

1331/22

I-1320/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL ✓ C.No - 193 Date: 22.02.22 Time: 15:30pm AF 177102

82-404702/22

Warranty that the document is correct,  
is registration. The signature shall  
and endorsement is attached to  
the document to the part of the  
document.

Additional District Sub-Registrar  
Belgaon, 24 Feb. 22

193/22

23 FEB 2022

## DEED OF GIFT

THIS DEED OF GIFT is made on this 22<sup>nd</sup> day of February Two Thousand and Twenty Two (2022)

BETWEEN

✓ SHIVA PROPERTIES  
Uma Dutta  
Partner

**SMT. TAPATI DASTIDAR** (PAN: ACXPD3834N, Aadhaar No: 9483 5256 3037) (Mobile No. 8017054149), wife of Shaibal Dastidar and daughter of Late Sudhir Chandra Sen @ Sudhir Chandra Sengupta, by faith Hindu, by Nationality Indian, by Occupation House wife, residing at B-4/410 Kalyani, P. O. & P. S: Kalya, District: Nadia, PIN: 741 235, West Bengal, referred to as "**DONOR**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, executors, administrators, legal representatives and assigns) **Party of the ONE PART**

AND

(1) **SMT. LINA SENGUPTA** (PAN: AUBPS4752N, Aadhaar No: 6423 1171 9724), wife of Late Sukanta Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at "Ananda Niloy", D2-4/4B Panchanantala Road, P. O & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (2) **SRI SUBIR SENGUPTA** (PAN: AKEPS8914K, Aadhaar No: 2537 5419 1401), son of Late Suresh Chandra Sengupta, by faith Hindu, by Nationality Indian, by Occupation: Business, residing at Rana Complex , Flat No. C 24, New Panchanantala Road, P. O. & P. S: Belghoria, Kolkata: 700 056, District: North 24 Parganas, (3) **SRI SUJIT KUMAR SEN GUPTA** (PAN: AIRPS6894H) , Addhar No. 537266978973 Son of Late Suresh Chandra Sengupta , by religion-Hindu, by Nationality- Indian, by occupation-Retired, residing at 36/1, Haripada Mukherjee Street, Post Office: Belgharia, Police Station Belgharia, District- North 24 Parganas, PIN:700056, also residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas (4) **SMT. RANJANA SEN GUPTA** (PAN: DDMPS3105J), Addhar No. 874710235917 Wife of Sri Hiranmoy Sengupta, by religion - Hindu, by Nationality- Indian, by occupation- House wife, residing at 16, Panchanantala Road, Post Office and Police Station Belghoria, Kolkata-700056, District North 24 Parganas, hereinafter referred to as the "**DONEES**" (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

✓ SHIVA PROPERTIES

Uma Dutt  
Partner

**WHEREAS** by virtue of a Bengali Saf Bikray Kobala dated 11<sup>th</sup> March, 1955, duly registered in the office of the Sub-Registrar at Cossipore Dum Dum and recorded therein Book No: I, Volumn No: 42, Pages 207 to 210, Being No: 2391 for the year 1955, one Sudhir Chandra Sengupta purchased ALL THAT piece or parcel of land measuring an area of 5 (five) Cottahs be the same a little more or less lying and situated at Mouza: Belghoria, J.L. No: 3, R.S. No: 17, Touzi No: 172, comprised in R.S. Dag No: 650 and 650/1816 under R,S. Khatian No: 67 & 69 within the jurisdiction of Baranagar at present Belghoria Police Station within the local limits of Kamarhati Municipality in the District of 24 Parganas at present North 24 Parganas from Sri Saileswar Bandyopadhyay and Sri Chandidas Bandyopadhyay alias Chandl Charan Bandyopadhyay, against valuable consideration mentioned therein.

**AND WHEREAS** after purchase the said land, the said Sudhir Chandra Sengupta mutated his name in the assessment records of the Kamarhati Municipality and obtained a Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata – 700 056 under Ward No. 22 and paid relevant taxes thereon and constructed structure over the said property and seized and possessed the said property well and sufficiently and had been possessing the same as absolute owner thereof.

**AND WHEREAS** while possessing the said property, the said Sudhir Chandra Sengupta died intestate on 31.07.1992 leaving behind him – his surviving wife Smt. Bina Sen @ Bina Sengupta, two sons namely Dr. Badal Chandra Sen @ Badal Sengupta & Sri Jayanta Sengupta and four married daughters namely 1. Smt. Shyamali Sen 2. Smt. Bharati Dasgupta 3. Smt. Tapati Dastidar 4. Smt. Saswati Sengupta as his only legal heirs and successors to his estate as per Hindu Succession Act. 1956.

