

2037/23

2021/100

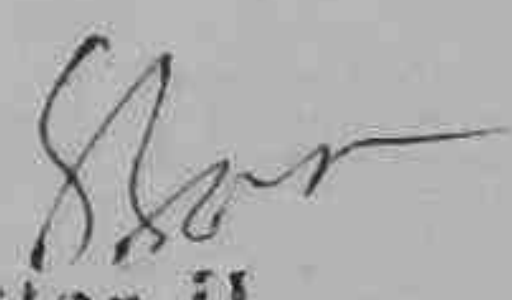


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 049368

20/2
8-299857

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.


District Sub-Register-II
Alipore, South 24-Parganas

20 FEB 2023

DEED OF GIFT

THIS DEED OF GIFT is made on this the 20th day of February 2023 (Two Thousand and Twenty-Three) **BETWEEN**

Aishwarya Mandal.

20 FEB 2023

No. 8920

Rs. 100/- Date.....

Name : Avishak Mondal

Address : 239, Nabedit Nayabod, K.O.-99.

Vendor : Alipore Collectors, 24 Pgs. (South)

SUBHANJAY DAS
STAMP VENDOR
Alipore Police Court, K.O.-27



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE
20 FEB 2023

Nilu Mondal
S/o Late C.L. Mondal
Alipore Police
Court K.O.-27

SRI SWAPAN MONDAL, (PAN – ASWPM5346D) (Aadhaar No. – 3080-4187-3063) Son of Bipadbaran Mondal, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 239, Nabodit, Nayabad, P.O- Mukundapur, P.S- Purba Jadavpur now Panchasayar, Kolkata – 700099, District South 24 Parganas, state of west Bengal hereinafter called and referred to as the **DONOR** (which term or expression shall unless excluded by or repugnant to the context or subject shall be deem to mean and include his heirs, executors, successors, administrators, legal representatives and/or assigns) of the **ONE PART**

AND

SRI AVISHEK MONDAL, (PAN. – DTBPM3171H, Aadhaar No. 2092-9585-0189) Son of Sri Swapan Mondal, by faith – Hindu, by Occupation – Business , by Nationality – Indian, residing at residing at 239, Nabodit, Nayabad, P.O- Mukundapur, P.S- Purba Jadavpur now Panchasayar, Kolkata – 700099, District South 24 Parganas, , state of west Bengal, hereinafter referred to as the **DONEE** (Which term or expression shall unless excluded by or repugnant to the context or subject shall be deem to mean and include his heirs, executors, successors, administrators, legal heirs, representatives, and/or assigns) of the **OTHER PART.**

WHEREAS one Bhupati Porel was the sole and absolute recorded owner and possessor in respect of landed properties lying and situated at Mouza – Nayabad,

Avishek Mondal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, in the District South 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property Said Bhupati Porel Sold Transferred and conveyed a plot of Land measuring more or less 1 one Bigha out of total property lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, in the district South 24 parganas, by virtue of a registered deed of sale dated 01.06.1970, which was duly registered in the Office of the Joint Sub Registrar at Alipore, and recorded in Book – I, volume No. 51, Pages from 139 to 141, deed No. 2511 for the year 1970 unto and in favour of Smt Pushpa Rani Ghosh.

AND WHEREAS while seized and possessed of the aforesaid purchased property thus the said Smt Pushpa Rani Ghosh, has duly sold transferred and conveyed a plot of land measuring more or less 6 cottachs out of total property measuring more or less 1 one bigha, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, in the District South 24 parganas, by virtue of a registered Deed of Sale dated 08.06.1983 which was duly registered in the office of the D.R Alipore and recorded in Book

Arun Kumar Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PCS ALIPORE
20 FEB 2023

I, Volume No. 214, pages from 72 to 77, being No. 8051 for the year 1983 unto and in favour of Sri Narendra Nath Mistry.

AND WHEREAS while seized and possessed of the aforesaid purchased property thus the said Narendra Nath Mistry Sold transferred conveyed a plot of land measuring more or less 2 cottachs our of total property 6 cottachs lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, in the District South 24 parganas, by virtue of a registered deed of Sale dated 20.01.1986, which was duly registered in the Office of the D.R Alipore, and recorded in Book- I, Volume No. 17 pages from 36 to 42, Being No. 805 for the year 1986 unto and in favour of Sri Birendra Nath Roy.

AND WHEREAS after such purchase thus the said Birendra Nath Had got mutated his aforesaid Purchased property before the Kolkata Municipal Corporation and after mutation the said property had been known and numbered as KMC Premises No. 1336, Nayabad, P.S- Kasba thereafter Purba Jadavpur now Panchasayar, Kolkata -700099, having its KMC Assessee No. 31-109-08-1336-9.

AND WHEREAS while seized and possessed of the aforesaid purchased property said Birendra Nath Roy duly sold transferred and conveyed his aforesaid purchased land measuring more or less 2 cottachs lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L

Aushu Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
20 FEB 2023

No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, being KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered deed of sale on dated 13.05.1996 which was duly registered in the office of the A.D.S.R Sealdah recorded in Book – I, Being No. 573 for the year 1997 unto and in favour of Sri Uttam Kumar Roy son of Prafulla Kumar Roy.

