

26/7/2021

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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

3 572-

শ্রী:

2001224271/2021

4/8/2021

MY-77,53,811

Shah

DEED OF GIFT

THIS DEED OF GIFT is made on 4th day of August, Two Thousand Twenty one (2021 A.D.)

BETWEEN

Contd.....P/2.



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

GRN Details

GRN: 192021220046258041
GRN Date: 07/08/2021 13:59:22
BRN : IK0BFHXBV5
Payment Status: Successful

Payment Mode: Online Payment
Bank/Gateway: State Bank of India
BRN Date: 07/08/2021 14:08:02
Payment Ref. No: 2001224271/6/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: DULAL CHANDRA PAL
Address: 8, OLD POST OFFICE STREET KOLKATA-1
Mobile: 9883193910
Depositor Status: Advocate
Query No: 2001224271
Applicant's Name: Mr DULAL CHANDRA PAL
Address: A.R.A. - II KOLKATA
Office Name: A.R.A. - II KOLKATA
Identification No: 2001224271/6/2021
Remarks: Gift, Gift in Favour of family members Payment No 6

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001224271/6/2021	Property Registration- Stamp duty	0030-02-103-003-02	9109
2	2001224271/6/2021	Property Registration- Registration Fees	0030-03-104-001-16	18217
			Total	27326

IN WORDS: TWENTY SEVEN THOUSAND THREE HUNDRED TWENTY SIX ONLY.



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

GRN Details

GRN:	192021220040039821	Payment Mode:	Online Payment
GRN Date:	29/07/2021 14:39:15	Bank/Gateway:	State Bank of India
BRN :	IK0BEYFMS4	BRN Date:	29/07/2021 14:07:44
Payment Status:	Successful	Payment Ref. No:	2001224271/1/2021

[Query No*/Query Year]

Depositor Details

Depositor's Name: DULAL CHANDRA PAL
Address: 8 OLD POST OFFICE STREET KOLKATA-1
Mobile: 9883193910
Depositor Status: Advocate
Query No: 2001224271
Applicant's Name: Mr DULAL CHANDRA PAL
Identification No: 2001224271/1/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2001224271/1/2021	Property Registration- Stamp duty	0030-02-103-003-02	24679
2	2001224271/1/2021	Property Registration- Registration Fees	0030-03-104-001-16	59333
			Total	84012

IN WORDS: EIGHTY FOUR THOUSAND TWLEVE ONLY.

SMT. AMITA ADHYA (PAN:AHHPA2748K) wife of Late Srimantha Adhya (daughter of Sri Birendra Nath Dey) by faith Hindu, by Nationality Indian, by occupation housewife, residing at 12/4, Amrita Pain Lane, Howrah-711101, P.S. Howrah, P.O.Howrah, hereinafter called the "DONOR"(which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, heiresses, executors, administrators, representatives and assigns) of the ONE PART.

A N D

(1) SRI ALOKJIT DEY (PAN:ACWPD1017G) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghbazar, (2) SRI ABHIJIT DEY (PAN:ACWPD1018K) son of Sri Birendra Nath Dey, by faith Hindu, by Nationality Indian, by occupation business, residing at 14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, P.O. Baghbazar hereinafter called the "DONEES" (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, heiresses, executors, administrators, representatives and assigns) of the OTHER PART.

W H E R E A S by an Indenture of Trust dated the 17th day of February 1960 and registered in Book. No-I, Volume No.16, between Pages 221 to 226 and numbered as Being No.746 for the year 1960 in the Office of the Registrar of Assurance, Calcutta and made between Ananta Lal Bose, son of late Bon Behary Bose of 14/1, Nandalal Bose Lane, Calcutta of One Part and Annapurna Bose, the Vendor hereinabove of the Other Part, the said Ananta Lal Bose settled on trust all that property being the partly two and partly three storied

Brick built dwelling house and structures together with the lands thereunto belonging and on part whereof the same are erected and containing by estimation 14 (fourteen) Cottahs and 7(Seven) Chittaacks of land a little more or less being premises No.14/1, Nanda Lal Bose Lane in Sutanutty in the Worth Division of the town of Calcutta and butted and bounded on the North by a common passage, on the South by premises No.65/4, Baghbazar Street, on the East by 65/4, Baghbazar Street and on the West partly by premises No.16, Nandalal Bose Lane and Partly by a passage formed out of 16, Nandalal Bose Lane and leading from Nandalal Bose Lane for the benefit of the person or persons named in the aforesaid Deed of Trust as Beneficiaries:

