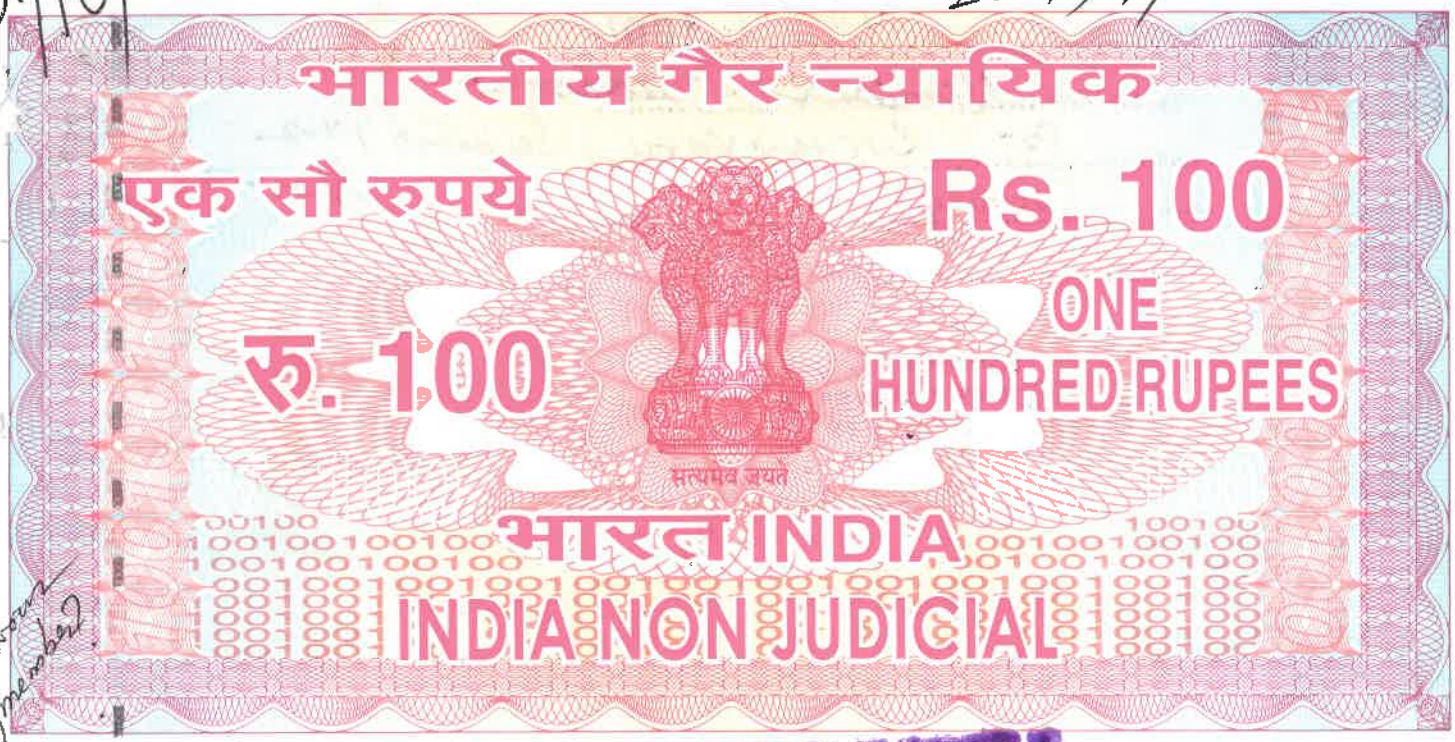


07/09 (P)

200194/2022



Gift to IGR
Gift in favour
of family member

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL Z 115272



District Sub-Registrar-TV
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14 JAN 2022

DEED OF GIFT

D To or
14/12/21
14/01/2022

THIS DEED OF GIFT made on this 19th day of December, 2017 A.D.

BETWEEN

SRI BIDHAN CHANDRA MUKHERJEE, having PAN NO. AKOPM 1945Q, son of Sri Nripendra Nath Mukherjee, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B-247, Survey Park, P.O.Santoshpur, Kolkata - 700 075, under P.S. Purba Jadavpur, now Survey Park, in the District of South-24 Parganas,

vide IGR order no. 169/2021
MC-B 142309477

4697

Sl. No. Dt. 14/12/17 Rupees - 100/-

M/s. Sri / Smt. Nimisha Mukherjee

Address: Ps - Survey para, Santosh Pur

P.S. Survey para

Vendor: *S.K. Dey*

Santosh Kr. Dey
ALIPORE POLICE COURT
Kolkata-27



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*Identified by
Anandh Bires Sengupta
High Court, Calcutta*

hereinafter called and referred to as the 'DONOR' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, successors, representatives, administrators and assigns) of the FIRST PART.

A N D

MISS NIMISHA MUKHERJEE, having PAN NO. CLSPM 4798 Q, daughter of Sri Bidhan Chandra Mukherjee, by faith - Hindu, Indian Citizen, by occupation - Business, residing at B-247, Survey Park, P.O. Santoshpur, Kolkata - 700 075, under P.S. Purba Jadavpur, now Survey Park, in the District of South-24 Parganas, hereinafter called and referred to as the 'DONEE' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS one Arshad ali halder, Son of Anjed Ali Halder of Kusumba, P.S. Sonarpur, District : 24 Parganas, was the original rightful owner, occupier and in exclu-sive possession and enjoyment of all that piece and parcel of 33 decimals of Rayati sthitiban Sattwa Danga Lane in R.S. Dag No. 2314 under R.S. Khatian No. 1072 in Mouja Kusumba, J.L. No. 50, Touzi No. 255, 258, 259 and 283, within P.S. Sonarpur in the District of 24 Parganas(South), by purchase against valuable consideration from the then owner Del Bahar Mollah by virtue of the Deed of Conveyance dated 18/9/1954 registered in the office of Sub-Registrar at Baruipur, 24 Parganas and entered in Book No. 1, Volume No. 66, Volume No. 66, Pages 141 to 142, Being No. 5788 for the year 1954.



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AND WHEREAS while the said Arshed Ali Haider had been peacefully and absolutely enjoying the said Danga Land, he sold, conveyed and transferred the afore-said 33 Satak of Danga Land on 25.3.1968 against valuable consideration unto and in favour of Sonargaon Housing Co-operative Society Limited (the said Society), a registered Housing Co-operative Society having its registration No. 22/Cal of 1959 dated 20.5.1959 having registered office at 27, S.R. Das Road, Calcutta-700026, by virtue of a Deed of Conveyance registered in the office of Sub-Registrar at Sonarpur District 24 Parganas and entered in Book No. I, Volume No. 8, pages 259 to 261, being No. 484 for the year 1968.

AND WHEREAS the said Society acquired vast area of land in Mouza Kusumba and other adjoining Mouzas for avowed purpose of setting up the housing project including the aforesaid 33 Satak/ Decimals of Danga Land and subsequently the said Society transferred its Registered Office at 13B, Chinmoy Chatterjee Sarani, Kolkata-700 033 from its earlier office.

