

2000/19

2-664610



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 579049

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheet's attached with this document are the part of this document.

Addl. District Sub-Registrar  
Behala, South 24 Parganas

25 JUN 2019

2-15P  
7  
19/6/19  
939587

# DEED OF GIFT

THIS DEED OF GIFT made this the 19<sup>th</sup> day of  
June 2019 (Two Thousand Nineteen)  
B E T W E E N

নং 112 তাং 7.5.19 মূল্য 10/-

ক্ষেত্রের নাম D.K.D. Adv.

সাং ... .. Sijpara Judge's Court, Kolkata

ভেণ্ডার স্বাক্ষর: ২২২৭/১৯ ... ..

বেহালা এ. ডি. এন. আর. অফিস

Sudanta



14044

Sudanta



14045

Kamali Dey



14046

Amita Choudhury



14047

গুণজিৎ



14048

Sudanta Dey  
Sijpara Judge's Court,  
Kolkata-27

### Major Information of the Deed

Deed No :	I-1607-06646/2019	Date of Registration	25/06/2019
Query No / Year	1607-0000939589/2019	Office where deed is registered	
Query Date	18/06/2019 10:38:07 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831677898, Status : Advocate		
Transaction	Additional Transaction		
[0204] Gift, Gift in f/o others except family members, Government, Local Body	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 45,77,785/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 2,74,687/- (Article:33(ii))	Rs. 45,792/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee Para Road (Sarsuna), Road Zone : (Sarsuna Main Road -- On Wards) , Premises No: 79H, , Ward No: 127  
Pin Code : 700051

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 12 Chatak 3 Sq Ft	5,70,000/-	44,87,785/-	Property is on Road
<b>Grand Total :</b>				<b>9.4944Dec</b>	<b>5,70,000 /-</b>	<b>44,87,785 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	30,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>30,000 /-</b>	<b>90,000 /-</b>	

#### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SWAPNA CHOWDHURY</b> Wife of Late ARUN KUMAR CHOWDHURY 1, BANERJEE PARA ROAD, P.O.- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACSPC5967G, Status :Individual, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Pvt. Residence

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>AMITABHA CHOWDHURY</b> Son of Late AMIYA KUMAR CHOWDHURY 1, BANERJEE PARA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXNPC8999A, Status :Individual, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Pvt. Residence
2	<b>SUNIL KUMAR PAL (Presentant )</b> Son of MADAN CHANDRA PAL 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALJPP2265J, Status :Individual, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Pvt. Residence
3	<b>KAKALI DEY</b> Wife of SUSHIL KUMAR DEY 201/17, TALPUKUR ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWWPD5570G, Status :Individual, Executed by: Self, Date of Execution: 19/06/2019 , Admitted by: Self, Date of Admission: 19/06/2019 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr DIPAK KUMAR DAS</b> Son of Mr D.K DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24- Parganas, West Bengal, India, PIN - 700027			
Identifier Of SWAPNA CHOWDHURY, AMITABHA CHOWDHURY, SUNIL KUMAR PAL, KAKALI 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	SWAPNA CHOWDHURY	AMITABHA CHOWDHURY	N	3.16479 Dec	14,95,928/-
L1	SWAPNA CHOWDHURY	SUNIL KUMAR PAL	N	3.16479 Dec	14,95,928/-
L1	SWAPNA CHOWDHURY	KAKALI DEY	N	3.16479 Dec	14,95,928/-

**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	SWAPNA CHOWDHURY	AMITABHA CHOWDHURY	N	33.3333 Sq Ft	30,000/-

S1	SWAPNA CHOWDHURY	SUNIL KUMAR PAL	N	33.3333 Sq Ft	30,000/-
S1	SWAPNA CHOWDHURY	KAKALI DEY	N	33.3333 Sq Ft	30,000/-

**Endorsement For Deed Number : I - 160706646 / 2019**

**On 18-06-2019**

**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 45,77,785/- Other amount Rs 45,77,785/-

*Sandip*

**Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal**

**On 19-06-2019**

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

Presented for registration at 19:15 hrs on 19-06-2019, at the Private residence by SUNIL KUMAR PAL , one of the Claimants.