AND WHEREAS while seized and possessed of the said land by said Sri Uttam Kumar Roy son of Prafulla Kumar Roy, out of the said land Government acquired a portion of the said land from the west front side of the said plot being No 4A for the purpose of widening of the adjacent road having an area more or less 8 chittaks and the said Sri Uttam Kumar Roy son of Prafulla Kumar Roy remained owner of his said remaining land measuring more or les 1 cottachs 8 chittaks and the said owner executed a gift in respect of the said land measuring more or less 8 chittaks in favour of the government.

AND WHEREAS while seized and possessed of the aforesaid purchased property said Sri Uttam Kumar Roy son of Prafulla Kumar Roy sold, conveyed and transferred his aforesaid land measuring more or less 1 cottachs 8 Chittaks being Plot No 4A, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata

Aishwarya Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
20 FEB 2023

Municipal Corporation ward No. 109, being KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered deed of sale dated 25.04.1997 which was duly registered in the office of the D.S.R – III at Alipore recorded in Book – I, volume No. 71, Pages from 351 to 362 Being No 3009 for the year 2001, unto and in favour of Sri Uttam Kumar Roy @Uttam Roy, son of Chinta Haran Roy had got mutated his name in the record B.L & L.R.O department and began to enjoy by paying revenues regularly thereto.

AND WHEREAS while seized and possessed of the aforesaid purchased property said Sri Uttam Kumar Roy @ Uttam Roy Son of Chintaharan Roy sold conveyed and transferred his aforesaid land measuring more or less 1 cottachs 8 chittaks being Plot No 4A, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, being KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered deed of Sale dated 26.10.2010 which was duly registered in the office of the A.R.A- I Kolkata and recorded in Book – I, Cd volume No. 25, Pages from 1703 to 1718 Being No. 10164 for the year 2010 unto and in favour of Gayanendra Shukla.

Aishwarya Mandal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARG. ALIPORE
20 FEB 2023

AND WHEREAS while seized and possessed of the remaining purchased property measuring more or less 14 cottachs the said Smt Pushpa Rani Ghosh sold transferred and conveyed a plot of land measuring more or less 4 cottachs out of her aforesaid remaining land measuring more or less 14 cottachs lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, , P.S – Purba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas, by virtue of a registered deed of sale dated 08.06.1983 which was duly registered in the office of the D.S.R Alipore and recorded in Book – I Volume No. 214, pages from 66 to 71, Being No. 8050 for the year 1983 unto and in favour of Smt Jolly Das.

AND WHEREAS while seized and possessed of the aforesaid purchased property the said Smt Jolly Das sold conveyed and transferred a plot of land measuring more or less 2 cottachs out of her aforesaid purchased land measuring more or less 4 cottachs lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, P.S – Purba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas, by virtue of a registered deed of Sale dated 20.09.1985 which was duly registered in the Office

Beirbey Mandal,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

of the Sub registrar at Alipore recorded in B, volume No. 146, pages from 457 to 462 Being No 8134, for the year 1985 unto and in favour of Santwana Nag.

AND WHEREAS thereafter thus the said Santwana Nag duly mutated her name in the record of B.L & L.R.O Department and began to enjoy by paying taxes and revenues regularly thereafter out of the said land Government Acquired a portion of the said land from the West front Side of the said plot Being No 4 for the purpose of widening of the adjacent road having an area more or less 8 chittaks and the said Santwana Nag remained owner of her said remaining land measuring more or less 1 cottachs 8 chittaks and the said owner executed a gift in respect of the said land measuring more or less 8 chittaks in favour of the Government.

AND WHEREAS while seized and possessed of the aforesaid purchased property said Smt Santwana Nag Sold, Conveyed and transferred her aforesaid land measuring more or less 1 cottachs 8 chittaks being plot No. 4, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, b P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered Deed of Sale Dated 24.02.2011 which was duly registered in the Office of the A.R.A – I Kolkata

Aishley Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

recorded in Book- 1, Cd Volume No. 4, Pages from 5393 to 5407 Being No. 01545 for the year 2011 unto and in favour of Gyanendra Shukla.

AND WHEREAS thus the said Gyanendra Shukla became the sole and absolute owner in respect of the total land measuring more or less 3 cottachs being plot no 4 & 4A, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas

AND WHEREAS while seized and possessed of the aforesaid purchased property said Gyanendra Shukla sold, conveyed and transferred his aforesaid Bastu land measuring more or less 3 Cottachs Being Plot Nos 4 & 4A, together with structure standing thereon lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered deed of sale on dated 18.10.2011, which was duly registered in the office of the D.S.R – III at Alipore recorded in Book-I, Cd Volume 16, pages from 10613 to 10632 Being No. 08104 for the year 2011 unto and in favour of Sri Biplab Majumder Sri Dibyendu Dutta and Sri Sanjay Biswas,

Aishwarya Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

AND WHEREAS while seized and posses of the aforesaid purchased property thus the said Biplab Majumder Sri Dibyendu Dutta and Sri Sanjay Biswas had jointly sold transferred and conveyed their aforesaid bastu land measuring more or less 3 cottachs being Plot No 4 & 4A. together with Structure standing thereon lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, being KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South 24 parganas by virtue of a registered Deed of sale dated 05.10.2012 which was duly registered in the office of the D.S.R – III at Alipore, and recorded in Book- I, CD Volume No. 19, Pages from 1068 to 1088, Deed No. 09277 for the year 2012 unto and in favour of Sri Shib Shankar Mukherjee.