AND WHEREAS by virtue of above purchase the said Society being the sole and absolute owner of the aforesaid 33 Satak/ Decimals Danga land got the same mutated in its name in the records of the B.L. & L.R. under L.R. Khatian No. 2062 being L.R. Dag No. 2422 (corresponding to R.S. Dag No. 2314 under R.S. Khatian No. 1072) and thus the said Society had been possessing, occupying and enjoying the said property peacefully and uninterruptedly having unfettered right, title and interest thereon by making payments of all outgoing rates and taxes.



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AND WHEREAS while setting up its housing project the said society, for any reason could not utilize the said 33 Satak/ Decimals Danga Land along with other properties lying and situate in the periphery of the said housing project and ultimately the said society took a Board Resolution unanimously in its Board Meeting held on 29.3.2003 that the unutilized land in Kusumba Mouza including the aforesaid 33 Satak Danga land would be sold against market price to prospective buyers.

AND WHEREAS on coming to know such intention of the housing society, Sri Gopal Biswas and Others(being the Confirming Parties therein) came forward and proposed to purchase the said property along with other properties and accordingly the Confirming Parties entered into an agreement for sale with the said society on 15.4.2003 on condition inter-alia that the Confirming Parties may get the said property transferred in favour of their nominee/s by getting the property developed by earth filing and laying out/ creating internal road etc. if necessary.

AND WHEREAS pursuant to the said agreement dated 15.4.2003 the Confirming Parties therein partially developed the said property including other adjoining lands by creating internal road and other infrastructure and for that the Confirming Parties therein acquired various other small plots of land from different persons/land owners against valuable consideration by several registered deeds of conveyance, the particulars whereof are set out hereunder.

AND WHEREAS in the mean time, one Sk. Asma Alam, therein the Purchaser, purchased the plot of Danga Land measuring more or less 18 cottahs 5 chittacks 4.8 sq.ft. or equivalent to 30.28 Decimals more or less out of 33 Satak of



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Danga land in L.R. Dag No. 2422 under L.R. Khatian No. 2062 corresponding to R.S. Dag No. 2314 under R.S. Khatian No. 1072 in Mouza Kusumba within P.S. Sonarpur, District South 24 Parganas together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, hereinafter referred to as the "said property" and particularly described and mentioned in the Schedule hereunder written, from the said society and the Confirming Parties herein by valuable consideration duly paid to the said Society being the land owner and also the Confirming Parties being the developers therein by virtue of a registered deed of conveyance, executed on 13' April, 2004, duly registered in the office of D.S.R.- IV, at Alipore, District South 24 Parganas and was recorded in Book No. I, CD Volume No.2, pages 2988 to 3015, being No. 00336 for the year 2006.

AND WHEREAS the residue land in said 33 Satak/ Decimals Danga land measuring more or less 1 cottahs 10 chittacks 15 sq.ft. is being separately purchased by the Confirming Parties i.e., the said Sri Gopal Biswas and Others herein against valuable consideration from the said society by deed of conveyance dated 13.4.2004 for the purpose of laying out the internal road situated on the western side of the said purchased property of the vendor herein.

AND WHEREAS on purchase of the aforesaid property of Danga Land measuring more or less 18 Cottahs 5 Chittacks 4.8 Sq.ft. (30.28 Satak) out of 33 Satak/ Decimals of Danga land in L.R. Dag No. 2422, the said Sk. Asma Alam, being the lawful owner therein, recorded her name/ mutated in respect thereof in the records of the office of the B.L. & L.R. at Sonarpur and accordingly, 30 Satak of Danga land has been recorded in L.R. Khatian No. 2781 in the name of Sk. Asma Alam, in L.R. Dag No. 2422 in Mouza



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Kusumba, J.L. No. 50,. P.S. Sonarpur, District South 24 Pargans and thus the said Sk. Asma Alam seized and possessed of the said purchased property free from all encumbrances by making payments of all outgoing rates and taxes with-out any claims and demands of whatsoever in nature.

AND WHEREAS during the development work the said Sri Gopal Biswas and Others(Confirming Parties) purchased several small plots of lands for creation of internal road/common passage having width of 24 feet for better use and enjoyment of the said property and other adjoining plots of land by virtue of several deeds particularly mentioned below against valuable consideration from the then land owners :

- a. by registered deed of conveyance dated 23/12/1988 registered in A.D.S.R. Sonarpur being Deed No. 7193 of Book I for the year 1988 the Confirming Party No. 1 purchased 11 Satak land in L.R. Dag No. 2448 of Mouza Kusumba from the then owner Osman Ali Haldar ;
- b. by registered deed of conveyance dated 13/4/2004 registered in DSR Alipur being Deed No. 1805 of Book I for the year 2005 the Confirming Party No. 1 purchased a plot of land, measuring about 1 Cottah 10 Chittack 15 sq.ft. land in L.R. Dag No. 2422 L.R. Khatian No.2062 (R.S. Dag 2314 under R.S. Khatian 1072) of Mouza Kusumba from the said Society;
- c. by registered deed of conveyance dated 1.8.2005 registered in D.S.R.-IV at Alipore being Deed No. 3353 of Book I for the year 2005 the Confirming Parties purchased 1 Cottah 3 Chittack 30 Sq. ft. land in L.R. Dag No. 2583 under L.R Khatian 2463 (R.S. Dag 2453 under RS Khatian 1032) of Mouza - Kusumba from the then owner Jamal Sardar;



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- d. by registered deed of conveyance dated 1.8.2005 registered in D.S.R.-IV at Alipore being Deed No. 3323 of Book I for the year 2005 the Confirming Parties purchased 11 satak land i.e. 1 Cottah 13 Chittack in Dag No. 2445 under Khatian No. 1231 and 4 Cottahs 13 Chittacks 20 Sq. ftg. In Dag No. 2448 under Khatian No.103 of Mouza Kusumba from the then owner Nijamul Islam and two others ;
- e. by registered deed of conveyance dated 1/8/2005 registered in D.S.R-IV at Alipur being Deed No. 3325 of Book I for the year 2005 the Confirming Parties purchased 1 Cottah 7 chittacks 9 Sq.ft. land in L.R. Dag No. 2585 under LR Khatian Nos. 1592 and 1499 (R.S. Dag No. 2455 under RS Khatian 469) of Mouza Kusumba from the then owner Osman Ali Halidar and 8 others ;
- f. by registered deed of conveyance dated 9/8/2005 registered in A.D.S.R. Sonarpur being Deed No. 7517 of Book I for the year 2005 the Confirming Parties purchased 12 Chittacks 22 sq.ft. land in RS & L.R. Dag No. 390 under LR Khatian 354 of Mouza Teghari JL No. 52 from the then owner Riziya Khatun and 6 others ;
- g. by registered deed of conveyance dated 19/8/2005 registered in A.D.S.R. Sonarpur being Deed No. 7519 of Book I for the year 2005 the Confirming Parties purchased 2 Satak land in RS & L.R. Dag No. 2583 under LR Khatian 1820 (R.S. Dag 2453 under R.S. Khatian 1032) of Mouza Kusumba and 1 cottah 10 chittacks land in L.R. Dag No. 2584 under L.R. Khatian No. 1810 (R.S. Dag No. 2454 under R.S. Khatian No. 1232) from the then owner Samsher Ali Gazi ;