**AND WHEREAS** by way of inheritance he said Smt. Bina Sen @ Bina Sengupta, Smt. Shyamali Sen, Dr. Badal Chandra Sen @ Badal Sengupta, Smt. Bharati Dasgupta, Smt. Tapati Dastidar, Sri Jayanta Sengupta, Smt. Saswati Sengupta became the joint owners of ALL THAT piece and parcel of land measuring an area of 5 (five) Cottas be the same a little more or less, lying and situated at Mouza – Belghoria, J.L. NO. 3, R.S. No. – 17, Touzi No. – 172 comprised in R.S.Dag No. – 650 and 650/1816 under R.S. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata – 700 056, within the jurisdiction of Belghoria Police Station within the local Municipal limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at

✓ SHIVA PROPERTIES

*Uma Dutta.*  
Partner

Cossipore, Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas and at the time of possessing the same the said Bina Sen @ Bina Sengupta died intestate on 24.02.2011 leaving behind her aforesaid two sons namely Dr. Badal Chandra Sen @ Badal Sengupta & Sri Jayanta Sengupta and four daughters namely Smt. Shyamali Sen, Smt. Bharati Dasgupta, Smt. Tapati Dastidar, Smt. Saswati Sengupta as her only legal heirs and successors to her undivided share of the aforesaid property as per Hindu Succession Act. 1956.

**AND WHEREAS** while possessing the said property, the said Dr. Badal Chandra Sen @ Badal Sengupta, who was childless, died intestate on 22.08.2018 leaving behind him - his widow Smt. Meera Chatterjee as his only legal heir and successor to his undivided 1/6<sup>th</sup> share of the aforesaid property as per Hindu Succession Act. 1956. After demise of the said. Dr. Badal Chandra Sen @ Badal Sengupta said Smt. Meera Chatterjee become the joint owner of the above mentioned property by inheritance.

**WHEREAS** In the above event now the said **SMT. TAPATI DASTIDAR** the donor herein is the absolute owner of undivided 1/6<sup>th</sup> part of share of **ALL THAT** piece and parcel of **Bastu land measuring an area of 600 Sft. more or less with Tin shed structure measuring area 100 Sft. out of total land measuring 5 (Five) cottahs more or less together with Tin shed structure measuring 600 Sft.** standing thereon with all easement rights over the said property lying and situated at Mouza - Belghoria, J.L. NO. 3, R.S. No. - 17, Touzi No. - 172 comprised in L.R. Dag No. - 650 and 650/1816 under L.R. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata - 700 056, within the jurisdiction of Belghoria Police Station and within the local Municipal limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore, Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas, particularly mentioned and described in the Schedule hereunder written and seize and possesses 1/6<sup>th</sup> share of said property, well and sufficiently entitled to the said property and have been possessing the same peacefully, freely, absolutely and without any interruptions from any corner together with rights to gift and / or transfer the same as may think fit and proper, as joint owners thereof, representing 1/6<sup>th</sup> share of the "said property".

✓ SHIVA PROPERTIES

Uma Datta  
Partner

**AND WHEREAS** the Donees herein are the **nearest relative** of the Donor herein and the Donor has great love and affection upon them and in that circumstance, the Donor hereby agreed to gift and transfer of **1/6<sup>th</sup> share of ALL THAT** piece and parcel of Bastu land measuring an area of **600 Sft. more or less with Tin shed structure measuring an area of 100 Sft. out of total land measuring an area of 5 (five) cottas more or less together with Tin shed structure measuring 600 Sft.** more or less with all easement rights over the said property lying and situated at Mouza – Belghoria, J.L. NO. 3, R.S. No. – 17, Touzi No. – 172 comprised in L.R. Dag No. – 650 and 650/1816 under L.R. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata – 700 056, within the jurisdiction of Belghoria Police Station within the local Municipal limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas, particularly mentioned in the Schedule hereinafter within unto and in favour of the Donees herein and Donees hereby agreed to accept the aforesaid Deed of Gift and for greater clearance of the said property, one site plan is enclosed herewith and delineated in **RED** mark which will be treated as a part of this Deed of Gift.

