

529/2022

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0468/22



पश्चिम बंगाल WEST BENGAL

60AB 188081

1503-2-2725388/2021

15/01/2022

I certify that the Document is admitted to registration. The signature sheet and the stamp are to be pasted on this document as a condition of this registration.

[Signature]

Additional Registrar of Assurances-III, Kolkata.

A.R.A. III

Additional Registrar of Assurances III Kolkata
15 JAN 2022

DEED OF GIFT

THIS DEED OF GIFT is made on this the 15th day of January Two Thousand Twenty Two (2022)

BETWEEN

1353. Value 10/-

No. Date 11.01.2022

Sold to... Mrs. Sarunika Dey.

Address. 6123 Carter Field Drive Katy, Texas - 77434 USA.

Vendor.. Sealdah Civil Court (ALOKA MUKHERJEE)

Communication Address - AE - 522 Sarkar Lane 300-F. Kaly.



Handwritten signature or initials.



Additional Registrar of Assurances III Kolkata
15 JAN 2022

rest

2

MRS. SASWATI DEY, wife of Avijit Dey and daughter of Late Pravash Chandra Deb, by occupation- Housewife, U.S. Passport No. 488992744 (valid until 23 January 2023), by faith-Hindu, by nationality- US Citizen, residing at 6123, Calder Field Drive Katy, Texas-77494, U.S.A. and communication address AE-522, Salt Lake, Sector -1, Kolkata-700064, West Bengal, hereinafter called the **DONOR** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her, heirs, executors, administrators, legal representatives and assigns) the party of the **FIRST PART** ;

AND

MR. SANTANU DEB, son of Late Pravash Chandra Deb, by occupation- Business, **PAN- AGOPD9779K**, **Aadhaar No.- 3357 5607 0022**, by faith-Hindu, by nationality- Indian, residing at 28H, Raja S.C. Mullick Road, P.S.- Jadavpur, P.O.- Jadavpur University, Kolkata- 700032, District South 24 -Parganas, West Bengal, - hereinafter called the **DONEE BENEFICIARY** (which terms or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his, heirs, executors, administrators, legal representatives and assigns) the party of the **SECOND PART**:

WHEREAS one Chand Bibi was the absolute Owner of art area of land measuring 3 Cottahs 8 Chittaks more or less together with a bastu structure standing therein being premises no. 28, Raja S.C. Mullick Road, presently known as K.M.C. premises no. 28H, Raja S.C. Mullick Road, Calcutta now Kolkata- 700032, comprised in Dag no.140 and 141 and Khatian no.35, Touzi no. 151 and }L. no.35 in Mouza - Jadavpur, now within the jurisdiction of Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (known as K.M.C) ward no.096, PS- Jadavpur, Sub-Registry office Alipore, in the District of South 24 -Parganas, West Bengal.

AND WHEREAS there after said Chand Bibi during her lifetime executed a Deed of Settlement wherein it was stated that after her death the aforesaid landed property would devolve upon her two daughter-in law, namely 1) Meherjan Bibi, wife of her son namely Late Abdur Rahman Laskar and 2) Jabunessa Bibi, wife of her son namely Late Abdul Wahab Laskar and the said Deed of Settlement was duly registered in the office of the Sub-Registrar of Alipore, 24 - Parganas and duly recorded in it's Book no.-I, Volume no.109,Pages 169 to 171, Bering no.5176 for the year 1964.

AND WHEREAS subsequently after the demise of the said Chand Bibi, by virtue of the Deed of Settlement as mentioned aforesaid, her

two daughter-in law, namely 1) Meherjan Bibi and 2) Jabunessa Bibi, jointly became the absolute joint Owners of the aforesaid land measuring 3 Cottahs 8 Chittaks more or less together with a bastu structure standing therein being premises no. 28, Raja S.C. Mullick Road, presently known as K.M.C. premises no. 28H, Raja S.C. Mullick Road, Calcutta now Kolkata- 700032.

