee paying and discharging taxes and impositions on the said unit and the common expenses proportionately and all other outgoings in connection with the said unit wholly and the said common portions of the building proportionately. And the Donors do hereby agrees and declares that the Donors has good right, full owner and absolute authority to grant, convey and transfer one and half share of the said unit together with all rights, benefits thereto unto and to the use of the Donee freely absolutely and forever and it shall be lawful to the Donee from time to time and at all times hereafter to hold and enjoy the said unit, in all manners and receive the rents issues and profits without any eviction interruption from or by the Donors or any person or persons claiming through, under or in trust for him and the Donors delivered peaceful possession of the said unit infavour of the Donee and the Donee shall have the right to

record and mutate his name as owner of the said unit in the Assessment Registrar of the Kolkata Municipal Corporation as sole owner of the said unit and will pay such taxes as may be assessed by Local Authority and the donee shall have full Right to sell, lease, transfer, gift or otherwise alienate the said unit by any means whatever and at all times peaceably and quietly hold possess and enjoy the said unit and the Donors covenant with the Donee that he shall whenever required for the purpose of perfection of title of the Donee in the unit hereby gifted make, do executes or cause to be made, done or executed all necessary further documents, at the costs of the Donee. And the Donee accepts the gift hereby made and the Donors delivered possession of the said unit to the Donee simultaneous with the execution of this Deed of Gift.

1. **Donee is the full blooded brother of Donors.**
2. **For registration and stamp duty the value of the Schedule mentioned property is Rs.37,68,469/- (Rupees Thirty seven lakhs sixty eight thousand four hundreded & sixty nine) only.**
3. **The Donee has accept this Gift.**

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land together with two storied building standing thereon containing an area of 3 cottahs 9 chittacks 40 sq.ft. more or less at and being the premises No.23,

record and mutate his name as owner of the said unit in the Assessment Registrar of the Kolkata Municipal Corporation as sole owner of the said unit and will pay such taxes as may be assessed by Local Authority and the donee shall have full Right to sell, lease, transfer, gift or otherwise alienate the said unit by any means whatever and at all times peaceably and quietly hold possess and enjoy the said unit and the Donors covenant with the Donee that he shall whenever required for the purpose of perfection of title of the Donee in the unit hereby gifted make, do executes or cause to be made, done or executed all necessary further documents, at the costs of the Donee. And the Donee accepts the gift hereby made and the Donors delivered possession of the said unit to the Donee simultaneous with the execution of this Deed of Gift.

1. **Donee is the full blooded brother of Donors.**
2. **For registration and stamp duty the value of the Schedule mentioned property is Rs.37,68,469/- (Rupees Thirty seven lakhs sixty eight thousand four hundreded & sixty nine) only.**
3. **The Donee has accept this Gift.**

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT piece or parcel of bastu land together with two storied building standing thereon containing an area of 3 cottahs 9 chittacks 40 sq.ft. more or less at and being the premises No.23,

Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 under Registration office at Alipore District South 24-Parganas within the limits of The Calcutta Municipal Corporation, being ward no:- 85.

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the said property)

ALL THAT undivided $\frac{2}{3}$ rd share of ground floor office measuring 266.66 sq.ft carpet area more or less **(400 sq.ft. super built up area)** out of 400 Sq. Ft. carpet area more or less (600 sq.ft. super built up area) together with all right, title, interest along with undivided $\frac{2}{3}$ rd share of one car parking space measuring 90 sq.ft. out of total 135 sq.ft. at ground floor, a portion of Schedule-A, having undivided, undemarcated proportionate share of land underneath of the said premises being premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata- 700029 in the South Division of the town of Kolkata P.S. Lake OR HOWSOEVER OTHERWISE the said premises No. 23, Kavi Sabitri Pr. Chattopadhyay Road previously known as Premises No.23, Lansdown Terrace, Kolkata:- 700 029, P.S. Lake, Kolkata:-700029, within the limits of the Kolkata Municipal Corporation, Ward no. 085, vide Assessee No. 11-085-11-0132-9.

