

011656/21

L 11178/2021



पश्चिम बंगाल WEST BENGAL

AE 306594

7/11/21  
2/2295028

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

*[Signature]*

District Sub-Register-III  
Alipore, South 24-parganas

9 NOV 2021

DEED OF GIFT

THIS DEED OF GIFT made this the *9th* day of *November* Two Thousand and Twenty one (2021)

BETWEEN



**MANASH BANERJEE (PAN BZEPB4651G)**, son of Late Phani Bhusan Banerjee, by faith Hindu, by occupation retired, residing at 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, now Jadavpur, Kolkata-700033, hereinafter called and referred to as the **FIRST PARTY/DONER** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, representatives and assigns) of the one **FIRST PART**;

**AND**

**MILAN BANERJEE,(PAN ERTPB2382M)** Late Phani Bhusan Banerjee, by faith Hindu, by occupation retired, residing at 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033. hereinafter called and referred to as the **SECOND PARTY/DONEES** (which expression shall unless otherwise excluded by or repugnant to the subject or context be deemed to mean and include his respective heirs, executors, representatives and assigns) of the **SECOND PART**;

**W H E R E A S:**

A. One Union Company Limited was the owner **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied old building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station Tollygunge after that now Jadavpur 24, Parganas thereof (hereinafter called the "**MOTHER PROPERTY**") morefully described in the Schedule hereinafter written.

B. That by the virtue of the deed of conveyance which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 147, Page No.250 to 257, being No. 9591 for the year of 1959 said Union Company Limited sold, convey and transfer their right, title and interest in favour of Phoni Bhusan Banerjee **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with two storied old building which was compete, comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station Tollygunge after that now Jadavpur 24, Parganas and constructed two storied building which was completion in the year of 1964 thereof.

C. That by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 83, Page No.1 to 16, being No. 2630 for the year of 1999 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Milan Banerjee southern portion of the Ground floor comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.



D. That by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 80, Page No.302 to 315, being No. 2629 for the year of 1999 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Manas Banerjee **ALL THAT** piece and parcel of part and portion of Northern side in the Ground floor measuring about , asbestos shed on the first floor and roof comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

E. That by the virtue of the deed of gift which was registered at Sub-Registry office at Alipore, recorded in Book No. I, Volume No. 146, Page No. 932 to 939, being No. 7495 for the year of 2001 said Phoni Bhusan Banerjee transfer his right, title and interest in favour of his son Milan Banerjee and Manas Banerjee on the entire first floor comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

F. That said Milan Banerjee and Manas Banerje after getting the gift they constructed a asbestos shed measuring about 400sq.ft. upon the roof and jointly seized and possessed at the Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094.

G. That mutated their names in the Assessment records of the Kolkata Municipal Corporation in respect **ALL THAT** piece and parcel of land measuring about 3(three) Cottahs 40(fourty) sq.ft. a little more or less together with partly two storied building comprising C.S. Dag No. 978 and Khatian No. 125, with 126 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tolygunge after that now Jadavpur 24, Parganas thereof of the Premises No. 60/48, Hari Pada Dutta Lane, Police Station Jadav Pur, Kolkata-700033, under Ward No. 094 thereof.

H. that after getting the aforesaid property said Manas Banerjee, the owner of the Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094 seized and possessed the same as owner and got his name mutated in respect Kolkata Municipal Corporation under Assessee No. 210940504820.

I. That Donor is now lawfully seized and possessed of or otherwise well and sufficiently entitled to the said flat in the ground floor of the Northern Side measuring about carpet area 240sq.ft and it's super built up area 600sq.ft. more or less at the Premises No.60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094 more fully and particularly described in the **Second Schedule** hereunder written, having unfettered right, title and interest thereto and free from all charges encumbrances and attachments whatsoever



and there is no case, suit or proceeding pendency before any Court of law against the said property.

