

6778

2-649019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL
3/6/19

753626/19

AA 071854

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

B. Anil Kumar
Address: 10/101, Sub-Registrar
Bajarhat, New Town, North 24-Pgs

DEED OF GIFT

1. Date : 3rd June 2019
2. Place : Kolkata
3. Parties :
- 3.1 ANIL KUMAR DUTTA [PAN]

নং- 1833

14/05/19

শন ও তারিখ -

জেতার নাম -

সাকিন -

স্ট্যাম্প মূল্য - 100/-

ভেডার -

বারাসাত কোর্ট, উজর ২৪ পরগণা

ভেডার - শ্রী হারান চন্দ্র সাধু

টি.ডি. নং - 2 MAY 2019

তারিখ - 600000

মোট স্ট্যাম্প মূল্য -

পঞ্জারী অফিস - বারাসাত

P. Chattopadhyay



Additional District Sub Registrar
Bajarhal, New Town, North 24-Pgs

10 3 JUN 2019

NO. CKJPD4596B] & [MOBILE NO. 9764237808], son of Late Jogendra Nath Dutta, by faith - Hindu, by occupation - Service, by nationality - Indian, residing at 16, Majherpara, Hatiara, P.O. Hatiara, P.S. New Town, Kolkata - 700157, 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 his heirs, administrator, executor, representative and assign) of the **ONE PART**.

AND

3.2 **MITALI RAY [PAN NO. CMEPR5583H] & [MOBILE NO. 9732445979]**, wife of Mrinal Kanti Roy, daughter of Anil Kumar Dutta, by faith - Hindu, by occupation - House wife, by nationality - Indian, residing at Vill. Arsulla, Mathabanga, P.O. Baduria, P.S. Baduria, District North 24 Parganas, Pin - 743401, 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/Gifted Property : ALL THAT** piece and parcel of a demarcated plot of Bastu land, being **'Plot/Lot No. C/2'**, land measuring **2 (Two) Cottahs 11 (Eleven) Chittacks 25 (Twenty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, out of the total first-schedule land measuring **6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 200 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.**



A. D. BISHOP, District Registrar
Meerut, North 24 Paragana

10 3 JUN 2019

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. 3134**, 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, in Ward No. 13; [Swami Vivekananda Road (Hatiara), Roy Para, P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal [**SAID PROPERTY/GIFTED PROPERTY**].

The total plot of land is morefully described in the First Schedule hereunder written and Gifted Property/Said Property is morefully described in the Second Schedule hereunder written.

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 Zamindari 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. 1, 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)



Additional District Sur-Registrar
Belurhat, New Town, North 24-Pgs

03 JUN 2019

Jamuna Bala Karmakar, as his heirs and successors in interest in respect of the aforesaid property left by the said Jogendra Nath Dutta, since deceased.

- 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. I, 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



Additional District Sub-Registrar,
Gariahat, New Town, North 24-Pgs

10 3 JUN 2019

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 1/4th 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. 1, Volume No. 52, Pages 185 to 206, being Deed No. 2724 for the year 1986.
- 5.1.7 **Absolute Ownership of Anil Kumar 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 Anil Kumar Dutta, son of Late Jogendra Nath Dutta as Third Party of the said Registered Deed of Partition, got and became the absolute owner of land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. more or less, being Lot No. C, out of the aforesaid total 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, Pargana Kalikata, P.S. Rajarhat, in the District North 24 Parganas, alongwith other lands and which is morefully described in the 'Ga-Schedule' of the said Registered Deed of Partition.
- 5.1.8 **L.R. Records** : After receiving the aforesaid property, the said Anil Kumar Dutta duly recorded his name in the record of the L.R. Settlement, in L.R. Khatian No. 3134.
- 5.1.9 **Plotting by the said Anil Kumar Dutta** : The said Anil Kumar Dutta plotted the aforesaid total land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. more or less and which is morefully described in the First Schedule hereunder written, into two demarcated plots. The details of said plots, as follows :