**AND WHEREAS** the share of the property hereby gifted is valued at or about **Rs.1,00,000/- (Rupees One Lac) only.**

**NOW THIS DEED OF GIFT WITNESSES** that in consideration of the natural love and affection which the Donor had and still have for the Donees the later being their Cousin sisters and Brothers the Donor doth hereby grant, convey, transfer, give and assure unto and to use of the Donees freely and voluntarily **1/6<sup>th</sup> share of ALL THAT** piece and parcel of land measuring an area of **600 Sq.ft. more or less with Tin shed structure measuring an area of 100 Sft. out of total land measuring 5 (five) cottas more or less together with Tin shed structure measuring 600 Sft. more or less** standing thereon with all easement rights over the said property lying and situated at Mouza – Belghoria, J.L. NO. 3, R.S. No. – 17, Touzi No. – 172 comprised in L.R. Dag No. – 650 and 650/1816 under L.R. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata – 700 056, within the jurisdiction of Belghoria Police Station within the local Municipal limits of Kamarhati Municipality, Ward No. 22, under

✓ SHIVA PROPERTIES

Uma Dutta  
Partner

Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O. Belghoria, in the District of North 24 Parganas, more fully and clearly described in the Schedule herein below so as to be entitled to exercise all the rights incidental to such ownership exclusive possession of the property as aforesaid any hindrance or interference from the Donor or any person claiming through under or in trust for them **TOGETHER WITH** all rights and liberties of way and passage for the Donees and their servants, occupiers, visitors, invitees, guests and other person or persons authorised by the Donees in the said property and all other appendages and appurtenances belonging to the said property enjoyed therewith and the enjoyment of the rights, privileges, easements, quasi-easements, appendages whatsoever for the use and occupation of the said undivided gifted property **TO HAVE AND TO HOLD** the said property unto and to the use of the Donees, their legal heirs, executors, administrators, legal representatives and assigns absolutely and forever AND THAT the Donees accepted this gift being a party hereto and executing these presents. The estimated value of  $1/6^{\text{th}}$  share of said property is **Rs.1,00,000/- (Rupees One Lac) only.**

**THE DONOR HEREBY COVENANTS WITH THE DONEES AND DECLARE AS FOLLOWS:-**

- a) The Donor has not in any way transferred, encumbered or made any Agreement with anybody to transfer or encumber her share of said property hereby transferred by way of gift and that notwithstanding any act, deed, matter or thing by the Donor or executed or suffered to the contrary, the Donor is absolutely seized and possessed of or otherwise well and sufficiently entitled to an estate equivalent to an absolute estate of inheritance in fee simple in possession to her share of the said property and/or part thereof.
- b) That notwithstanding any act, deeds, matters and things as aforesaid the Donor have good right, full power, absolute authority and indefeasible title to grant, convey, transfer  $1/6^{\text{th}}$  share of the said property, mentioned in Schedule here in below hereby gifted or expressed or intended so to be unto and to the use of the

**SHIVA PROPERTIES**

*Uma Duttg.*  
Partner

Donees in the manner aforesaid accordingly to the true intent and meaning of these presents.

- c) That the Donees, their heirs, executors, administrators, representatives and assignees shall and may at all times hereafter shall hold, possess and enjoy the said share of property & every part thereof and to receive the rents, issues and profits hereof without any lawful eviction, hindrance, interruptions, disturbances, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitable claiming any right or estate thereof.
- d) That the said gifted property is free and clear and absolutely acquitted exonerated, discharged and released or otherwise by the Donor.
- e) That the Donor and all persons having or lawfully or equitably claiming any estate or interest what so ever in the said gifted property or any part thereof, under or in trust for the Donor or from any of their predecessor-or-ancestors in title shall and will from time to time and at all times hereafter at the request and costs of the Donees, their heirs, executors, administrators, representatives and assigns do and execute or cause to be done and executed all such acts, deeds and things whatsoever for further betterment and more perfectly assuring the said gifted property and every part thereof unto and to the use of the Donees, their heirs, executors, representatives and assigns according to the true intent and meaning of this presence as shall or may be reasonable required.
- f) The Donor hereby handed over the possession of the gifted property as described in the Schedule below to the Donees on this date.
- g) The Donees hereby undertake to execute and register a Deed or Rectification to correct any error or omission that may be found later on.