AND WHEREAS the said Annapura Bose was appointed the sole and original Trustee by the said Deed of Trust and she is continuing as such in that capacity;

AND WHEREAS the said Annapurna Bose as Trustee under the said Deed of Trust is fully entitled to sell the whole or any portion of the Trust Property fully described above, by virtue of clause 8 of the said Deed of Trust which is as under :-

“8. If the trustee decides or agrees to’ sell the trust property or any portion thereof the Trustee shall be entitled to and she is hereby authorized to sell the Trust property or any portion thereof and to realize and receive the sale proceeds of the same and to give receipts and effectual discharge for the same and also to execute and register a deed of sale for the purpose and the Purchaser shall not be bound to see to the application of the sale proceeds and the receipt granted by the Trustee for the sale proceeds shall be a sufficient discharge for the money paid to the Trustee”.

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AND WHEREAS it is necessary to sell some portion of the Trust property aforesaid in order to pay government dues regarding income and wealth taxes pertaining to the said Trust Property assessed in the hands of the Settlor Anantalal Bose and there having no other resources for the same.

AND WHEREAS excepting some portion of the said Trust property which is under the occupation of the Annapurna Bose as dwelling house for herself and the members of her family including the Settlor, her husband, the major portion of the same is fully tenanted and as such, there is no ready and willing buyer for any portion of the tenanted portion of the said Trust property.

AND WHEREAS one Birendra Nath Dey, husband of Jayanti Dey was a tenant under the Annapurna Bose in respect of two temporary structures being annexes to the main building of the Trust Property at a monthly rental of Rs.150/- per month payable according to English Calendar more particularly described in the schedule hereunder;

AND WHEREAS the said Jayanti Dey having heard that a portion of the Trust property is to be sold has offered to purchase the portion of the Trust property now under the occupation of Anantalal Bose in the manner as described above at a consideration price mentioned therein.

AND WHEREAS the intended sale is in due course of the administration of and for the benefit of the said Trust Estate, by virtue of a registered Deed of Conveyance bearing dated 29th day of April, 1977 which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.1, Volume No.87, Pages from 179 to 189, being No.1871, for the year 1977, the said Annapurna Bose sold conveyed and transferred her right title and interest in respect of the property All That a piece or parcel of land measuring by

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estimation 2(two) Cottahs 3(three) chittacks and 14(fourteen) square feet be it little more or less erected whereupon two temporary kutchha structures being portion of the Premises No.14/1, Nandalal Bose Lane, Calcutta in sutanutty in the North Division of the town of Calcutta and which is butted and bounded : On the North partly by attachment with the Southern wall of Premises No.14/1, Nandalal Bose Lane, Calcutta and partly by 10 feet wide common passage from Nandalal Bose Lane, On the South: By Premises No.65/5F, Baghbazar Street, Calcutta, On the West: By premises No.69, Baghbazar Street, Calcutta, on the East: Premises No.54/4, Baghbazar Street, Calcutta, which morefully described in the Schedule therein, in favour of Smt. Joyanti Dey wife of Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Anantalal Bose, is seized and possessed of the house and premises No.14/1, Nandalal Bose Lane, absolutely and forever save in respect of a charge for payment of a monthly sum of Rs.225/- to sm. Binapani Bose widow of Sidhlal Bose during her lifetime.

AND WHEREAS the said Anantalal Bose is subject to payment as aforesaid enjoying the said Premises No.14/1, Nandalal Bose Lane in the town of Calcutta fully described in Part I of the Schedule therein written freely and absolutely as the sole and exclusive owner thereof.

AND WHEREAS one Birendra Nath Dey the husband of the said Jayanti Dey was in possession of a portion of the said premises No.14/1, Nandalal Bose Lane, Calcutta morefully described in part-II of the Schedule therein written as a monthly paying rent to the said Anantalal Bose.