AND WHEREAS thereafter while the aforesaid Owners namely 1) Meherjan Bibi and 2) Jabunessa Bibi, was seized and possessed the said landed property, they as Vendors and Abdul Goffar Laskar, son of Late Abdur Rahman Laskar, as the Confirming Party (as per Late Chand Bibi's executed Deed of Settlement, her grandson) jointly sold and transferred the same to Smt. Dipali Deb alias Dipali Dev (since deceased), wife of Prabhash Chandra Deb(since deceased), then residing at 53/2B, Central Road, P.S. Jadavpur, Calcutta now Kolkata- 700032, by a registered Deed of Sale (Suff Bikroy Kobala in Bengali language), which was registered in the office of the District Sub- Registrar of Alipore, 24- Parganas and duly recorded in its' Book No.I, Volume no. 160, Pages 221 to 231, Being no.6490 for the year 1982.

AND WHEREAS by virtue of the said registered Deed of Sale (Suff Bikroy Kobala in Bengali language), said Smt Dipali Deb alias Dipali

Dev (since deceased) became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said landed property, having permanent heritable and transferable right, title and interest therein, free from all encumbrances and charges whatsoever and have assessed and mutated her landed property in her name at the CMC. now* KMC and recorded as K.M.C. Premises No. 28 H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S. C. Mullick Road), Kolkata-700032, and has been paying corporation Taxes regularly under Assessee no. 21-096-08-0119-2. Donee beneficiary herein indemnify and exculpate Donor of any expense from dispute that may arise related to transfer of ownership from absolute Owner Chand Bibi of land to -Smt. Dipali Deb alias Dipali Dey.

AND WHEREAS subsequently said Smt. Dipali Deb alias Dipali Dev (since deceased) constructed a two storied pucca building as per the building plan sanction by Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (known as K.M.C.) being sanction Plan no.....459(B10) dated 15/03/1989.....

AND WHEREAS subsequently said Smt Dipali Deb alias Dipali Dev died intestate on 17-12-2016, leaving behind her one & only married daughter namely Mrs. Saswati Dey, and one & only married

son namely Mr. Santanu Deb as her legal heirs, successors, legal representatives and claimants and she left no other heirs at the time of her death and said landed property devolved on them jointly by way of inheritance they inherit undivided share of said landed property under the provision of Hindu Succession Act. 1956 and each having undivided 50 % or $\frac{1}{2}$ share , Provided that Late Dipali Deb alias Dipali Dev's husband namely Prabhash Chandra Deb (alias Prabhash Ch. Deb) predeceased on 09-04-2011.

AND WHEREAS subsequently Mr. Santanu Deb independently sold without any disclosure to Mrs. Saswati Dey and transferred one Garage with tin shed measuring 169 Sq.Ft. super built-up area at the south side on the ground floor with undivided proportionate share of land at K.M.C. Premises No. 28 H, Raja Subodh Chandra Mullick Road(same known as 28 H, Raja S. C. Mullick Road), Kolkata-700032, to Md. Mossarof Hossain, son of Md. Shiparat Ali of Naiyapara, Madhyapara, ward no.16, Naiyapara, Dimond Harbour by a registered Deed of Conveyance , which was registered on 13- 12-2018, in the office of the Additional District Sub-Registrar of Alipore, South 24- Parganas and duly recorded in its' Book No.I, Volume no. 1605-2018, Pages 255361 to 255383, Being no.16G507915 for the year 2018. Donee beneficiary accepts to take

the sole responsibility for paying income tax on income from the sale, and rental income from one Garage with tin shed measuring 169 Sq.Ft. super built-up area at the south side on the ground floor. Additionally, Donee beneficiary accepts to take the sole responsibility for paying stamp duty, registration charges, service tax (if any), VAT, TPS, and capital gains taxes for selling of the said one Garage with tin shed measuring 169 Sq.Ft. super built-up area at the south side on the ground floor. Donee beneficiary also accepts to take the sole responsibility of the payment of maintenance tax of the said one Garage with tin shed measuring 169 Sq.Ft. super built-up area at the south side on the ground floor, and dues to banking regulators.

