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भारतीय गैर न्यायिक



पचास
रुपये
रु.50

FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document. V 277304

14/11/17
6.20
0/146347/17
NW = 2013425

[Signature]
District Sub-Register-III
Alipore, South 24-pargana

15/11/17

THIS DEED OF GIFT is made on this 14th day of November, Two Thousand and Seventeen, **BETWEEN SMT. NIBEDITA GHOSH (PAN No. ALZPG6001F)**, wife of Sri Pradip Kumar Ghosh and daughter of Late Mohit Kumar Ghosh, by faith Hindu, by occupation Housewife and at present residing at 8B, Picnic Garden 1st Lane, P.O. & P.S. Tiljala, Kolkata - 700039, hereinafter called the **"DONOR"** (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the **FIRST PART**.

1105 YON 21

45561

NC
SOLD TO **B. C. LAHIRI**
OF **Advocate**
ALIPUR JUDGE'S COURT
KOLKATA - 27
RS
JAYDEEP CHATTERJEE
16, INDIA EXCHANGE PLACE, KOL-1
LICENSED STAMP VENDOR
L NO. 351RS2015

19 JUN 2017



Nabanita Ghosh



V.C.T.9 NO-4011

Nabanita Ghosh



V.C.T.9 NO-4012



libedita Ghosh

District Sub-Registrar-III
Alipore, South 24 Parganas

14 NOV 2017

for the
Alipore police station
14/11/20

AND

SMT. NABANITA GHOSH (PAN No. AIKPG1967A), wife of Apurba Kumar Ghosh and daughter of Late Mohit Kumar Ghosh, by faith Hindu, by occupation Housewife and at present residing at Premises No. 40D/1A, Dr. Suresh Sarkar Road, P.O. Entally, P.S. Beniapukur, Kolkata - 700014, hereinafter called the "**DONEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her heirs, executors, administrators, legal representatives and/or assigns) of the **SECOND PART.**

WHEREAS :

By Deed of Partition dated 18th January 1983 and registered before the District Sub-Registration Office at Alipore in Book No. 1, Deed No. 578, for the year 1983 Mohit Kumar Ghosh and Sanat Kumar Ghosh duly partitioned their joint properties and in terms of the said Deed of Partition the said Premises No. 8, Sarat Ghosh Garden Road, Kolkata area of land 9 Cottah 11 Chittack and 22 Sq.ft., was exclusively allotted to Mohit Kumar Ghosh as his absolute property for ever.

AND WHEREAS by and/or under a Deed of Trust and Deed of Settlement dated 20th January 1986 and registered before the Assistant District Sub-Registrar Alipore in Book No. 1, Volume No. 14, Pages 494 to 503, being No. 789 for the year 1986 the said Mohit Kumar Ghosh transferred and assigned a portion of the said Premises No. 8, Sarat Ghosh Garden Road, measuring more or less 4 Cottah 9 Chittack together with a residential structure standing thereon to himself as trustee for the benefit of his wife, Smt. Pratima Ghosh and one of his married daughter, Smt. Nibedita Ghosh,

with the Proviso that after the death of the said Mohit Kumar Ghosh the said trust will continue and the said Pratima Ghosh during her life time will act as trustee of the said immovable property for the benefit of the said Nibedita Ghosh and upon the death of the said Pratima Ghosh the trust shall come to an end and the title of the said immovable property shall absolutely devolve upon Smt. Nibedita Ghosh as her absolute property for ever.

AND WHEREAS by and/or under a Deed of Gift dated 20th January 1986 and registered before Additional District Sub-Registrar Alipore in Book No. 1, Volume No. 3, Pages 409 to 416, being No. 357 for the year 1986 the said Mohit Kumar Ghosh in consideration of his love and affection transferred and assigned the rest and residue of the plot of land comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, measuring more or less 5 Cottah 2 Chittack and 22 Sq.ft. together with a residential unit to his elder married daughter, Smt. Nabanita Ghosh, as her absolute property for ever.

AND WHEREAS the said Nabanita Ghosh duly mutated the said plot of land measuring 5 Cottah 2 Chittack and 22 Sq.ft. in her name in the records of Kolkata Municipal Corporation whereupon the said plot of land was known and re-numbered as Premises No. 8A, Sarat Ghosh Garden Road, Kolkata, and the other plot of land measuring 4 Cottah 9 Chittack which was the subject matter of the said Deed of Trust was separately mutated in the name of Mohit Kumar Ghosh and known and numbered as Premises No. 8, Sarat Ghosh Garden Road, Kolkata.