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AND WHEREAS thereafter by virtue of a registered Deed of Conveyance bearing dated 5th day of March, 1982, which was registered in the office of the Registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.91, Pages from 146 to 156, being No.1706 for the year 1982, the said **Anantalal Bose**, sold conveyed and transferred the property **All That** brick built one storied messuage tenement and hereditaments partly with sheds and pucca structures on land measuring about 1(one) cottah 15(fifteen) chittacks and 2(two) square feet be the same a little more or less being portion of Premises No.14/1, Nanda lal Bose Lane, Calcutta, which is butted and bounded on the East and South: by portion of Premises No.14/1, Nandalal Bose Lane used as common passage, On the West by No.16/1, Nandalal Bose Lane, on the North: by 56, Baghbazar Street, Calcutta, morefully described in the Part-II of the Schedule therein, in favour of **Smt. Jayanti Dey** wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS the said Sm. Binapani Bose died on the 24th day of November, 1985 and with her death the said charge in her favour stands released.

AND WHEREAS thereafter by virtue of another registered Deed of Conveyance bearing dated 18th day of July, 1986, which was registered in the office of the registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.235, Pages from 258 to 271, being No.9974, for the year 1986, the said **Anantalal Bose** sold conveyed and transferred two portions of the property **All That** two storied brick built messuage house and tenements togetherwith piece or parcel of land containing an area of 2(two) cottaha 1(one) chittacks and 12(twelve) square feet be the same a little more or less being demarcated portion of Premises No.14/1, Nandlal Bose lane (Lot "C-1") P.S. Shyampukur

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in the town of Calcutta and which is butted and bounded on the East by Premises No.65/4, Baghbazar Street, Calcutta, on the West by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Smt. Jayanti Dey being Lot "E" of the said premises, on the South by portion of Premises No.14/1, Nandalal Bose Lane, Calcutta owned by Jayanti Dey being Lot "D" of the said premises and on the North by partly Lot "C-2" of the said premises No.14/1, Nandalal Bose Lane, Calcutta and partly by passage, described in the Part-I of the First Schedule therein AND All That piece and parcel of land intended to be used as common passage being a portion of the premises No.14/1, Nandalal Bose Lane, in the town of Calcutta and butted and bounded on the North by common passage and thereafter Lot "B" of Premises No.14/1, Nandalal Bose Lane, Calcutta on the East by Lot "C-2" of Premises No.14/1, Nandalal Bose Lane, on the South by Lot "C-1" of the said premises and on the West by Lot "E" of the said Premises which is morefully and particularly described in the Second Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS by virtue of above mentioned several registered Deed of Conveyance, the said SMT. JAYANTI DEY wife of Sri Birendra Nath Dey, became sole and absolute owner of the property All That two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the common passage situated and lying at and being the demarcated portion of premises No.14/1, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata.

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AND WHEREAS thereafter the said Smt. Jayanti Dey mutated and separated her said purchased demarcated portion of premises No.14/1, Nandalal Bose Lane, Kolkata-700003 and after separation her portion, the KMC Authority separated and registered new Premises No.14/1D, Nanda Lal Bose Lane, Kolkata-700003, being Assessee No.11-007-2300-47-6, under Ward No.07, morefully described in the First Schedule hereunder.

AND WHEREAS by virtue of the same registered Deed of Conveyance bearing dated 18th day of July, 1986, which was registered in the office of the registrar of Assurances, Calcutta and recorded in Book No.I, Volume No.235, Pages from 258 to 271, being No.9974, for the year 1986, the said Anantlal Bose sold conveyed and transferred two portions of the property All That one storied brick built messuage house and tenements with Asbestos Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less being demarcated portion of Premises No.14/1, Nandlal Bose lane (Lot "A") P.S. Shyampukur in the town of Calcutta and which is butted and bounded on the East by "B", of Premises No.14/1, Nandalal Bose Lane, on the West by Premises No.16B, Nandalal Bose Lane, Calcutta, on the South by common passage and on the North by Common passage, described in the Part-II of the First Schedule therein AND All That piece and parcel of land intended to be used as common passage being a portion of the premises No.14/1, Nandalal Bose Lane, in the town of Calcutta and butted and bounded on the North by common passage and thereafter Lot "B" of Premises No.14/1, Nandlala Bose Lane, Calcutta on the East by Lot-"C-2" of Premises No.14/1, Nandalal Bose Lane, on the South by Lot-"C-1" of the said premises and on the West by Lot "E" of the said Premises which is morefully and partcularly described in the Second Schedule therein, in favour of Smt. Jayanti Dey wife of Sri Birendra Nath Dey absolutely and forever.

