

944/2016

00992/16

# भारतीय गैर न्यायिक भारत INDIA

रु. 500

FIVE HUNDRED  
RUPEES

सत्यमेव जयते

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

MC-246/16 G 794453

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.

*[Signature]*  
Additional Registrar  
of Assurances-I, Kolkata

- 6 FEB 2016

ANO-186178/16  
MV-7038941

## DEED OF GIFT

THIS DEED OF GIFT is made on this the **5th** day of February, Two thousand and Sixteen (2016) A.D.

### BETWEEN

**SRI ANUP KUMAR BISWAS**, (PAN-AEHPB1664A), son of Late Sris Chandra Biswas, by faith Hindu, by occupation Business, by Nationality-Indian, residing at No. 59/1, Garfa Main Road (First Floor), Police Station-Survey Park, Post Office-Santoshpur, Kolkata-700 075 in the district of South 24 Parganas, hereinafter referred to as the **DONOR** (which term or expression shall unless excluded by or repugnant to the

*[Handwritten signatures and notes]*  
2016  
6004  
800

152253

Anjan Biswas for



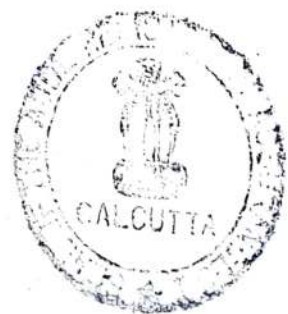
h-h - K S Roy Rd

KJ-1

28 JAN 2016

28 JAN 2016

8 FEB 2016



Prabir Bose  
S/o Late Hari Sadhan Bose  
136, Benares Road.  
Dalkia, Howrah-711106  
Service



context shall mean and include his heirs, executors, administrators, legal representatives, successors in interest and assigns) of the **ONE PART**.

**AND**

**SMT. ANANYA BAUL**, (PAN-AJKPB5933A), wife of Sri Avik Baul, daughter of Late Parameswar Das, by faith Hindu, by occupation-Business, by Nationality-Indian, residing at No.45B, Pratapgarh (Ground Floor) Police Station-Garfa, Post Office-Santoshpur, Kolkata-700 075 in the district of South 24 Parganas, hereinafter referred to as the **DONEE** (which term or expression shall unless excluded by or repugnant to the context shall mean and include her heirs, executors, administrators, legal representatives, successors in interest and assigns) of the **OTHER PART**.

**WHEREAS** one Sri Ranjan Sarkar was the lawful owner of All That one shop room admeasuring 155 sq.ft. in the ground floor (Southern side of Main Road), be the same a little more or less, of the G+3 storied commercial-cum-residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, herein after referred to as 'the said shop room' and more particularly described in the Schedule -A hereunder written;

**AND WHEREAS** the said Sri Ranjan Sarkar while seized and possessed of the said shop room he by the Deed of Sale dated 14 May 2002 registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Volume No. 1, Pages No. 1 to 13, being No. 3632 for the year 2002, for the consideration mentioned therein sold transferred and conveyed the said shop room admeasuring 155 sq.ft. in



Handwritten signature or initials.

ADDITIONAL REGISTRAR  
OF ASSURANCES-I, KOLKATA  
- 5 FEB 2016

its entirety together with the proportionate share in the land of the aforesaid premises and in the common areas and facilities attached to the said building and the said premises to the Donor herein free from all encumbrances;

**THUS** the Donor-said Anup Kumar Biswas absolutely seized, possessed of and is carrying his liquor selling business therefrom under name and style of M/S. Tolly Stores;

**AND WHEREAS** the said Smt. Ananya Baul, the Donee herein, is the partner of the said business and her name has already entered as joint licensee issued by the Department of Excise, Government of West Bengal;

**AND WHEREAS** by the Deed of Gift dated 20th January, 2016 registered in the office of Additional Registrar of Assurances-I, Kolkata and recorded in Book No. I, Volume No. 1901-2016, Pages from 20064 to 20084, being No. 190100515 for the year 2016, the donor has transferred the donee herein All That undivided 50% of the said shop room admeasuring 77.5 sq.ft. out of 155 sq.ft. which the donee has duly accepted;

**AND WHEREAS** to avoid any future complication the Donor herein desire to transfer the remaining one-half (1/2) share of the said shop room admeasuring 77.5 sq.ft. out of 155 sq.ft. unto and in favour of the Donee herein absolutely and forever for carrying on aforesaid business;

**AND WHEREAS** the Donee herein is the maternal sister of the Donor.

**AND WHEREAS** The donor have natural love and affection towards the said Donee who is also much devoted and affectionate towards the Donor herein.