AND WHEREAS while seized and possessed of the aforesaid purchased property thus the said Shib Shankar Mukherjee sold transferred conveyed his aforesaid bastu Land measuring more or less 3 Cottachs being Plot Nos 4 & 4A. together with a structure standing thereon lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157, within the limits of ward No. 109, being KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, in the District South

Shishu Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

24 parganas by virtue of a registered Deed of sale dated 29.11.2016 which was duly registered in the office of the D.S.R V at Alipore and recorded in Book -I, Volume No. 1630-2016, Pages from 104285 to 104308 Being No 163003622 for the year 2016, unto and in favour of Sri Sanjay Kumar Singh @ Sri Sanjay Singh.

AND WHEREAS after such purchase thus the said Sanjay Kumar Singh @ Sanjay Singh has mutated his name in the records of the Kolkata Municipal Corporation in respect of his aforesaid purchased property lying and situated at **KMC Premises No. 1336 Nayabad P.S – Kasba thereafter Purba Jadavpur now Panchasayar, Kolkata – 700099 having its KMC Assessee No. 31-109-08-1336-9.** And since then the said Sri Sanjay Kumar Singh @ Sanjay Singh has been seizing and possessing his aforesaid purchased landed property measuring more or less 3 cottachs together with structure standing thereon without any claim, demand, attachments, encumbrances whatsoever from any corner by paying rents and taxes to the appropriate authorities.

AND WHEREAS thereafter Sanjay Kumar Singh @ Sanjay Singh while seized and possessed his acquired property being in urgent need of money he had absolute sold conveyed transfer his ALL THAT piece and parcel of Bastu Land measuring more or less 3 cottachs Together with a **Structure measuring 100 Sq.Ft standing thereon** being Plot No 4 & 4A, lying and situated at Mouza Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised

Aishu Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

in R.S Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, being **KMC Premises No. 1336 Nayabad, P.S – Purrba Jadavpur now Panchasayar, Kolkata-700099, having its KMC Assessee No. 31-109-08-1336-9.** in the District South 24 parganas by virtue of a registered Deed of sale, on 1st day of June in the year 2022 and the said Deed of Sale which was duly registered **in the Office of the D.S.R – IV at Alipore and the same was recorded in the Book No. I, Volume No. 1604, Pages 188406 to 188434, being no 05810 for the year 2022** unto and in favour of **SRI SWAPAN MONDAL**, Son of Bipadbaran Mondal, the present Donor herein at a valuable consideration mentioned therein.

AND WHEREAS by virtue of the aforesaid Deed of Sale thus the said **SRI SWAPAN MONDAL**, Son of Bipadbaran Mondal the Donor herein became the sole and absolute owner and possessor of the aforesaid property and while peacefully seized and possessed the aforesaid property he duly mutated his name in the records of the B.L.R.O Office, in respect of ALL That piece and parcel of Sali proposed Bastu land measuring **3 Cottachs** together with a structure standing thereon being **Plot No 4 & 4A**, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, Comprised in R.S Dag No. 157,, and the property has been recorded in his name as owner **and Numbered in the L.R Khatian No. 2753 comprised to L.R Dag No. 157**, and he had duly mutated his name in

Beeishan Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
20 FEB 2023

respect of the aforesaid property in office of the Kolkata municipal Corporation and the property has been known as numbered as **KMC Premises NO. 1336, Nayabad, within the limits of KMC Ward No. 109, P.S –Kasba thereafter Purba Jadavpur Now Panchasayar, Kolkata – 700099 in the District South 24 Parganas** and free from all encumbrances and paying his corporation taxes and duties regularly to the **KMC vide KMC Assessee No. 31-109-08-1336-9**, hereinafter called the **“SAID PREMISES”** since then he have been enjoying his every right title occupation in respect of the said property without any hindrance.

AND WHEREAS at present the **DONOR** herein being the sole and absolute recorded owner in course of his occupation, enjoyment and use in respect of the aforesaid property during possessing and enjoying such occupation being the **DONOR** herein **SRI SWAPAN MONDAL** son of Bipadbaran Mondal being in natural love and affection he is desirous of absolute gift of his **ALL THAT** piece and parcel of Bastu Land measuring more or measuring more or less **3 cottachs Together with a Tiles Shed Structure measuring 100 Sq.Ft standing thereon** being Plot No 4 & 4A, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, under R.S Khatian No. 75, L.R Khatian No. 2753, Comprised in R.S & L.R Dag No. 157, within the limits of the Kolkata Municipal Corporation ward No. 109, being **KMC Premises No. 1336** Nayabad, P.S – Purba Jadavpur

Sri Swapan Mondal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGC ALIPORE
20 FEB 2023

now Panchasayar, Kolkata-700099, having its KMC Assessee No. 31-109-08-1336-9 in the District south 24- Parganas, more fully and particularly described in the schedule hereunder written and for the sake of brevity hereinafter called and referred to as the "SAID LAND" to his Own Blooded Son namely SRI AVISHEK MONDAL, Son of Sri Swapan Mondal, being the DONEE herein as a token of love and the DONEE agreed to accept the said Gift from his Father being the DONOR herein.