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- h. by registered deed of conveyance dated 16/9/2005 registered in A.D.S.R. Sonarpur being Deed No. 7247 of Book- I for the year 2005 the Confirming Parties purchased 1 cottah 15 chittack 11 sq.ft. land in L.R. Dag No. 2576 and 2579 under L.R. Khatian No. 479 of Mouza Kusumba from the then owner Rafik Haldar and 6 others ;
- i. by another registered deed of conveyance dated 16/9/2005 registered in A.D.S.R. Sonarpur being Deed No. 7248 of Book I for the year 2005 the Confirming Parties purchased 2 cottah 6 chittack land in R.S. Dag No. 2318 (L.R. Dag No. 2426), 2 cottah 3 chittack 36 sq.ft. land in R.S. Dag No. 2317 (L.R. Dag No. 2425) and 5 Chittack 22 sq.ft. land in R.S. Dag No. 2315 (L.R. Dag No. 2423) under R.S. Khatian Nos. 1338, 1369, 1222 and 1081 (L.R. Khatian Nos. 1592 and 1499) of Mouza Kusumba from the then owner Ramzan Ali Haldar and 8 others against valuable consideration ;
- j. registered deed of conveyance dated 31/3/2006 registered in A.D.S.R. Sonarpur being Deed No. 34399 of Book- I for the year 2006 the Confirming Parties purchased the following plots of land from the said society against valuable consideration :-
- i) 7 Cottah 1 Chittack 32 Sq.ft. land in part of L.R. Dag No. 2391 under L.R. Khatian No. 2062 (RS Dag 2286 under R.S. Khatian 671) of Mouza Kusumba ;
- ii) 4 Cottah 1 chittack 3 sq.ft. land in part of L.R. Dag No. 2400 under L.R. Khatian No. 2062 (R.S. Dag 2294 under R.S. Khatian 129) of Mouza Kusumba ;
- iii) 2 cottah 14 chittack 42 sq.ft. land in part of L.R. Dag No. 2401 under L.R. Khatian No. 2062 (R.S. Dag 2295 under R.S. Khatian 671) of Mouza Kusumba



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iv) 3 Cottahs 10 chittack 00 sq.ft. land in part of L.R. Dag No. 2424 under L.R. Khatian No. 2062 (RS Dag 2316 under R.S. Khatian 1081) of Mouza- Kusumba ;
and

v) 3 Cottahs 11 chittack 37 sq.ft. land in part of LR Dag No.2389 under L.R. Khatian No. 2062 (R.S. Dag 2284 under R.S. Khatian 129) of Mouza Kusumba ;

AND WHEREAS the Confirming Parties after acquisition of the aforementioned small plots as the lawful Owners of the same, created the 24 feet wide internal passage for the use and enjoyment of the plot holders and accordingly caused to be sold and transferred different plots through the plot holders with easement right on the said internal road to sundry purchasers.

AND WHEREAS while in peaceful possession of the aforesaid property, the said Sk. Asma Alam, being the sole and absolute owner of the said property, where is basis' free from all encumbrances, attachments, liens, charges, lispends and other claims and derriands and declared for the same. In the mean time, Sri Prem Lalwani and Sri Dheeraj Lalwani became interested in the aforesaid property and upon necessary discussion with the Owner therein, who represented the same to the Purchasers in concurrence with the aforesaid Confirming Parties and the said Sri Prem Lalwani and Sri Dheeraj Lalwani, being the interested Purchasers, relying on the representation of the Owner/Vendor and the Confirming Parties and believing the same to be true and correct, have agreed to purchase the said property free from all encumbrances, sold, transferred and conveyed the aforesaid landed property, the said Plot of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, lying and / siyuated in Mouza- Kusumba,



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J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, corresponding to L.R. Khatian Nos. 2877 and 2878, under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, at present **within the limits of The Rajpur- Sonarpur Municipality, Ward No. 08**, in favour of Sri Prem Lalwani and Sri Dheeraj Lalwani, against valuable consideration and by virtue of a registered Deed of Conveyance, duly executed on 29.12.2010, which was registered in the office of the District Sub-Registrar-IV, at Alipore and which was recorded in Book-I, Volume No. 33, Pages from 1041 to 1064, being 09636, for the Year 2010.

AND WHEREAS accordingly, said Sri Prem Lalwani and Sri Dheeraj Lalwani, became the absolute owner of the said Property and were in peaceful possession of the same by mutating their name as the absolute owner of the said plot of land, in the records of the B.L.& L.R.O at Sonarpur, after payment of all land revenues and also in the records of the Rajpur- Sonarpur Municipality by paying municipal Taxes and other impositions from time to time and complying all the necessary and required formalities thereof.

AND WHEREAS while in peaceful possession and enjoyment of the aforesaid premises, the said Sri Prem Lalwani and Sri Dheeraj Lalwani, being the lawful joint owners of the aforesaid landed property, sold, transferred and conveyed the said Plot of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less,



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equivalent to 30.28 Decimals more or less, along with a R.T.S. , measuring about 300 Sq.Ft. more or less, lying and / situated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, corresponding to L.R. Khatian Nos. 2877 and 2878, under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, at present **within the limits of The Rajpur- Sonarpur Municipality, Ward No. 08**, in favour of Sri Bidhan Chandra Mukherjee, sole proprietor of UDBHAB BUILDERS, a Proprietorship Business, having its registered office at "MANGALAM-B BUILDING", Room No. 304, Premises No. 24, Hemanta Basu Sarani, P.O. G.P.O., Kolkata - 700 001, under P.S. Hare Street, against valuable consideration and by virtue of a registered Deed of Conveyance, duly executed on 06.08.2012, which was registered in the office of the District Sub-Registrar-IV, at Alipore and which was recorded in Book-I, Volume No. 21, Pages from 1772 to 1793, being 06404, for the Year 2012.

AND WHEREAS accordingly, Sri Bidhan Chandra Mukherjee, sole proprietor of UDBHAB BUILDERS, became the absolute owner of the said Property and was in peaceful possession of the same by mutating his name as the absolute owner of the said plot of land, in the records of the B.L.& L.R.O at Sonarpur after payment of all land revenues and also in the records of the Kolkata Municipal Corporation by paying municipal Taxes and other impositions from time to time and complying all



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the necessary and required formalities thereof. After the said Mutation, the name of Sri Bidhan Chandra Mukherjee, sole proprietor of UDBHAB BUILDERS had been recorded in L.R. Records under L.R. Dag No. 2422, appertaining to L.R.Khatian No. 3872 in respect to the aforesaid landed property, measuring about as 0.30 Acres more or less. The said Premises was known, numbered and assessed as **Municipal Holding No.3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas.**

AND WHEREAS accordingly, Sri Bidhan Chandra Mukherjee, sole proprietor of UDBHAB BUILDERS, being the absolute owner of the said Property obtained a sanctioned Building Plan of a G + IV storeyed Building, vide B.P. No. 1196/ C B/ 08/12, dated 17.09.14, after necessary fees thereof and is now in peaceful possession of the same free from all encumbrances, whatsoever.