AND WHEREAS subsequently Mr. Santanu Deb independently sold without any disclosure to Mrs. Saswati Dev and transferred one covered Garage with tin shed measuring 130 Sq.Ft super built-up area at the ground floor with undivided proportionate share of land at K.M.C. Premises No. 28 H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S. C. Mullick Road), Kolkata-700032, to 1) Mr. Subal Mandal, son of Late Sudhir Mondal and 2) Mr. Rabi Mondal, Son of Subal Mandal, of 28, Raja Subodh Chandra Mullick Road (same known as 28H, Raja S. C. Mullick Road), Kolkata-

700032, by a registered Deed of Conveyance, which was registered on 04-01-2019, in the office of the Additional District Sub-Registrar of Alipore, South 24- Parganas and duly recorded in its' Book No.I, Volume no. 1605-2019, Pages 16429 to 16457, Being no.160500402 for the year 2019. Donee beneficiary accepts to take the sole responsibility for paying income tax on income from the sale, and rental income from one covered Garage with tin shed measuring 130 Sq.Ft. super built-up area at the ground floor. Additionally, Donee beneficiary accepts to take the sole responsibility for paying stamp duty, registration charges, service tax (if any), VAT, TPS, and capital gains taxes for selling of the said one covered Garage with tin shed measuring 130 Sq.Ft. super built-up area at the ground floor. Donee beneficiary also accepts to take the sole responsibility of the payment of maintenance tax of the said one covered Garage with tin shed measuring 130 Sq.Ft. super built-up area at the ground floor, and dues to banking regulators.

AND WHEREAS that in consideration of the natural love and affection which the Donor have for the Donee beneficiary, the Donor herein doth hereby grant, convey, transfer, give her undivided 50% share of the Ground Floor measuring 1464 Square Feet Super Built up area more or less and the First Floor measuring 1596 Square

Feet Super Built -up area more or less with undivided proportionate share of land at K.M.C. Premises No. 28 H, Raja Subodh Chandra Mullick Road (same known as 28 H, Raja S. C. Mullick Road), Kolkata-700032 mentioned and described in the Schedule- "B" hereto and hereinafter referred to as the said property and delivered possession of the same unto and in favour of the Donee beneficiary to have and to hold the same for his sole use and benefit absolutely and unconditionally forever.

AND WHEREAS, said Donor is biological/ sibling -sister of the Donee beneficiary herein and the Donor herein as family member being have decided to bequeath her undivided share of the property fully described in the schedule-"B" hereunder being undivided share of the property to the Donee beneficiary herein.

AND WHEREAS the "**Donee beneficiary**" has also agreed to accept the said Gift which the "Donor" have decided to give him by way of this "Deed of Gift". Donee beneficiary accepts to take the sole responsibility for paying income tax on income from the sale of the property, and rental income from the property. Additionally, Donee beneficiary accepts to take the sole responsibility for paying stamp duty, registration charges, service tax (if any¹), VAT, TPS, and capital gains taxes for selling of the property in future. Donee

beneficiary also accepts to take the sole responsibility of the payment of maintenance tax of the property, and dues to banking regulators.

NOW THIS DEED WITNESSETH : In consideration of the love and affection which the Donor have for the Donee beneficiaries being the of her brother the Donor hereunder renounce all her right title and interest with intent to vest the same in and grant convey transfer give bequeath and assure unto and the use of the Donee beneficiary freely and voluntarily unconditionally forever from the day the on the property mentioned and described in the schedule "B" hereto in favour of the Donee beneficiary to have and to hold with the right of transfer the same for his use in succession and benefit absolutely and forever and Donee beneficiary shall possess and enjoy the said property and further that the Donor and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said property or any part thereof from under or in trust for them the Donor or from or under any of her in tide shall and will from time to time and at all times hereafter at the request and costs of the Donee beneficiary his 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

better and more perfectly assuring the said property and every part thereof unto and to the use of the Donee beneficiary, his heirs, executors, administrators, representatives and assigns according to the true intent and meaning of these presents as shall or may be reasonably required. The donee beneficiary needs to indemnify the donor for any claim and all cost associated with any such claim on the said property from any party other than the donor or her heirs, executors, administrators, representatives and assigns. The Donee beneficiary accepts to take full responsibility of any expense associated with any claims other than donor or her heirs, executors, administrators, representatives and assigns.

