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J-01148/19



31/1/19

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

109291/19

AB 429174

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*[Handwritten Signature]*

Additional District Sub-Registrar  
Kolkata, New Town, North 24 Parganas

31 JAN 2019

DEED OF GIFT

- 1. Date : 31st January 2019
- 2. Place : Kolkata
- 3. Parties :
- 3.1 PUSPA RANI  
DUTTA (PAN NO.

Sl. No. : 162690  
Name :  
Address : Pinaki Chattopadhyay  
Advocate  
Barasat Judges' Court  
Reg. No: WB/501/94

Re: .....

Encl: .....

Date : 21 DEC 2018

Mr. Saha  
Licensed Stamp  
Vendor



Additional District Sub-Registrar  
North 24 Parganas, North 24 Parganas

31 JAN 2019

BMLPD1374E] & [MOBILE NO. 6290134304], wife of Late Kali Krishna Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Hatiara Roy Para, P.O. Hatiara, P.S. New Town, Kolkata - 700 157, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "DONOR" (which expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, administrator, executor, representative and assign) of the ONE PART.

AND

3.2 TANDRA KARMAKAR [PAN NO. BHYPK3000N] & [MOBILE NO. 8617267361], wife of Mrinal Kanti Karmakar, daughter of Late Kali Krishna Dutta & Puspa Rani Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Debi Park, No.1, Niranjan Pally, P.O. R. Gopalpur, P.S. Airport, Kolkata - 700 136, District North 24 Parganas, West Bengal.

Hereinafter called and referred to as the "DONEE" (which terms and expression shall unless excluded by or repugnant to the context be deemed to mean and include her heirs, representative and assign) of the OTHER PART.

Donor and Donee collectively Parties and individually Party.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS :-

4. **Subject Matter of Deed of Gift :**

4.1 **Said Property :** ALL THAT piece and parcel of a demarcated plot of Bastu land measuring **3 (Three) Cottahs 6 (Six) Chittacks 35 (Thirty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, lying and situated at **Mouza - Hatiara**, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 954, **R.S./L.R. Dag No. 1021**, under C.S. Khatian No. 1261, **R.S. Khatian No. 1608, L.R. Khatian No. 17684**, A.D.S.R.O. Rajarhat, New Town, within the



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2019

local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. Block-F/68/2268/19, in Ward No. 13. [Swami Vivekananda Road (Hatiara), Roy Para, P.O. Hatiara, Kolkata - 700 157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule herein under written [SAID PROPERTY/GIFTED PROPERTY].

5. **Background, Representations, Warranties and Covenants :**

5.1 **Representations and Warranties Regarding Title :** The Donor has made the following representations and given the following warranties to the Donee regarding title.

5.1.1 **Absolute Ownership of Jogendra Nath Dutta under Deed No. 396 for the year 1954 :** One Jogendra Nath Dutta, son of Raj Krishna Dutta was the absolute owner of Bastu land measuring 28 (Twenty Eight) Decimals more or less out of the total land in dag measuring 28 (Twenty Eight) Decimals more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District North 24 Parganas, by purchasing the same from oen Bhawanipur Zamandari Company Limited, by the strength of a Registered Deed of Conveyance, registered in the office of Sub-Registrar Cossipore Dum Dum and recorded in Book No. I, Volume No. 13, Pages 128 to 131, being Deed No. 396 for the year 1954.

5.1.2 **Demise of Jogendra Nath Dutta :** While in absolute possession and absolute ownership over the aforesaid property, the said Jogendra Nath Dutta died intestate on 26.01.1959, leaving behind his wife namely Harimoni Dutta, four sons namely (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta and seven daughters namely (1) Panna Rani Karmakar, (2) Annapurna Nandi, (3) Niva Rani Roy, (4) Nila Rani Karmakar, (5) Pramoda Laha, (6) Jasoda Karmakar & (7) Jamuna Bala Karmakar, as his heirs and successors in interest in respect of the aforesid property left by the said Jogendra Nath Dutta, since deceased.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2019