**NOW THIS DEED OF GIFT WITNESSES** that in consideration of the own/full blooded brother both Doner and Donee and which the Donor had and still has for the Donee do hereby and hereunder renounce *undivided 100sq.ft out of 600 sq. ft. more or less together with in the Ground floor which is lying and situated at 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094, District - South 24 Parganas, total land and structure particular of such property more fully described in the **FIRST SCHEDULE** hereunder written and the particular of such gifted property is more clearly written in the **SECOND SCHEDULE HERETO** with right title and interest with intent to vest the same in and grant, convey, transfer, give and assure unto and to the use of the Donee freely and voluntarily **ALL THAT** undivided share of land and Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, now Lake Gardens, Kolkata-700033, under Ward No. 094, with easements, advantages, liberties, rights and privileges in anywise appertaining thereto or reputed to belong to the estate right title interest claim and demand whatsoever of the Donor into or upon the said property **TO HAVE TO HOLD** the same absolutely in the manner aforesaid forever free from all encumbrances; charges, trusts, liens, claims and demands whatsoever of the property thus acquired by the Donee particularly described in the **SECOND SCHEDULE** hereunder written and the Donee shall have the right to own use and enjoy absolutely and forever the said land exclusively for their self and their heirs, executors, administrators, representatives and assigns paying and discharging the Municipal taxes and impositions for the said Land absolutely with the benefits and the right of construction of residential building as sanctioned by the Kolkata Municipal Corporation, **AND FURTHERMORE** the present Donor have good right, full power and absolute authority of all that undivided share of said land and building without any interruption and interference from any person or persons whomsoever **AND NOTWITHSTANDING** anything hereto done or referred to the contrary the Donor have got absolute right title and authorities to convey the said piece or parcel of share of land and building as described in the **SECOND SCHEDULE** hereunder written and all the rights, privileges and appurtenances thereunto belonging and hereby conveyed and transferred to the Donee in the manner aforesaid and that the Donor have not done or knowingly suffered anything whereby the said property may be encumbered affected or impeached in estate title or otherwise **AND FURTHERMORE THAT** the Donee shall henceforth peaceably and quietly hold possess and enjoy the rents, issues and profits derivable from and out of the said properties without any hindrance, interruption or disturbance from or by the Donor and /or any other person or persons claiming through or*



under in trust for the Donor without any let, hindrance, interruption or disturbances by any person or persons whomsoever **AND MOREOVER THAT** the Donor shall at all times do and execute at the costs and expenses of the Donee all such further acts, deeds, matters, things and assurances as may be reasonably required by the Donee for better and further effectuating and assuring the transfer hereby made the title to the Donee of the property hereby conveyed **AND FURTHERMORE THAT** the Donee thus became the absolute joint owners of **ALL THAT** 100sq.ft out of 600 sq. ft. more or less in the Ground floor together with undivided proportionate share of land and building which is lying and situated at Premises No. 60/48, Hari Pada Dutta Lane, Police station Jadav Pur, Kolkata-700033, under Ward No. 094, District - South 24 Parganas, Sub-Registry Office Alipore, the Donee accept the gift of the said property hereunder made as testified by him being party hereto and executing these presents. The estimated value of the gift property is Rs. 20,000/- (Rupees twenty thousand) only.

**FIRST SCHEDULE PROPERTY HERE IN REFERRED TO;**  
(Total Premises)

**ALL THAT** the piece or parcel of homestead land admeasuring about 3(three) Cottahs 40 (fourty) sq.ft. a little more or less together partly two storied 50years old dilapidate building in the ground floor measuring about 1200sq.ft. on the first Floor measuring about 1200 sq.ft. which is lying and situated at comprising C.S. Dag No. 978 and Khatian No. 125, with 126 at Premises No. 60/48, Haripada Dutta Lane, Kolkata-700033 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur, South 24, District Sub-Registration Office Alipore, District South 24 Parganas butted and bounded as follows:

On the North : By Hari Pada Dutta Lane K.M.C. Road;  
On the South : By Premises No. 60/49, Hari Pada Dutta Lane;  
On the East : By Premises No. 60/47, Hari Pada Dutta Lane;  
On the West : By Premises No. Hari Pada Dutta Lane, K.M.C Road;

**SECOND SCHEDULE PROPERTY HERE IN REFERRED TO;**  
(Gifted property)

**ALL THAT** the piece or parcel of undivided 100sq.ft.out of 600sq.ft. super built up area in the ground floor of the Northern side at which is lying and situated at comprising C.S. Dag No. 978 and Khatian No. 125. with 126 at Premises No. 60/48, Haripada Dutta Lane, Kolkata-700033 now within the limits of the Kolkata Municipal Corporation under Ward No. 094 Police Station tollygunge after that now Jadavpur, South 24, District Sub-Registration Office Alipore, District South 24 Parganas.