AND WHEREAS by virtue of above mentioned registered Deed of Conveyance, the said SMT. JAYANTI DEY wife of Sri Birendra Nath Dey, also became sole and absolute owner of the property All That one storied brick built messuage house and tenements with Asbestos Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less togetherwith the common passage being demarcated portion of Premises No.14/1, Nandalal Bose lane, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.07, District Kolkata.

AND WHEREAS thereafter the said Smt. Jayanti Dey mutated and separated her said purchased demarcated portion of premises No.14/1, Nandalal Bose Lane,(Lot-A), Kolkata-700003 and after separation her portion, the KMC Authority separated and registered new Premises No.14/1A, Nanda Lal Bose Lane, Kolkata-700003, being Assessee No.11-007-23-0044-0, under Ward No.07, morefully and particularly described in the Second Schedule hereunder.

AND WHEREAS subsequently said Jayanti Dey died intestate on 3rd day of December,2016, leaving behind him husband Sri Birendra Nath Dey, two sons Sri Alokjit Dey and Sri Abhijit Dey and one daughter Amita Adhya nee Dey as her only heirs and successors and according to the Hindu Succession Act, 1956, after the demise of said Jayanti Dey, her above named only legal heirs and successors Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Smt. Amita Adhya nee Dey inherited and became the joint owners of the property ALL THAT two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more

or less togetherwith the 10 feet wide common passage situated and lying at and being the premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the **First Schedule** hereunder and ALL THAT one storied brick built messuage house and tenements with Asbestos Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less togetherwith the common passage being demarcated portion of Premises No.14/1A, Nandlal Bose lane, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.07, District Kolkata, morefully and particularly described in the **Second Schedule** hereunder.

AND WHEREAS since then the said Sri Birendra Nath Dey, Sri Alokjit Dey, Sri Abhijit Dey and Smt. Amita Adhya, the party of the first part herein, became the absolute joint owners of undivided 1/4th share each in respect of the property ALL THAT two storied brick built messuage house and tenements togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet be the same a little more or less togetherwith the 10 feet wide common passage situated and lying at and being the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully and particularly described in the **First Schedule** hereunder and ALL THAT one storied brick built messuage house and tenements with Asbestos Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less togetherwith the common passage being

demarcated portion of Premises No.14/1A, Nandlal Bose lane, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.07, District Kolkata, morefully and particularly described in the Second Schedule hereunder

AND WHEREAS now the said Smt. Amita Adhya is desirous for transferring in respect of his undivided 1/4th share in the entire two premises being municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, and Premises No.14/1A, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata in favour of his own full blooded sons Sri Alokjit Dey and Sri Abhijit Dey.

AND WHEREAS the Donor herein Smt. Amita Adhya now intend to gift his undivided 1/4th share in the said properties situated and lying at Municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully described in the First schedule hereunder, and the Premises No.14/1A, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully described in the Second schedule hereunder in favour of the Donees Sri Alokjit Dey and Sri Abhijit Dey, who is the full blooded brothers of the Donor herein.

AND WHEREAS the Donor herein is the full blooded own brother of the Donees herein and the Donor bears great love and affection for the Donees and as such he the Donor is desirous of making gift of his undivided 1/4th share of

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the property being situated and lying at municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully described in the First schedule hereunder, and the Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, District Kolkata, morefully described in the Second schedule hereunder, in favour of the Donees herein SRI ALOKJIT DEY and SRI ABHIJIT DEY absolutely and forever.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said desire and inconsideration of the natural love and affection which the Donor had and still have for the Donees and inconsideration various other good cause thereunto moving the Donor doth hereby grant transfer and assign unto the Donees free from all encumbrances ALL THAT the undivided 1/4th share of two storied residential brick built message and dwelling house and premises together with the piece or parcel of revenue free land measuring about 06(six) cottahs, 03(three) Chittacks and 28 (twenty eight) square feet i.e. 4483 square feet be the same a little more or less where upon or on part whereof the same is erected and situated lying at Municipal Premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, morefully and particularly described in the **First Schedule hereunder** AND ALL THAT one storied brick built message house and tenements with Asbestos Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less togetherwith the common passage situated and lying at the Premises No.14/1A, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal

Corporation under Ward No.007, District Kolkata, morefully described in the Second schedule hereunder or otherwise the said messuage land hereditaments and premises now are or is or at any time heretofore were or was situated butted and bounded called known numbered described and distinguished TOGETHERWITH the land and all walls, courtyards, drains, sewers, ways, water courses, lights, liberties privileges easements and appurtenances whatsoever to the said messuage tenements lands hereditaments and premises belonging or in anywise appertaining my usually held or enjoyed therewith or repugnant to belong or to be appurtenant thereto and the reversion or reversions and remainder or remainders, rents, issues and profits or and in the said messuage tenements lands hereditaments and premises and every part and parcel thereof and all rights legal or equitable or if any other any belong to the said Donor in the said premises and also all deeds Pattahs muniments writings and other evidences of title when exclusively relating to or concern to the said hereditaments and premises or any part or parcel thereof which now is or are or hereafter shall or may be in the possession power or control of the Donor or any person or persons from whom he can or may procure the same without action or suit and all the estate right, title and interest claim and whatsoever of the said Donor into and upon the said messuage tenements lands hereditaments and premises and every part thereof TO HAVE AND TO HOLD these said messuage land hereditaments and premises hereby granted assured assigned or expressed or intended so to be unto and to the use of the Donees absolutely and forever free from all encumbrances whatsoever and the Donor hereby covenant with the Donees that NOTWITHSTANDING any act deed matter or thing by the Donor now doth hereby covenant with the Donees that NOTWITHSTANDING any act deed matter or thing by Donor done executed or knowing suffered to the contrary the Donors now hath good right full power

Contd.....P/14.

and absolute authority to convey transfer grant great assure and assign the said messuage land and hereditaments and premises hereby conveyed transferred granted assured assigned or expressed or intended so to be unto and to the use of the said Donees in manner aforesaid AND that the said Donees shall and may at all times hereafter peaceably and equitably possess and enjoy the said messuage land hereditaments and premises and every part thereof, morefully described in the schedule hereunder without any lawful eviction, interruption claim or demand whatsoever from or by the said Donor or any person or persons lawfully or equitably claiming them or as aforesaid and that free from all encumbrances, charges, whatsoever made or suffered by the Donor or any person or persons lawfully or equitably claiming as aforesaid and further that the Donor and all persons having lawfully or equitably claiming any estate or interest if the said messuage land hereditaments and premises or any portion thereof from under or in trust for the said Donor shall and will from time to time and at all times hereafter at the request and costs of the Donees do and execute or cause to be done and executed all such act deed matter and things whatsoever for further and more perfectly assuring the said messuage land hereditaments and premises and every part thereof unto and to the use of the Donees in manner aforesaid as shall or may be reasonable required.

IT IS FURTHER WITNESSES that the Donees may have their names mutated and substituted in records, papers and documents in place of recorded owner with the Kolkata Municipal Corporation as and when the Donees like and the Donees shall enjoy possession thereof and the rights of the Donor and her heirs are hereby extinguished and cease to have any effect and the Donor have executed this Deed of Gift of her own accord, without any influence and in full senses.

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For the purpose of the Stamp Duty of the property described in the schedule hereunder, the estimated valuation is Rs.2,00,000/= (Rupees two lac) only.

The said Donees herein is hereby accepted the said transfer and gift from their own sister, the Donor herein, in respect of the property, describe in the schedule hereunder.

THE FIRST SCHEDULE ABOVE REFERRED TO
(THE PROPERTY WHICH GIFTED HERETO)

ALL THAT the undivided 1/4th share of the two storied brick built messuage dwelling house and premises togetherwith the piece or parcel of land containing an area of 06(six) cottahs, 03(three) chittacks and 28(twenty eight) square feet be the same a little more or less i.e. 4483 Square feet (undivided 1/4th share is 1121 square feet more or less) togetherwith the common passage situated and lying at and being premises No.14/1D, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, Assessee No.11-007-2300-47-6, District Kolkata and constructed covered area on the ground floor cemented floor is 2545 square feet (undivided 1/4 share is 637 square feet more or less used as godown) and on the first floor marble floor covered area is 2541 square feet (undivided 1/4 share is 631 square feet more or less used as residential) which is delineated in the side plan and which is butted and bounded as follows :

Stamp Duty
 Rs. 100/-
 Paid
 14/11/2018

out of which 560 used as semi c
 and 56
 201

Contd.....P/16.