- 5.1.3 **Absolute Joint Ownership of Harimoni Dutta :** Thus on the basis of the aforesaid facts and circumstances and on the basis of the inheritance received from their deceased husband and deceased father, Jogendra Nath Dutta, the said (1) Harimoni Dutta, (2) Kali Krishna Dutta, (3) Bijoy Krishna Dutta, (4) Anil Kumar Dutta, (5) Sushil Kumar Dutta, (6) Panna Rani Karmakar, (7) Annapurna Nandi, (8) Niva Rani Roy, (9) Nila Rani Karmakar, (10) Pramoda Laha, (11) Jasoda Karmakar & (12) Jamuna Bala Karmakar, became the absolute joint owners of the aforesaid plot of land measuring 28 (Twenty Eight) Decimals more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District North 24 Parganas, and each having undivided 1/12th share holder in the aforesaid property.
- 5.1.4 **Jointly Gift by the said (1) Harimoni Dutta, (2) Panna Rani Karmakar, (3) Annapurna Nandi, (4) Niva Rani Roy, (5) Nila Rani Karmakar, (6) Pramoda Laha, (7) Jasoda Karmakar & (8) Jamuna Bala Karmakar to the said (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta :** The said (1) Harimoni Dutta, (2) Panna Rani Karmakar, (3) Annapurna Nandi, (4) Niva Rani Roy, (5) Nila Rani Karmakar, (6) Pramoda Laha, (7) Jasoda Karmakar & (8) Jamuna Bala Karmakar, jointly gifted their undivided 8/12th share in the aforesaid property, to their co-owners, the said (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta, by the strength of a Registered Deed of Gift, registered on 22.05.1959, registered in the office of the Sub-Registrar, Cossipore, Dum Dum and recorded in Book No. 1, being Deed No. 4108 for the year 1959.
- 5.1.5 **Absolute Joint Ownership of (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta :** Thus on the basis of their own undivided 4/12th share in the aforesaid property received from their deceased father, Jogendra Nath Dutta, and on the basis of the aforesaid Registered Deed of Gift, bearing Deed No. 4108 for the year 1959, the said (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta, became the absolute joint owners of the aforesaid total plot of land measuring 28 (Twenty Eight) Decimals more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2019



Khatian No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District North 24 Parganas and each having undivided 1/4th share holder in the aforesaid property.

- 5.1.6 **Registered Deed of Partition** : Due to inconvenience of joint holdings, the said (1) Kali Krishna Dutta, (2) Bijoy Krishna Dutta, (3) Anil Kumar Dutta & (4) Sushil Kumar Dutta, partitioned the aforesaid total land, by executing a Registered Deed of Partition, registered in the office of the A.D.S.R. Bidhannagar, Salt Lake City and recorded in Book No. I, being Deed No. 2724 for the year 1986.
- 5.1.7 **Absolute Ownership of Kali Krishna Dutta under Deed No. 2724 for the year 1986** : Thus in accordance with the aforesaid Registered Deed of Partition, bearing Deed No. 2724 for the year 1986, the said Kali Krishna Dutta, son of Late Jogendra Nath Dutta, got and became the absolute owner of land measuring 10 (Ten) Cottahs 4 (Four) Chittacks 30 (Thirty) sq.ft. more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District North 24 Parganas.
- 5.1.8 **Demise of Kali Krishna Dutta** : While in absolute possession and absolute ownership over the aforesaid property, the said Kali Krishna Dutta died intestate on 12.06.2012, leaving behind his wife namely Puspa Rani Dutta, only son namely Tapas Kumar Dutta and only daughter namely Tandra Karmakar, as his heirs and successors in interest in respect in respect of the aforesid property left by the said Kali Krishna Dutta, since deceased.
- 5.1.9 **Absolute Joint Ownership of (1) Puspa Rani Dutta, (2) Tapas Kumar Dutta & (3) Tandra Karmakar** : Thus on the basis of the aforesaid facts and circumstances and on the basis of inheritance received from their deceased husband and deceased father, Kali Krishna Dutta, the said (1) Puspa Rani Dutta, (2) Tapas Kumar Dutta & (3) Tandra Karmakar, became the absolute joint owners of the aforesaid plot of land measuring 10 (Ten) Cottahs 4 (Four) Chittacks 30 (Thirty) sq.ft. more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2015

No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. Rajarhat, in the District North 24 Parganas and each having undivided 1/3rd share holder in the aforesaid property.

- 5.1.10 **Records** : After receiving the aforesaid property, the said (1) Puspa Rani Dutta, (2) Tapas Kumar Dutta & (3) Tandra Karmakar duly recorded their names in the record of the concerned Bidhannagar Municipal Corporation, having Holding No. Block-F/68/2268/19, in Ward No. 13.
- 5.1.11 **Registered Deed of Partition** : Due to inconveyence of joint holdings in the aforesaid property, the said (1) Puspa Rani Dutta, (2) Tapas Kumar Dutta & (3) Tandra Karmakar, executed a Registered Deed of Partition, which was registered on 25.05.2018, registered in the office of the A.R.A.-IV, Kolkata and recorded in Book No. 1, Volume No. 1904-2018, Pages 229929 to 229975, being Deed No. 190405548 for the year 2018.
- 5.1.12 **Absolute Ownership of Puspa Rani Dutta under Deed No. 190405548 for the year 2018** : Thus in accordance with the said Registered Deed of Partition, bearing Deed No. 190405548 for the year 2018, the said Puspa Rani Dutta as First Party, got and became the absolute owner of land measuring 3 (Three) Cottahs 6 (Six) Chittacks 35 (Thirty Five) sq.ft. more or less, comprised in C.S. Dag No. 954, R.S. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian No. 1608, in Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. formerly Rajarhat now New Town, within the local limit of Bidhannagar Municipal Corporation, having Holding No. Block-F/68/2268/19, in Ward No. 13, [Vivekananda Road, Hatiara Roy Para, Kolkata - 700 157], in the District North 24 Parganas, and which is morefully described in the 'Lot-A' of the said Registered Deed of Partition.
- 5.1.13 **L.R. Records** : After receiving the aforesaid property, the said Puspa Rani Dutta duly recorded her name in the record of the L.R. Settlement, in L.R. Khaian No. 17684.
- 5.2 **Desire of Gift by the said Puspa Rani Dutta in favour of her own daughter, Tandra Karmakar** : The said Puspa Rani Dutta, Donor herein, decides to gift **ALL THAT**