<u>Plot/Lot No.</u>	<u>Demarcated Plot Area</u>
	K - CH - SFT.
C/1	03 - 14 - 36
C/2	02 - 11 - 25
	06 - 10 - 16



Additional District Sun Begalman
Balerhat, New Town, North 24-Pgw

03 JUN 2019

- 5.2 **Desire of Gift by the said Anil Kumar Dutta in favour of his full blooded daughter, Mitali Ray :** Out of the aforesaid total ownership, the said Anil Kumar Dutta, Donor herein, due to his natural love and affection toward his said daughter, Mitali Ray, Donee herein, decides to gift her, decides to gift **ALL THAT** piece and parcel of a demarcated plot of Bastu land, being 'Plot/Lot No. C/2', land measuring **2 (Two) Cottahs 11 (Eleven) Chittacks 25 (Twenty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, out of the aforesaid total plot of land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) 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. 3134**, 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, in Ward No. 13, [Swami Vivekananda Road (Hatiara), Roy Para, P.O. Hatiara, Kolkata - 700157], 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 Second Schedule hereunder written.

The total plot of land measuring 6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. more or less is morefully described in the First Schedule hereunder written and Gifted Property/Said Property is morefully described in the Second Schedule hereunder written:

- 5.2.1 **Relation between Donor & Donee :**

<u>Donor</u>	<u>Donee</u>	<u>Relationship</u>
Anil Kumar Dutta	Mitali Ray	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.



Additional District Surveilling Officer
New Town, North 24 Parganas

03 JUN 2019

- 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.
- 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,



Additional District Sub-Registrar
Baharhal, New Town, North 24 Pgs

03 JUN 2019

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.

6. **Basic Understanding :**

6.1 **Declaration by Donor** : The Donor herein decides to give the **SAID PROPERTY** morefully described in the Second Schedule hereunder written, to his own daughter, the said Mitali Ray, 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 Second Schedule hereunder written, to her own daughter, the said Mitali Ray, 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 his other warissons verbally about his decision of gifting his property at will.

7. **Transfer :**

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



Adalbari District Super Registrar
Adalbari, New Town, North 24 Pgs

10 3 JUN 2019

- 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.
- 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 his 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** : Khos, 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.



Additional District Sub-Registrar
Biharhat, New Town, North 24-Pgs

03 JUN 2019

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.

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF TOTAL LAND POSSESSED BY THE DONOR HEREIN

ALL THAT piece and parcel of Bastu land measuring **6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 200 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. 3134, 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, in Ward No. 13; [Swami Vivekananda Road (Hatiara), Roy Para, P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal. The said total plot of land is butted & bounded as follows :-**

- ON THE NORTH** : 30ft. Wide Road [Swami Vivekananda Road (Hatiara)].
ON THE SOUTH : Land of Susanta Roy.
ON THE EAST : Land of Susanta Roy.
ON THE WEST : Land of Tapas Kumar Dutta & Tandra Karmakar.



Additional District Sur Registrar
Chennai, New Town, North 24-Pgs

03 JUN 2019

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

ALL THAT piece and parcel of a demarcated plot of Bastu land, being '**Plot/Lot No. C/2**', land measuring **2 (Two) Cottahs 11 (Eleven) Chittacks 25 (Twenty Five) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 100 sq.ft. more or less**, out of the aforesaid total first schedule land measuring **6 (Six) Cottahs 10 (Ten) Chittacks 16 (Sixteen) sq.ft. be the same a little more or less including cemented flooring Tin Shed measuring 200 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. 3134**, 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, in Ward No. 13, [**Swami Vivekananda Road (Hatiara)**, Roy Para, P.O. Hatiara, Kolkata - 700157], 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 said plot, being '**Plot/Lot No. C/2**' is butted & bounded as follows :-

- ON THE NORTH : Plot/Lot No. C/1 (Land of Arindam Dutta).
- ON THE SOUTH : Land of Susanta Roy.
- ON THE EAST : Land of Susanta Roy.
- ON THE WEST : Land of Tandra Karmakar.