AND WHEREAS in the mean time, Sri Bidhan Chandra Mukherjee, had a long time desire to make a gift in respect of his aforesaid Premises, comprised of **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. , measuring about 300 Sq.Ft. more or less, lying and / situated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, corresponding to under L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as



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per L.R. Records, under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, **being Municipal Holding No. 3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas,** along with G + IV storeyed Building Plan(not yet commenced), in favour of his only daughter Miss. Nimisha Mukherjee, the Donee herein, for ever.

AND WHEREAS accordingly, the said Sri Bidhan Chandra Mukherjee gifted, transferred and conveyed the aforesaid Landed property and executed a registered Deed of Gift in favour of his aforesaid daughter, Miss Nimisha Mukherjee, which was executed on 04. 03.2015 duly registered in the office of the A.D.S.R. Garia, South 24 Parganas and was recorded in Book-I, C.D. Volume NO. 4, Pages from 3350 to 3373, being No. 00807 for the Year 2015.

AND WHEREAS accordingly, Miss Nimisha Mukherjee became the lawful owner of the said Property and is / was in peaceful possession of the same, free from all encumbrances, whatsoever. While in peaceful possession of the said property, the said Miss Nimisha Mukherjee, gifted, transferred and conveyed the aforesaid Landed property, **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. , measuring about 300 Sq.Ft. more or less, lying and / situated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian



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No. 1072, corresponding to under L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as per L.R. Records, under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, **being Municipal Holding No. 3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas,** along with G + IV storeyed Building Plan(not yet commenced), in favour of his father, namely, Sri Bidhan Chandra Mukherjee; the Donor herein, for ever and executed a registered Deed of Gift in favour of him, which was executed on 20. 03.2017 duly registered in the office of the D.S.R. -IV, South 24 Parganas and was recorded in Book-I, Volume No. 1604-2017, Pages from 35297 to 35328, being No. 160401270 for the Year 2017.

AND WHEREAS accordingly, the said Sri Bidhan Chandra Mukherjee became the absolute owner of the aforesaid landed properties, free from all encumbrances. in the mean time, Sri Bidhan Chandra Mukherjee, the Donor herein, has discussed, decided and finally settled to make a Gift in favour of his daughter, Miss Nimisha Mukherjee, the Donee herein, for her and her family members for ever and declared the same, which the Donee herein has accepted the same and agreed to receive the same as gift from her daughter, the Donor herein, as his exclusive gift, i.e., **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. , measuring about 300 Sq.Ft. more or less, lying and / siyuated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072,



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2422 appertaining to R.S. Khatian No. 1072, now under L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as per L.R. Records under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, **being Municipal Holding No.3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas**, along with a R.T.S. measuring about 300 sq.ft. more or less along with G + IV storeyed Building Plan(not yet commenced), of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property and the Donor herein, do hereby and hereunder renounced all his lawful right, title and interest in relation to the said gifted property, being **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. measuring about 300 sq.ft.more or less lying and / siyuated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as per L.R. Records under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, **being Municipal Holding No.3666, Mouza- Kusumba, under P.S. Sonarpur, within the**



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limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas, along with G + IV storeyed Building Plan(not yet commenced), of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property, with the intent to vest the same in favour of the Donee herein and hereby grant, convey, transfer, give and assure unto and to the use of the Donee herein, freely and voluntarily the schedule mentioned property alongwith all lawful, right, title and interest therein and all necessary lawful rights to enjoy all profits, issues, rents, benefits and/or accrued interest thereof and to transfer the same by any mode of transfer to any third party, person/s, body as per her desire or to enter into any Agreement for the purpose of development and construction under same at the cost of the Donee herein and the Donor hereby has now delivered his peaceful possession in relation to the said gifted property, in the said entire property in favour of the Donee herein, for her own use, benefit and enjoyment absolutely and unconditionally forever.

THE DONEE DOETH HEREBY COVENANTS WITH THE DONOR AS FOLLOWS :-

- a) The Donee shall observe, fulfil and perform and shall abide by all the terms, conditions, covenants and stipulations, like any other lawful owner of the schedule mentioned property from time to time.
- b) The Donee shall observe, fulfil and perform the covenants hereinbefore mentioned and shall regularly pay and discharge all rates taxes and other outgoing and impositions and the necessary expenses in respect of the said. The interest which the



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Donor doth hereby profess to transfer, subsists and that the Donor has the full right, power absolute authority to gift, transfer, assign and assure unto the Donee the said property more fully described in **Second Schedule** hereunder together with the benefits and rights in the manner aforesaid and also right in the landed area to the said **Second Schedule** property in the said Premises.

c) The Donee shall always be entitled to mutate her name as the absolute owner of the Schedule mentioned Property, in the records of The Rajpur- Sonarpur Municipality, in respect of her gifted property and shall pay all necessary tax and other impositions from time to time in respect of the same. After mutation and becoming the lawful Owner of the aforesaid property, i.e., **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. measuring about 300 sq.ft. more or less lying and / situated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, L.R. Dag No. 2422 appertaining to L.R. Khatian No. 3872, as per L.R. Records under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, being **Municipal Holding No.3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of the of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas**, along with a R.T.S. measuring about 300 sq.ft. more or less along with G + IV storeyed Building Plan(not yet commenced), of the Donor herein, along with all lawful right,



District Sub-Registrar-IV
Alipore, South 24-Pgs.

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corresponding to under L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as per L.R. Records, under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, **being Municipal Holding No. 3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur- Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas**, along with G + IV storeyed Building Plan(not yet commenced), of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein hereunder made as testified by him being the parties hereto and executing these presents.

The estimated market value of the gifted property is approximately **Rs.1,00,00,000.00/- (Rupees One Crore)** only.

NOW THIS DEED OF GIFT WITNESSETH

That in pursuance of the said desire and in consideration of natural love and affection which the Donor bears towards the Donee as his daughter, the Donor doth hereby and hereunder freely and voluntarily grants, conveys, transfers, gives, assigns and assures unto and to the use of the Donee for ever and for her successors, legal heirs, nominees, constituted Attorney **ALL THAT** piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, along with a R.T.S. measuring about 300 sq.ft. more or less, lying and / siyuated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No.



District Sub-Registrar-IV
Alipore, South 24-Pgs.