AND WHEREAS on or about 18th May 1998 the said Mohit Kumar Ghosh died whereupon the said Smt. Pratima Ghosh was vested with the title in respect of the property comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, as trustee thereof and having had such ownership the said Premises No. 8, Sarat Ghosh Garden Road was mutated in the name of the said Smt. Pratima Ghosh as trustee thereof.

AND WHEREAS due to various weighty causes and reasons by and/or under a Deed of Revocation of Trust dated 29th day of March 2017 and registered before the Additional District Sub-Registrar Alipore in Book No. 4, Volume No. 1605-2017 Pages 4479 to 4492 being No. 160500280 for the year 2017 the said Pratima Ghosh as trustee with the consent and concurrence of the said Smt. Nibedita Ghosh as beneficiary duly revoked and extinguished the said trust created by the said Mohit Kumar Ghosh by virtue of the Deed of Trust dated 20th January 1986 absolutely and for ever whereupon the title over and in respect of the said plot of land measuring 4 Cottah 9 Chittack comprised within Municipal Premises No. 8, Sarat Ghosh Garden Road, Kolkata, vested upon the said Pratima Ghosh and Nibedita Ghosh in their equal 1/2 share absolutely and for ever free of trust.

AND WHEREAS out of natural love and affection the said Pratima Ghosh is desirous to make a free deed of gift of her undivided 50% share of land with structure in respect of said property unto and in favour of her daughter namely Nibedita Ghosh on dated 8th day of May 2017 and registered before the D.S.R. III South 24 Parganas in Book No. 1, Volume No. 1603-2017 Pages 49452 to 49468, being No. 160301909, for the year 2017.

AND WHEREAS in view of aforesaid Premises No. 8, Sarat Ghosh Garden Road, area of land 4 Cottahs 9 Chittaks more or less is absolutely owned by the said Nibedita Ghosh.

AND WHEREAS out of natural love and affection the Donor is desirous to make a free gift of 15% her undivided share of land with structure in respect of said property unto and in favour of her elder sister the Donee herein and expressed her said desire and the Donee have gladly accepted the same.

The valuation of the gifted property is Rs. 10,000/- (Rupees ten thousand) only.

NOW THIS INDENTURE WITNESSETH in consideration of the natural love and affection of the Donor for the Donee, the Donor hereby granted and transferred to Donee free from all encumbrances **ALL THAT** piece and parcel 15% undivided share of land measuring 4 Cottahs 9 Chittacks together with a brick built residential house standing thereon and comprised within Kolkata Municipal Corporation premises no. 8, Sarat Ghosh Garden Road, P.O. Kasba, P.S. Kasba, Kolkata 700031, Mouza Dhakuria, Sub-Registry office Alipore, District 24 Parganas (South) under Ward No. 91, morefully described in the Schedule hereunder below **OR HOWSOEVER OTHERWISE** the said property or any part thereof now are or is heretofore were or was situated bounded called known numbered described or distinguished together with all building, structure, yards, courts, areas, sewers, drains, water courses, lights, rights, liberties, privileges, easements and appurtenances whatsoever to the said property belong or in anywise appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant **AND** all the estate, right, title, interest, claim and demand whatsoever of the Donor unto and upon the said property or any part thereof **TO HAVE AND TO HOLD** the same to the Donee hereby granted or expressed so to be unto and to the use of the Donee absolutely and forever and the Donee shall and pay at all times hereafter peaceably and

quietly possess and enjoy the said property and receive rents and profits thereof and the Donor shall and will from time to time and at all times hereafter at the request of the Donee do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further better and more perfectly acquiring the said property by the Donee as shall or may be reasonably required.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said property)

ALL THAT a plot of land measuring 4 Cottah 9 Chittack together with a brick built tin shed residential house standing thereon measuring about 1340 Sft. (approx) and comprised within Kolkata Municipal Corporation Premises No. 8, Sarat Ghosh Garden Road, Police Station – Kasba, Post Office – Kasba, Kolkata – 700031, Mouza – Dhakuria, Sub-Registry Office Alipore, District 24 Parganas (South), under Ward No. 91, together with the right to use 9' 6" wide common passage from South to North and butted and bounded by as follows :-

ON THE NORTH	:	By K.M.C. Drain & Pre. No. 9A, Sarat Ghosh Garden Road
ON THE SOUTH	:	By Sarat Ghosh Garden Road. ✓
ON THE EAST	:	By 9'-6" wide Common Passage.
ON THE WEST	:	By Pre. No. 8A, Sarat Ghosh Garden Road.