**AND WHEREAS** the Donor herein is willing to bestow remaining one-half (1/2) (**said share**) of the said shop room admeasuring 77.5 sq.ft. out of 155 sq.ft. which is more fully mentioned in the Schedule "B" hereunder written unto the Donee;

**AND WHEREAS** for the purpose of stamp duty of the said property in this Deed of Gift has been valued at Rs.2,00,000/- (Rupees Two Lakhs) only.

**AND WHEREAS** the Donee has signified her acceptance of the gift hereby made and by executing these presents in testimony thereof.

**NOW THIS INDENTURE WITNESSES** that in consideration of the premises and in consideration of the natural love and affection which the Donor has for the Donee and for divers good causes hereunto moving the Donor doth hereby freely and voluntarily give grant assure transfer and convey by way of gift unto the Donee ALL THAT one-half (1/2) of the said shop room admeasuring 77.5 sq.ft. out of 155 sq.ft. in the ground floor (Southern side of Main Road), be the same a little more or less, of the G+3 storied commercial-cum-residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, together with the proportionate share in the land and in the common areas and facilities and herein after called as the said share and more particularly described in the **SECOND SCHEDULE** hereunder written and shown and delineated within RED border in the plan annexed hereto further together with all and singular yards, compounds ways, open spaces, paths and passages, advantages, appendages appurtenances/belong to or in anywise appertaining thereto and reversion or reversions remainder or remainders as well as rents

issue and profits thereof and also all the right title and interest claims and demand whatsoever both in law and in equity of the Donor into and/or upon the said one-half (1/2) share in the said shop room **TO HAVE AND TO HOLD** unto the Donee absolutely and forever and free from all rights and control of the Donor and free from all encumbrances in favour of the Donee and delivered possession of the said one-half share in the said shop room unto the Donee **AND THIS INDENTURE FURTHER WITNESSES** that the said Gift is hereby accepted by the Donee by receiving possession of the said one-half share in the shop room and as is evidenced by joining to and signing these presents.

THE DONOR HEREBY CONFIRM ASSURE AND DECLARES THAT he has not in any way transferred, encumbered or made any agreement with anybody to transfer or to encumber the said one-half share in the said the said one-half share in the said shop room purported to be conveyed granted and transferred by this Deed of Gift and that the said Donee her heirs, executors, administrators and assigns shall and may hereafter and at all times peaceably and quietly possess and enjoy the said shop room absolutely or in any way and manner she likes for beneficial use and enjoyment of the said one-half share in said shop room without interruption claim or demand whatsoever by the said Donor and/or any person or persons lawfully or equitably claiming from or under or in trust for him and that the said Donor shall and will and for all times to come at the request and at cost of the Donee her heirs, executors, administrators or assigns do or execute or cause to be done or executed all such assurances acts, deeds and things whatsoever for further and more perfectly assuring the title of the Donee to the said shop room or any facts thereof unto and to the use of the Donee her heirs, executors, administrators, representatives and assigns in the

manner aforesaid as shall or may be reasonably required AND THE DONEE DOth HEREBY FURTHER COVENANT WITH THE DONOR that the Donee shall observe fulfill and perform all the covenants and obligations mention in the Dced of Conveyance dated 14th May, 2002 being No. 3632 for the year 2002 and shall regularly and punctually pay and discharge all taxes and impositions and all other out goings on and in respect of the said Portion wholly and proportionately in respect of the common areas and facilities;

AND THIS INDENTURE FURTHER WITNESSES that the said gift is hereby accepted by the Donee as is evidence by her joining to and signing these presents.

IT IS FURTHER COVENANTED THAT the terms and expressions 'The Donor' and 'The Donee' used in these presents shall mean and include their respective heirs, legal representatives, executors, Administrators, and/or assigns.