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



Additional District Sub-Deputy Commissioner
Biharhat, New Town, North 24-Pgs

03 JUN 2019

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. *Krishna Das*
Advocate
District Judge Court

2. *Anil Kumar Dutta*
4/2 Teghoria col-157

Anil Kumar Dutta

Anil Kumar Dutta
Donor

Drafted By :

Pinaki Narayan Saranika
Adv.
F/1305/2011
Judge Court, Comarat

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 father,
with due honour & love

Mitali Roy

Mitali Roy
Donee



Additional District Sur Registrar -
Rajahmundry, New Town, North 24 Panchayat

03 JUN 2019



प्रीति मिहल

Mitali Roy



Additional District Sur Registrar
Barrack, New Town, North 24 Pgs

03 JUN 2019



BAR COUNCIL OF WEST BENGAL
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 004
PHONE-22494956/233
IDENTITY CARD



Name.....
KRISHNA DAS Advocate
Father's/Husband's Name.....
HARAMOHAN DAS
[Signature] *[Signature]*
CHAIRMAN EX-COMMITTEE CHAIRMAN

Card No. B-7449

Address Recorded on the Roll PD/7, Arjunpur
Kolkata-700 059

Present Address -Do-

Enrolment No. WB/1027/98

Date of Enrolment 18.12.98

Date of Birth 04.01.72












Date 3.3.05

Secretary/Assistant Secretary



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

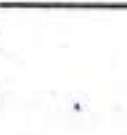
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Anil Kumar</i>	L.H.					
	R.H.					


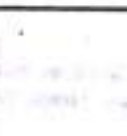

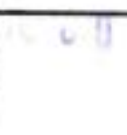
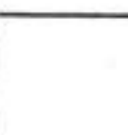
ATTESTED :- *Anil Kumar*

 <i>Mitali Roy</i>	L.H.					
	R.H.					

ATTESTED :- *Mitali Roy*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



Additional District Sub-Registrar
Kolarhat, New Town, North 24-Pgs

03 JUN 2019

Major Information of the Deed

Deed No :	I-1523-06490/2019	Date of Registration	03/06/2019
Query No / Year	1523-0000753626/2019	Office where deed is registered	
Query Date	14/05/2019 5:28:12 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY SANGEETA APRT, 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. 60,18,888/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 30,214/- (Article.33(i))	Rs. 60,203/- (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(Hatlara), Mouza: Hatlara JI No: 14, Pin Code : 700157

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	LR-1021 (RS -)	LR-3134	Bastu	Bastu	2 Katha 11 Chatak 25 Sq Ft	70,000/-	59,88,888/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road.
Grand Total :					4.4917Dec	70,000 /-	59,88,888 /-	



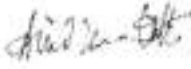
Structure Details :

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



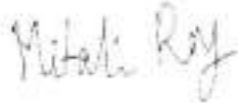
Major Information of the Deed :- I-1523-06490/2019-03/06/2019



Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ANIL KUMAR DUTTA (Presentant) Son of Late JOGENDRA NATH DUTTA Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office			
		03/06/2019	LTI 03/06/2019	03/06/2019
16, MAJHERPARA, HATIARA, P.O:- HATIARA, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CKJPD4596B, Status :Individual, Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs MITALI RAY Wife of Mr MRINAL KANTI ROY Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office			
		03/06/2019	LTI 03/06/2019	03/06/2019
Wife of Mr MRINAL KANTI ROY Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CMEPR5583H, Status :Individual, Executed by: Self, Date of Execution: 03/06/2019 , Admitted by: Self, Date of Admission: 03/06/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KRISHNA DAS Son of Late H DAS PD-7, ARJUNPUR, P.O:- ARJUNPUR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India. PIN - 700059			
	03/06/2019	03/06/2019	03/06/2019
Identifier Of Mr ANIL KUMAR DUTTA, Mrs MITALI RAY			