THE SCHEDULE "C" ABOVE REFERRED TO

1. Underground and surfaced drains, sewers, main water connection from the Calcutta Municipal Corporation to the underground reservoir, main water delivery pipe lines from the underground reservoir to overhead water tanks, all distribution pipe lines to kitchen and toilets of different units and/or to the common portions.
2. Stair cases and landings of the building.
3. Water pumps and motors, electrical distribution boards, sub-distribution boards, electrical wiring and other installations and fittings and main electric meter.
4. Roof of the building.
5. Lift machine Room with lift.
6. Space for generator (below staircase)

THE SCHEDULE "D" ABOVE REFERRED TO

1. All costs of maintenance, operating, replacing and white washing painting rebuilding, reconstructing, decorating and lighting of the common portion including the outer walls of the building and boundary walls.

2. The salaries and other expenses for all persons employed for the common purposes.
3. Expenses and deposits for supplier of common utilities to the holders of the flats/ units.
4. Municipal and other rates, taxes and levies outgoing and taxes by any other statutory authority save those separately assessed or incurred for of any units.
5. Costs of establishment and separations of the Association of flat/unit holders relating to common purposes.
6. Litigation expenses incurred for the common purposes.
7. All other expenses and outgoing as are deemed by the association to the necessary or incidental for the common purposes including creating of a fund for replacement, renovation, painting, and/or periodical repairing of the common portions.

IN WITNESS WHEREOF the said **DONORS** and the **DONEE** have hereunto set and subscribed their respective hands and seal the day, month and year first herein above written.

WITNESSES:-

1) *Baidyanta Das*
Alipore Police Court
No. 27

① *Ashok K. Raja*

② *Jayesh Raja*

SIGNATURE OF THE DONORS

2) *Santosh Yadav*
15/14 R.M.D Rd.
K-1-700020

I ACCEPT THIS GIFT

Hemant Kumar Raja

SIGNATURE OF THE DONEE

Drafted by me :-

Pankaj Chatterjee

Pankaj Chatterjee

Advocate

Advocate

Alipore Police Court, Alipore Criminal Court
Kolkata-700027. WB/383/83

Print at

S. B. Adhikari

Alipore Judges' Court,
Kolkata-700027.

Thumb 1st Finger Middle Finger Ring finger Small Finger



Left hand					
Right hand					

Name ASHOK KUMAR RAJA

Signature Ashok K Raja

Thumb 1st finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name JAYESH RAJA

Signature Jayesh Raja

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name HEMANSHU RAJA

Signature Hemanshu Raja

Thumb 1st Finger Middle Finger Ring Finger Small Finger



Left hand					
Right hand					

Name SANTOSH YADAV

Signature Santosh Yadav


भारत सरकार
GOVERNMENT OF INDIA



संतोष यादव
SANTOSH YADAV
 पिता : राज प्रसाद यादव
Father : RAJANT PRASAD YADAV
 जन्म वर्ष : Year of Birth : 1978
 लिंग : Male



8728 4900 3022

आधार - साधारण मानुषेअर अबिकार


भारतीय विशिष्ट परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ঠিকানা ১৫, ১৬ আর এম ডুটা রোড এল আর সারানী, কোলকাতা, পশ্চিমবঙ্গ, ৭০০০২০ </p>	<p> Address 15,16 R M DUTTA ROAD, L R Sarani S O, L r sarani, Kolkata West Bengal, 700020 </p>
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1800 180 1800



uaid@uaid.gov.in



www.uaid.gov.in



PO Box No.1947
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1603-04413/2023	Date of Registration	04/04/2023
Query No / Year	1603-2000685855/2023	Office where deed is registered	
Query Date	15/03/2023 6:45:53 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Baidyanath Dolui Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9064896216, 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. 30,00,000/-	Rs. 37,68,469/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 18,862/- (Article:33(i))	Rs. 37,731/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Apartment Details :