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

Execution is admitted on 19/06/2019 by 1. SWAPNA CHOWDHURY, Wife of Late ARUN KUMAR CHOWDHURY, 1, BANERJEE PARA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. AMITABHA CHOWDHURY, Son of Late AMIYA KUMAR CHOWDHURY, 1, BANERJEE PARA ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 3. SUNIL KUMAR PAL, Son of MADAN CHANDRA PAL, 258, JADAV GHOSH ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business, 4. KAKALI DEY, Wife of SUSHIL KUMAR DEY, 201/17, TALPUKUR ROAD, P.O: SARSUNA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Indetified by Mr DIPAK KUMAR DAS, , Son of Mr D.K. DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

*Sandip*

**Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal**

On 24-06-2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 45,792/- ( A(1) = Rs 45,778/- ,E = Rs 14/- ) and Registration Fees paid by by online = Rs 45,792/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/06/2019 11:21AM with Govt. Ref. No: 192019200029721401 on 23-06-2019, Amount Rs: 45,792/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 832754581 on 23-06-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,74,687/- and Stamp Duty paid by by online = Rs 2,74,587/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 23/06/2019 11:21AM with Govt. Ref. No: 192019200029721401 on 23-06-2019, Amount Rs: 2,74,587/-,  
Bank: HDFC Bank ( HDFC0000014), Ref. No. 832754581 on 23-06-2019, Head of Account 0030-02-103-003-02

Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

On 25-06-2019

**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 (ii) of Indian Stamp Act 1899.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 2,74,687/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 579049, Amount: Rs.100/-, Date of Purchase: 07/05/2019, Vendor name: Sasanka Sekhar Roychowdhury

Sandip Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2019, Page from 210099 to 210124

being No 160706646 for the year 2019.



Digitally signed by SANDIP BISWAS  
Date: 2019.06.27 14:35:17 +05:30  
Reason: Digital Signing of Deed.

*Sandip*

(Sandip Biswas) 6/27/2019 2:34:54 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

**SMT. SWAPNA CHOWDHURY, (PAN - ACSPC5967G)** wife of Late Arun Chowdhury @ Arun Kumar Chowdhury, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 1, Banerjee Para Road, P.S. previously Thakurpukur now Sarsuna, Kolkata 700 061, hereinafter called and referred to as the **DONOR** (which term or expression unless excluded by or repugnant to the context or subject shall always deem to mean and include all her heirs, successors, assigns, executors, legal representatives, administrators and assigns) of the **FIRST PART**.

**AND**

(1) **SRI AMITABHA CHOWDHURY, (PAN - AXNPC8999A)** son of Late Amiya Kumar Chowdhury, by faith-Hindu, by occupation - Service, by nationality-Indian, residing at 1, Banerjee Para Road, P.S. -Previously Thakurpukur now Sarsuna, P.O.- Sarsuna, Kolkata - 700 061, (2) **SRI. SUNIL KUMAR PAL (PAN - ALJPP2265J)**, son of Sri Madan Chandra Pal, by faith -Hindu, by occupation- Business, residing at 258, Jadav Ghosh Road, Sarsuna, P.O. & P.S. - Sarsuna, Kolkata - 700 061 and (3) **SMT. KAKALI DEY (PAN - AV/WPD5570G)**, wife of Sri Sushil Kumar Dey, by religion - Hindu, by Occupation : Business, residing at 201/17, Talpukur Road, P.O. & P.S. - Sarsuna, Kolkata - 700 061, hereinafter called and referred to as the **DONEES** (which term or expression unless excluded by or repugnant to the context or subject shall always deem to mean and include all their heirs, successors, assigns, executors, legal representatives, administrators and assigns) of the **SECOND PART**.

**WHEREAS** one Phanibhusan Chowdhury (since deceased) was the sole and absolute owner in respect of **ALL THAT** piece and parcel of Bagan, Bastu & Pond measuring more or less 3 Bigghas 12 Chittaks 00 Square feet lying and situated at Pargana-Balia, J.L. No. 16, R.S. No. 91, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 524, 525, 529, 532 and 533 corresponding to R.S. Dag No. 109, 111 and 112, at Mouza - Dakshin Behala, under Ward No. 127 of the K.M.C bearing holding no. 79/85, Banerjee Para Road, Police Station - Thakurpukur, Kolkata - 700 061, within the jurisdiction of District Sub Register at Alipore, A.D.S.R at Behala, District South 24 Parganas and was enjoying the same without any hindrance, interference and disturbance by mutating his name in the settlement record of Government of West Bengal in the year 1931.

**AND WHEREAS** the said Phanibhusan Chowdhury died intestate leaving behind his three sons namely (1) Amiya Kumar Chowdhury, (2) Sri Ajoy Chowdhury and (3) Sri Arun Chowdhury @ Arun Kumar Chowdhury being his only legal heirs and successors under the provision of the Hindu Succession Act 1956 and thus they jointly seized and possessed the above mentioned property and was enjoying the same without any hindrance, interference and disturbance by mutating their names in the



records of the K.M.C (S.S.Unit) and by paying rents, taxes to the concerned authority on regular basis jointly.