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title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property for her peaceful use, occupation and enjoyment.

d) The Donee from this day has full right and authority to sell, transfer, convey, gift, mortgage and charge, develop, construct as per the sanctioned Building Plan and/or in any way encumber or deal with or dispose of the said **Second Schedule** property and/or possession in the Schedule property or assign and/or let out or part with possession her interest to any person or persons, company or companies at her sweet will and the Donor cannot claim any right over the same.

e) It shall be lawful for the Donee from time to time and at all times hereafter to enter into and upon and to hold use and enjoy the said **Second Schedule** property and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Donor herein, any person or persons claiming through under or in trust for her **AND FREED AND CLEARED FROM AND** against all manners of encumbrances, attachments, liens, trusts and any liability whatsoever save only those as are mentioned herein expressly.



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THE SCHEDULE ABOVE REFERRED TO
ENTIRE PREMISES

ALL THAT piece and parcel of Danga land, measuring about 18 Cottahs 5 Chittacks 4.8 Sq.Ft. more or less, equivalent to 30.28 Decimals more or less, lying and / situated in Mouza- Kusumba, J.L. No. 50, R.S. No. 138, Touzi No. 255, 258, 259 and 283, comprised in R.S. Dag No. 2314 corresponding to L.R. Dag No. 2422 appertaining to R.S. Khatian No. 1072, under L.R. Dag No. 2422 appertaining to L.R.Khatian No. 3872, as per L.R. Records under P.S. Sonarpur, in the District of South 24 - Parganas, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, **being Municipal Holding No.3666, Mouza- Kusumba, under P.S. Sonarpur, within the limits of The Rajpur-Sonarpur Municipality, Ward No. 8, in the District of South 24 Parganas,** along with a R.T.S. measuring about 300 sq.ft. more or less along with G + IV storeyed Building Plan (not yet commenced), vide B.P. No. 1196/C B/ 08/12, dated 17.09.14 of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the afore-said property, as demarcated and delineated in **RED** Verge in the Annexed Plan, which shall be treated as the part and parcel of the Deed of Gift in all future references and butted and bounded as follows :-



[Handwritten signature]
District Sub-Registrar-IV
Alibare, South 24-Pgs.
19 DEC 2017

- ON THE NORTH : By the Land under R.S. Dag No. 2313.
- ON THE SOUTH : By the Land under R.S. Dag No. 2448.
- ON THE EAST : By the Land under R.S. Dag Nos. 2309 and 2310.
- ON THE WEST : By 24 ft. wide ^{Kusumb's Road} ~~Common Passage~~.

Mukherjee

IN WITNESS WHEREOF the Donor and the Donee have hereunto set and subscribed their respective hands and signatures out of free will and accord and fully understanding the contents hereof on the day, month and year first above written.

SIGNED AND DELIVERED

In Presence of :-

WITNESSES :-

1. Alamy Bhalla Gupta
26/12, Sirogurudas Road
Kol-11.

Bikash Chandra Majumdar

SIGNATURE OF THE DONOR

2. Madhumita Mukherjee
Santosh Pur, Survey Park.
247-B, Kol-75

ACCEPTED GLADLY

Mukherjee
SIGNATURE OF THE DONEE

Drafted and Prepared by me
as per the instruction of the Donor.

Arden R. Bickel Sengupta
Advocate

High Court, Calcutta.

F/186/399/1978



District Sub-Registrar-IV
Kibera, South 24-District.

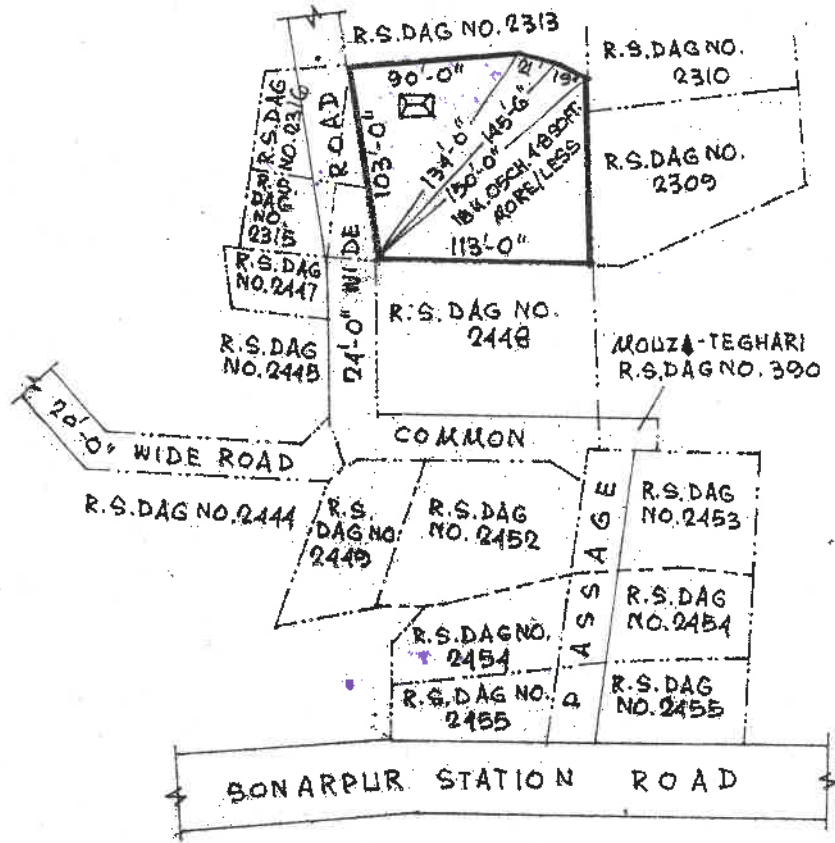
19 DEC 2017

SITE PLAN OF LAND AT MOLZA: KULSARBA, J.L. NO. 50, PART OF R.S. DAG NO. 2314, R.S. KHATIAN NO. 1072, L.R. DAG NO. 2422, L.R. KHATIAN NO. 3672, P.S. SONARPUR, UNDER RAJPLUR-SONARPUR MUNICIPALITY WARD NO. 8, DISTRICT: SOUTH 24 PARGANAS, MUNICIPAL HOLDING NO. 3666.

DONOR: - SRI BIDHAN CHANDRA MUKHERJEE, DONEE: - MISS. NIKISHA MUKHERJEE, AREA OF LAND: 18 K. 05 CH. 4. 8 SQ. FT. (MORE/LESS) WITH 300 SQ. FT. (R.T.S.)

SHOWN IN RED BORDER

SCALE: - 1" = 100'-0"



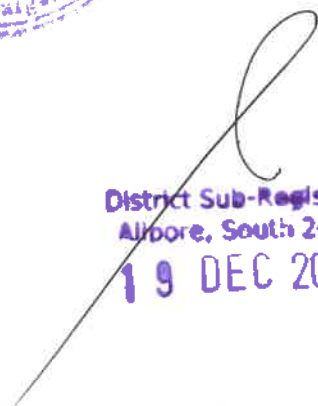
Bidhan Chandra Mukherjee

 SIG. OF DONOR

Nikisha Mukherjee

 SIG. OF DONEE




District Sub-Registrar-IV
Alibore, South 24-Pgs.
19 DEC 2017

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature *Bilal...*

Thumb 1st finger Middle Finger Ring Finger Small Finger



left hand					
right hand					

Name

Signature *Quah...*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature



District Sub-Registrar-IV
Alipore, South 24-Pgs.