IN WITNESS WHEREOF the Donor and Donee hereto have hereunto set and subscribed their hand and signature this the day, month and the year first above written.

**SIGNED SEALED AND DELIVERED**

In the presence of :

**WITNESSES :-**

1. *Abhinav Das*  
Adv.

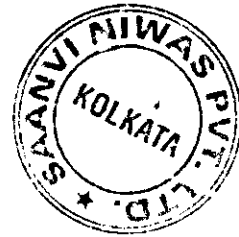
*Mamash Banerjee*  
SIGNATURE OF THE DONOR

*Milan Banerjee*  
SIGNATURE OF THE DONEE

Drafted by

*Abhinav Das*  
Abhinav Das Advocate

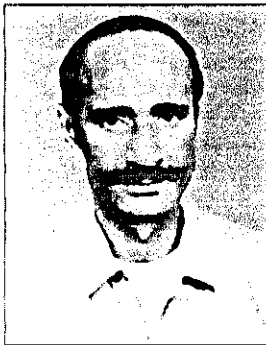
Alipore Police Court  
Kolkata-700027  
F-663/09



# SPECIMEN FORM FOR TEN FINGERPRINTS



M.ourash Banerjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Milan Banerjee	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

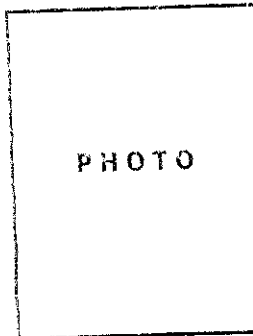


PHOTO	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

ASHOK DAS  
SUKESH CHANDRA DAS

10/07/1983  
Permanent Account Number

ARCPD0345E

*Ashok Das*  
Signature



आयकर विभाग

भारत सरकार

INCOME TAX DEPARTMENT

GOVT. OF INDIA

MILAN BANERJEE

PHANI BHUSAN BANERJEE

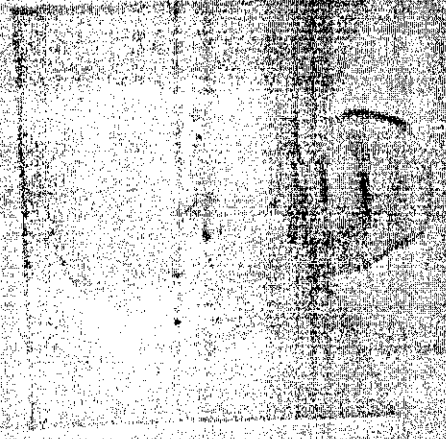
02/12/1956

Parliament Account Number

BRTPB2382M

*Milan Banerjee*

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



सरकार  
GOVERNMENT OF INDIA

MANASH BANERJEE  
PHANIBHUSAN BANERJEE  
25/02/1955

Permanent Account Number  
BZEPB4651G

Manash Banerjee  
Signature



### Major Information of the Deed

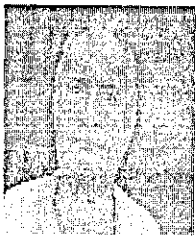
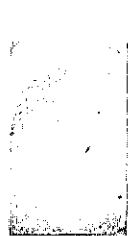
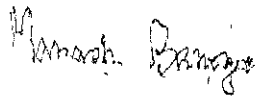
Deed No:	I-1603-11178/2021	Date of Registration	09/11/2021
Query No / Year	1603-2002295028/2021	Office where deed is registered	
Query Date	04/11/2021 3:03:43 PM	1603-2002295028/2021	
Applicant Name, Address & Other Details	A Das Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836298108, 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. 20,000/-	Rs. 6,35,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 3,195/- (Article:33(i))	Rs. 6,397/- (Article:A(1), E, M)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