SHIVA PROPERTIES

Uma Dhillg  
Partner

**THE SCHEDULE ABOVE REFFRRED TO**

**ALL THAT** piece and parcel of undivided 1/6<sup>th</sup> share of Bastu land measuring an area of 600 Sft. more or less together with residential cemented flooring Tin shed structure measuring an area of 100 Sft. more or less out of total land measuring 5 (five) Cottahs more or less with residential cemented flooring Tin shed structure measuring 600 Sft. more or less standing thereon with all easement rights over the said property lying and situated at Mouza – Belghoria, J.L. NO. 3, R.S. No. – 17, Touzi No. – 172 comprised in L.R. Dag No. – 650 and 650/1816 under L.R. Khatian No. 67 & 69, being Municipal Holding No. 1758, Premises No. 16, Panchanantala Road, Kolkata – 700 056, within the jurisdiction of Belghoria Police Station within the local Municipal limits of Kamarhati Municipality, Ward No. 22, under Additional District Sub-Registration Office at Cossipore Dum Dum at present A.D.S.R.O Belghoria, in the District of North 24 Parganas and the said entire Property is butted and bounded as follows:

**ON THE NORTH :** Land of Saileswar Bandyopadhyay

**ON THE SOUTH :** Land of Lina Sengupta & others

**ON THE EAST :** House of Laxmi Rani Chakraborty

**ON THE WEST :** House of Trilochan Chakraborty

SHIVA PROPERTIES

*Uma Dutta*  
Partner

*Tapal Bastu*



IN WITNESSES WHEREOF both the parties have hereunto set and subscribed their hands and seals on the day, month and year first written above.

**SIGNED SEALED AND DELIVERED**

by the DONORS and the DONEES

at Kolkata in presence of

WITNESSES :-

1. Anubam Bera  
10, Mahabes Central  
Road, 101-57.

*Tapati Dasgupta*

(SIGNATURE OF THE DONOR)

We have accepted the above Gift with glad.

2. Soemen Dasg.  
10, Sahab Ghat  
Road, 101-58.

*Subin Sen Gupta*

*Sujit Kumar Sen Gupta*

*Ranjana Sen Gupta*

(SIGNATURE OF THE DONEES)

Drafted by me:

*Panchanan Bera*

PANCHANAN BERA,  
Advocate  
High Court, Kolkata  
WB/393/1976

SHIVA PROPERTIES

*Uma Datta*  
Partner

SITE PLAN OF LAND WITH STRUCTURE AT 16, PANCHANAN TALA ROAD, BELGHORIA, KOL-56, IN PART OF R.S. DAG. NO.-650 & 650/1816, R.S. KHATIAN NO.-67 & 69, J.L.NO.-3, R.S. NO.-17, MOUZA-BELGHORIA, TOUZI NO.-172, P.S.-BELGHORIA, WARD NO.-22, HOLDING NO.-1758, DIST.-NORTH 24 PGS., UNDER KAMARHATI MUNICIPALITY.

SCALE :- 1"~24'-0"

TOTAL AREA OF LAND = 5K-00CH-00 SQ.FT. (M/L)

TIN SHED AREA = 600.0 SQ.FT. (M/L)

GIFTED AREA :-

UNDIVIDED 1/6 SHARE OF LAND = 600.0 SQ.FT. = 0K-13CH-15 SQ.FT.(M/L)

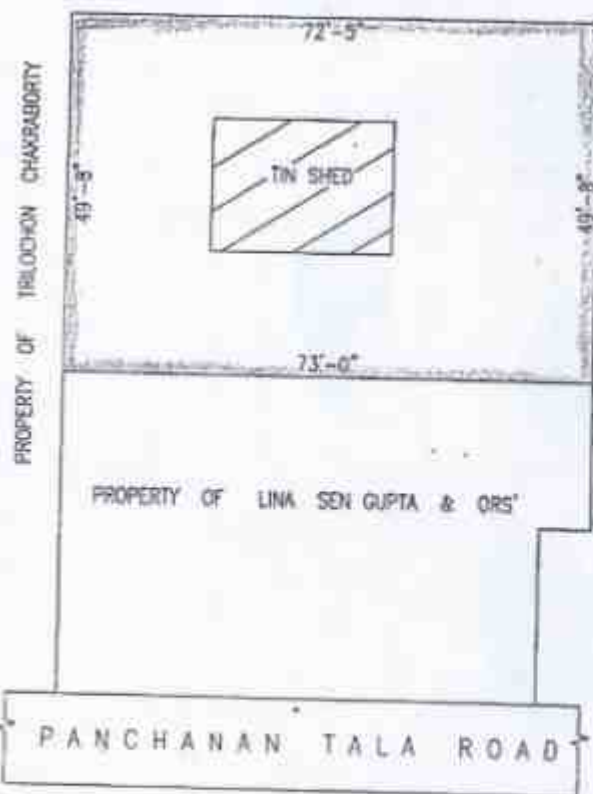
UNDIVIDED 1/6 SHARE OF TIN SHED = 100.0 SQ.FT. (M/L)