**AND WEHREAS** thereafter due to various problem in jointly possessing and enjoying the same, the said 1) Amiya Kumar Chowdhury, 2) Sri Ajoy Chowdhury and 3) Sri Arun Chowdhury @ Arun Kumar Chowdhury with the intervention of family- friends & well wishers duly executed a Deed of Partition on 06.05.1986 in respect of the property being **ALL THAT** piece and parcel of Bagan, Bastu & Pond measuring more or less 03 Bighas 12 Chittaks, at Pargana - Balia, J.L. No. 16, R.S. No-81, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 524, 525, 529,532 and 533 in corresponding to R.S. Dag No. 109,111 and 112, Mouza - Dakshin Behala, bearing holding No. 79/85, Banerjee Para Road under Ward No. 127 of K.M.C. Police Station - Thakurpukur, Kolkata — 700 061, which was duly registered in the office of D.S.R. at Alipore & which is duly recorded in Book No. 1. Volume No. 159, at Pages 1 to 14, Being no. 7726 for the Year 1986

**AND WEHREAS** the said Amiya Kumar Chowdhury being the First party of the above mentioned Partition Deed duly obtained 6 Cottahs 8 Chittaks Bagan land under R.S.Dag No. 109, 2 Cottahs 8 Chittaks bastu under R.S.Dag No. 111, which are demarcated as Lot "A1" and 3 Cottahs 12 Chittaks bastu land under R.S.Dag No. 111 which is demarcated as Lot "A", total measuring about 12 Cottahs 12 Chittaks Bagan and Bastu land under Lot "A" & "A1" which is delineated by Red colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** the said Ajay Chowdhury being the Second party of the above mentioned Partition Deed duly obtained 3 Cottahs 5 Chittaks Bagan land, under R.S.Dag No. 109, 4 Cottahs 3 Chittaks Bastu Land under R.S.Dag No. 111, 4 Cottahs 10 Chittaks bastu land under R.S.Dag No. 111, which are demarcated as Lot "B" and 14 Chittaks Bagan land under R.S.Dag No. 109 which is demarcated as Lot "B1", total measuring about 13 Cottahs Bagan and Bastu land under Lot "B" & "B1" and which is delineated by Green colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** the said Sri Arun Chowdhury @ Arun Kumar Chowdhury being the Third party of the above mentioned Partition Deed duly obtained 5 Cottahs 3 Chittaks Bagan land, under R.S.Dag No. 109, which is demarcated as Lot "C" & "C1" 4 Cottahs 4 Chittaks Bastu land under R.S.Dag No. 111, which is demarcated as Lot "C" and 3 Cottahs 9 Chittaks bastu land under R.S.Dag No. 111, which is demarcated as Lot "C1" total measuring about 13 Cottahs Bagan and Bastu Land under Lot "C" & "C1" and which is delineated by Yellow colour in the Partition Map/Plan annexed with the aforesaid Partition Deed.

**AND WEHREAS** subsequently after obtaining 13 Cottahs land by virtue of partition as aforesaid the said Sri Arun Chowdhury @

Arun Kumar Chowdhury duly sold, transferred and conveyed 4 Cottahs land from Lot "C1" (3 Cottha 9 Chittaks bastu land from R.S.Dag No. 111, and 7 Chittaks from R.S.Dag No. 109) and was in possession of the residuary 4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 & 4 Cotthas 4 Chittaks Bastu land under R.S.Dag No. 111, total measuring about 9 Cotthas.

**AND WHEREAS** subsequently the said Sri Arun Chowdhury @ Arun Kumar Chowdhury died intestate on 29.07.2012 leaving behind his wife Swapna Chowdhury, the Donor herein, as his only legal heir and successor under the provisions of the Hindu Succession Act 1956, and there is no other legal heirs excepting the said Swapna Chowdhury.

**AND WHEREAS** the Donor thus became the owner by way of inheritance in respect of **ALL THAT** piece and parcel of Bagan & Bastu land measuring more or less 9 Cottahs (4 Cottahs 12 Chittaks Bagan land under R.S. Dag No. 109 & 4 Cotthas 4 Chittaks Bastu land under R.S. Dag No. 111), at Pargana - Balia, J.L. No. 16, R.S. No-81, Touzi No. 351, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533, Mouza - Dakshin Behala, bearing holding No. 79/85, Banerjee Para Road under Ward No. 127 of K.M.C. Police Station - Thakurpukur, Kolkata - 700 061 and duly mutated her name in the records of the K.M.C. as 79H, Banerjee Para Road, Kolkata- 700061.