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2015

piece and parcel of a demarcated plot of Bastu land measuring **3 (Three) Cottahs 6 (Six) Chittaeks 35 (Thirty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, lying and situated at **Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 954, R.S./L.R. Dag No. 1021, under C.S. Khatian No. 1261, R.S. Khatian No. 1608, L.R. Khatian No. 17684, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. Block-F/68/2268/19, in Ward No. 13, [Swami Vivekananda Road (Hatiara), Roy Para, P.O. Hatiara, Kolkata - 700 157], in the District North 24 Parganas, in the State of West Bengal [hereinafter called and referred to as the SAID PROPERTY/GIFTED PROPERTY]** and which is morefully described in the Schedule hereunder written.

**5.2.1 Relation between Donor & Donee :**

<u>Donor</u>	<u>Donee</u>	<u>Relationship</u>
Puspa Rani Dutta	Tandra Karmakar	Daughter [Full Blooded]

**5.2.2 Title of the Donor :** Thus on the basis of the aforementioned facts and circumstances and on the basis of the aforementioned Registered Deed of Partition, the Donor herein, has become the absolute owner of the Said Property.

**5.2.3 True and Correct Representations :** The Donor is the absolute and undisputed owner of the Said Property, such ownership having been acquired in the manner stated above, the contents of which are all true and correct.

**5.3 Representations, Warranties and Covenants regarding Encumbrances :** The Donor represents, warrants and covenants regarding encumbrances as follows :

**5.3.1 No Acquisition/Requisition :** The Donor has not received any notice from any authority for acquisition, requisition or vesting of the Said Property and declares that the Said Property is not affected by any scheme of the Municipal Authority or Government or any Statutory Body.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2015

1

- 5.3.2 **No Encumbrance by Act of Donor** : The Donor has not at any time done or executed or knowingly suffered or been party or privy to any act, deed, matter or thing, including grant of right of easement, whereby the Said Property or any part thereof can or may be impeached, encumbered or affected in title.
- 5.3.3 **Right, Power and Authority to Gift** : The Donor has good right, full power, absolute authority and indefeasible title to grant, convey, transfer, assign, assure and gift the Said Property to the Donee herein.
- 5.3.4 **No Dues** : No tax in respect of the Said Property is due to the concerned authority/ authorities and no Certificate Case is pending for realisation of any taxes from the Donor.
- 5.3.5 **No Right of Preemption** : No person or persons whatsoever have/had/has any right of preemption over and in respect of the Said Property or any part thereof.
- 5.3.6 **No Mortgage** : No mortgage or charge has been created by the Donor by depositing the title deeds/record or otherwise over and in respect of the Said Property or any part thereof.
- 5.3.7 **Free From All Encumbrances** : The Said Property is now free from all claims, demands, encumbrances, mortgages, charges, liens, attachments, lispendens, uses, debutters, trusts, prohibitions, Income Tax Attachment, Financial Institution charges, statutory prohibitions, acquisitions, requisitions, vestings, bargadars and liabilities whatsoever or howsoever made or suffered by the Donor or any person or persons having or lawfully, rightfully or equitably claiming any estate or interest therein through, under or in trust for the Donor or her predecessors-in-title and the title of the Donor to the Said Property is free, clear and marketable.
- 5.3.8 **No Personal Guarantee** : The Said Property is not affected by or subject to any personal guarantee for securing any financial accommodation.
- 5.3.9 **No Bar by Court Order or Statutory Authority** : There is no order of Court or any other statutory authority prohibiting the Donor from gifting, transferring and/or alienating the Said Property or any part thereof.



Additional District Sub-Registrar  
North 24 Parganas

31 JAN 2018

1



6. **Basic Understanding :**

6.1 **Declaration by Donor :** The Donor herein decides to give the **SAID PROPERTY** morefully described in the Schedule hereunder written, to her own daughter, the said Tandra Karmakar, Donee herein, for giving her full security in future at her wish and will and to get benefits, rents, interest, development from the said property at her will and wish for procuring better life and living status.