The Donee beneficiary hereby accepts the Gift. Provided that said Donor grant, convey, transfer, assign, confirm and release her undivided 50% share of the property fully described in the Schedule- "B" hereunder written and gifted undivided area of the Flat and Car Parking Space fully described in the Schedule- "B" hereunder written. THAT it is hereby stated that said Donee beneficiary's own undivided 50% share of the property fully described in the Schedule - " B" hereunder written and after accepts gifted undivided 50% share of the property fully described in the Schedule - "B" hereunder written with execution and registration of

this Deed of Gift, the said Donee beneficiary herein became the absolute (100%) Owner of said property fully described in the Schedule- "B" hereunder written as shown in the plan annexed hereto marked with Red Colour except the portion of the property already sold by the Donee beneficiary without any disclosure to the Donor. After execution and registration of this gift Deed said the Donee beneficiary herein became the absolute owner of property except the portion of the property already sold by the Donee beneficiary without any disclosure to the Donor. A fully described in the Schedule- "B" hereunder written and the Donee beneficiary herein is entitled to have all sorts of transferred the said Property or its portion to any person or persons as they may desire in succession and he shall apply for and obtain mutation of said property fully described in the Schedule- "B" hereunder written and he shall be liable to pay K.M.C. taxes for his said property fully described in the Schedule- "B" hereunder written. It is hereby provided that he will have the sole right to have water connection, electrical connection cable connection, telephone connection. And the Donee beneficiary shall be entitled to sell, transfer, mortgage, let out etc. the said landed property more fully and particularly described in the Schedule "B" written herein, to any person or persons as he may desire and the same in any manner -whatsoever

and shall have the full right to enjoy the same without any interference or disturbance from donor or her heirs. That the Donee beneficiary is entitled to as well may erect and/or construction new building at the said plot of land their own cost and expenses without informing the donor. Donee beneficiary is solely responsible for paying income tax on income from the sale of the property, and rental income from the property. Additionally, Donee beneficiary is solely responsible for paying stamp duty, registration charges, service tax (if any), VAT, TPS, and capital gains taxes for selling of the property in future. Donee beneficiary is also responsible for the payment of maintenance tax of the property, and dues to banking regulators.

FOR the purpose of stamp duty the property hereby gifted is valued at Rs.2,00,000/- (Rupees Two Lakh) only.

THE SCHEDULE 'A' AS REFERRED TO ABOVE

(Description of premises)

ALL THAT piece or parcel of homestead/bastu land measuring 3 Cottahs 8 Chittaks more or less together with a 27 years old residential two storied building on the Ground Floor (entire Ground Floor), measuring 1464 Square Feet Super built -up area more or

less, and on the First Floor (entire First Floor) measuring 1596 Square Feet Super built - up area more or less, standing therein as K.M.C. Premises No. 28H, Raja Subodh Chandra Mullick Road, comprised in Dag no, 140 and 141 and Khatian no. 35, Touzi no. 151 and J.L. no. 35 in Mouza - Jadavpur, now within the jurisdiction of Calcutta Municipal Corporation (known as C.M.C.) now Kolkata Municipal Corporation (known as K.M.C.) ward no. 096, P.S.- Jadavpur, P.O.- Jadavpur University, Calcutta now Kolkata- 700032, Sub-Registry office Alipore, in the District of South 24 -Parganas, West Bengal and butted and bounded by :-

ON THE NORTH : By 28, Raja S.C. Mullick Road,
ON THE EAST : By 28 G, Raja S.C. Mullick Road,
ON THE SOUTH : BY 22 feet wide K.M.C. Road,
ONE THE WEST ; By 28E, Raja S.C Mullick Road,

THE SCHEDULE - "B" AS REFERRED TO ABOVE

(Description of the Ground Floor and First floor)