THE SCHEDULE "B" ABOVE REFERRED TO

(Description of the gifted property)

ALL THAT undivided 15% share of land of the Schedule "A" mentioned property of land area measuring 10 Chittacks 42.75 Sq.ft. out of the total area of the land measuring 4 Cottahs 9 Chittacks including undivided 15% of a brick built tin shed residential house measuring about 201 Sft. (approx) out of the total area 1340 Sft. (approx) standing thereon delineated in the map and plan annexed herewith lying and situated at the Municipal Premises No. 8, Sarat Ghosh Garden Road, Police Station - Kasba, Post Office - Kasba, Kolkata - 700031, under Ward No. 91. within zone (Kamala Park to Dhakuria Rail Gate.)

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

SIGNED AND DELIVERED by the
RELEASOR AT Kolkata in presence of :

1. Malay Singha
Alipore Police Const
Kolkata - 700027.

Nibedita Ghosh

SIGNATURE OF THE DONOR

2. Alibakun Ray
7/1A, S.P.C. Block
C.R. Colony
Kolkata - 700092

Nabanita Ghosh

SIGNATURE OF THE DONEE












Prapan Ghosh
Alipore Police Const
Kolkata - 700027
4B-613/2001

Nibedita Ghosh
Nabanita Ghosh

		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 NABANITA GHOSH

Signature Nabanita Ghosh

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name NIBEDITA GHOSH

Signature Nibedita Ghosh

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

GRN: 19-201718-010648849-2 Payment Mode Counter Payment
GRN Date: 09/11/2017 12:26:08 Bank : State Bank of India
BRN : 90039897 BRN Date: 09/11/2017 00:00:00

DEPOSITOR'S DETAILS

Id No. : 16030001463474/2/2017
(Query No./Query Year)

Name : DEEPAJ CONSTRUCTION PVT LTD
Contact No. : Mobile No. : +91 9748746394
E-mail : dpckol@yahoo.com
Address : 481A DR SURESH SARKAR ROAD KOLKATA 14
Applicant Name : Mr Bapi Das
Office Name :
Office Address :
Status of Depositor : Others
Purpose of payment / Remarks : Gift, Gift in Favour of family members Payment No 1

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount[₹]
1	16030001463474/2/2017	Property Registration- Stamp duty	0030-02-103-003-02	10587
2	16030001463474/2/2017	Property Registration- Registration Fees	0030-03-104-001-16	21180

In Words : Rupees Thirty One Thousand Seven Hundred Sixty Seven only

Total 31767



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NIBEDITA GHOSH

MOHIT KUMAR GHOSH

26/03/1962

Permanent Account Number

ALZPG6001F

Nibedita Ghosh

Signature



10021018

✓ Nibedita Ghosh

एक कार्ड के साथ / एक से कुछ कॉपी करें / ध्यान दें
- उपयोग के लिए प्रदर्शित, एक या दो से
- कृपया ध्यान दें, कृपया ध्यान दें
एन टी डी, सीआर एन, नंबर - 400 018

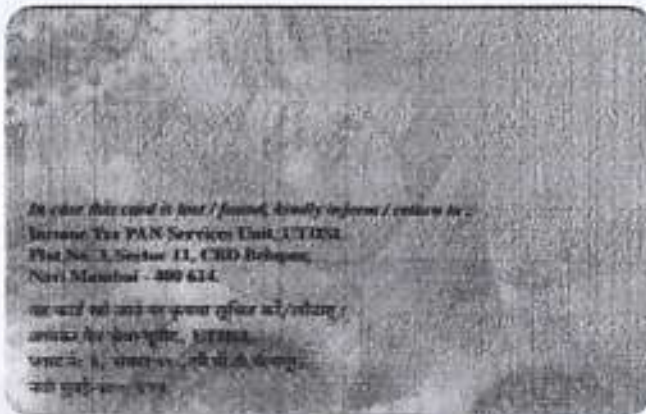
Please send to post / wherever you want to send
Please inform (system no)
Income Tax PAN Services Unit, NSDL
1st Floor, Times Tower
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 013