Major information of the Deed :- I-1523-06490/2019-03/06/2019



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	Mr ANIL KUMAR DUTTA	Mrs MITALI RAY	Y	4.49167 Dec	59,88,888/-

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 ANIL KUMAR DUTTA	Mrs MITALI RAY	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 JI No: 14, 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.- 3134	Owner-অনিল কুমার দত্ত, Gurdian-যোগেন্দ্র না, Address-নিজ, Classification-বাস্তু, Area 0.11000000 Acre,	Mr ANIL KUMAR DUTTA

Endorsement For Deed Number : I - 152306490 / 2019

On 15-05-2019

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 60,18,888/- Family Members amount Rs 60,18,888/-



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

On 03-06-2019

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.

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

Presented for registration at 15:18 hrs on 03-06-2019, at the Office of the A.D.S.R. RAJARHAT by Mr ANIL KUMAR DUTTA, Executant.

Major information of the Deed :- I-1523-06490/2019-03/06/2019



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

Execution is admitted on 03/06/2019 by 1. Mr ANIL KUMAR DUTTA, Son of Late JOGENDRA NATH DUTTA, 16, MAJHERPARA, HATIARA, P.O. HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Service, 2. Mrs MITALI RAY, Wife of Mr MRINAL KANTI ROY, VILLAGE ARSULLA, MATHABANGA, P.O. BADURIA, Thana: Baduria, , North 24-Parganas, WEST BENGAL, India, PIN - 743401, by caste Hindu, by Profession House wife

Indetified 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 60,203/- (A(1) = Rs 60,189/- , E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 60,203/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2019 1:37PM with Govt. Ref. No: 192019200020400911 on 03-06-2019, Amount Rs: 60,203/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 112908110 on 03-06-2019, Head of Account 0030-03-104-001-16

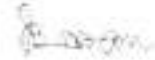
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 30,114/- and Stamp Duty paid by Stamp Rs 100/-, by online = Rs 30,114/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1833, Amount: Rs.100/-, Date of Purchase: 14/05/2019, Vendor name: HARAN CHANDRA SADHU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/06/2019 1:37PM with Govt. Ref. No: 192019200020400911 on 03-06-2019, Amount Rs: 30,114/-, Bank: Bank of Boroda (BARB0INDIAE), Ref. No. 112908110 on 03-06-2019, 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-1523-06490/2019-03/06/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