ALL THAT piece and parcel of the one self contained residential flat/unit on the Ground Floor (entire Ground Floor), measuring 1464 Square Feet Super built -up area more or less, consisting of 2(Two) Bed Room, 1(One) Living Room, 1(One) Kitchen, 1(One) Dining Room, 3(Three) Toilet and 2(Two) Verandah, marble flooring and on the First Floor (entire First Floor), measuring 1596 Square Feet

Super built -up area more or less, consisting of 3(Three) Bed Room, 1(One) Kitchen, 1(One) Dining Room, 2(Two) Toilet and 3(Three) Verandah, marble flooring at the said building and together with undivided proportionate share in the land and in the common parts and the right to use the common areas and being K.M.C. Premises No. 28H, Raja Subodh Chandra Mullick Road, Calcutta now Kolkata- 700032, and particularly shown and delineated in RED colour border in the map or plan attached hereto.

THE SCHEDULE "C" AS REFERRED TO ABOVE

(the property hereby gifted)

ALL THAT undivided 50% share of the said on the Ground Floor (entire Ground Floor), measuring 1464 Square Feet Super built -up area more or less, i.e. undivided 732 Square Feet Super built -up area more or less, and on the First Floor (entire First Floor) , measuring 1596 Square Feet Super built -up area more or less, undivided 798 Square Feet Super built -up area more or less, and together with undivided proportionate share in the land and in the common parts and the right to use the common areas and together with undivided proportionate share in the land and in the common parts and the right to use the common areas and being K.M.C. Premises No. 28H, Raja Subodh Chandra Mullick Road, Calcutta now Kolkata- 700032.

IN WITNESS WHEREOF the Parties to this Deed put their signature
the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the PARTIES in presence of :-

WITNESSES :

1. Biswajit De
AE-522, Salt Lake, Kal-64

Saswati Dey.
SIGNATURE OF THE DONOR

2. Avijit Dey
AES22, Salt Lake,
Sector - 1, Kolkata-700064

Santanu Dey
SIGNATURE OF THE DONEE
BENEFICIARY

I, the Donee beneficiary herein
accepted gift of my sister Donee
beneficiary and as a token of
acceptance I put my signature
herein.

Drafted by me :

Biswajit De

High Court, Kolkata
Advocate Enrolment No
WB/435/451 of 1990

Scale: 1/8" = 1'-0"

Sarwati Day

RESIDENCE OF S. S. SARKAR
ASHIM BANJAN GHATAK
ARCHITECTS & ENGINEERS
100, RAJA S.C. MULLICK ROAD,
CALCUTTA - 700032

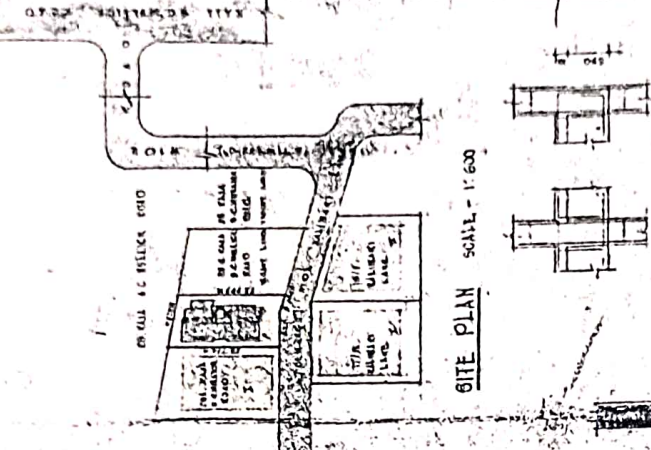
NOTE:
1. ALL INTERNAL WALLS TO BE 2 1/2" THICK
2. ALL PARTITION WALLS TO BE 1 1/2" THICK
3. ALL GROUND FLOOR WALLS TO BE 1 1/2" THICK
4. ALL CEILING WALLS TO BE 1 1/2" THICK