19 DEC 2017



**Government of West Bengal
Directorate of Registration & Stamp Revenue**

Assessed By DIG

Query No / Year	16040001723671/2017	Query Date	14/12/2017 7:52:14 PM
Serial No / Year	007109/2017	Deed No / Year	
Application No/ Year	0000000388/2020	Application Date	11/12/2020
DIGR Order No /Year	1604000169/2021	DIGR Order Date	29/07/2021
Office Where Deed Will be Registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Name of the Claimant	Miss NIMISHA MUKHERJEE		
Address of the Claimant	B-247, SURVEY PARK, SANTOSHPUR, Thana : Purba Jadabpur, District : South 24-Parganas, WEST BENGAL, PIN - 700075		
Other Details of the Claimant	Mobile No : 8888888888		
Transaction	[0201] Gift, Gift in Favour of family members		
Additional Transaction Details			
Total Setforth Value	Rs. 1,00,00,000/-		
Total Market Value	Rs. 1,42,30,947/-	As Assessed By DIG	Rs. 1,42,30,947/-
Date of Inspection	29/07/2021	Deficit amount to be paid on or before	29/08/2021
	Stamp Duty (in Rs.)	SD Article	Registration Fees (in Rs.)
Payable	71,175/-	33(i)	1,42,355/-
Paid	71,275/-		1,42,355/-
Due	0/-		0/-
Information Regarding Inspection	For further details, refer to R.C. No. :- 198/D.S.R.-IV/2020, South 24-Parganas of this office.		
Remarks of DIGR	u/s 47A of the Indian Stamp Act, 1899.		
Note			

Transaction is Gift, Gift in favour of family members, Govt, Local Body.
Market value assessed by the RO is accepted and is Rs. 1,42,30,947/-.
Stamp Duty payable = Rs. 71,175/-
Stamp Duty paid = Rs. 71,275/-
Deficit Stamp Duty = Rs. 0,00,000/-

[Signature]
Deputy Inspector General
u/s 47A of Indian Stamp Act, 1899

Deputy Inspector General of Registration, Range - I
West Bengal

Generated On : 30-07-2021 13:49:41 with Query No=0001723671 and Query Year= 2017

[Signature]
30/07/2021



West Bengal Form No. 270

ORDER SHEET
(RULE 129 OF THE RECORDS MANUAL, 1917)



Order Sheet, dated from : 29.7.2021 to 29.7.2021

District : South 24 Parganas R.C. No. 198/D.S.R.-IV/2020, Query No.- 1604-0001723671/2017

Nature of the case : Determination of Market Value U/S 47A of Indian Stamp Act, 1899

Serial No. and Date of Order	Order and Signature of officer	Note of action on order
29.7.2021	<p>District:- South 24-Parganas, P.S.:- Sonarpur, Mouza :- Kusumba, Road:- Kusumba Road, Municipality:- Rajpur-Sonarpur, Ward :- 08, PIN – 700 150, Holding No.:- 3666.</p> <p>Land with structure:- Land:- RS-2314, Khatian No.:- 3872, Proposed Land use:- Bastu, ROR:- Danga, Area of land:- 18 Katha 5 Chatak 4.8 sq ft, Approach road:- 24 ft Structure:- Area:- 300 sq ft, tin shed, residential, cemented, Age:- 5 years, complete.</p> <p>Set Forth value:- Rs 1,00,00,000/- and Market Value as determined by RO:- Rs 1,42,30,947/-.</p> <p>Nature of Deed:- Gift in favour of Family Members. Party appeared through authorized agent and filed hazira on 06.04.2021.</p> <p>Upon hearing, the party urged to accept Rs 1,00,00,000/- the set forth value of the document or value as fetched earlier from the system as market value. But going through the property details in the query as well as its schedule of the property, it was decided that the MV of the transferred property would be re-assessed after conducting physical verification on spot. Basing on this, physical verification on spot was conducted on 19.04.2021. As per spot it was found that the property is located by the side of a 20 ft wide Municipal Road being issued from the Sonarpur Station Road. Surrounded by residential complexes; but no trace of any commercial activity were seen at the vicinity of the property. It seems to be non-compatible for using as commercial or semi-commercial purpose; but compatible for using as residential. Now from the recital of the Deed instrument bearing Serial No. 7109/2017 referred to the undersigned w/s 47A(3) of Indian Stamp Act, 1899 by D.S.R.-IV, Alipore, South 24-Parganas it is quite clear that the property in question belonged previously to "UDHAB BUILDERS", a proprietorship business, Sri Bidhan Chandra Mukherjee being the sole proprietor of such Business Firm. After then, the property was transferred by way of gift to Miss Nimisha Mukherjee & Sri Bidhan Chandra Mukherjee in the year 2015. Again in the year, 2017, the same property was gifted, transferred and</p>	



conveyed to Sri Bidhan Chandra Mukherjee, the sole proprietor of the said Business Firm by said Miss Nimisha Mukherjee, daughter of Sri Bidhan Chandra Mukherjee. Though in the "Donee" column of the present instrument under consideration only the name and personal details of the Donee, Sri Bidhan Chandra Mukherjee have been entered clearly and also expressively, its recital expresses and discloses something distinctly different from which been expressed in the "Donee" column. In most parts of such recital where the name of said Sri Mukherjee marked its appearance, the person was being shown and represented as the proprietor of "UDHAB BUILDERS" instead of being shown and represented purely as an individual. So on principle and as usual, there could never be any blood relation between an individual and a representative of any organization, even though he, the representative being the sole member of such organization and also being the father of the Donor. This clearly implies and states that the present transfer has been happened between the parties having no blood relation to each other and the minor transaction under the Major transaction, "Gift" (0201) must have to be select as "Gift in favour of other than family members" in order to determine the market value of the property in question being the subject matter of the instrument and proper stamp duty payable thereon. The then Registering Authority misinterpreted and misjudged in considering the minor transaction as "Gift in favour of family members" at the time of assessing MV of the instant property and duty payable thereon thereby causing a loss of Revenue in the sense of less realization of duty actually payable thereon and ultimately devaluing to a bit extent the process of enriching the Government Exchequer in turn. Now, the document was presented for registration in the year, 2017 and MV of the property on which stamp duty is payable has unquestionably to be assessed on the basis of prevailing rate of that time, not on the basis of rate prevailing as now. So after taking into accounts all the facts and circumstances prevailing at that period and collecting data from MVMR, MVDB as available then and other sources MV of the instant property as on 19th day of December, 2017 is assessed as follows:-

Market value of land covering an area of about 18.32 Katha

= Rs 1,41,30,947/- @ 7,71,375/- per Katha

Market value of structure covering an area of 300 sq ft

= Rs 1,00,000/-

So total market value of the land with structure arrives at

Rs 1,42,30,947/- (Rupees One Crore Forty Two Lakh Thirty

Thousand Nine Hundred and Forty Seven only) by giving due respect and obedience to the assessment done by the then Registering Authority.