- ON THE NORTH : By 14/1C, Nandalal Bose Lane and 10 feet wide
common passage;
- ON THE SOUTH : By 65/5, Baghbazar Street;
- ON THE EAST : By 65/4, Baghbazar Street;
- ON THE WEST : By 16A, Nandalal Bose Lane;

THE SECOND SCHEDULE ABOVE REFERRED TO
(THE PROPERTY WHICH GIFTED HERETO)

Admission

ALL THAT the undivided 1/4th share of the one storied brick built messuage house and tenements with Tin Shed togetherwith piece or parcel of land containing an area of 12(twelve) chittacks and 24(twenty four) square feet be the same a little more or less togetherwith the common passage be the same a little more or less i.e. 564 Square feet (undivided 1/4th share is 141 square feet more or less) ^{used as semi commercial} togetherwith the common passage situated and lying at and being the premises No.14/1A, Nandalal Bose Lane, Kolkata-700003, P.S. Shyampukur, within the limits of Kolkata Municipal Corporation under Ward No.007, Assessee No.11-007-23-0044-0, District Kolkata and constructed covered area all cemented floor on the ground floor Tin Shed is 564 square feet (undivided 1/4th share is 141 square feet more or less used as Office) which is delineated in the side plan and which is butted and bounded as follows:

Admission

- ON THE NORTH : By 10 feet wide common passage;
- ON THE SOUTH : By 10 feet wide common passage;
- ON THE EAST : By 14/1B, Nandalal Bose Lane,
- ON THE WEST : By 16B, Nandalal Bose Lane.

Contd.....P/17.

IN WITNESS WHEREOF the Donor and the Donee have hereunto set and subscribed their respective hands and seals the day month and year first above written.

SIGNED SEALED AND DELIVERED UP
BY THE PARTIES AT KOLKATA IN
THE PRESENCE OF:

1. *Amita Adhya*
G/o, Late Chitta Ranjan Das
Floor, Jantar Road, Dum Dum
Kolkata - 700074.

Amita Adhya
(AMITA ADHYA)
SIGNATURE OF THE DONOR

2. *Alokjit Deo*
G/o - Late Minimal Kanti Meher Deo
12A, Meher Deo San Street Kolkata.

Alokjit Deo
(ALOKJIT DEY)

Abhijit Deo
(ABHIJIT DEY)

SIGNATURE OF THE DONEES

DRAFTED BY





















Dulal Chandra Pal

SRI DULAL CHANDRA PAL
ADVOCATE. HIGH COURT. CALCUTTA
8, OLD POST OFFICE STREET (GR. FLOOR)
KOLKATA-700001.
Regd. No. WB/74/1985.

SPECIMEN FORM FOR TEN FINGER PRINTS



Amrita Adhya.

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE














Alokjit Dey

SPECIMEN FORM FOR TEN FINGER PRINTS



Abhisit Dey

LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
LEFT HAND					
	LITTLE	RING	MIDDLE	FORE	THUMB
RIGHT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE

Major Information of the Deed

Deed No :	1-1902-02637/2021	Date of Registration	09/08/2021
Deed No / Year	1902-2001224271/2021	Office where deed is registered	
Query Date	25/07/2021 4:45:29 PM	1902-2001224271/2021	
Applicant Name, Address & Other Details	DULAL CHANDRA PAL 8, OLD POST OFFICE STREEET, KOLKATA-1, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9883193910, 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. 2,00,000/-	Rs. 77,53,611/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 38,788/- (Article:33(i))	Rs. 77,550/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S - Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 14/1D, . Ward No: 007 Pin Code : 700003

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	561 Sq Ft	50,000/-	20,82,715/-	Width of Approach Road: 10 Ft.,
L3	(RS :-)		Semi-Commercial use	560 Sq Ft	50,000/-	35,34,305/-	Width of Approach Road: 10 Ft.,
TOTAL :				2.569Dec	1,00,000 /-	56,17,020 /-	