**AND WHEREAS** the said Donee No. 1 is the nephew of the Donor and Donees No. 2 & 3 are the well wisher & family friends of the Donor due to love and affection the said Smt Swapna Chowdhury is desirous to gift a portion of land from eastern side of the aforesaid property measuring about 5 cottahs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R. S. Dag No. 109 and 1 Cottahs 0 Chittaks 03 sq. ft. bastu land from R.S.Dag No. 111), all lying and situated under District South 24 Parganas, Mouza - Dakshin Behala, Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H, Banerjee Para Road, Kolkata -700 061 Police Station - previously Thakurpukur now Sarsuna, under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas .

**NOW THIS DEED OF GIFT WITNESSES** that in pursuance of the said intention and out of the natural love and affection which the Donor has for the Donees, the Donor out of her own free Will, without coercion or undue influence whomsoever does hereby grant, convey, transfer, confirm and assure unto the said Donees **ALL THAT** her share which is morefully and particularly described in the Schedule 'B' hereunder written and hereinafter referred to as "**THE SAID PROPERTY**" or **HOWSOEVER OTHERWISE** the said property now is or at any time or times heretofore were or was situated butted bounded described known and numbered **TOGETHERWITH** all trees,

fences, water courses, lights privileges, liberties easements and appurtenances whatsoever to the said property belonging in any way appertaining thereto or usually held used occupied or enjoyed accepted reputed deemed taken or known as part or parcel or member thereof or appurtenant thereto and **REVERSION OR REVERSIONS REMAINDER OR REMANIDERS** and the rents, issues and profits thereof and all the estate right, title, interest property claim or demand whatsoever of the Donor into or upon the same or any part thereof **AND ALL** the deeds pattas muniments writings and evidences of title which exclusively release to the said property hereby transferred **TO HAVE AND TO HOLD** said property hereby granted, transferred, assigned and assured or intended so to be unto and to the use of the Donee absolutely and forever free from all encumbrances and liabilities whatsoever.

**THE DONOR DOTH HEREBY FURTHER COVENANT AND DECLARE** as follows :-

(a) That the Donor herself or any predecessor-in-title of the Donor had/has never made or done anything, or executed any deed or committed or knowingly suffered to the contrary to the absolute title of the Donor and the Donor is lawfully and rightfully seized and possessed of or otherwise well and sufficiently entitled to the said property hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances and charges whatsoever and that the Donor has full power and absolute and indefeasible right and authority to grant, convey, settle, transfer and assure the said property granted into the Donees in the manner aforesaid and according to the true intent and meaning of these presents.

(b) That it shall be lawful for the Donees at all times hereafter peacefully and quietly to enter into and upon the hold occupy and enjoy the said property hereby granted in khas or through intents and receive the rents, issues and profits thereof without any hindrance interruption, disturbances, claim or demand whatsoever by the Donor or any person or persons claiming any estate, right, title or interest from under through or in trust for the Donor and freely and clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the Donor well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done, executed or occasioned by the Donor.

(c) That the Donor and all persons claiming any right, title and interest in the said property hereby transferred through from under or in trust for the Donor shall and will from time to time and all times hereafter at the cost of the Donees do or execute or cause to be done or executed all such lawful acts, deeds, things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof hereby granted unto the Donees as may be reasonably required according to the true intent and meaning of this Deed.

(d) That the said property is not affected by attachment including attachment under any certificate case or any proceedings started at the instance of the Income-Tax Authorities

or Estate Duty Authorities or other Government Authorities under Public Demand & Recovery Act or any other Acts or otherwise whatsoever and that there is no certificate case or proceedings against the Donor for realization or arrears of Income-Tax or Estate Duty or other taxes or dues or otherwise under the Public Demand & Recovery Act and/or any other Acts for the time being in force and that the said property is not otherwise charged, mortgaged or encumbered.

(e) That there is no impediment under the provisions of the Urban Land (Ceiling & Regulations) Act, 1976 for the Donor to grant, convey and transfer the said property into the Donee in the manner aforesaid.

The estimated value of the said gifted property is Rs. 6,00,000/- (Rupees Six Lakhs) only.