Tel: 91-22-2498651, Fax: 91-22-2498664
e-mail: pan@nsdl.co.in





Nabanita Ghosh



Major Information of the Deed

Deed No :	I-1603-04800/2017	Date of Registration	15/11/2017
Query No / Year	1603-0001463474/2017	Office where deed is registered	
Query Date	26/10/2017 8:15:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bapi Das Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830373677, 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. 10,000/-	Rs. 21,13,425/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,637/- (Article:33(i))	Rs. 21,180/- (Article:A(1), E, M(b), H)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station -- Kamala park) , , Premises No. 8, Ward No: 91

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			Bastu		10 Chatak 42.75 Sq Ft	9,000/-	20,53,125/-	Property is on Road
Grand Total :					1.1292Dec	9,000 /-	20,53,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	201 Sq Ft.	1,000/-	60,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 201 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		201 sq ft	1,000 /-	60,300 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt NIBEDITA GHOSH Wife of Shri Pradip Kumar Ghosh 8B, Picnic Garden 1st Lane, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700039 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of India, PAN No.: ALZPG6001F, Status :Individual, Executed by: Self, Date of Execution: 14/11/2017 , Admitted by: Self, Date of Admission: 14/11/2017 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 14/11/2017 , Admitted by: Self, Date of Admission: 14/11/2017 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt NABANITA GHOSH (Presentant) Wife of Apurba Kumar Ghosh 40D/1A, Dr. Suresh Sarkar Road, P.O:- Entally, P.S:- Beniapukur, District:-South 24-Parganas, West Bengal, India, PIN - 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIKPG1967A, Status :Individual, Executed by: Self, Date of Execution: 14/11/2017 . Admitted by: Self, Date of Admission: 14/11/2017 ,Place : Pvt. Residence

Identifier Details :

Name & address
Mr Bapi Das Son of Late S Das Alipore Police Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt NIBEDITA GHOSH, Smt NABANITA GHOSH

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	Smt NIBEDITA GHOSH	Smt NABANITA GHOSH	Y	1.12922 Dec	20,53,125/-

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	Smt NIBEDITA GHOSH	Smt NABANITA GHOSH	Y	201 Sq Ft	60,300/-

Endorsement For Deed Number : I - 160304800 / 2017

On 14-11-2017

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

Presented for registration at 18:20 hrs on 14-11-2017, at the Private residence by Smt NABANITA GHOSH ,Claimant.

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 21,13,425/-. Family Members amount Rs 21,13,425/-

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

Execution is admitted on 14/11/2017 by 1. Smt NIBEDITA GHOSH, Wife of Shri Pradip Kumar Ghosh, 8B, Picnic Garden 1st Lane, P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession House wife, 2. Smt NABANITA GHOSH, Wife of Apurba Kumar Ghosh, 40D/1A, Dr. Suresh Sarkar Road, P.O: Entally, Thana: Beniapurkur, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife

Indetified by Mr Bapi Das, , Son of Late S Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 15-11-2017

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,180/- (A(1) = Rs 21,134/- , E = Rs 14/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 21,180/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2017 12:00AM with Govt. Ref. No: 192017180106488492 on 09-11-2017, Amount Rs: 21,180/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90039897 on 09-11-2017, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,587/- and Stamp Duty paid by Stamp Rs 50/-, by online = Rs 10,587/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 45561, Amount: Rs.50/-, Date of Purchase: 19/06/2017, Vendor name: J Chatterjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 09/11/2017 12:00AM with Govt. Ref. No: 192017180106488492 on 09-11-2017, Amount Rs: 10,587/-, Bank: State Bank of India (SBIN0000001), Ref. No. 90039897 on 09-11-2017, Head of Account 0030-02-103-003-02

Asish Goswami
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2017, Page from 134164 to 134179
being No 160304800 for the year 2017.



Digitally signed by ASISH GOSWAMI
Date: 2017.11.16 14:49:01 +05:30
Reason: Digital Signing of Deed.

(Asish Goswami) 16/11/2017 14:48:45
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)