6.2 **Consent of Gift :** The Donor herein decides to gift the **SAID PROPERTY** morefully described in the Schedule hereunder written, to her own daughter, the said Tandra Karmakar, Donee herein, to procure the facilities of business in the said property and being the absolute owner of the said property, due to love and affection unto her absolutely and forever based on the representations, warranties and covenants mentioned in Clause 5 and its sub-clauses above. The Donor has taken consent of her other warissons verbally about her decision of gifting her property at will.

7. **Transfer :**

7.1 **Hereby Made :** The Donor hereby gift, convey and transfer to the Donee the entirety of her right, title and interest of whatsoever or howsoever nature in the **SAID PROPERTY**, and morefully described in the Schedule below free from all encumbrances.

7.2 **Deed Value :** That for the sake of registration of this Deed of Gift, the valuation of the **SAID PROPERTY/GIFTED PROPERTY** is fixed **Rs.1,00,000.00 (Rupees One Lakh) only.**

8. **Terms of Transfer :**

8.1 **Salient Terms :** The transfer being effected by this Deed of Gift is :

8.1.1 **Gift :** A gift within the meaning of the Transfer of Property Act, 1882.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2018

- 8.1.2 **Absolute** : Absolute, irreversible and perpetual.
- 8.1.3 **Together with All Other Appurtenances** : Together with all other rights the Donor has in the Said Property.
- 8.1.4 **Indemnification** : Indemnification by the Donor about the correctness of her title and authority to gift is being absolutely accepted by the Donee on such express indemnification by the Donor about the correctness of the Donor's title and the representation and authority to gift, which if found defective or untrue at any time, the Donor shall forthwith take all necessary steps to remove and/or rectify.
- 8.1.5 **Delivery of Possession** : Khas, vacant and peaceful possession of the Said Property has been handed over by the Donor to the Donee, which the Donee admits, acknowledges and accepts.
- 8.1.6 **Holding Possession** : The Donor hereby covenants that the Donee and her heirs, representatives and assigns, shall and may, from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every part thereof and receive rents, issues and profits thereof and all other benefits, rights and properties hereby granted, gifted, conveyed, transferred, assigned and assured or expressed or intended so to be unto and to the Donee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Donor.
- 8.1.7 **No Objection to Mutation** : The Donor declares that the Donee can fully be entitled to mutate her name in the record of the B.L. & L.R.O. and in the office of the concerned Bidhannagar Municipal Corporation and/or any other respective authority/authorities and to pay tax or taxes and all other impositions in her own name. The Donor undertakes to co-operate with the Donee in all respect to cause mutation of the Said Property in the name of the Donee and in this regard shall sign all documents and papers as required by the Donee.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2019

1

**THE SCHEDULE ABOVE REFERRED TO**  
**[GIFTED PROPERTY/SAID PROPERTY]**

**ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **3 (Three) Cottahs 6 (Six) Chittacks 35 (Thirty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, lying and situated at **Mouza - Hatiara**, J.L. No. 14, Re.Sa. No. 188, Touzi No. 1074, P.S. formerly Rajarhat presently New Town, comprised in C.S. Dag No. 954, **R.S./L.R. Dag No. 1021**, under C.S. Khatian No. 1261, **R.S. Khatian No. 1608, L.R. Khatian No. 17684**, A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, having Holding No. Block-F/68/2268/19, in Ward No. 13, [**Swami Vivekananda Road (Hatiara)**, Roy Para, P.O. Hatiara, Kolkata - 700 157], in the District North 24 Parganas, in the State of West Bengal. A Site Plan of the land is enclosed herewith and the said Site Plan is/will be treated as part and parcel of this present Deed of Gift. The plot of land is butted & bounded as follows:-

- ON THE NORTH : Plot & House of Tapas Kumar Dutta and 6 ft. Wide Passage facing West Side (connected to 30ft. Wide Road [**Swami Vivekananda Road (Hatiara)**]).
- ON THE SOUTH : Land & House of Susanta Singha Roy.
- ON THE EAST : Land & House of Anil Kumar Dutta.
- ON THE WEST : Land & Pond of Arif Jamadar & Others.

Together with all easement rights and all other rights, appurtenances and inheritances for access and user of the Said Property.



Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2013

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of :

1. *Pranab Kanti Karanika*  
 40 Kante Bhola Nath Karanika  
 Debalbank,  
 P.O. R. Gopaldpur.  
 P.S. Ainsford  
 Kolkata - 700136

2. *Krishna Das*  
 PD/7Ardjapur  
 Kew-59

*Puspa Rani Dutta*  
 Puspa Rani Dutta

Donor

Drafted By :

*Barish Narayan Dasgupta*  
*Adv.*  
 F/1305/2011  
 Judge's Court, Baranagar

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

*Gopa Dasgupta*  
 Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

I accept the gift  
 from my mother,  
 with due honour & love

*Tandra Karmakar.*

Tandra Karmakar

Donee














Additional District Sub-Registrar  
Barhat, New Town, North 24 Parganas

31 JAN 2019



SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Pooja Rani, Datta</i>	L.H.					
	R.H.					

ATTESTED :-

 <i>Tandra Karmakar</i>	L.H.					
	R.H.					

ATTESTED :- *Tandra Karmakar.*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

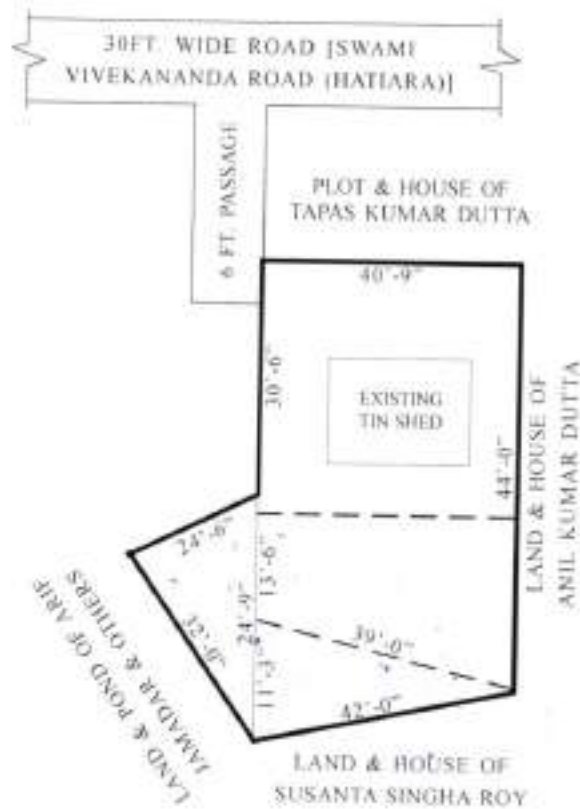


Additional District Sub-Registrar  
New Town, North 24 Parganas

31 JAN 2019

SITE PLAN OF BASTU LAND MEASURING 3 COTTAHS 6 CHITTACKS 35 SQ.FT. MORE OR LESS INCLUDING CEMENTED FLOORING TIN SHED MEASURING 100 SQ.FT. MORE OR LESS, SITUATED AT MOUZA - HATIARA, J.L. NO. 14, P.S. NEW TOWN, R.S./L.R. DAG NO. 1021, R.S. KHATIAN NO. 1608, L.R. KHATIAN NO. 17684, BIDHANNAGAR MUNICIPAL CORPORATION, HOLDING NO. BLOCK-F/68/2268/19, IN WARD NO. 13, [SWAMI VIVEKANANDA ROAD (HATIARA), ROY PARA, P.O. HATIARA, KOLKATA - 700 157], DISTRICT NORTH 24 PARGANAS, WEST BENGAL.

DONOR : PUSPA RANI DUTTA  
 DONEE : TANDRA KARMAKAR



NOT IN SCALE  
 DRAWN BY :  
 GOPA DASGUPTA

*Puspa Rani Dutta*  
 \_\_\_\_\_  
 SIGNATURE OF DONOR

*Tandra karmakar.*  
 \_\_\_\_\_  
 SIGNATURE OF DONEE



Additional District Sub-Registrar  
Barrack, New Town, North 24 Parganas

31 JAN 2019

Govt. of West Bengal Puspam Rani (Animesh)  
Directorate of Registration & Stamp Revenue  
e-Challan

GRN: 19-201819-033647441-1 Payment Mode Online Payment  
GRN Date: 30/01/2019 10:45:28 Bank: State Bank of India  
BRN: CKI4129227 BRN Date: 30/01/2019 10:47:03

DEPOSITOR'S DETAILS

Id No. : 15230000109291/4/2019  
[Query No./Query Year]

Name : PINAKI CHATTOPADHYAY  
Contact No. : Mobile No. : +91 9830061809  
E-mail :  
Address : Sangeeta Apt Gr FI Teghoria Main Rd  
Applicant Name : Mr PINAKI CHATTOPADHYAY  
Office Name :  
Office Address :  
Status of Depositor : Advocate  
Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 4

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount [ ₹ ]
1	15230000109291/4/2019	Property Registration- Stamp duty	0030-02-103-003-02	37830
2	15230000109291/4/2019	Property Registration- Registration Fees	0030-03-104-001-16	75633
3	15230000109291/4/2019	Mutation/Conversion -Receipt	0029-00-800-028-27	565

In Words : Rupees One Lakh Fourteen Thousand Twenty Eight only **Total** 114028

Puspam Rani Dutta.