District: South 24-Parganas, P.S:- Tollygunge, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 23, Ward No: 085, Road: Lansdown Terrace, 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 Built-up Area: 400	29,00,000 /-	34,26,750/-	, Apartment Type: Flat/Apartment Semi Commercial Use , Floor Type: Tiles, Age of Flat: 16 Year ,Property is on Road, Other Amenities: Lift Facility, Resale , Last Reference Deed No :1601-I -03648-2006
A2				Area of Open garage: 90	1,00,000/-	3,41,719/-	, Apartment Type: Open Garage Residential Use , Floor Type: Cemented, Age of Flat: 16 Year ,Property is on Road, Other Amenities: Lift Facility, Resale , Last Reference Deed No :1601-I -03648-2006

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ASHOK KUMAR RAJA Son of Mr NAVNIT KUMAR RAJA 21 MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ABxxxxxx1D, Aadhaar No: 61xxxxxxxx9505, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Pvt. Residence
2	Mr JAYESH RAJA Son of Mr NAVNIT KUMAR RAJA 21 MOHINI MOHAN ROAD, City:- Not Specified, P.O:- L R SARANI, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3D, Aadhaar No: 61xxxxxxxx7213, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr HEMANSHU RAJA (Presentant) Son of Mr NAVNIT KUMAR RAJA 13A BALARAM BOSE 2ND LANE, City:- Not Specified, P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx9C, Aadhaar No: 28xxxxxxxx0079, Status :Individual, Executed by: Self, Date of Execution: 23/03/2023 , Admitted by: Self, Date of Admission: 23/03/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANTOSH YADAV Son of BASANT PRASAD YADAV 15/1G R M DUTTA ROAD, City:- , P.O:- L R SARANI, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700020			
Identifier Of Mr ASHOK KUMAR RAJA, Mr HEMANSHU RAJA, Mr JAYESH RAJA			

Transfer of Apartment 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.)
A1	Mr ASHOK KUMAR RAJA	Mr HEMANSHU RAJA	Y	200 Sq Ft	17,13,375/-
A1	Mr JAYESH RAJA	Mr HEMANSHU RAJA	Y	200 Sq Ft	17,13,375/-
A2	Mr ASHOK KUMAR RAJA	Mr HEMANSHU RAJA	Y	45 Sq Ft	1,70,860/-

A2	Mr JAYESH RAJA	Mr HEMANSHU RAJA	Y	45 Sq Ft	1,70,860/-
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On 23-03-2023

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

Presented for registration at 17:00 hrs on 23-03-2023, at the Private residence by Mr HEMANSHU RAJA ,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 37,68,469/-. Family Members amount Rs 37,68,469/-

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

Execution is admitted on 23/03/2023 by 1. Mr ASHOK KUMAR RAJA, Son of Mr NAVNIT KUMAR RAJA, 21 MOHINI MOHAN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 2. Mr HEMANSHU RAJA, Son of Mr NAVNIT KUMAR RAJA, 13A BALARAM BOSE 2ND LANE, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business, 3. Mr JAYESH RAJA, Son of Mr NAVNIT KUMAR RAJA, 21 MOHINI MOHAN ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by Profession Business

Indetified by Mr SANTOSH YADAV, , Son of BASANT PRASAD YADAV, 15/1G R M DUTTA ROAD, P.O: L R SARANI, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700020, by caste Hindu, by profession Business

Bdasgupta

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

On 30-03-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 37,731.00/- (A(1) = Rs 37,685.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 37,731/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 3:17PM with Govt. Ref. No: 192022230346552068 on 23-03-2023, Amount Rs: 37,731/-, Bank: SBI EPay (SBlePay), Ref. No. 3865109412022 on 23-03-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,862/- and Stamp Duty paid by by online = Rs 13,862/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 23/03/2023 3:17PM with Govt. Ref. No: 192022230346552068 on 23-03-2023, Amount Rs: 13,862/-, Bank: SBI EPay (SBlePay), Ref. No. 3865109412022 on 23-03-2023, Head of Account 0030-02-103-003-02

Santanu Basak

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

Or: 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 Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 18,862/- and Stamp Duty paid by Stamp Rs 5,000.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 639, Amount: Rs.5,000.00/-, Date of Purchase: 14/02/2023, Vendor name: Tapan Kr Das



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 132362 to 132389
being No 160304413 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.04.04 17:47:11 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/04/04 05:47:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)