*Tapati Dasgupta*

SIG. OF DONOR

PROPERTY OF SALESWAR BANDYOPADHYAY



*Lina Sen Gupta*

*Subin Sen Gupta*

*Sujit Kumar Sen Gupta*

*Ranjana Sen Gupta*

SIG. OF DONEES

*P. K. Concern*

P. K. CONCERN

Planner, Surveyor & Consultants

SHIVA PROPERTIES

2, J. r. Ghosal Road


































Kolkata - 700057

*Uma Dutta*

TRACED BY



Partner

PAGE NO.-  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents					
	 <i>Tapati Laxitkar</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Anand Gupta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
	 <i>Subin Sen Gupta</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						

SHIVA PROPERTIES  
Uma Dutt  
Partner

PAGE NO.-  
SPECIMEN FORM FOR TEN FINGERPRINTS

SL. NO.	Signature of the Executants/ Presentents					
 Sujit Kumar Sen Gupta	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Ranjana Sen Gupta.	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
	Little	Ring	Middle	Fore	Thumb	
	(Left Hand)					
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					

SHIVA PROPERTIES

Uma Datta  
Partner

PERMANENT ACCOUNT NUMBER  
**ACXP03634N**



নাম NAME  
**TAPATI DASTIDAR**

বিল্লা জা নাম FATHER'S NAME  
**SUDHIR CHANDRA SENGUPTA**

১৯৭৩-১৯৭৪

*Tapati Dastidar*

ভারত সরকার  
 Government of India

আপনার আধার সংখ্যা / Your Aadhaar No. :  
**9483 5256 3037**

আধার - সাধারণ মানুষের অধিকার

ভারত সরকার  
 Government of India

TAPATI DASTIDAR  
 ১৯৭৩-০৮-০৮  
 ১৯৭৩-০৮-০৮

**9483 5256 3037**

আধার - সাধারণ মানুষের অধিকার  
*Tapati Dastidar.*



भारत सरकार  
GOVT. OF INDIA

आयकर विभाग  
INCOME TAX DEPARTMENT



6423 1171 9724

जेरी अखर, जेरी पडाल

आयकर विभाग INCOME TAX DEPARTMENT		भारत सरकार GOVT. OF INDIA
LINA BENGURTA JOSADALAL GOSWAMI		
24/01/1962 आयकर विभाग & आयकर नंबर AUBP84752N		
		

*Lina Bengurta*



The Government of India  
 Ministry of Education  
 New Delhi  
 India


Go ahead with it

2007 24-5-2007

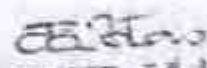


Subin San Gupta.

PERMANENT ACCOUNT NUMBER  
 AIR 668844  
 SURESH CHANDRA SENGUPTA  
 DATE OF BIRTH  
 26-05-1954  
 COMMISSIONER OF INCOME TAX, W.B. - II



FATHER'S NAME  
 SURESH CHANDRA SENGUPTA

SIGNATURE  


Sujit Kumar Sengupta



5372 6697 8973

5372 6697 8973





OFFICIALS' SERVICE  
MEDICAL DEPARTMENT  
RANJANA SEN GUPTA  
SARVODAYA SOCIETY  
1957/58  
Ranjana Sen Gupta  
1957/58

भारत सरकार  
GOVT. OF INDIA

राष्ट्रीय विज्ञान प्रशस्ति  
संस्था  
भारत सरकार  
National Science Academy of India  
Government of India

आधार संख्या / Your Aadhaar No. :  
**8747 1023 5917**  
आधार - आम आदमी का अधिकार

भारत सरकार  
GOVERNMENT OF INDIA  
Ranjana Sen Gupta  
Year of Birth: 1954  
Female

**8747 1023 5917**  
आधार - आम आदमी का अधिकार

Ranjana Sen Gupta



*Soumen Nag.*



SHIVA PROPERTIES

*Uma Dutta*  
Partner



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
FORM-1564  
Miscellaneous Receipt

Visit Commission Case No / Year	1526000193/2022	Date of Application	21/02/2022
Query No / Year	15262000404702/2022		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Applicant Name of QueryNo	Mr Panchanan Bera		
Stampduty Payable	Rs.31,220/-		
Registration Fees Payable	Rs.7,814/-		
Applicant Name of the Visit Commission	Mr ANUPAM BERA		
Applicant Address	10 MAHADEB GHOSAL ROAD KOL-57		
Place of Commission	B-4/410 Kalyani, City:- , P.O:- KALYANI, P.S.-Kalyani, District:-Nadla, West Bengal, India, PIN:- 741235		
Expected Date and Time of Commission	22/02/2022 2:05 PM		
Fee Details	J1: 250/-, J2: 1,350/-, PTA-J(2): 0/-, Total Fees Paid: 1,600/-		
Remarks			