**SCHEDULE "A" ABOVE REFERRED TO**  
**(Entire Property)**

**ALL THAT** piece and parcel of land measuring an area of 9 Cottahs land (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 & 4 Cottahs 4 Chittaks bastu land under R.S.Dag No. 111) be the same area more or less, alongwith structure standing thereon lying and situated Pargana - Balia, J.L. No. 16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 Mouza - Dakshin Behala, being premises No. 79H, Banerjee Para Road, Police Station - Previously Thakurpukur now Sarsuna. Kolkata - 700 061, under the jurisdiction of the office of the Additional District Sub Register At Behala, District South 24 Parganas, which is butted and bounded as follows :-

**ON THE NORTH** : Part of R.S. Dag No-109 & 111  
**ON THE SOUTH** : 12 ft. wide Road  
**ON THE EAST** : Banerjee Para Road,  
**ON THE WEST** : R.S.Dag No. 111

**SCHEDULE "B" ABOVE REFERRED TO**  
**(gifted property)**

**ALL THAT** piece and parcel of demarcated land measuring about 5 cottachs 12 Chittaks 03 sqft (4 Cottahs 12 Chittaks Bagan land under R.S.Dag No. 109 and 1 Cottahs 0 Chittaks 03 sq. ft. bastu land from R.S.Dag No. 111) alongwith tin shed structure measuring about 300 sq. ft. standing thereon, lying and situated under District South 24 Parganas, Mouza - Dakshin Behala, Pargana - Balia, J.L.No.16, Touzi No. 351, R.S. No. 81, C.S. Khatian No. 280, R.S. Khatian No. 532 and 533 within the limits of ward no. 127 of the K.M.C. being Premises No. 79H, Banerjee Para Road, Kolkata -700 061 Police Station - previously Thakurpukur now Sarsuna, under the jurisdiction of the office of the Additional District Sub Register at Behala, District South 24 Parganas, which is butted and bounded as follows :-

**ON THE NORTH** : Part of R.S. Dag No. 109 & 111  
**ON THE SOUTH** : 12 ft. wide road  
**ON THE EAST** : Banerjee Para Road  
**ON THE WEST** : R.S. Dag No. 111 & Donors Property

IN WITNESS WHEREOF the parties hereto have put their respective signatures on the day, month and year first above written.

SIGNED SEALED AND DELIVERED  
IN PRESENCE OF WITNESSES:

1. Bharati Banerjee.  
6, Banerjee Para Road.  
Sarsuna Kot - 700061.

স্বাক্ষরিত

2. Suprakamaraman Kundu  
56/42/6, Jadav Ghosh Rd.,  
Sarsuna, Kolkata - 700061

SIGNATURE OF THE DONOR

We accept the Gift

Amita Ghosh

বিত্ত

Kanali Dey

SIGNATURE OF THE DONEES

Drafted by :

Dr. S. Kumar Das

Advocate

Alipore Judges' Court  
Kolkata - 700 027

Computer Print by :

Joyjit Dey  
Sarsuna, Kol - 61

**GIFT DEED PLAN**

AT PREMISES NO.- 79H, BANERJEE PARA ROAD, UNDER K.M.C. WARD NO.- 127,  
MOUZA- DAKSHIN BEHALA, J. L. NO.- 16, TOUZI NO-351,  
R. S. NO-81, PART OF R.S. DAG NOS.- 109 & 111,  
C. S. KHATIAN NO.- 280, R. S. KHATIAN NO. - 532 & 533,  
P. S.- THAKURPUKUR NOW SARSUNA, KOLKATA- 700061, DIST.- SOUTH 24 - PGS.

LAND AREA =(DAG NO-109) = 4K-12CH. 0 SQ.FT. (M/L).

LAND AREA =(DAG NO-111) = 1 K-0CH. 3 SQ.FT. (M/L).

TOTAL LAND AREA =(DAG NOS-109 & 111) = 5 K-12 CH.-3 SQ.FT. (M/L).