PROPOSED RESIDENCE AT PRE. NO.
25H, RAJA S.C. MULLICK ROAD,
CALCUTTA - 700032 P.S. - JALANPUR

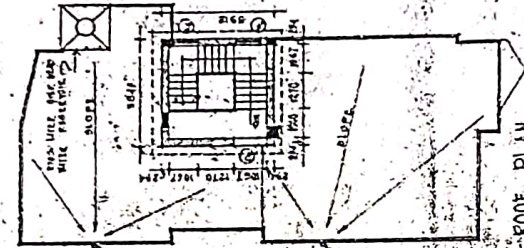
SCALE - 1/8" = 1'-0"
CONTR. DRAWING

ARCHITECTS & ENGINEERS - PROJECT CONSULTANTS
ENR. SARKAR & CO. ARCHITECTS
CALCUTTA - 700032 (PHONE: 37-0377)

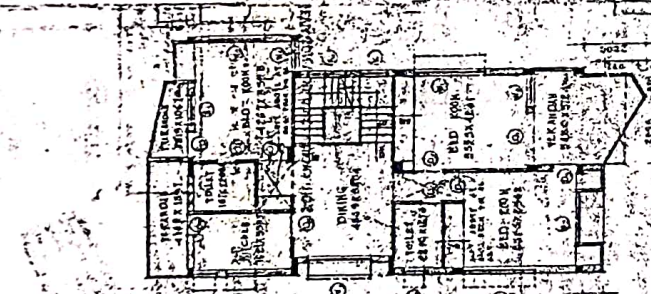
DATE OF PRESENTATION: 15/10/2000
JOB NO: 50275
SHEET NO: 50275/1



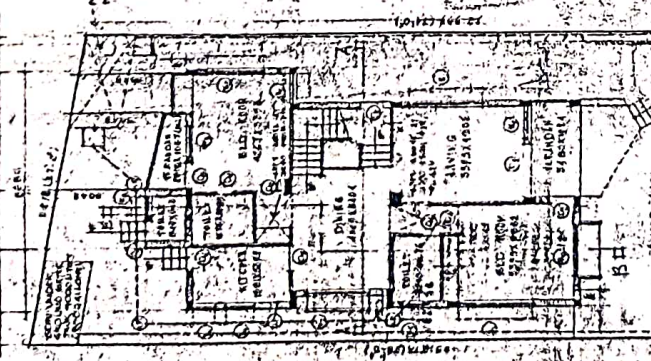
SITE PLAN SCALE - 1:600



ROOF PLAN



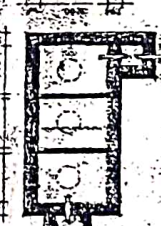
FIRST FLOOR PLAN



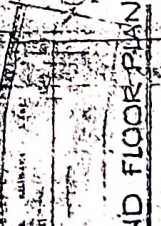
GROUND FLOOR PLAN



SECTION OF SEPTIC TANK SCALE - 1:500



SECTION OF BRICK FDN SCALE - 1:25



TYP. COLUMN & BEAM JOINT

DETAILS OF COLUMN FOR SCALE - 1:125

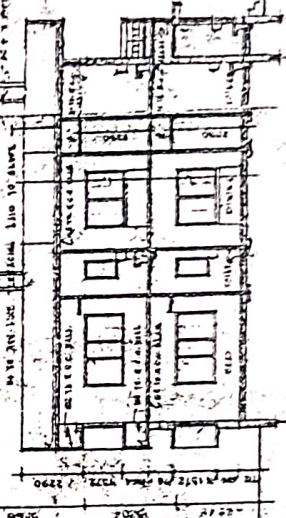
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DETAILS OF BRICK FDN SCALE - 1:25