✓  
SHIVA PROPERTIES

Uma Datta,  
Partner









Government of West Bengal

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

OFFICE OF THE A.D.S.R. Belghoria, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15262000404702/2022

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	Mrs TAPATI DASTIDAR B-4/410 Kalyani, City:- , P.O:- KALYANI, P.S:- Kalyani, District:-Nadia, West Bengal, India, PIN:- 741235	Donor			<i>Tapati Dastidar</i> 22.02.2022
2	Mrs LINA SENGUPTA "Ananda Niloy", D2-4/4B Panchanantala Road, City:- , P.O:- BELGHORIA, P.S:- Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			<i>Lina Sengupta</i> 22/02/2022
3	Mr SUBIR SENGUPTA Rana Complex , Flat No. C 24, New Panchanantala R. City:- , P.O:- BELGHORIA, P.S:-Belghoria, District:- North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			<i>Subir Sengupta</i> 22.02.2022

SHIVA PROPERTIES

*Uma Dutta*

Partner



*[Handwritten signature]*







आ.प्र. मंत्रालय, दिल्ली  
दिल्ली, 22 फेब्रु 2022  
22 FEB 2022

✓ SHIVA PROPERTIES

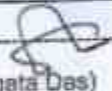
*Uma Dutt*

Partner







**I. SIGNATURE OF THE EXECUTANT SUBMITTING THE DOCUMENTS AT PUBLIC AUCTION**

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUJIT KUMAR SENGUPTA R36/1, Haripada Mukherjee Street, City:- , P.O:- BELGHORIA, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			Sujit Kumar Sen Gupta 22/02/2022
5	Mrs RANJANA SENGUPTA 16, Panchanantala Road, City:- , P.O:- BELGHORIA, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			Ranjana Sen Gupta 22.02.2022
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUMEN NAG Son of Mr Sambhu Nag 10, S D Ghat Road, City:- , P.O:- KAMARHATI, P.S:- Belgharia, District- North 24-Parganas, West Bengal, India, PIN:- 700058	Mrs TAPATI DASTIDAR, Mrs LINA SENGUPTA, Mr SUBIR SENGUPTA, Mr SUJIT KUMAR SENGUPTA, Mrs RANJANA SENGUPTA			Soumen Nag 22/02/2022

  
**SHIVA PROPERTIES**  
*Anma Datta*  
 Partner

  
 (Sougata Das)  
 ADDITIONAL DISTRICT  
 SUB-REGISTRAR  
 OFFICE OF THE A.D.S.R.  
 Belghoria  
 North 24-Parganas, West  
 Bengal

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	Mr SUJIT KUMAR SENGUPTA R36/1, Haripada Mukherjee Street, City:-, P.O:- BELGHORIA, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			<i>Sujit Kumar Sengupta 22/02/2022</i>
5	Mrs RANJANA SENGUPTA 16, Panchanantala Road, City:-, P.O:- BELGHORIA, P.S:- Belgharia, District-North 24-Parganas, West Bengal, India, PIN:- 700056	Donee			<i>Ranjana Sengupta 22.02.2022</i>
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr SOUMEN NAG Son of Mr Sambhu Nag 10, S D Ghat Road, City:-, P.O:- KAMARHATI, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700058	Mrs TAPATI DASTIDAR, Mrs LINA SENGUPTA, Mr SUBIR SENGUPTA, Mr SUJIT KUMAR SENGUPTA, Mrs RANJANA SENGUPTA			<i>Soumen Nag 22/02/2022</i>

(Sougata Das)

SHIVA PROPERTIES  
Uma Dutta  
Partner

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
Belghoria  
North 24-Parganas, West  
Bengal



*[Handwritten signature]*

REGISTERED

RECORDS

22 FEB 2022

✓  
SHIVA PROPERTIES

*Uma Dully*

Partner





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

GRN Details

GRN: 192021220188311211  
GRN Date: 19/02/2022 12:12:09  
BRN : IK0BNSZVV8  
Payment Status: Successful  
Payment Mode: Online Payment  
Bank/Gateway: State Bank of India  
BRN Date: 19/02/2022 12:02:41  
Payment Ref. No: 2000404702/1/2022  
[Query No\*/Query Year]

Depositor Details

Depositor's Name: Anupam Bera  
Address: 10 Mahadeb Ghosal Road  
Mobile: 6291949578  
Depositor Status: Solicitor firm  
Query No: 2000404702  
Applicant's Name: Mr Panchanan Bera  
Identification No: 2000404702/1/2022  
Remarks: Gift, Gift in f/o others except family members, Government, Local Body

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000404702/1/2022	Property Registration- Stamp duty	0030-02-103-003-02	31120
2	2000404702/1/2022	Property Registration- Registration Fees	0030-03-104-001-16	7814
			<b>Total</b>	<b>38934</b>

IN WORDS: THIRTY EIGHT THOUSAND NINE HUNDRED THIRTY FOUR ONLY.