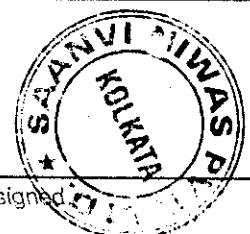
#### Apartment Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Premises No: 60/48, Ward No: 094, Road: Haripada Datta Lane, Pin Code : 700033

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: 100	20,000/-	6,35,063/-	, Apartment Type: Flat/Apartment Commercial Use , Floor Type: Tiles, Age of Flat: 50 Year ,Property is on Road, New Flat ,Status of Completion : Completed

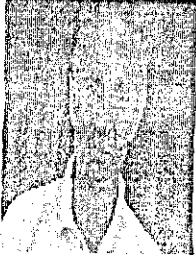

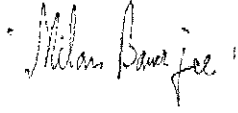
#### Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr MANASH BANERJEE</b> Son of Late Phani Bhusan BANERJEE Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office	 <small>09/11/2021</small>	 <small>LTI 09/11/2021</small>	 <small>09/11/2021</small>
60/48, Hari Pada Dutta Lane, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BZxxxxxx1G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office				








**ee Details :**

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
<b>Mr MILAN BANERJEE</b> <b>(Presentant)</b> Son of Late BANERJEE BANERJEE Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office			
09/11/2021	LTI 09/11/2021	09/11/2021	
Son of Late BANERJEE BANERJEE 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, City:- , P.O:- Tollygunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BRxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/11/2021 , Admitted by: Self, Date of Admission: 09/11/2021 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Ashok Das</b> Daughter of Mr S C Das Alipore, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
09/11/2021	09/11/2021	09/11/2021	
Identifier Of Mr MANASH BANERJEE, , Mr MILAN BANERJEE			



n 09-11-2021

**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 : 33 (i) of Indian Stamp Act 1899.

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

Presented for registration at 11:42 hrs on 09-11-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr MILAN BANERJEE ,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 6,35,063/-. Family Members amount Rs 6,35,063/-

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

Execution is admitted on 09/11/2021 by 1. Mr MANASH BANERJEE, Son of Late Phani Bhusan BANERJEE, 60/48, Hari Pada Dutta Lane, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person, 2. Mr MILAN BANERJEE, Son of Late BANERJEE BANERJEE, 60/48, Hari Pada Dutta Lane, Police Station Tollygunge, Kolkata-700033, P.O: Tollygunge, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Retired Person

Indetified by Mr Ashok Das, , Daughter of Mr S C Das, Alipore, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,397/- ( A(1) = Rs 6,351/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 32/-, by online = Rs 6,365/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 12:36AM with Govt. Ref. No: 192021220109641768 on 09-11-2021, Amount Rs: 6,365/-, Bank: SBI EPay ( SBlePay), Ref. No. 8076077837423 on 09-11-2021, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 3,195/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 3,095/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no AE6594, Amount: Rs.100/-, Date of Purchase: 22/02/2021, Vendor name: Suranjan Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2021 12:36AM with Govt. Ref. No: 192021220109641768 on 09-11-2021, Amount Rs: 3,095/-, Bank: SBI EPay ( SBlePay), Ref. No. 8076077837423 on 09-11-2021, Head of Account 0030-02-103-003-02

*Shan*

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



cate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 290708 to 290722

Deed No 160311178 for the year 2021.



A-2

*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.11.12 15:54:43 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/11/12 03:54:43 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.



(This document is digitally signed.)

112399

NAME: B. CHAUDHURY, Advocate  
 ADDRESS: Calcutta High Court  
 22 FEB 2021  
 SURAJAN KUMAR JEE  
 Licensed Stamp Vendor  
 C. C. Court  
 283, R. S. Road, Kolkata-700001

22 FEB 2021

22 FEB 2021



DISTRICT SUB REGISTRAR - III  
 SOUTH 24 PARGANAS ALIPORE  
 12 NOV 2021

*Asking Das*  
adv.