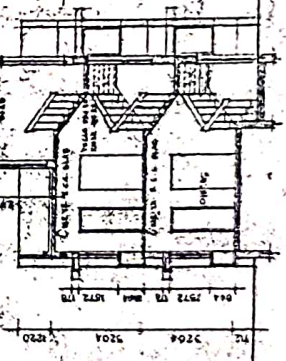
SECTION OF SEPTIC TANK SCALE - 1:500

SECTION OF BRICK FDN SCALE - 1:25

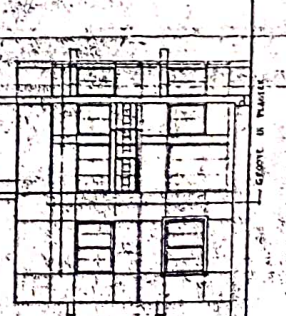
GROUND FLOOR PLAN



SECTION A-A



SECTION B-B



FRONT ELEVATION

Sarwati Day

Sarwati Day



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

GRN Details

GRN: 192021220150095641 Payment Mode: Online Payment
GRN Date: 30/12/2021 13:00:29 Bank/Gateway: HDFC Bank
BRN : 1667698446 BRN Date: 30/12/2021 13:12:56
Payment Status: Successful Payment Ref. No: 2002725388/3/2021
[Query No*/Query Year]

Depositor Details

Depositor's Name: Dipak Jana
Address: Kolkata
Mobile: 9830568781
Depositor Status: Others
Query No: 2002725388
Applicant's Name: Mr B Mandal
Identification No: 2002725388/3/2021
Remarks: Gift, Gift in Favour of family members

Payment Details

| Sl. No. | Payment ID | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|--------------|
| 1 | 2002725388/3/2021 | Property Registration- Stamp duty | 0030-02-103-003-02 | 33068 |
| 2 | 2002725388/3/2021 | Property Registration- Registration Fees | 0030-03-104-001-16 | 66110 |
| | | | Total | 99178 |

IN WORDS: NINETY NINE THOUSAND ONE HUNDRED SEVENTY EIGHT ONLY.

SPECIMEN FORM FOR TEN FINGERPRINTS



Saswati Deb

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

Saswati Deb



Santanu Deb

| | | | | | |
|------------|---------------|-------------|---------------|-------------|---------------|
| Left Hand | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
| | | | | | |
| Right Hand | Thumb | Fore Finger | Middle Finger | Ring Finger | Little Finger |
| | | | | | |

Santanu Deb



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 |
| | | | | | |

Major Information of the Deed



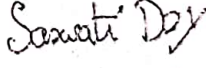
| | | | |
|---|---|---------------------------------|------------|
| Deed No : | I-1903-00468/2022 | Date of Registration | 15/01/2022 |
| Query No / Year | 1903-2002725388/2021 | Office where deed is registered | |
| Query Date | 24/12/2021 2:27:32 PM | 1903-2002725388/2021 | |
| Applicant Name, Address & Other Details | B Mandal Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. 9775587842, Status :Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0201] Gift, Gift in Favour of family members | [4308] Other than Immovable Property. Agreement [No of Agreement : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 2,00,000/- | Rs. 66,09,600/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 33,078/- (Article:33(i)) | Rs. 66,194/- (Article:A(1), E, M(a), M(b). 1) | | |
| 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: 28H,
Ward No: 096, Road: Raja S. C. Mullick Road, Pin Code : 700032



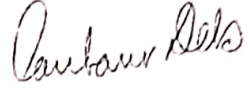
| Sch No. | Mouza/Road Zone | Plot | Khatian | Floor Area (in Sq.Ft.) | Set Forth Value (in Rs.) | Market value (in Rs.) | Other Details |
|---------|-----------------|------|---------|--------------------------|--------------------------|-----------------------|--|
| A1 | | | | Super Built-up Area: 732 | 1,00,000/- | 31,62,240/- | Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble. Age of Flat: 0 Year ,Property is on Road, New Flat ,Status of Completion : Completed |
| A2 | | | | Super Built-up Area: 798 | 1,00,000/- | 34,47,360/- | Floor No: 1, Apartment Type: Flat/Apartment Residential Use , Floor Type: Marble, Age of Flat: 0 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 |
| | Mrs SASWATI DEY (Presentant) Wife of Shri AVIJIT DEY Executed by: Self, Date of Execution: 15/01/2022 , Admitted by: Self, Date of Admission: 15/01/2022 ,Place : Office |  |  |  |
| | | 15/01/2022 | LTI 15/01/2022 | 15/01/2022 |