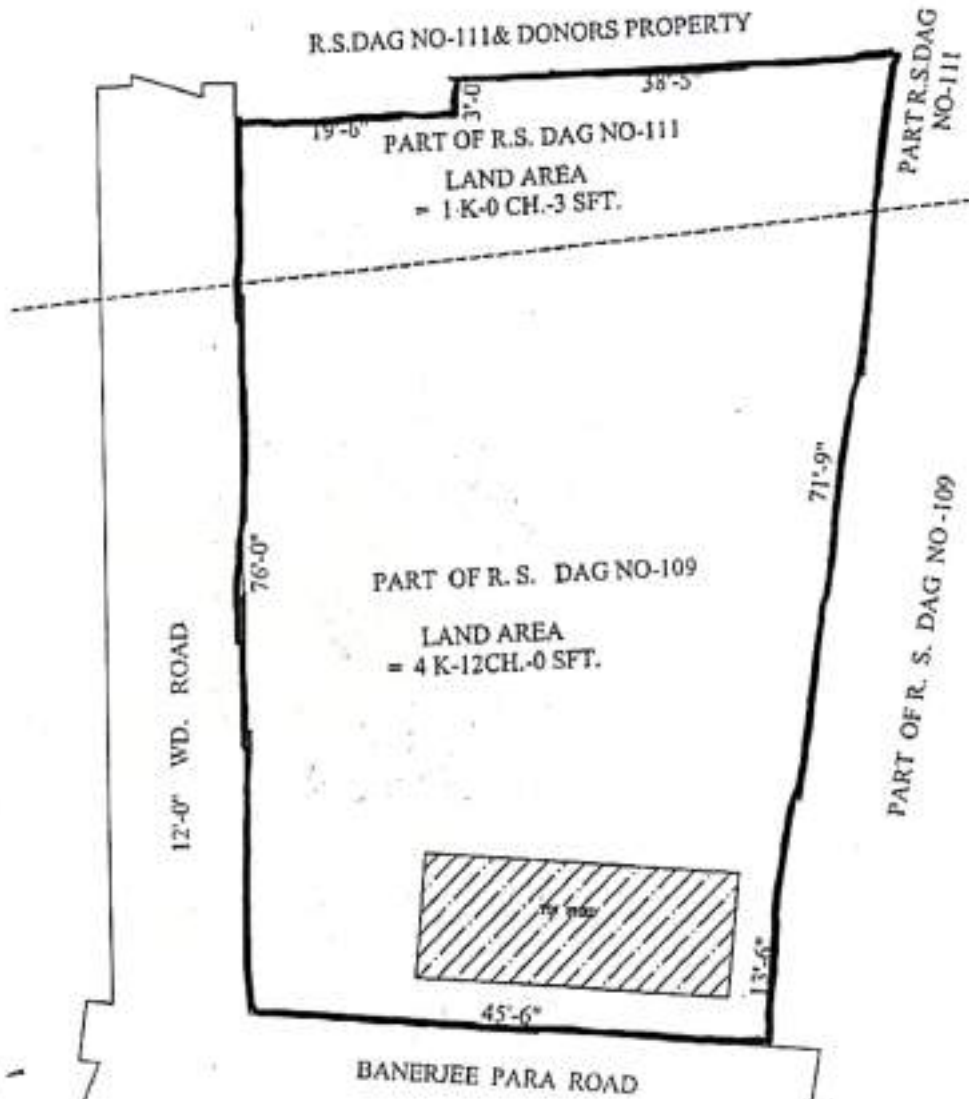
NAME OF DONOR - SMT. SWAPNA CHOWDHURY.

NAME OF DONEES - 1.) SRI AMITABHA CHOWDHURY,

2) SRI SUNIL KUMAR PAL & 3.) SMT. KAKALI DEY.

SCALE - 1:200

SHOWN IN RED COLOUR














*স্বপ্না চৌধুরী*

*Amitabha Choudhury -  
Sunil Kumar Pal  
Kakali Dey*












*Sunil Kumar Pal*  
COPY BY:-  
**Sunil Kumar Pal**  
Rrgd. Planner of K.M.C.  
L.B.S. :- 1/1166

SIGN. OF L.B.S.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					











Name.....

Signature..... *S. N. 267521*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....

Signature..... *Anish De Choudhury*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....

Signature..... *Smita*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Lakshmi Dey*

Govt. of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201920-002972140-1

Payment Mode Online Payment

GRN Date: 23/06/2019 11:19:56

Bank : HDFC Bank

BRN : 832754581

BRN Date: 23/06/2019 11:21:03

DEPOSITOR'S DETAILS

Id No. : 16070000939589/7/2019  
(Query No./Query Year)

Name : ADVOCATES CHAMBER

Contact No. :

Mobile No. : +91 5531877898

E-mail :

Address : 3101 JAIJAV GHOSH ROAD KOL61

Applicant Name : Mr DIPAK KUMAR DAS

Office Name :

Office Address :

Status of Depositor : Advocate

Purpose of payment / Remarks :

Gift, Gift in f/o others except family members, Government,  
Local Body Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[ ₹]
1	16070000939589/7/2019	Property Registration- Stamp duty	0030-02-103-003-02	274587
2	16070000939589/7/2019	Property Registration- Registration Fees	0030-03-104-001-15	45792