**SCHEDULE "A" ABOVE REFERRED TO:**

**(THE SAID PREMISES)**

**ALL THAT** three storied brick built dwelling house together with piece and parcel of Bastu land measuring 4 Cottahs 1 Chittack 16 Square Feet be the same a little more or less situate lying at Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, within the limits of the Calcutta Municipal Corporation being Municipal premises No. 6/1, N.S.C. Bose Road, Police Station Tollygunge, Kolkata-700 040, A.D.S.R. Alipore, District South 24-Parganas, now butted and bounded as follows:-

ON THE NORTH : By Remaining portion of premises No.  
6/1, N.S.C. Bose Road, Kolkata-40

ON THE SOUTH : By N.S.C. Bose Road.

ON THE EAST : By 25 ft. wide Grahams Land

ON THE WEST : By 6, N.S.C. Bose Road

OR HOWSOEVER OTHERWISE the premises is butted, bounded, called, known, numbered, described and/or described.

**SCHEDULE "B" ABOVE REFERRED TO:**

**(THE SAID SHOP ROOM)**

ALL THAT undivided one-half share admeasuring 77.5 sq.ft. out of 155 sq.ft. in the said shop room having mosaic floor, situate in the ground floor (Southern side of Main Road), be the same a little more or less, of the G+3 storied commercial-cum-residential building built and erected on premises no. 6/1, N.S.C. Bose Road, Police Station-Jadavpur, Post Office-Tollygunge Kolkata-700040 within the limits of Ward No. 94 Kolkata Municipal Corporation, comprises Mouza Chandpur, J.L. No. 41, C.S. Dag No. 1142, Khatian No. 876, together with the proportionate share in the land and in the common areas and facilities, now butted and bounded as follows:-

ON THE NORTH : By Remaining portion of premises No. 6/1, N.S.C. Bose Road, Kolkata-40;

ON THE SOUTH : By N.S.C. Bose Road (KMC Road);

ON THE EAST : Another shop/Grahams Land;

ON THE WEST : 6, N.S.C. Bose Road, Kolkata-40;

OR HOWSOEVER OTHERWISE the shop room is butted, bounded, called, known, numbered, described and/or described.


**IN WITNESS WHEREOF** the Donor and the Donee have executed this Deed of Gift on this day, month and year first above written.

**EXECUTED AND DELIVERED**

by the within named Donor at  
Kolkata in the presence of :-

1. Prabir Bose  
136, Benaras Road.  
Salkia. Howrah.  
711106

  
.....(DONOR)


2.   
59/1, Garfa Main Road  
Kolkata-75

**EXECUTED AND ACCEPTED**

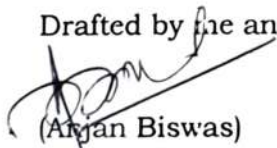
by the within named Donee at  
Kolkata in the presence of :-

1. Prabir Bose  
136, Benaras Road.  
Salkia. Howrah. 711106.

  
.....(DONEE)

2.   
59/1, Garfa Main Road.  
Kolkata-75.

Drafted by me and prepared in my office:

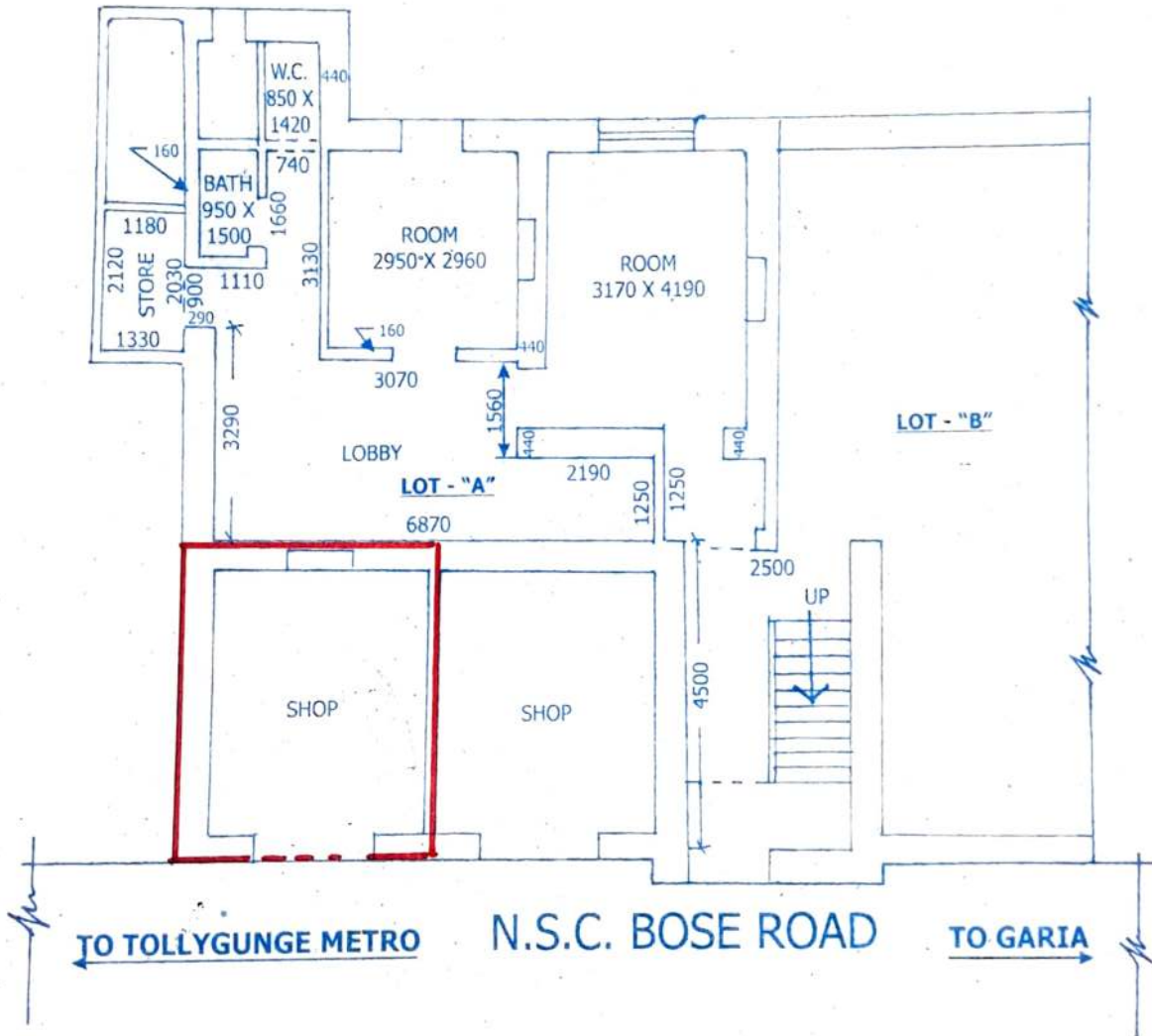
  
(Arjan Biswas)  
Advocate  
Regn. No.WB/585/82  
High Court, Calcutta.

\*\*\*\*\*

SITE PLAN OF GROUND FLOOR AT PREMISES NO. 6/1, N.S.C. BOSE ROAD,  
KOLKATA - 700 040, P.S. - JADAVPUR, WARD NO. 94, UNDER KOLKATA  
MUNICIPAL CORPORATION.

SCALE = 1: 100

ALL THAT UNDIVIDED 1/2 SHARE OF SHOP ROOM MEASURING :- 77.5 SQ.FT.  
OUT OF TOTAL SUPER BUILT UP AREA 155 SQ.FT.  
SHOWN IN RED COLOUR



Arup Kumar Basu

Ananya Baul

Traced By:  
S. Apurva  
3A, Mysore  
Kot-1.