6123 Calder Field Drive Katy Texas, City:- , P.O:- NOT MENTIONED, Texas, United States, 77494 Sex: Female, By Caste: Others, Occupation: House wife, Citizen of: United States, NRI/OCI/FIO,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/01/2022
 , Admitted by: Self, Date of Admission: 15/01/2022 ,Place : Office

Donee Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|--|--|---|---|---|
| 1 | Name | Photo | Finger Print | Signature |
| | Mr SANTANU DEB Son of Late Pravash Chandra Deb Executed by: Self, Date of Execution: 15/01/2022 , Admitted by: Self, Date of Admission: 15/01/2022 ,Place : Office |  |  |  15/01/2022 |
| Son of Late Pravash Chandra Deb 28H, Raja S.C. Mullick Road, City:- , P.O:- Jadavpur University, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9K, Aadhaar No: 33xxxxxxxx0022, Status :Individual, Executed by: Self, Date of Execution: 15/01/2022 , Admitted by: Self, Date of Admission: 15/01/2022 ,Place : Office | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|---|
| PRABIR DEY Son of Late NETAI DEY 18/B, EAST GHOSH PARA ROAD, City:- Not Specified, P.O:- HAJINAGAR, P.S:- Bijpur, District:-North 24-Parganas, West Bengal, India, PIN:- 743135 |  |  |  15/01/2022 |
| Identifier Of Mrs SASWATI DEY, Mr SANTANU DEB | | | |

Transfer of Apartment from Donor To Donee

| Sch No. | Donor Name | Donee Name | Relationship of Donor and Donee (Within Family ?) | Transferred Area | Share in Market Value (In Rs.) |
|---------|-----------------|----------------|---|------------------|--------------------------------|
| A1 | Mrs SASWATI DEY | Mr SANTANU DEB | Y | 732 Sq Ft | 31,62,240/- |
| A2 | Mrs SASWATI DEY | Mr SANTANU DEB | Y | 798 Sq Ft | 34,47,360/- |

On 15-01-2022

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 3 (i) of Indian Stamp Act 1899.

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

Presented for registration at 12:49 hrs on 15-01-2022, at the Office of the A.R.A. - III KOLKATA by Mrs SASWATI DEY, Executant.

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 65,09,600/- . Family Members amount Rs 66,09,600/-

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

Execution is admitted on 15/01/2022 by 1. Mrs SASWATI DEY, Wife of Shri AVIJIT DEY, 6123 Calder Field Drive Katy Texas, P.O: NOT MENTIONED, Texas, United States, PIN - 77494, by caste Others, by Profession House wife, 2 Mr SANTANU DEB, Son of Late Pravash Chandra Deb, 28H, Raja S.C. Mullick Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business Ir detified by PRABIR DEY, , , Son of Late NETAI DEY, 18/B, EAST GHOSH PARA ROAD, P.O: HAJINAGAR, Thana Bijpur, , North 24-Parganas, WEST BENGAL, India, PIN - 743135, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 66,194/- (A(1) = Rs 66,096/- , E = Rs 14/- , I = Rs 55/- , M(a) = Rs 25/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 84/-, by online = Rs 66,110/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2021 1:01PM with Govt. Ref. No: 192021220150095641 on 30-12-2021, Amount Rs: 66,110/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1667698446 on 30-12-2021, Head of Account 0030-03-104-001-16

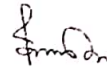
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 33,068/- and Stamp Duty paid by Stamp Rs 10/-, by online = Rs 33,068/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1353, Amount: Rs.10/-, Date of Purchase: 11/01/2022, Vendor name: Alope Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/12/2021 1:01PM with Govt. Ref. No: 192021220150095641 on 30-12-2021, Amount Rs: 33,068/-, Bank HDFC Bank (HDFC0000014), Ref. No. 1667698446 on 30-12-2021, Head of Account 0030-02-103-003-02



Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.
registered in Book - I
Volume number 1903-2022, Page from 126678 to 126708
being No 190300468 for the year 2022.



Samar Kumar Pramanick

Digitally signed by Samar kumar
pramanick
Date: 2022.02.17 19:49:06 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/02/17 07:49:06 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

(This document is digitally signed.)