Now calculation of Stamp Duty on MV Rs 1,42,30,947/- is as follows-

Stamp Duty payable = Rs 9,96,186/-

Stamp Duty paid = Rs 71,275/-

Deficit Stamp Duty = Rs 9,24,911/-

Hence, the case is disposed of. Party may pay deficit amount within 30 days from the receipt of the notice of the order.


Collector.

u/s 47A of Indian Stamp Act, 1899

&

Deputy Inspector General of Registration, Range - 1,

Alipore, Kolkata-700027.

u/s 47A of Indian Stamp Act, 1899

&

Deputy Inspector General of Registration, Range - J

West Bengal



Government of West Bengal
Office of the Deputy Inspector General of Registration, Range-I, West Bengal

Memo No. 108 Dated: 30.07.2021 R.C No. 198/DSR-IV/2020

Query No. 16040001723671/2017 Deed No.

Form IX

[See sub-rule (5) of rule 5]

Notice of determination of market value under sub-section (5) or sub-section (8) of section 47A of the Indian Stamp Act, 1899

To

Miss Nimisha Mukherjee

(name of the person by whom or in whose favour the instrument is executed or the person by whom stamp duty is payable under section 29)

B-247, Survey Park, Santoshpur, Thana:- Purba Jadabpur, District:- South 24-Parganas, West Bengal.

PIN - 700 075.

(address)

In continuation of the notice in Form VIII under rule 5(1) served on you on the 6th day of April 2021 you are hereby informed that after careful consideration of the objections raised by you, examining the information, report, records and finding of the Registering Officer, the market value of the property, which is the subject-matter of the instrument of GIFT

where proper stamp duty is payable on the basis of market value has been determined by me at Rs 1,42,30,947/- (Rupees One Crore Forty Two Lakh Thirty Thousand Nine Hundred and Forty Seven only) and the amount of stamp duty as mentioned below is payable by you in respect of the aforesaid instrument

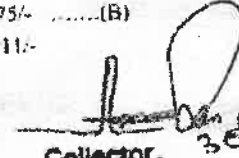
You are hereby directed to pay the sum of Rs 9,24,911/- (in figure)

Rupees Nine Lakh Twenty Four Thousand Nine Hundred and Eleven only (in words)

(as per details below) by a bank draft drawn on any Branch of State Bank of India in favour of concerned registering officer within thirty days from the date of receipt of this notice and to furnish the bank draft, as the case may be, as proof of such payment before such registering officer within a week from the date of purchase of the bank draft, failing which you shall be liable to pay an interest at the rate of one per centum for each British Calendar month of default from the first day of such month following the month in which you are required to pay the deficit stamp duty specified in this notice up to the month preceding the month of full payment of such duty.

Stamp Duty Payable	Rs 9,96,186/- (A)
Less: Stamp Duty paid	Rs 71,275/- (B)
Deficit Stamp Duty	Rs 9,24,911/-

Date: 30.07.2021


Collector,
u/s 47A of Indian Stamp Act, 1899

Deputy Inspector General of Registration, Range -I
West Bengal

Memo No

Dated

Copy forwarded to the Registering Officer or District Registrar, South 24-Pgs for information and necessary action

Date

Collector





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

GRN Details

GRN: 192021220152803071 Payment Mode: Online Payment
GRN Date: 03/01/2022 14:54:07 Bank/Gateway: ICICI Bank
BRN : 73013722 BRN Date: 03/01/2022 14:01:56
Payment Status: Successful Payment Ref. No: 0001723671/26/2017
[Query No*/Query Year]

Depositor Details

Depositor's Name: NIMISHA MUKHERJEE
Address: B-213, SURVEY PARK SANTOSH PUR Kolkata 700075
Mobile: 9831360988
EMail: sudama_export@rediffmail.com
Contact No: 9831360988
Depositor Status: Buyer/Claimants
Query No: 16040001723671
Applicant's Name: Mr ATANU BHATTACHARJEE
Address: D.S.R. - IV SOUTH 24-PARGANAS
Office Name: D.S.R. - IV SOUTH 24-PARGANAS
Identification No: 0001723671/26/2017
Remarks: Gift, Gift in f/o others except family members, Government, Local Body
Payment No 26

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	0001723671/26/2017	Property Registration- Stamp duty	0030-02-103-003-02	924911
			Total	924911

IN WORDS: NINE LAKH TWENTY FOUR THOUSAND NINE HUNDRED ELEVEN ONLY.

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Handwritten text below the title, possibly a date or location.



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

pending

GRN: 19-201718-013539356-1

Payment Mode Online Payment

GRN Date: 14/12/2017 20:55:05

Bank: ICICI Bank

BRN: 1353462681

BRN Date: 14/12/2017 20:56:07

DEPOSITOR'S DETAILS

Id No. : 16040001723671/1/2017

[Query No./Query Year]

Name: GREEN LEAF REGENCY

Contact No.: Mobile No.: +91 9831360988

E-mail:

Address: B213SURVEY PARKSANTOSHPURKOL75

Applicant Name: Mr ATANU BHATTACHARJEE

Office Name:

Office Address:

Status of Depositor: Others

Purpose of payment / Remarks: Gift, Gift in Favour of family members

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16040001723671/1/2017	Property Registration- Stamp duty	0030-02-103-003-02	71175
2	16040001723671/1/2017	Property Registration- Registration Fees	0030-03-104-001-16	142355

Total

213530

In Words: Rupees Two Lakh Thirteen Thousand Five Hundred Thirty only



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIMISHA MUKHERJEE

BIDHAN CHANDRA MUKHERJEE

05/01/1995

Permanent Account Number

CLSPM4798Q

Nimisha


Signature



20022014



आयकर विभाग
INCOME TAX DEPARTMENT
BIDHAM CHANDRA MUKHERJEE
NIRENDRA NATH MUKHERJEE
28/06/1972
Permanent Account Number
AKOPM1945Q
Signature
भारत सरकार
GOVT OF INDIA



Bidham Chandra Mukherjee



भारत सरकार
GOVERNMENT OF INDIA

Bidhan Chandra Mukherjee

DOB: 24/06/1972
MALE



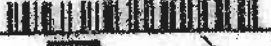
7166 8267 4901

আমার আধার, আমার পরিচয়

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address
S/O: Nripendra Nath Mukherjee, 8/247,
Survey Park, Santoshpur, Kolkata,
West Bengal - 700075

7166 8267 4901



1947 1600 390 1947

1600 390 1947

www.uidai.gov.in www.uidai.gov.in

P.O. Box No. 1847
Kolkata-700 007

Generated Date: 01/08/2017



ভারত সরকার

Government of India

Enrollment No. : 040.21227/02535

Nimisha Mukherjee
B-247
SURVEY PARK
Santoshpur
Santoshpur Kolkata
West Bengal - 700075

05/04/2014



KL864946439FT

86494643



আপনার সংখ্যা / Your No. :

8407 8154 9508

- সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

Nimisha Mukherjee
Father - Bidhan Chandra Mukherjee



জন্মতারিখ/DOB: 05/01/1995
লিঙ্গ / Female

8407 8154 9508



- সাধারণ মানুষের অধিকার

Nimisha Mukherjee



Government of India

- পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

- is proof of identity, not of citizenship
- To establish identity, authenticate online

- সারা দেশে মাল্য।
- ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- is valid throughout the country.
- will be helpful in availing Government and Non-Government services in future.