SHIVA PROPERTIES  
*Uma Dullg*  
Partner

### Major Information of the Deed

Deed No :	I-1526-01320/2022	Date of Registration	23/02/2022
Query No / Year	1526-2000404702/2022	Office where deed is registered	
Query Date	04/02/2022 11:45:15 AM	1526-2000404702/2022	
Applicant Name, Address & Other Details	Panchanan Bera High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9330644287, 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. 1,00,000/-	Rs. 7,80,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 31,220/- (Article:33(ii))	Rs. 7,814/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADAHA KAMARHATI, Road: Panchanan Tala Road, Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No:1758 JI No: 3, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-650 (RS :-)	LR-67	Bastu	Bastu	300 Sq Ft	35,000/-	3,75,001/-	Property is on Road
L2	LR-650/1816 (RS :-)	LR-1758	Bastu	Bastu	300 Sq Ft	35,000/-	3,75,001/-	Property is on Road
		<b>TOTAL :</b>			<b>1.375Dec</b>	<b>70,000 /-</b>	<b>7,50,002 /-</b>	
	<b>Grand Total :</b>				<b>1.375Dec</b>	<b>70,000 /-</b>	<b>7,50,002 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	<b>Total :</b>	<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	

✓  
SHIVA PROPERTIES

*Uma Datta*  
Partner

**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs TAPATI DASTIDAR</b> Wife of Shaibal Dastidar B-4/410 Kalyani, City:- , P.O:- KALYANI, P.S:-Kalyani, District:-Nadla, West Bengal, India, PIN:- 741235 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx4N, Aadhaar No: 94xxxxxxxx3037, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mrs LINA SENGUPTA</b> Wife of Late Sukanta Sengupta "Ananda Niloy", D2-4/4B Panchanantala Road, City:- , P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx2N, Aadhaar No: 64xxxxxxxx9724, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence
2	<b>Mr SUBIR SENGUPTA</b> Son of Late Suresh Chandra Sengupta Rana Complex , Flat No. C 24, New Panchanantala R, City:- , P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx4K, Aadhaar No: 25xxxxxxxx1401, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence
3	<b>Mr SUJIT KUMAR SENGUPTA (Presentant )</b> Son of Late Suresh Chandra Sengupta R36/1, Haripada Mukherjee Street, City:- , P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIxxxxxx4H, Aadhaar No: 53xxxxxxxx8973, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence
4	<b>Mrs RANJANA SENGUPTA</b> Wife of Mr Hiranmoy Sengupta 16, Panchanantala Road, City:- , P.O:- BELGHORIA, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DDxxxxxx5J, Aadhaar No: 87xxxxxxxx5917, Status :Individual, Executed by: Self, Date of Execution: 22/02/2022 , Admitted by: Self, Date of Admission: 22/02/2022 ,Place : Pvt. Residence

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SOUMEN NAG :</b> Son of Mr Sambhu Nag 10, S D Ghat Road, City:- , P.O:- KAMARHATI, P.S:-Belgharia, District:- North 24-Parganas, West Bengal, India, PIN:- 700056			
Identifier Of Mrs TAPATI DASTIDAR, Mrs LINA SENGUPTA, Mr SUBIR SENGUPTA, Mr SUJIT KUMAR SENGUPTA, Mrs RANJANA SENGUPTA			

SHIVA PROPERTIES  
Uma Datta  
Partner

### 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	Mrs TAPATI DASTIDAR	Mrs LINA SENGUPTA	Y	0.171875 Dec	93,750/-
L1	Mrs TAPATI DASTIDAR	Mr SUBIR SENGUPTA	Y	0.171875 Dec	93,750/-
L1	Mrs TAPATI DASTIDAR	Mr SUJIT KUMAR SENGUPTA	Y	0.171875 Dec	93,750/-
L1	Mrs TAPATI DASTIDAR	Mrs RANJANA SENGUPTA	Y	0.171875 Dec	93,750/-
L2	Mrs TAPATI DASTIDAR	Mrs LINA SENGUPTA	Y	0.171875 Dec	93,750/-
L2	Mrs TAPATI DASTIDAR	Mr SUBIR SENGUPTA	Y	0.171875 Dec	93,750/-
L2	Mrs TAPATI DASTIDAR	Mr SUJIT KUMAR SENGUPTA	Y	0.171875 Dec	93,750/-
L2	Mrs TAPATI DASTIDAR	Mrs RANJANA SENGUPTA	Y	0.171875 Dec	93,750/-