NOW THIS DEED OF GIFT WITNESSETH AS FOLLOWS:

That in pursuance of the said intention and consideration of natural love and affection which the said DONOR has for the DONEE, later being the own blooded Son of the said DONOR out of his free will and accord without correction or undue influence from anybody whomsoever and in full possession of his senses do hereby absolutely Gift, convey, grant, transfer and confirm unto the said DONEE, gifting his purchased land of ALL THAT piece and parcel of Sali proposed Bastu land being plot No 4 & 4A, measuring more or less an area of 3 Cottahs TOGETHER WITH a R.T Shed Structure with cemented floor finished having an area more or less 100 Sq.Ft (which is more fully and particularly described in the Schedule hereunder written.) together with all easements. Privileges, profits, advantages and all other appurtenances whatsoever to the said land hereditaments TO HAVE AND TO HOLD the said

Avishek Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

land hereby granted transferred and gifted unto and to the use of the said DONEE forever and absolutely.

AND that the DONEE shall and may from time to time and at all times hereafter peacefully and quietly enter into and have hold, occupy, possess and enjoy the said Land with structure hereby Gifted as a full and absolute owner and to received and take the rent, issues and profits thereof and of every part thereof without any interruption, disturbance or hindrance whatsoever from or by the said DONOR or any person or persons claiming through or in trust for him.

The DONEE shall have full right, liberty and authority to sale, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of the said **Land with Structure** and/or assign, let out or part with his interest possession benefit or any part thereof in terms of this Deed

AND that the DONEE accepts the gift of the SAID LAND hereunder made by he is being a party hereto and executing these presents.

THE DONOR DOTH HEREBY COVENANT AND DECLARE AS FOLLOWS:-

- A. That the DONOR himself had/has never made or done by anything or executed any deed or committed or knowingly suffered to the contrary to absolute title of the DONOR and the DONOR lawfully and rightfully seized possessed of or otherwise well and sufficiently entitled to the SAID LAND hereby granted as an absolute and indefeasible estate equivalent thereto free from all encumbrances

Aswhee Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

and charges whatsoever and that the DONOR has full power and absolute indefeasible right and authority to grant, convey, sell, transfer, and assure the SAID LAND unto the DONEE in the manner aforesaid and according to the true intent and meaning of these presents.

- B.** That it shall be lawful for the DONEE at all times hereafter peacefully and quietly to enter into and upon and hold occupy and enjoy the SAID LAND hereby granted in khas or through tenants and receives the rents, issues and profits thereof without any hindrance, interruption, disturbances, claims or demands whatsoever by the DONOR or any person or persons claiming any estate right, titles or interest from under through or in trust for the DONOR and truly and clearly and absolutely acquitted exonerated and forever discharged or otherwise by the DONOR well and sufficiently saved defended kept harmless and indemnified of and from and against all charges and encumbrances whatsoever made done executed occasioned by the DONOR.
- C.** That the DONOR doth hereby and hereunder grant, convey, Gift transfer assign and assure all its estate and interest in the Schedule property with all appurtenances together with all ways, water, water course, lights, liberties, privileges, easements whatever to the land described in the Schedule.
- D.** That the DONOR also declared that the land, hereditaments hereby Gifted has not been previously leased, mortgaged sold nor in any way transferred by the DONOR and there is no charge liens, lispens, encumbrances and attachments whatsoever. The Said land, hereditaments is not subject to any

Seusher Maral.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

litigation nor any case, Suit or proceeding is pending against the said land and/or premises before any Court of Law. The DONOR gifting the said land, hereditaments and having good, clear and marketable title therein and free from all encumbrances.

- E.** That the DONOR has not yet received any notice or requisition or acquisition of the property described in the Schedule below and the said property has not been affected by any Scheme of road alignment or for any other Purposes.
- F.** That no Certificate/ Proceeding and/or notice attachment have been instituted and or levied under the Income Tax act, 1961 and/or Wealth Tax Act and/or similar Act or Acts for payment or arrear of Taxes and/or for payment of dues arising out of any sort of claims and/or demands of whatsoever nature and manner
- G.** That the DONOR Shall hereafter at the request of the DONEE execute and sign all applications, documents and papers for mutation and recording the name of the DONEE in the Assessment book of The Kolkata Municipal Corporation and B.L.R.O Office and or other local body or in any other Government Offices or Departments as owner of the Said property in favour of the DONEE as per these requirements
- H.** If any error or omission is detected in this Deed in further future the **DONOR** at his own costs shall do and execute or cause to be done and any sort of **Declaration/ Rectification or any supplementary Deed unto and in favour of the DONEE**