Total

320379

In Words : Rupees Three Lakh Twenty Thousand Three Hundred Seventy Nine only





Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Power  
H  
PAN

Query No / Year	1607-0000939589/2019	Office where deed will be registered
Query Date	18/06/2019 10:38:07 AM	A D.S.R. BEHALA, District, South 24-Parganas
Applicant Name, Address & Other Details	DIPAK KUMAR DAS ALIPORE JUDGES COURT, Thana BENGAL PIN - 700027, Mobile No	Alipore, District : South 24-Parganas, WEST 9831877898, Status Advocate
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs 6,00,000/-	Market Value Rs 45,77,785/-
Total Stamp Duty Payable(SD)	Rs 2,74,687/- (Article 33(-))	Total Registration Fee Payable Rs 45,792/- (Article A(1), E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs 100/-
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)	

Land Details :

District: South 24-Parganas, P.S. - Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road:  
Derecho Para Road (Sarsuna) Road Zone: (Sarsuna Main Road - On Wards), Premises No: 79H, Ward No: 77  
Pin Code: 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Best.	5 Katha 12 Charak 3 Sq Ft.	5,70,000/-	44,87,785/-	Property is on Road
Grand Total :				9.4944Dec	5,70,000/-	44,87,785/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S6	On Land LT	300 Sq Ft	30,000/-	90,000/-	Structure Type: Structure
Gr Floor, Area of floor : 300 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Sheet, Extent of Completion: Complete.					
Total :		300 sq ft	30,000/-	90,000/-	

**Donee Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	SWAPNA CHOWDHURY Wife of Late ARUN KUMAR CHOWDHURY1, BANERJEE PARA ROAD, P O - SARSUNA, P S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex Female, By Caste Hindu, Occupation House wife, Citizen of India, PAN No - ACSPC5967G, Status Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self

**Donee Details :**

Sl No	Name & address	Status	Execution Admission Details :
1	AMITABHA CHOWDHURY Son of Late AMIYA KUMAR CHOWDHURY1, BANERJEE PARA ROAD, P O - SARSUNA, P S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex Male, By Caste Hindu, Occupation Service, Citizen of India, PAN No - AXNPC8999A, Status Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self
2	SUNIL KUMAR PAL Son of MADAN CHANDRA PAL258, JADAV GHOSH ROAD, P O - SARSUNA, P S - Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700061 Sex Male, By Caste Hindu, Occupation Business, Citizen of India, PAN No - ALJPP2265J, Status Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self
3	KAKALI DEY Wife of SUSHIL KUMAR DEY201/17, TALPUKUR ROAD, P O - SARSUNA, P S - Thakurpukur, District - South 24-Parganas, West Bengal, India, PIN - 700061 Sex Female, By Caste Hindu, Occupation Business, Citizen of India, PAN No - AWWPD5570G, Status Individual, Executed by Self To be Admitted by Self	Individual	Executed by Self To be Admitted by Self

**Identifier Details :**

Name & address
Mr DIPAK KUMAR DAS Son of Mr D K DAS ALIPORE JUDGES COURT P O - ALIPORE, P S - Alipore, District - South 24-Parganas, West Bengal, India, PIN - 700027, Sex Male, By Caste Hindu, Occupation Advocate, Citizen of India, Identifier Of SWAPNA CHOWDHURY, AMITABHA CHOWDHURY, SUNIL KUMAR PAL, KAKALI 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	SWAPNA CHOWDHURY	AMITABHA CHOWDHURY	N	3.16479 Dec	14,95,928/-
L1	SWAPNA CHOWDHURY	SUNIL KUMAR PAL	N	3.16479 Dec	14,95,928/-
L1	SWAPNA CHOWDHURY	KAKALI DEY	N	3.16479 Dec	14,95,928/-

### 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	SWAPNA CHOWDHURY	AMITABHA CHOWDHURY	N	33.3333 Sq Ft	30,000/-
S1	SWAPNA CHOWDHURY	SUNIL KUMAR PAL	N	33.3333 Sq Ft	30,000/-
S1	SWAPNA CHOWDHURY	KAKALI DEY	N	33.3333 Sq Ft	30,000/-

#### Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 18-07-2019) for e-Payment. Assessed market value & Query is valid for 30 days. (i.e. upto 18-07-2019)
3. Standard User charge of Rs. 240/- (Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs. 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs. 10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required.
8. Rs. 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned B.L.R.O office.