District: Kolkata, P.S - Shyampukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nandalal Bose Lane, Premises No: 14/1A, . Ward No: 007 Pin Code : 700003

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 :-)		Semi-Commercial use	141 Sq Ft	40,000/-	8,89,888/-	Width of Approach Road: 10 Ft.,
Grand Total :				2.8921Dec	1,40,000 /-	65,06,908 /-	



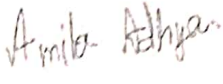
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1274 Sq Ft.	40,000/-	11,89,598/-	Structure Type: Structure
Gr. Floor, Area of floor : 637 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 637 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L2	141 Sq Ft.	20,000/-	57,105/-	Structure Type: Structure
Gr. Floor, Area of floor : 141 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof					

Tin Shed. Extent of Completion: Complete



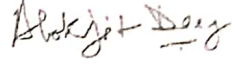
Total : 1415 sq ft 60,000 /- 12,46,703 /-

Donor Details :



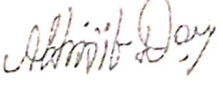
SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Smt AMITA ADHYA Wife of Late Srimantha Adhya Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office	 04/08/2021	 LTI 04/08/2021	 04/08/2021

12/4, Amrita Pain Lane,Howrah-711101, City:- Howrah, , P.O:- Howrah, P.S:-Howrah, District:- Howrah, West Bengal, India, PIN:- 711101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx8K, Aadhaar No: 62xxxxxxxx7966, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office

Donee Details :




SI No	Name,Address,Photo,Finger print and Signature	Photo	Finger Print	Signature
1	Shri ALOKJIT DEY Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office	 04/08/2021	 LTI 04/08/2021	 04/08/2021

Son of Shri Birendra Nath Dey Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: ACxxxxxx7G, Aadhaar No: 31xxxxxxxx6775, Status :Individual, Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri ABHIJIT DEY (Presentant) Son of Shri Birendra Nath Dey Executed by: Self, Date of Execution: 04/08/2021 , Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office	 04/08/2021	 LTI 04/08/2021	 04/08/2021

of Shri Birendra Nath Dey Sex: Male, By Caste: Hindu, Occupation:
 N No.: ACxxxxxx8K, Aadhaar No: 46xxxxxxxx8725, Status :Individual, Executed by: Self, Date
 of Execution: 04/08/2021
 Admitted by: Self, Date of Admission: 04/08/2021 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM RANJAN KUNDU Son of Late Chittaranjan Kundu 76G, Jawpur Road, Kolkata-700074, City:- Dum Dum, P.O:- Motijhil, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074			
	04/08/2021	04/08/2021	04/08/2021

Identifier Of Smt AMITA ADHYA, Shri ALOKJIT DEY, Shri ABHIJIT DEY

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	Smt AMITA ADHYA	Shri ALOKJIT DEY	Y	0.642813 Dec	10,41,358/-
L1	Smt AMITA ADHYA	Shri ABHIJIT DEY	Y	0.642813 Dec	10,41,358/-
L2	Smt AMITA ADHYA	Shri ALOKJIT DEY	Y	0.161563 Dec	4,44,944/-
L2	Smt AMITA ADHYA	Shri ABHIJIT DEY	Y	0.161563 Dec	4,44,944/-
L3	Smt AMITA ADHYA	Shri ALOKJIT DEY	Y	0.641668 Dec	17,67,153/-
L3	Smt AMITA ADHYA	Shri ABHIJIT DEY	Y	0.641668 Dec	17,67,153/-

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	Smt AMITA ADHYA	Shri ALOKJIT DEY	Y	637 Sq Ft	5,94,799/-
S1	Smt AMITA ADHYA	Shri ABHIJIT DEY	Y	637 Sq Ft	5,94,799/-
S2	Smt AMITA ADHYA	Shri ALOKJIT DEY	Y	70.5 Sq Ft	28,553/-
S2	Smt AMITA ADHYA	Shri ABHIJIT DEY	Y	70.5 Sq Ft	28,553/-

04-08-2021

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

Presented for registration at 13:32 hrs on 04-08-2021, at the Office of the A.R.A. - II KOLKATA by Shri ABHIJIT DEY one of the Claimants.