Unique Identification Authority of India

ঠিকানা: বি, সার্ভে প্যার্ক
সন্তোষপুর, সন্তোষপুর, কোলকাতা
পশ্চিম বঙ্গ,

Address: B 247, SURVEY
PARK, Santoshpur, Kolkata,
Santoshpur, West Bengal,
700075

8407 8154 9508

1947
toll-free 300 1947

help@uidai.gov.in

www.uidai.gov.in

Quakerjee

Major Information of the Deed

Deed No :	I-1604-00194/2022	Date of Registration	14/01/2022
Query No / Year	1604-0001723671/2017	Office where deed is registered	
Query Date	14/12/2017 7:52:14 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831047036, Status : Solicitor firm		
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. 1,00,00,000/-	Rs. 1,42,30,947/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 9,96,186/- (Article:33(ii))	Rs. 1,42,355/- (Article:A(1), E, M(b), H)		
Remarks			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Kusumba Road, Mouza: Kusumba, , Ward No: 08, Holding No:3666 Pin Code : 700150




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2314	RS-3872	Bastu	Danga	18 Katha 5 Chatak 4.8 Sq Ft	99,00,000/-	1,41,30,947/-	Width of Approach Road: 24 Ft.,
Grand Total :					30.2266Dec	99,00,000 /-	141,30,947 /-	

Structure Details :



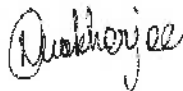
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1,00,000/-	1,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		300 sq ft	1,00,000 /-	1,00,000 /-	



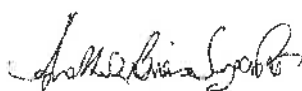
Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIDHAN CHANDRA MUKHERJEE (Presentant) Son of Mr NRIPENDRA NATH MUKHERJEE Executed by: Self, Date of Execution: 19/12/2017 , Admitted by: Self, Date of Admission: 19/12/2017 ,Place : Office	 19/12/2017	 LTI 19/12/2017	 19/12/2017
B-247,SURVEY PARK,SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx5Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2017 , Admitted by: Self, Date of Admission: 19/12/2017 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Miss NIMISHA MUKHERJEE Daughter of Mr BIDHAN CHANDRA MUKHERJEE Executed by: Self, Date of Execution: 19/12/2017 , Admitted by: Self, Date of Admission: 19/12/2017 ,Place : Office	 19/12/2017	 LTI 19/12/2017	 19/12/2017
Daughter of Mr BIDHAN CHANDRA MUKHERJEE B-247,SURVEY PARK,SANTOSH PUR, City:- Not Specified, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CLxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2017 , Admitted by: Self, Date of Admission: 19/12/2017 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARDHENDU BIKAS SENGUPTA Son of Late DiBYENDU BIKASH SENGUPTA HIGH COURT,CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			 19/12/2017



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	Mr BIDHAN CHANDRA MUKHERJEE	Miss NIMISHA MUKHERJEE	Y	30.2266 Dec	1,41,30,947/-

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	Mr BIDHAN CHANDRA MUKHERJEE	Miss NIMISHA MUKHERJEE	Y	300 Sq Ft	1,00,000/-



On 19-12-2017

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

Presented for registration at 13:53 hrs on 19-12-2017, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr BIDHAN CHANDRA MUKHERJEE ,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 1,42,30,947/-. Family Members amount Rs 1,42,30,947/-

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

Execution is admitted on 19/12/2017 by 1. Mr BIDHAN CHANDRA MUKHERJEE, Son of Mr NRIPENDRA NATH MUKHERJEE, B-247,SURVEY PARK,SANTOSHPUR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business, 2. Miss NIMISHA MUKHERJEE, Daughter of Mr BIDHAN CHANDRA MUKHERJEE, B-247,SURVEY PARK,SANTOSHPUR, P.O: SANTOSHPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr ARDHENDU BIKAS SENGUPTA, , Son of Late DIBYENDU BIKASH SENGUPTA, HIGH COURT,CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 1,42,355/- (A(1) = Rs 1,42,309/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 1,42,355/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2017 8:56PM with Govt. Ref. No: 192017180135393561 on 14-12-2017, Amount Rs: 1,42,355/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1353462681 on 14-12-2017, Head of Account 0030-03-104-001-16

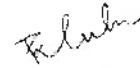
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,175/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 71,175/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4697, Amount: Rs.100/-, Date of Purchase: 14/12/2017, Vendor name: Santosh Kr Dey

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/12/2017 8:56PM with Govt. Ref. No: 192017180135393561 on 14-12-2017, Amount Rs: 71,175/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 1353462681 on 14-12-2017, Head of Account 0030-02-103-003-02



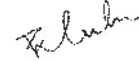
Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



On 29-07-2021

Inspection by DIG

Post Registration inspection of the deed is done by D.I.G.R. vide memo No 1604000169/2021 Date 29/07/2021 and the market value of this property which is the subject matter of the deed has been assessed at Rs.- 14230947.00/-




Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 30-12-2021

Inspection by DIG

Post Registration inspection of the deed is done by D.I.G.R. vide memo No 1604000368/2021 Date 30/12/2021 and the market value of this property which is the subject matter of the deed has been assessed at Rs.- 14230947.00/-



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-01-2022

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 : 33 (ii) of Indian Stamp Act 1899.

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 1,42,355/- (A(1) = Rs 1,42,309/- ,E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 0/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 03/01/2022 2:56PM with Govt. Ref. No: 192021220152803071 on 03-01-2022, Amount Rs: 0/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 73013722 on 03-01-2022, Head of Account



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 71,175/- and Stamp Duty paid by by online = Rs 9,24,911/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/01/2022 2:56PM with Govt. Ref. No: 192021220152803071 on 03-01-2022, Amount Rs: 9,24,911/-, Bank: ICICI Bank (ICIC0000006), Ref. No. 73013722 on 03-01-2022, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 12919 to 12956

being No 160400194 for the year 2022.



Pradipta

Digitally signed by pradipta kishore guha
Date: 2022.01.14 17:59:40 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 2022/01/14 05:59:40 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)