Arun Kumar Mandal,



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

- I. That the **DONOR** has put the **DONEE** in actual possession of the **SAID LAND** hereby granted and transferred absolutely and forever and the **DONEE** has accepted the gift by taking possession thereof.
- J. That the **DONEE** shall hereafter peaceably and quietly hold, possess and enjoy the said property without any claim or demand whatsoever from the **DONOR** or any person or persons claiming through or under it.
- K. That no Consideration Money is paid to the Donors by the Donee for such Gift as appeared herein.
- L. That the Donee on and from this day shall have the liberty to mutated his name in the records of the Kolkata Municipal Corporation and to the B.L.R.O Office to be the recorded owner of the property as described in the Schedule and shall pay necessary rent taxes and rates for the same in his name in terms of the assessment to be made by the Kolkata Municipal Corporation and or B.L.R.O Office
- M. That the Donor Has the direct Blood Relation with the Donee, The Donor Being the Father of the Donee, and the Donee being the own Blooded Son of the Donor. And this Deed of Gift has no Condition this Deed of Gift is Fully Unconditional Gift.**

AND that the estimated value of **SAID LAND** is taken to be Rs. 10,00,000/- (Rupees TEN LAKHS only) for the purpose of determination of stamp duty.

Seishu Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

SCHEDULE- ABOVE REFERRED TO
(DESCRIPTION OF LAND HEREBY GIFTED)

ALL THAT piece and parcel of Sali proposed Bastu Land measuring more or measuring more or less 3 (three) cottachs Together with a Tiles Shed Structure measuring 100 (Hundred) Sq.Ft with Cemented Floor finished standing thereon being Plot No 4 & 4A, lying and situated at Mouza – Nayabad, P.S- Kasba thereafter Purba Jadavpur, now Panchasayar, J.L No. 25, Touzi No. 56, **under R.S Khatian No. 75, L.R Khatian No. 2753, Comprised in R.S & L.R Dag No. 157**, within the limits of the Kolkata Municipal Corporation ward No. 109, **being KMC Premises No. 1336** **Nayabad, P.S – Kasba thereafter Purba Jadavpur now Panchasayar,** Kolkata-700099, **having its KMC Assessee No. 31-109-08-1336-9** in the District south 24- Parganas under jurisdiction of , A.D.S.R. at Sealdah, D.S.R. III, at Alipore **ALONG WITH** right to use of **20 ft. wide KMC road** adjacent to the **Western** side of the said landed property as well as to the said premises and right to take electric, tap water, gas, telephone connections over the Road adjacent to the said plot of land as well together with all right of easements thereto and the said plot of land with structure hereby gifted is delineated by a map or plan annexed hereto and which is treated as the part of the instant Deed of Gift. Depicted by **“RED”** border line being butted and bounded as under:-

On the North : Scheme Plot No. 3
On the South : Scheme Plot No. 5
On the East : Land of R.S Dag No. 158
On the west : 20 ft. wide KMC Road

Asit Kumar Mandal



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

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

SIGNED, SEALED AND DELIVERED

At KOLKATA

By the within named DONOR

In Presence of the following

WITNESSES:-

1) *Falkraj*
239, Nabedit
Nayabad Kol-700099

[Handwritten signature]

SIGNATURE OF THE DONOR

2) *Nilesh Mondal*
Alipore Police
Court Kol. 27

DONEE HAS ACCEPTED THE GIFT.

Read over, explained

and DRAFTED BY ME

Amitabh Ray
Advocate *Advocate*
Alipore Police Court
Kolkata- 700027
208/236/1984

Aishwari Mondal.

SIGNATURE OF THE DONEE

Computerised Printed BY:

Pragna
Alipore Police Court,
KOLKATA 700027.

Aishwari Mondal.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
20 FEB 2023

PLAN SHOWING AT K.M.C. PREMISES NO - 1336 NAYABAD,
WITHIN THE K.M.C, WARD NO - 109, KOLKATA - 700079 UNDER
S - PURBAJADAVPUR, NOW PANCHASAYAR, AT MOUZA - NAYABAD,
S.L. NO - 25, R.S. & L.R. DAG NO - 157, R.S. KHATIAN NO - 75,
L.R. KHATIAN NO - 2753, DIST. - SOUTH 24 PARGANAS.