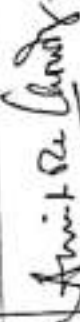



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue





OFFICE OF THE A.D.S.R. BEHALA, District Name :South 24-Parganas


Signature / LTI Sheet of Query No/Year 16070000939589/2019



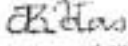
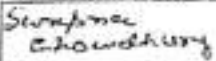
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	SWAPNA CHOWDHURY 1, BANERJEE PARA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700061	Donor			 6/11/19
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	AMITABHA CHOWDHURY 1, BANERJEE PARA ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700061	Donee			 6/11/19
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	SUNIL KUMAR PAL 258, JADAV GHOSH ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN - 700061	Donee			 6/11/19

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	KAKALI DEY 201/17, TALPUKUR ROAD, P.O:- SARSUNA, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700061	Donee			Kakali Dey 19/6/19
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr DIPAK KUMAR DAS Son of Mr D.K. DAS ALIPORE JUDGES COURT, P.O:- ALIPORE, P.S:- Alipore, District:- South 24-Parganas, West Bengal, India, PIN - 700027	SWAPNA CHOWDHURY, AMITABHA CHOWDHURY, SUNIL KUMAR PAL, KAKALI DEY			Dipak Kumar Das 19/6/19

  
 (Sandip Biswas)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 BEHALA  
 South 24-Parganas, West  
 Bengal

স্থায়ী অ্যাকাউন্ট নং	/PERMANENT ACCOUNT NUMBER	
	ACSPC5967G	
	নাম / NAME	SWAPNA CHOWDHURY
	পিতা বা পিতৃ / FATHER'S NAME	JAY BHUSHAN MUKHERJEE
	জন্ম তারিখ / DATE OF BIRTH	10-10-1953
স্বাক্ষর / SIGNATURE		স্বাক্ষর অফিস, প.এ.এস.আই
		COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग  
INCOME TAX DEPARTMENT  
AMITABHA CHOWDHURY



भारत सरकार  
GOVT. OF INDIA

AMIYA CHOWDHURY

03/01/1957  
Permanent Account Number

AXNPC8999A

*Amita Chowdhury*  
Signature



11/03/2022

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SUNIL KUMAR PAL  
MADAN CHANDRA PAL  
24/05/1969  
PAN Number  
ALJPP2265J



*Sunil Kumar Pal*



ভারত সরকার  
Government of India



সুনিল কুমার পাল  
Sunil Kumar Pal  
পিতা : মদন চন্দ্র পাল  
Father : MADAN CHANDRA PAL  
জন্ম তারিখ / Year of Birth : 1969  
পুরুষ / Male



7873 2222 0779

আধার - সাধারণ মানুষের অধিকার



কেন্দ্রীয় ইডিএইচ পরিচালক প্রদেয়  
Unique Identification Authority of India

ঠিকানা:  
25B এম, জাদব গোস্বামী রোড,  
সান্সনা, পি: ২৪ পশ্চিমবঙ্গ,  
পশ্চিমবঙ্গ, 700061

Address:  
25B M, JADAV GHOSH ROAD  
SANSANA, South Twenty Four  
Parganas, West Bengal, 700061

If you are unable to find your PAN card, kindly inform / return to:  
PAN Services Unit, UHISE,  
Sector 11, CBD Belapur,  
Mumbai - 400 614.  
If you are unable to find your PAN card / return to:  
PAN Services Unit, UHISE,  
Sector 11, CBD Belapur,  
Mumbai - 400 614.

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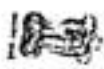


आयकर विभाग  
INCOME TAX DEPARTMENT  
KAKALI DEY

DEBNARAYAN DUTTA

2209/1972  
Permanent Account Number  
AWWPPD5570G

Kakali Dey  
Signature



भारत सरकार  
GOVT. OF INDIA



3072010

Kakali Dey

INDIAN UNION DRIVING LICENCE		WEST BENGAL STATE	
W. 2020140049443		Issue Dt: 20/05/2014	
Name	DIPAK KUMAR DAS		
S/O/W of	DILIP KUMAR DAS		
Blood Gr.	U	DOB	20/06/1973
Address	680, JADAB GHOSH ROAD PO-SARSUNA PS-THAKUR PURUS KOLKATA-700061		
Authorized to Drive Throughout India			
Valid Till	27/06/2023		
N.T.	27/06/2023		
Trans	LMVNT		
App No	15704814		
Print Date	08/05/2014		
		 Holder's Sign  L. Authority Seem 24 PGS	