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন

ভারত সরকার

Unique Identification Authority of India

Government of India

হাতিয়ারের আইডি / Enrollment No. : 1111/56643/01360

17/02/2014

To  
Puspa Rani Dutta  
পুষ্প রানি দত্ত  
ROY PARA  
HATIARA  
Rajarhat Gopelpur(M)  
Hatiara, North 24 Parganas  
West Bengal - 700157



KL765004485FT

78500448



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4828 6130 4876**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

পুষ্প রানি দত্ত  
Puspa Rani Dutta  
পিতা : প্রলাপ চন্দ্র দেয়  
Father : Pralap Chandra Dey



৯৯৯৯৯৯০০০ ০১০১/১৯০০  
মহিলা / Female

**4828 6130 4876**



আধার - সাধারণ মানুষের অধিকার



ভূখণ্ড

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচ্য করা হবে।

INFORMATION

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

Puspa Rani Dutta

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন

Unique Identification Authority of India

ঠিকানা: রাজ প্যার, হাতিয়ার  
রাজহাট গোপালপুর (এম), হাতিয়ার  
উত্তর ২৪ পরগণা, পশ্চিম বঙ্গ

Address: ROY PARA,  
HATIARA, Rajarhat Gopelpur  
(M), Hatiara, North 24  
Parganas, West Bengal,  
700157

**4828 6130 4876**



1800 300 1307

help@uidai.gov.in

www.uidai.gov.in







ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

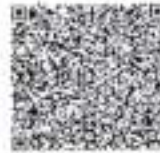
ভাবিকরণ আইডি / Enrollment No.: 1215/80038/08145

To  
কন্যা কর্মকার  
Tandra Karmakar  
95 4/53 BIDHANNAGAR ROAD  
Kankurgachi  
Kankurgachi  
Kankurgachi Kolkata  
West Bengal 700054  
9874438577

29/09/2015  
69303055



MP930305592FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**4692 7359 2131**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



কন্যা কর্মকার  
Tandra Karmakar  
পিতা : কলকেশ দত্ত  
Father : Kalkrshna Dutta  
জন্ম তারিখ / DOB : 21/05/1961  
মহিলা / Female



**4692 7359 2131**

আধার - সাধারণ মানুষের অধিকার



তথ্য

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

INFORMATION

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

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



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা:  
95.4/53 বিধাননগর রোড,  
কলকাতা, কলকাতা,  
কলকাতা, পশ্চিম বঙ্গ, 700054

Address:  
95.4/53 BIDHANNAGAR ROAD,  
Kankurgachi, Kolkata,  
Kankurgachi, West Bengal,  
700054

**4692 7359 2131**

1947  
1950-200-1947

1947@uidai.gov.in

www  
www.uidai.gov.in

Tandra Karmakar



आयकर विभाग  
INCOME TAX DEPARTMENT  
TANDRA KARMAKAR  
KALI KRISHNA DATTA  
21/01/1961  
Permanent Account Number  
BHYPK3000N  
Tandra Karumakar  
Signature

भारत सरकार  
GOVT. OF INDIA



Tandra Karumakar



*Handwritten text, possibly a signature or name, in blue ink.*



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

PUSPA RANI DUTTA

PRATAP CHANDRA DEY

01/01/1942

Permanent Account Number

BMLPD1374E

Puspa Rani Dutta

Signature



Puspa Rani Dutta

इस कार्ड से जुड़े / इसे पर पुष्पा दुत्ता सर्व / लॉकर  
अपडेटेड बैंक अकाउंट, एन एन सी एन  
कॉम्प्यूटरी मॉड्यूल, कलकत्ता पोस्ट,  
कॉन्सुमर टेलिफोन एक्सचेंज के नजदीक,  
बंगलूर, पुनः - 411 045

*If this card is lost / someone's lost card is found,  
please inform / return to -*

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Sapphire Chambers,  
Near Boser Telephone Exchange,  
Bangalore, Pin - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: [unitinfo@nsdl.co.in](mailto:unitinfo@nsdl.co.in)

सत्यमेव जयते



### Major Information of the Deed

Deed No :	I-1523-01148/2019	Date of Registration	31/01/2019
Query No / Year	1523-0000109291/2019	Office where deed is registered	
Query Date	21/01/2019 3:47:56 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY Sangeeta Apt, Gr Fl, Teghoria Main Rd., Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830061809, Status : Advocate		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 1,00,000/-	Rs. 75,61,943/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 37,930/- (Article:33(i))	Rs. 75,633/- (Article:A(1), E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)		

#### Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Swami Vivekananda Road(Hatiara), Mouza: Hatiara Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1021	LR-17684	Bastu	Bastu	3 Katha 6 Chatak 35 Sq Ft	90,000/-	75,31,943/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					5.649Dec	90,000 /-	75,31,943 /-	

#### Structure Details :



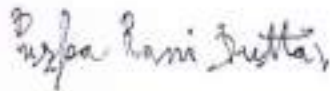
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		100 sq ft	10,000 /-	30,000 /-	

Major Information of the Deed - I-1523-01148/2019-31/01/2019








**Donor Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mrs PUSPA RANI DUTTA</b> Wife of Late KALI KRISHNA DUTTA Executed by: Self, Date of Execution: 31/01/2019 Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019
HATIARA ROY PARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMLPD1374E, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office				

**Donee Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs TANDRA KARMAKAR (Presentant)</b> Wife of Mr MRINAL KANTI KARMAKAR Executed by: Self, Date of Execution: 31/01/2019 Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office	 31/01/2019	 LTI 31/01/2019	 31/01/2019
Wife of Mr MRINAL KANTI KARMAKAR Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BHYPK3000N, Status :Individual, Executed by: Self, Date of Execution: 31/01/2019 , Admitted by: Self, Date of Admission: 31/01/2019 ,Place : Office				

**Identifier Details :**

Name & address	
Mr KRISHNA DAS Son of Late H DAS PD-7, ARJUNPUR, P.O:- ARJUNPUR, P.S:- Bagulati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India , Identifier Of Mrs PUSPA RANI DUTTA, Mrs TANDRA KARMAKAR	31/01/2019
	

Major Information of the Deed - I-1523-01148/2019-31/01/2019



### Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mrs PUSPA RANI DUTTA	Mrs TANDRA KARMAKAR	Y	5.64896 Dec	75,31,943/-

### Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
S1	Mrs PUSPA RANI DUTTA	Mrs TANDRA KARMAKAR	Y	100 Sq Ft	30,000/-

### Land Details as per Land Record

District: North 24-Parganas, P S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Swami Vivekananda Road(Hatiara), Mouza: Hatiara Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1021, LR Khatian No:- 17684	Owner: পুষ্পরানী দত্ত, Gurdian: কালীকৃষ্ণ দত্ত (মৃত, Address: নিজ, Classification: বাড়, Area: 0.05000000 Acre,	Mrs PUSPA RANI DUTTA

Endorsement For Deed Number : I - 152301148 / 2019

On 22-01-2019

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 75,61,943/- Family Members amount Rs 75,61,943/-

*Sanjoy Basak*

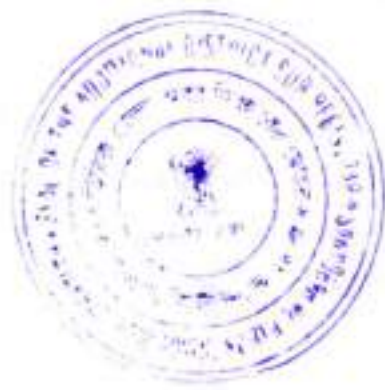
**Sanjoy Basak**  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

On 31-01-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

Major information of the Deed :- I-1523-01148/2019-31/01/2019



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

Presented for registration at 13:41 hrs on 31-01-2019, at the Office of the A.D.S.R. RAJARHAT by Mrs TANDRA KARMAKAR, Claimant.

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

Execution is admitted on 31/01/2019 by 1. Mrs PUSPA RANI DUTTA, Wife of Late KALI KRISHNA DUTTA, HATIARA ROY PARA, P.O: HATIARA, Thana New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife, 2. Mrs TANDRA KARMAKAR, Wife of Mr MRINAL KANTI KARMAKAR, DEBI PARK, NO. 1, NIRANJAN PALLY, P O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife

Identified by Mr KRISHNA DAS, . . Son of Late H DAS, PD-7, ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 75,633/- ( A(1) = Rs 75,619/- ,E = Rs 14/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 75,633/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2019 10:47AM with Govt. Ref. No: 192018190336474411 on 30-01-2019, Amount Rs: 75,633/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI4129227 on 30-01-2019, Head of Account 0030-03-104-001-16

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 37,830/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 37,830/-

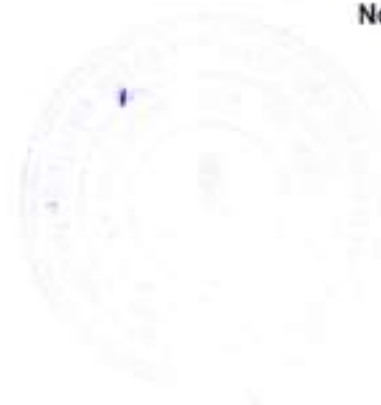
**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 162690, Amount: Rs.100/-, Date of Purchase: 21/12/2018, Vendor name: A K Saha