GIFTED LAND AREA - 03 KT - 00 CH - 00 SFT M/L
WITH R.T.S. AREA - 100 SFT M/L
SHOWN IN RED LINE



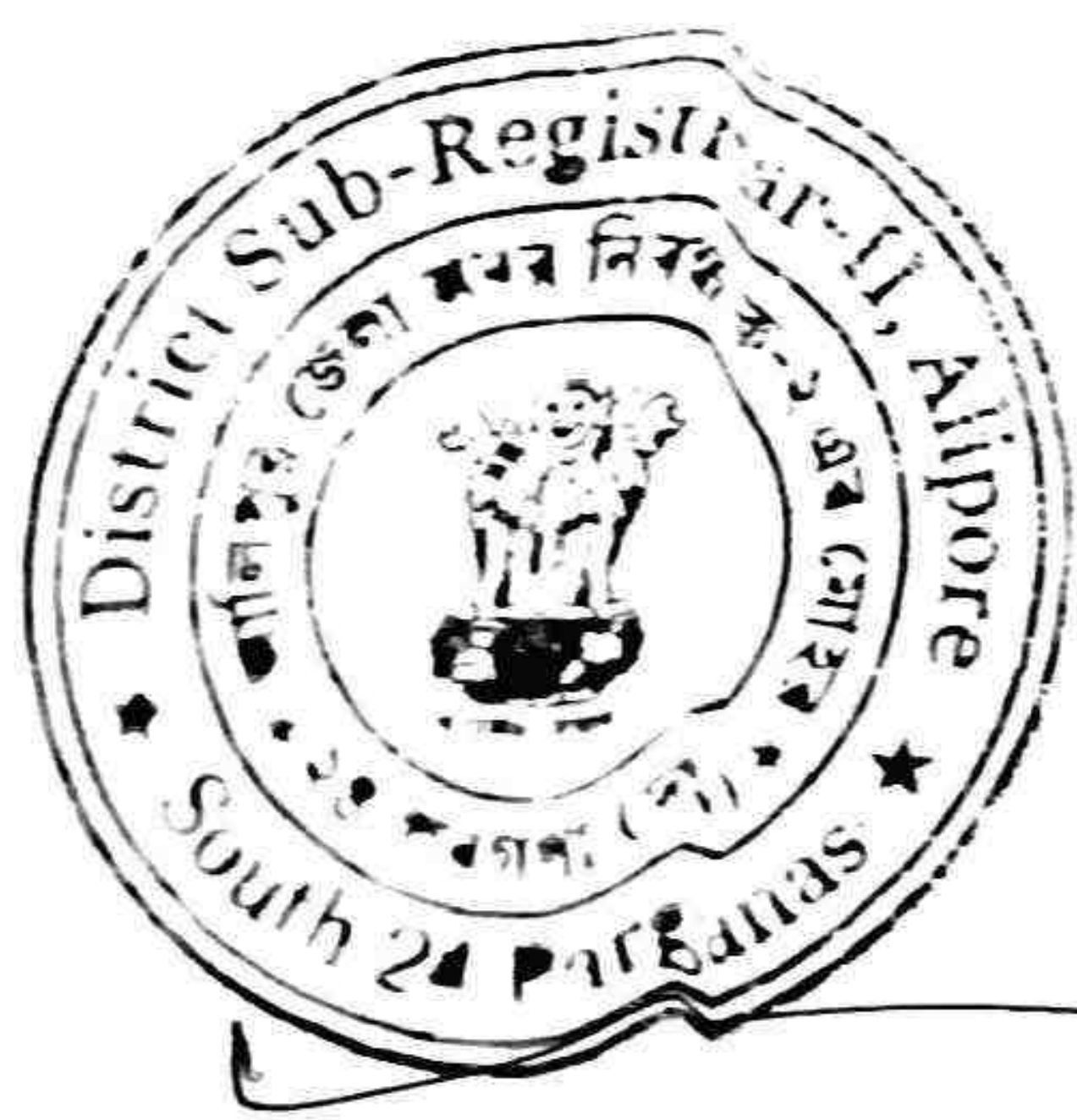
R.S. DAG NO - 158.



TRACED BY
Aishwarya Mondal *A. Naiti*
Aishwarya Mondal LASHIS KUMAR MAITI
AMIN SURVEYOR
REG. NO. - STVTS/10342294



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE
20 FEB 2023



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
20 FEB 2023

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



192022230302502021

GRN Details

GRN: 192022230302502021 Payment Mode: Online Payment
GRN Date: 20/02/2023 10:36:38 Bank/Gateway: State Bank of India
BRN : IK0CCPGTN8 BRN Date: 20/02/2023 10:37:58
GRIPS Payment ID: 200220232030250201 Payment Init. Date: 20/02/2023 10:36:38
Payment Status: Successful Payment Ref. No: 2000299851/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: AVISHEK MONDAL
Address: 239, NABODIT, NAYABAD
Mobile: 8961663303
Contact No: 6291692107
Depositor Status: Buyer/Claimants
Query No: 2000299851
Applicant's Name: Mr NILU MONDAL
Identification No: 2000299851/2/2023
Remarks: Gift, Gift in Favour of family members
Period From (dd/mm/yyyy): 20/02/2023
Period To (dd/mm/yyyy): 20/02/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000299851/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	27055
2	2000299851/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	54284
Total				81339

IN WORDS: EIGHTY ONE THOUSAND THREE HUNDRED THIRTY NINE ONLY.