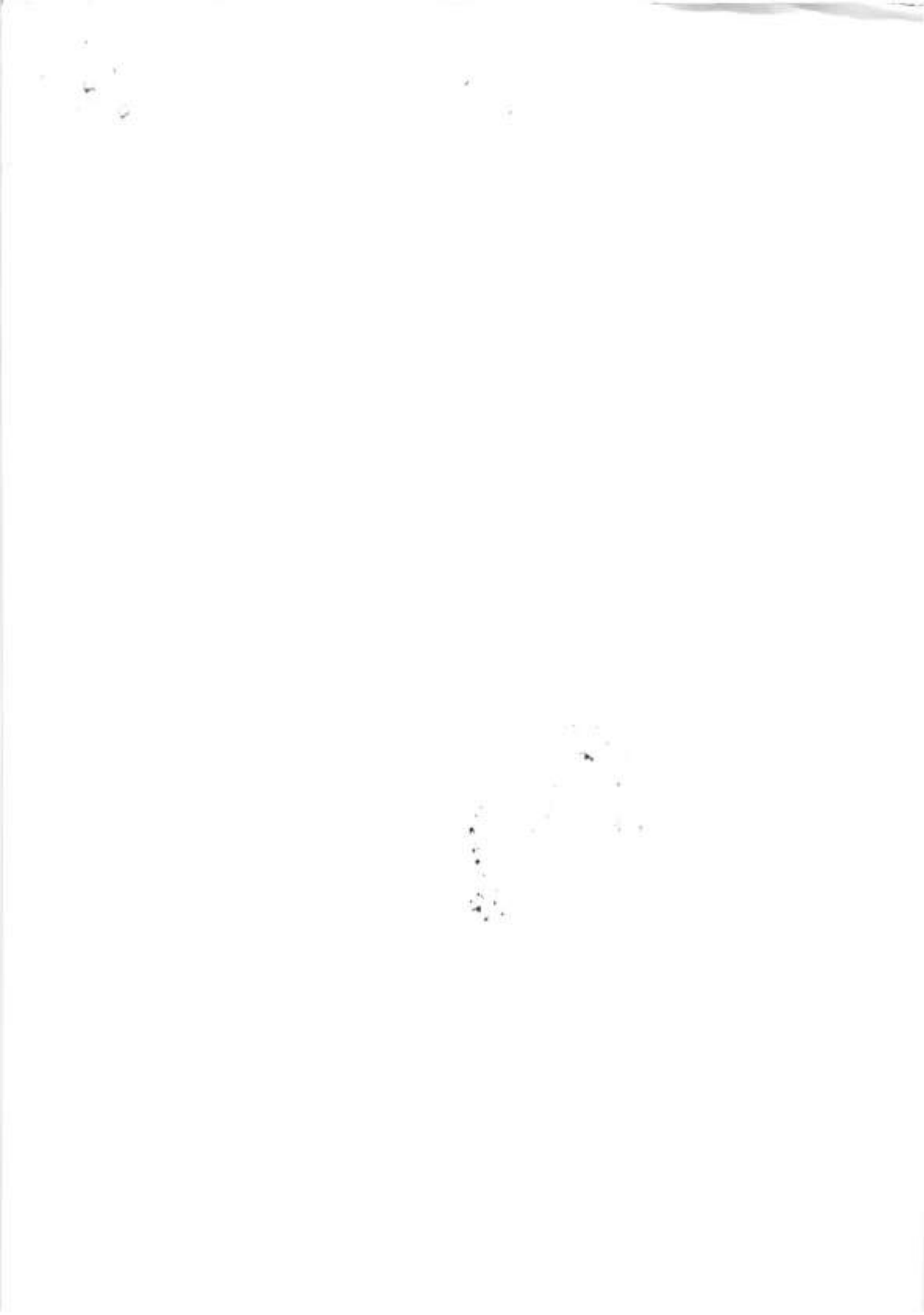
Volume number 1523-2019, Page from 251521 to 251544
being No 152306490 for the year 2019.



Digitally signed by DEBAJYOTI
BANDYOPADHYAY
Date: 2019.06.06 17:34:36 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 06-06-2019 5:34:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF 2019

DEED OF GIFT

BETWEEN

Anil Kumar Dutta

Donor

Mitali Ray

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

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

GRN: 19-201920-002040091-1 Payment Mode Online Payment
GRN Date: 03/06/2019 13:35:33 Bank : Bank of Boroda
BRN : 112908110 BRN Date: 03/06/2019 13:37:00

DEPOSITOR'S DETAILS

Id No. : 15230000753626/8/2019
(Query No./Query Year)

Name : PINAKI CHATTOPADHYAY
Contact No. : Mobile No. : +91 9830061809
E-mail :
Address : SANGITA APPT TEGHARIA KOLKATA700157
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 8

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	15230000753626/8/2019	Property Registration- Stamp duty	0030-02-103-003-02	30114
2	15230000753626/8/2019	Property Registration- Registration Fees	0030-03-104-001-16	80203
Total				90317

In Words : Rupees Ninety Thousand Three Hundred Seventeen only



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANIL KUMAR DUTTA

JOGENDRANATH DUTTA

25/03/1939
Permanent Account Number

CKJPD4596B

Anil Kumar Dutta
Signature



Anil Kumar Dutta