### 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	Mrs TAPATI DASTIDAR	Mrs LINA SENGUPTA	Y	25 Sq Ft	7,500/-
S1	Mrs TAPATI DASTIDAR	Mr SUBIR SENGUPTA	Y	25 Sq Ft	7,500/-
S1	Mrs TAPATI DASTIDAR	Mr SUJIT KUMAR SENGUPTA	Y	25 Sq Ft	7,500/-
S1	Mrs TAPATI DASTIDAR	Mrs RANJANA SENGUPTA	Y	25 Sq Ft	7,500/-

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Panchanan Tala Road, Mouza: Belghoria, Premises No: 16, , Ward No: 22, Holding No:1758 JI No: 3, Pin Code : 700056

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 650, LR Khatian No:- 67		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 650/1816, LR Khatian No:- 1758		Seller is not the recorded Owner as per Applicant.

SHIVA PROPERTIES

Uma Datta

Partner

Endorsement For Deed Number : I - 152601320 / 2022

On 21-02-2022

**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 7,80,002/- . Family Members amount Rs 7,80,002/-

*Sou*

Sougata Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

On 22-02-2022

**Presentation(Under Section 52 & Rule 22A(3) 45(1),W.B. Registration Rules,1962)**

Presented for registration at 15:30 hrs on 22-02-2022, at the Private residence by Mr SUJIT KUMAR SENGUPTA , one of the Claimants.

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

Execution is admitted on 22/02/2022 by 1. Mrs TAPATI DASTIDAR, Wife of Shaibal Dastidar, B-4/410 Kalyani, P.O: KALYANI, Thana: Kalyani, , Natia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Retired Person, 2. Mrs LINA SENGUPTA, Wife of Late Sukanta Sengupta, "Ananda Niloy", D2-4/4B Panchanantala Road, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 3. Mr SUBIR SENGUPTA, Son of Late Suresh Chandra Sengupta, Rana Complex , Flat No. C 24, New Panchanantala R, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business, 4. Mr SUJIT KUMAR SENGUPTA, Son of Late Suresh Chandra Sengupta, R36/1, Haripada Mukherjee Street, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 5. Mrs RANJANA SENGUPTA, Wife of Mr Hiranmoy Sengupta, 16, Panchanantala Road, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife  
Indetified by Mr SOUMEN NAG, . . Son of Mr Sembhu Nag, 10, S D Ghat Road, P.O: KAMARHATI, Thana: Belgharia, North 24-Parganas, WEST BENGAL, India, PIN - 700058, by caste Hindu, by profession Service

*Sou*

Sougata Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

On 23-02-2022

**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 Fees**

Certified that required Registration Fees payable for this document is Rs 7,814/- ( A(1) = Rs 7,800/- .E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 7,814/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/02/2022 12:13PM with Govt. Ref. No: 192021220188311211 on 19-02-2022, Amount Rs: 7,814/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNSZVV8 on 19-02-2022, Head of Account 0030-03-104-001-16

SHIVA PROPERTIES  
*Uma Dutt*  
Partner

Stamp Duty payable for this instrument is Rs. 21,120/- and Stamp Duty paid by Stamp Rs 1200/-  
by online = Rs 21,120/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 10221, Amount: Rs.100/-, Date of Purchase: 26/10/2021, Vendor name: RANA SUR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 19/02/2022 12:13PM with Govt. Ref. No: 192021220188311211 on 19-02-2022, Amount Rs: 31,120/-,  
Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BNSZVV8 on 19-02-2022, Head of Account 0030-02-103-003-02

*Das*

Sougata Das  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
North 24-Parganas, West Bengal

✓  
SHIVA PROPERTIES

*Uma Datta*  
Partner

**Certificate of Registration under section 60 and Rule 69.**  
**Registered in Book - I**  
**Volume number 1526-2022, Page from 55540 to 55569**  
**being No 152601320 for the year 2022.**



Digitally signed by SOUGATA DAS  
Date: 2022.02.25 12:17:27 +05:30  
Reason: Digital Signing of Deed.

*S.D.S*

(Sougata Das) 2022/02/25 12:17:27 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

SHIVA PROPERTIES

*Uma Dutta*  
Partner

**(This document is digitally signed.)**