Avishek Mondal



Government of West Bengal
GRIPS 2.0 Acknowledgement Receipt
Payment Summary



200220232030250201

GRIPS Payment Detail

GRIPS Payment ID: 200220232030250201 Payment Init. Date: 20/02/2023 10:36:38
Total Amount: 81339 No of GRN: 1
Bank/Gateway: State Bank of India Payment Mode: Online Payment
BRN: IK0CCPGTN8 BRN Date: 20/02/2023 10:37:58
Payment Status: Successful Payment Init. From: GRIPS Portal

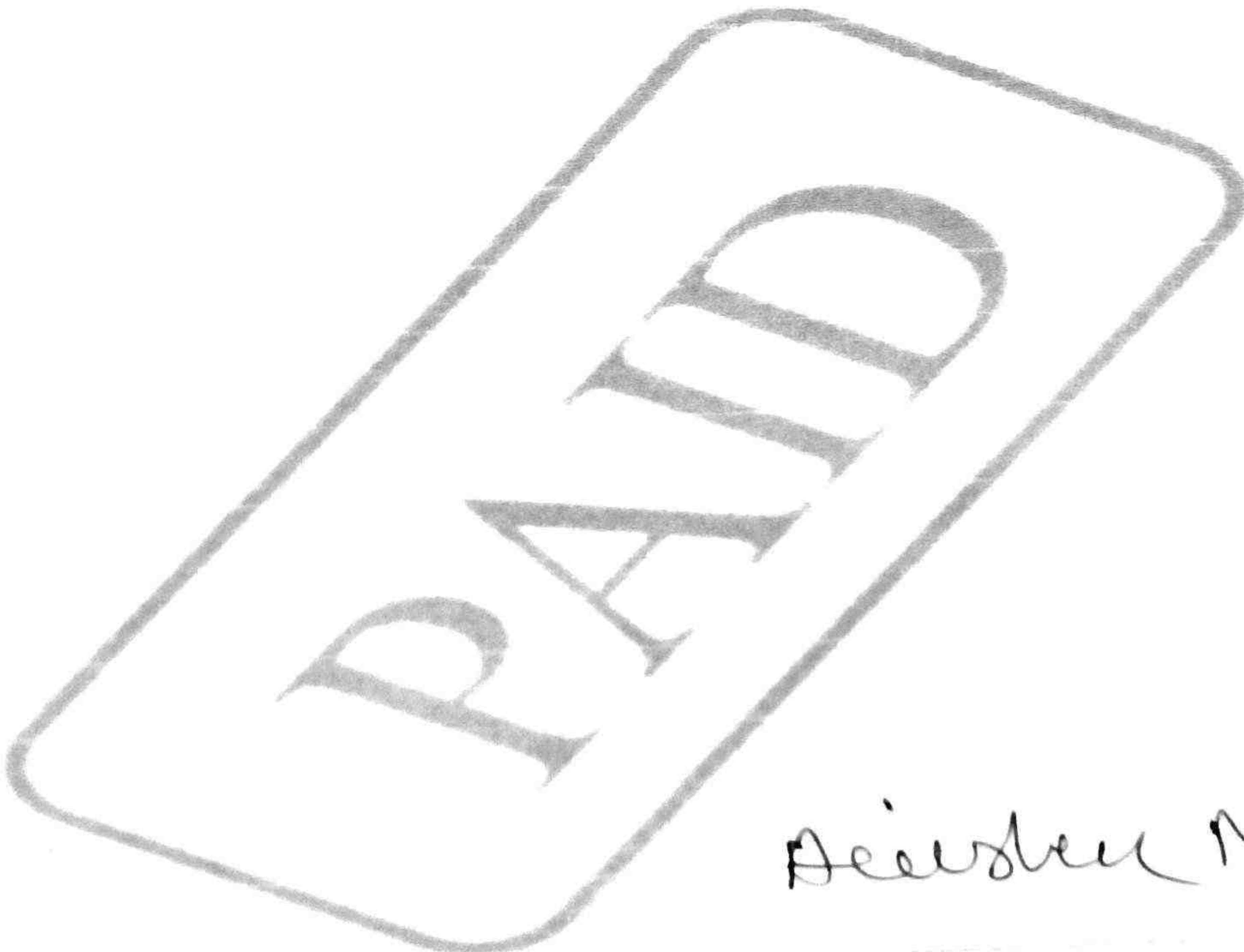
Depositor Details

Depositor's Name: AVISHEK MONDAL
Mobile: 8961663303

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230302502021	Directorate of Registration & Stamp Revenue	81339
Total			81339

IN WORDS: EIGHTY ONE THOUSAND THREE HUNDRED THIRTY NINE ONLY.
DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Major Information of the Deed

Deed No :	I-1602-02087/2023	Date of Registration	20/02/2023
Query No / Year	1602-2000299851/2023	Office where deed is registered	
Query Date	04/02/2023 11:12:04 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NILU MONDAL Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240352552, Status :Deed Writer		
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. 2/-	Rs. 54,26,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 27,155/- (Article:33(i))	Rs. 54,316/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1336, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha	1/-	53,99,999/-	Width of Approach Road: 20 Ft.,
Grand Total :				4.95Dec	1 /-	53,99,999 /-	



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.	1/-	27,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Nilu Mondal