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 30/01/2019 10:47AM with Govt. Ref. No: 192018190336474411 on 30-01-2019, Amount Rs: 37,830/-, Bank: State Bank of India ( SBIN0000001), Ref. No. CKI4129227 on 30-01-2019, Head of Account 0030-02-103-003-02



**Sanjoy Basak**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. RAJARHAT**  
**North 24-Parganas, West Bengal**



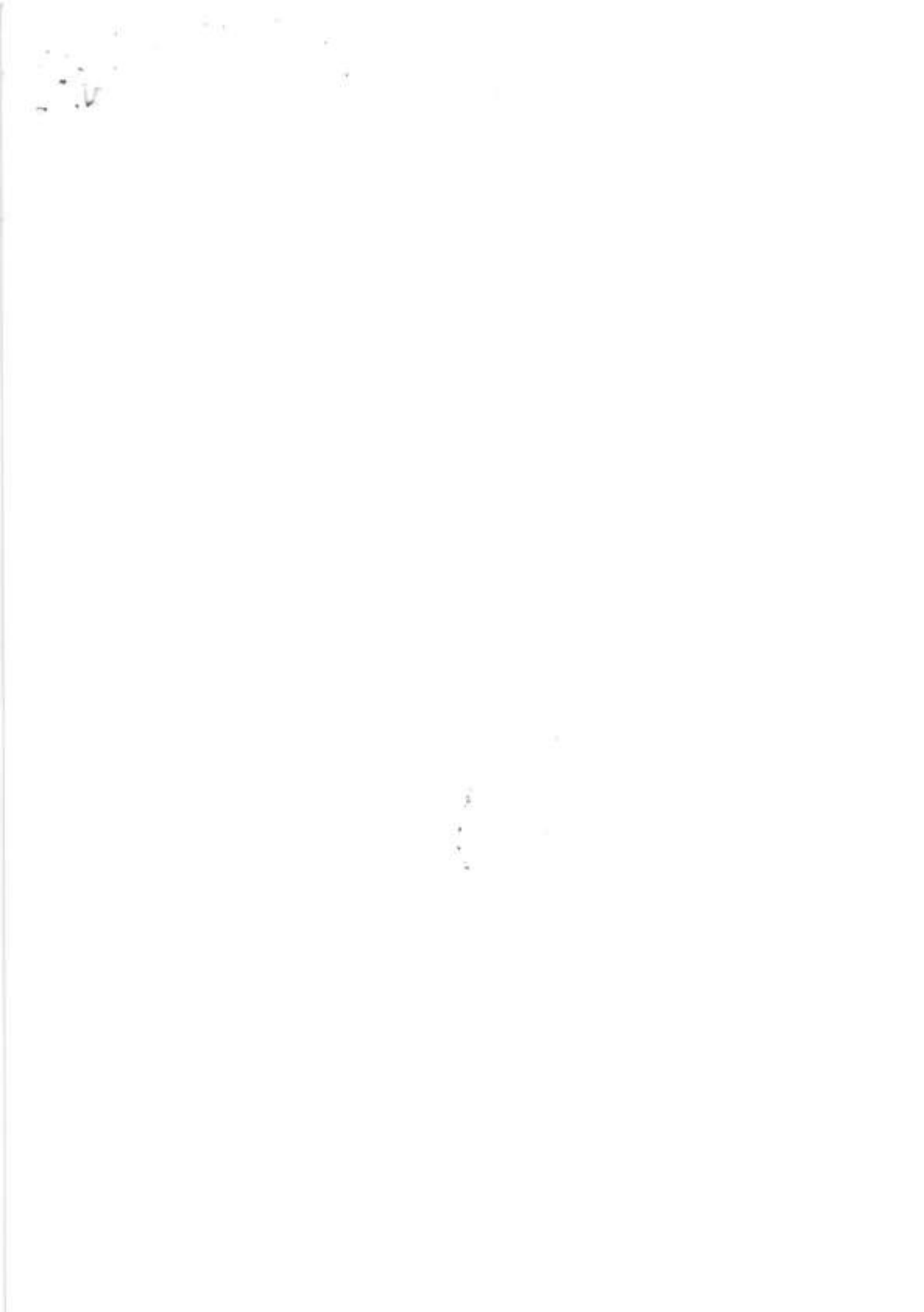
Major information of the Deed :- I-1523-01148/2019-31/01/2019











DATED THE      DAY OF      2019

**DEED OF GIFT**

**BETWEEN**

Puspa Rani Dutta

**Donor**

Tandra Karmakar

**Donee**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

**Advocates**

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

**Composed By**

**Gopa Dasgupta**

Teghoria Main Road

Kolkata - 700 157