PHOTO & SIGNATURE  
OF THE PARTIES

TEN FINGER PRINTS MARKS OF THE PARTIES  
(UNDER RULE 44A OF THE IR ACT, 1908)



*Anup Kumar Biswas*  
(ANUP KUMAR BISWAS)

LEFT HAND



LITTLE



RING



MIDDLE



INDEX



THUMB

RIGHT HAND



THUMB



INDEX



MIDDLE



RING



LITTLE



*Ananya Baul*  
(ANANYA BAUL)

LEFT HAND



LITTLE



RING



MIDDLE



INDEX



THUMB

RIGHT HAND



THUMB



INDEX



MIDDLE



RING



LITTLE

LEFT HAND



LITTLE



RING



MIDDLE



INDEX



THUMB

RIGHT HAND



THUMB



INDEX



MIDDLE



RING



LITTLE

LEFT HAND



LITTLE



RING



MIDDLE



INDEX



THUMB

RIGHT HAND



THUMB



INDEX



MIDDLE



RING



LITTLE



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.R.A. - I KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19010000136170/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANUP KUMAR BISWAS 59/1,, GARFA MAIN ROAD (THKUR R K.LANE), P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Donor		 585	 05/2/16
2	Mrs ANANYA BAUL 45B,, Pratapgarh Colony, P.O:- SANTOASPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075	Donee		 586	 5/2/16
Sl No.	Name and Address of identifier	Identifier of		Signature with date	
1	Mr PRABIR BOSE Son of Late HARI SADHAN BOSE 136,, Benaras Road, P.O:- SALKIA, P.S:- Golabari, Howrah. District:- Howrah, West Bengal, India, PIN - 711106	Mr ANUP KUMAR BISWAS, Mrs ANANYA BAUL		 5/2/16	

(Sujan Kumar Maity)

ADDITIONAL REGISTRAR  
OF ASSURANCE

Query No: 19010000136170/2016, 05/02/2016 12:25:17 PM KOLKATA (A.R.A. - I)

  
**ELECTION COMMISSION OF INDIA**  
ভারতীয় নির্বাচন কমিশন  
**IDENTITY CARD**  
পরিচয় পত্র

WB/24/162/255013



Elector's Name  
নির্বাচকের নাম  
Father / Mother /  
Husband's Name  
পিতা/মাতা/স্বামীর নাম  
Sex  
লিঙ্গ  
Age as on 1.1.1995  
১.১.১৯৯৫ এ বয়স

Bose Prabir  
বোস প্রবীর  
Harisadhan  
হরিসাধন  
Male  
পুরুষ  
32  
৩২

Prabir Bose.

**Address**

136 Benaras Road  
Sadar, Howrah

**ঠিকানা**

১৩৬ বেনারস রোড  
সদর, হাওড়া

**Facsimile Signature**  
**Electoral Registration Officer**  
নির্বাচক-নিবন্ধন আধিকারিক

**For** Howrah North Assembly Constituency  
হাওড়া উত্তর বিধানসভা নির্বাচন ক্ষেত্র

**Place** Howrah  
**Date** 03/02/95  
**স্থান** হাওড়া  
**তারিখ** ০৩/০২/৯৫

OFFICE OF THE A.R.A. - I

KOLKATA

Kolkata, West Bengal

## Seller, Buyer and Property Details

### Donor & Donee Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr ANUP KUMAR BISWAS Son of Late SRIS CHANDRA BISWAS 59/1,, GARFA MAIN ROAD(THKUR R.K.LANE), P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075

Donor Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Mr ANUP KUMAR BISWAS Son of Late SRIS CHANDRA BISWAS 59/1,, GARFA MAIN ROAD(THKUR R.K.LANE), P.O:- SANTOSHPUR, P.S:- Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AEHPB1664A,, Status : Individual; Date of Execution : 05/02/2016; Date of Admission : 05/02/2016; Place of Admission of Execution : Pvt. Residence

Donee Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Mrs ANANYA BAUL  Wife of Mr AVIK BAUL  45B,, Pratapgarh Colony, P.O:- SANTOASPUR, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJKPB5933A,, Status : Individual; Date of Execution : 05/02/2016; Date of Admission : 05/02/2016; Place of Admission of Execution : Pvt. Residence</p>

## B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	<p>Mr PRABIR BOSE  Son of Late HARI SADHAN BOSE  136,, Benaras Road, P.O:- SALKIA,  P.S:- Golabari, Howrah, District:-  Howrah, West Bengal, India, PIN -  711106 Sex: Male, By Caste: Hindu,  Occupation: Service, Citizen of: India,</p>	Mr ANUP KUMAR BISWAS, Mrs ANANYA BAUL	