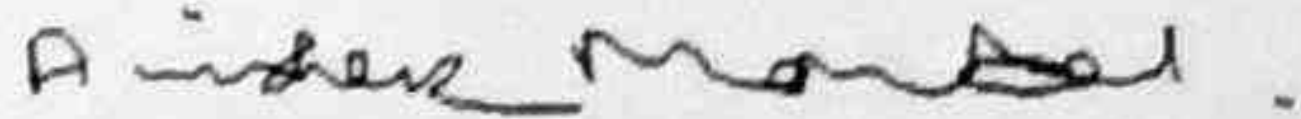


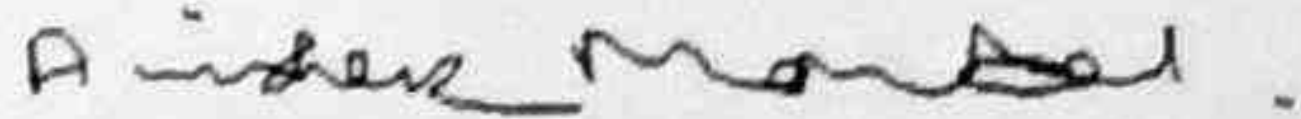


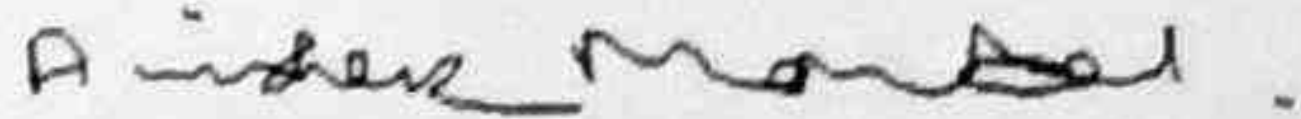
Details :

Name,Address,Photo,Finger print and Signature




Name	Photo	Finger Print	Signature
Mr SWAPAN MONDAL Son of Mr Bipadbaran Mondal Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office			
	20/02/2023	LTI 20/02/2023	20/02/2023

239, Nabodit, Nayabad,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx6d, Aadhaar No: 30xxxxxxxx3063, Status :Individual, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr AVISHEK MONDAL (Presentant) Son of Mr Swapan Mondal Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>20/02/2023</td> <td>LTI 20/02/2023</td> <td>20/02/2023</td> </tr> </tbody> </table> <p>Son of Mr Swapan Mondal 239, Nabodit, Nayabad,, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dtxxxxxx1h, Aadhaar No: 20xxxxxxxx0189, Status :Individual, Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr AVISHEK MONDAL (Presentant) Son of Mr Swapan Mondal Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office					20/02/2023	LTI 20/02/2023	20/02/2023
Name	Photo	Finger Print	Signature										
Mr AVISHEK MONDAL (Presentant) Son of Mr Swapan Mondal Executed by: Self, Date of Execution: 20/02/2023 , Admitted by: Self, Date of Admission: 20/02/2023 ,Place : Office													
	20/02/2023	LTI 20/02/2023	20/02/2023										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NILU MONDAL Son of Late C L Mondal Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700029			
	20/02/2023	20/02/2023	20/02/2023

Identifier Of Mr SWAPAN MONDAL, Mr AVISHEK MONDAL

Avishek Mondal

of Land from Donor To Donee

	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Mr SWAPAN MONDAL	Mr AVISHEK MONDAL	Y	4.95 Dec	53,99,999/-

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 SWAPAN MONDAL	Mr AVISHEK MONDAL	Y	100 Sq Ft	27,000/-

Avishek Mondal

20-02-2023

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 11:28 hrs on 20-02-2023, at the Office of the D.S.R. - I I SOUTH 24 PARGANAS by Mr AVISHEK MONDAL ,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 54,26,999/- . Family Members amount Rs 54,26,999/-

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

Execution is admitted on 20/02/2023 by 1. Mr SWAPAN MONDAL, Son of Mr Bipadbaran Mondal, 239, Nabodit, Nayabad,, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Mr AVISHEK MONDAL, Son of Mr Swapan Mondal, 239, Nabodit, Nayabad,, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Indetified by Mr NILU MONDAL, , , Son of Late C L Mondal, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 54,316.00/- (A(1) = Rs 54,270.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-, by online = Rs 54,284/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 10:37AM with Govt. Ref. No: 192022230302502021 on 20-02-2023, Amount Rs: 54,284/-, Bank State Bank of India (SBIN0000001), Ref. No. IK0CCPGTN8 on 20-02-2023, Head of Account 0030-03-104-001-16

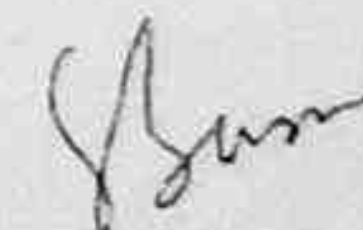
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 27,155/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 27,055/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 049368, Amount: Rs.100.00/-, Date of Purchase: 10/02/2023, Vendor name: Subhankar Das

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 10:37AM with Govt. Ref. No: 192022230302502021 on 20-02-2023, Amount Rs: 27,055/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CCPGTN8 on 20-02-2023, Head of Account 0030-02-103-003-02



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 81411 to 81441

being No 160202087 for the year 2023.



Digitally signed by SANTANU BASAK
Date: 2023.02.23 11:27:10 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 2023/02/23 11:27:10 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)