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 77,53,611/- . Family Members amount Rs 77,53,611/-

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

Execution is admitted on 04/08/2021 by 1. Smt AMITA ADHYA, Wife of Late Srimantha Adhya, 12/4, Amrita Pain Lane,Howrah-711101, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession House wife, 2. Shri ALOKJIT DEY, Son of Shri Birendra Nath Dey, 14/1D, Road: Nandalal Bose Lane, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business, 3. Shri ABHIJIT DEY, Son of Shri Birendra Nath Dey, 14/1D, Road: Nandalal Bose Lane, , P.O: Baghbazar, Thana: Shyampukur, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700003, by caste Hindu, by Profession Business

Indetified by Mr GOUTAM RANJAN KUNDU, , Son of Late Chittaranjan Kundu, 76G, Jawpur Road,Kolkata-700074, P.O: Motijhil, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by profession Service

Payment of Fees

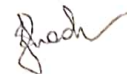
Certified that required Registration Fees payable for this document is Rs 77,550/- (A(1) = Rs 77,536/- ,E = Rs 14/-) and Registration Fees paid by by online = Rs 59,333/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 2:40PM with Govt. Ref. No: 192021220040039821 on 29-07-2021, Amount Rs: 59,333/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BEYFMS4 on 29-07-2021, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 38,788/- and Stamp Duty paid by by online = Rs 24,679/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 29/07/2021 2:40PM with Govt. Ref. No: 192021220040039821 on 29-07-2021, Amount Rs: 24,679/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0BEYFMS4 on 29-07-2021, Head of Account 0030-02-103-003-02



Srijani Ghosh

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

On 09-08-2021

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 : (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 77,550/- (A(1) = Rs 77,536/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 18,217/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WE Online on 07/08/2021 2:01PM with Govt. Ref. No: 192021220046258041 on 07-08-2021, Amount Rs: 18,217/-, Ba State Bank of India (SBIN0000001), Ref. No. IK0BFHXBV5 on 07-08-2021, Head of Account 0030-03-104-001-16

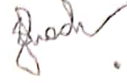
of Stamp Duty

Stamp Duty payable for this document is Rs. 38,788/- and Stamp Duty paid by Stamp Rs 5,000/-,
Amount = Rs 9,109/.

Description of Stamp

Stamp Type: Impressed, Serial no 43021, Amount: Rs.5,000/-, Date of Purchase: 16/07/2021, Vendor name: S

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/08/2021 2:01PM with Govt. Ref. No: 192021220046258041 on 07-08-2021, Amount Rs: 9,109/-, Bank:
State Bank of India (SBIN0000001), Ref. No. IK0BFHXBV5 on 07-08-2021, Head of Account 0030-02-103-003-02



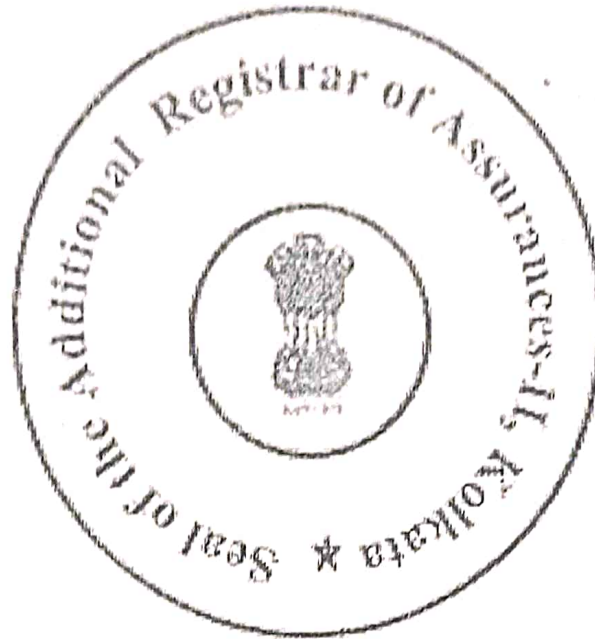
Srijani Ghosh
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2021, Page from 153530 to 153566

being No 190202637 for the year 2021.



Digitally signed by SRIJANI GHOSH
Date: 2021.08.11 15:50:01 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/08/11 03:50:01 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)