## C. Transacted Property Details

Apartment Details						
Sch No.	Location of Apartment	Plot No/Zone	Floor Area	Set Forth Value (In Rs.)	Market value (In Rs.)	Other Details
A1	<p>District: South 24-Parganas,  P.S:- Jadavpur, Corporation:  KOLKATA MUNICIPAL  CORPORATION, Road:  N.S.C. Bose Road (Adjoing  Garia), , Premises No: 6/1,  Ward No: 94, Floor No: 0</p>	<p>RS Plot No: ,  Khatian No:  00000,</p>	<p>Super built-up  area: 77.5</p>	2,00,000/-,	7,03,894/-	<p>Apartment Type:  Flat/Apartment,  Commercial Use,  Floor Type:  Mosaic Age of  Flat: 15 Year,  Approach Road  Width: 25 Ft.,</p>

## D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	ANJAN BISWAS
Address	6A, K S ROY ROAD, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate

**Office of the A.R.A. - I KOLKATA, District: Kolkata**  
**Endorsement For Deed Number : I - 190100992 / 2016**

Query No/Year	19010000136170/2016	Serial no/Year	1901000944 / 2016
Deed No/Year	I - 190100992 / 2016		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Name of Presentant	Mr ANUP KUMAR BISWAS	Presented At	Private Residence
Date of Execution	05-02-2016	Date of Presentation	05-02-2016

**Remarks**

On 05/02/2016

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

Presented for registration at 12:39 hrs on : 05/02/2016, at the Private residence by Mr ANUP KUMAR BISWAS ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 7,03,894/- . Other amount Rs 7,03,894/-

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

Execution is admitted on 05/02/2016 by

Mr ANUP KUMAR BISWAS, Son of Late SRIS CHANDRA BISWAS, 59/1,, Road: GARFA MAIN ROAD(THKUR R.K.LANE), , P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business  
Indetified by Mr PRABIR BOSE, Son of Late HARI SADHAN BOSE, 136,, Road: Benaras Road, , P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Service

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

Execution is admitted on 05/02/2016 by

Mrs ANANYA BAUL, Wife of Mr AVIK BAUL, 45B,, Road: Pratapgarh Colony, , P.O: SANTOAS PUR, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, By caste Hindu, By Profession Business  
Indetified by Mr PRABIR BOSE, Son of Late HARI SADHAN BOSE, 136,, Road: Benaras Road, , P.O: SALKIA, Thana: Golabari, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711106, By caste Hindu, By Profession Service



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

On 06/02/2016

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

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

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7,831/- ( A(1) = Rs 7,733/- ,E = Rs 14/- ,I = Rs 55/- ,M(a) = Rs 25/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 0/-, by Draft Rs 7,840/-

**Description of Draft**

1. Rs 7,840/- is paid, by the Draft(8554-16) No: 190604000404, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), PAL BAZAR.

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 42,254/- and Stamp Duty paid by Draft Rs 42,260/-, by Stamp Rs 500/-

**Description of Stamp**

1. Rs 500/- is paid on Impressed type of Stamp, Serial no 152253, Purchased on 28/01/2016, Vendor named Suranjan Mukherjee.

**Description of Draft**

1. Rs 42,260/- is paid, by the Draft(8554-16) No: 190603000404, Date: 03/02/2016, Bank: STATE BANK OF INDIA (SBI), PAL BAZAR.



(Sujan Kumar Maity)

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2016, Page from 36079 to 36100  
being No 190100992 for the year 2016.



Digitally signed by SUJAN KUMAR  
MAITY

Date: 2016.02.09 16:48:57 +05:30

Reason: Digital Signing of Deed.

(Sujan Kumar Maity) 09/02/2016 16:48:56

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)

DATED THE      DAY OF FEBRUARY, 2016

BETWEEN

SRI ANUP KUMAR BISWAS

..... DONOR

AND

SMT. ANANYA BAUI

..... DONEE

GIFT DEED

*Anjan Biswas*  
ADVOCATE  
CA, Kiran Shankar M. / T. / S. /  
First Floor, Kolkata - 700 111