

0282

P-274/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

As Witnessed by the Registrar  
in Attendance at the  
Signature Street and the  
Documents are the Part of the  
Document

H 633413

A.D.S. Registrar  
Burdwan

18 JAN 2023

QUERY NO.2000087645 /2023

**DEED OF GIFT**

Under Jemua Gram Panchayat Area  
P.S.- New Township, Mouza- Sankarpur, J.L.  
No-109,

Gifted Area of Land: 2 Decimal,

Estimate Value - Rs. 1,07,500 /-

Market Value - Rs. 6,06,825 /-

This Deed of Gift is made on this the 18<sup>th</sup> day of January, 2023 by

**DONORS :- (1) SMT. SEBA DAS [PAN NO: ADJPD3670R] [AADHAAR NO: 2550 1515 3951]**, Wife of Late Sunil Kumar Das, by faith, Hindu, by Occupation-Retired Person, by Nationality Indian, resident of H. No. -SPE-19, Saptarshi Park Extension, Shankarpur, P.O.-Durgapur-6, P.S.-Newtownship, ADSR Office Durgapur, District - Paschim Bardhaman (W.B), Pin-713206, India; and

**(2) SMT. MOUSUMI DAS [PAN NO: APCPD4920P] [AADHAAR NO: 3175 2257 9493]**, Wife of Sri Joydip Das, daughter of Late Sunil Kumar Das, by faith-Hindu, by Occupation-House-wife, by Nationality-Indian, resident of College Para, Raiganj, P.O. & P.S.-Raiganj, Dist.-Uttar Dinajpur, West Bengal, Pin-733134,

HEREINAFTER jointly & severally called the "**DONORS**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, representatives, successors and assigns) of the FIRST PART.

**In favour of :**

**DONEE :- SRI SHUVAJIT DAS [PAN NO: AMVPD7232N] [AADHAAR No: 7232 0597 0563]**, Son of Late Sunil Kumar Das, by faith Hindu, by occupation Service, by nationality- Indian, resident of H. No. -SPE-19, Saptarshi Park, Saptarshi Park Extension, P.O.-Durgapur-6, P.S.-Newtownship, ADSR Office Durgapur, District - Paschim Bardhaman (W.B), Pin-713206, India; hereinafter referred to as the "**DONEE**" (which expression shall unless excluded by or repugnant to the subject or context be deemed to include his respective heirs, executors, representatives, successors and assigns) of the OTHER PART.

WHEREAS Schedule mentioned property originally belong to Sri Gadadhar Gope, S/o. Sri Radhanath Gope, and his name has duly been recorded in the record of

rights and during his life-time he transferred the entire schedule property in favour of Sri Sunil Kumar Das, S/o. Sri Raghunandan Das, by dint of Regd. Sale Deed No. I-5402 of 1985 of A.D.S.R. Raniganj at Durgapur and delivered possession as per sketch map.

AND WHEREAS said Sunil Kumar Das has acquired every right title interest and possession over the entire schedule mentioned property and thereafter he died intestate leaving behind his wife Smt. Seba Das, i.e., the present Donor No.1 and one Son Sri Shuvajit Das and three daughters namely Smt. Phalguni Das, Smt. Barnali Das & Smt. Mousumi Das and being the legal heirs they have jointly acquired the entire schedule mentioned property to the extent of equal shares.

AND WHEREAS all the sons and daughters namely Sri Shuvajit Das, Smt. Phalguni Das, Smt. Barnali Das & Smt. Mousumi Das transferred their share in favour of their mother Smt. Seba Das by dint of Regd. Deed of Gift, Vide Gift Deed No. I-1531 of 2012 at A.D.S.R. Durgapur and Smt. Seba Das became the absolute owner of the entire schedule mentioned property and has acquired every right title interest and possession thereof and her name has duly been recorded in L.R. Khatian No.-522 and also converted her property from Baid to Bastu in the year 2013 and constructed a Tali shaded House thereon by investing her Stridhana and she is paying Khajna and other Taxes time to time, without any dispute and the property is totally undisputed and free from all sorts of encumbrances and charges.

WHEREAS Secondly, said Seba Das during her peaceful possession transferred PART LAND in favour of her natural/Full Blooded son namely Sri Shuvajit Das, S/o. Late Sunil das & her Full Blooded natural daughter namely Smt. Mousumi Das, W/o. Sri Joydip Das by way of Regd. Deed of Gift, Vide Gift Deed No. I-11347 for the year 2022, registered at A.D.S.R. Durgapur, dated – 11/11/2022 and both are also mutated their names in L.R. records of rights under L.R. Khatian Nos. 2919 & 2918.

ANDWHEREAS the present Donors now willing to transfer their Schedule mentioned share of land measuring an area 2 Decimal of vacant Land in favour of Sri Shuvajit Das i.e., present Donee (full blooded son of Donor No.1 and full blooded brother of Donor No.2) after natural love and affection.

Now due to sickness and old age of the Donor No.1 and another Donor is residing separately at her matrimonial houses happily, they both willing to Gift the Schedule mentioned land in favour of Donee as their full-blooded Son/brother respectively and the Donors transfer the same in their free consent and the Donee hereby agreed to accept the said Gift by way of action or implication and also receiving this Gift by signed in this Deed.

AND WHEREAS the DONORS out of natural love and affection is/are desirous of disposing the schedule below land which is specifically described in schedule below in favour of the DONEE by way of Gift for his permanent settlement.

**NOW THIS DEED OF GIFT WITNESSETH:**

That in pursuance of said intention and in consideration of respect, natural love and affection which the said DONORS for the said DONEE and the said DONORS out of their own free will, without fraud, coercion or undue influence from anybody whomspever and

in full possession of their senses DO HEREBY GIVE, CONVEY TRANSFER AND CONFIRM UNTO the said DONEE all that all the land as fully described in schedule below together with all privileges, advantages and all other appurtenances including execution of any deeds of absolute Transfer or Gift whatsoever of schedule below property.

AND to have to hold the schedule below property along with all easement right hereby gifted unto and to the use of said DONEE forever and absolutely.

AND that said DONEE shall may from time to time and all times thereafter peacefully and quietly enter upon, have, hold, occupy, possess and enjoy the property hereby gifted and receive and take the rents issues and profits thereof and every part thereof without any let or hindrance whatever from or by the said DONORS or by any person or persons claiming from under or interest of them.

AND WHEREAS the DONEE shall be factually and legally entitled to get his name recorded in the Role of B.L. & L.R.O., Faridpur Durgapur and to mutata his name into the rent roll of Govt. of West Bengal or Jemua Gram Panchyat, Electricity and water supply authority and will be able to pay any rent, rates, and charges without any connection or concern whatsoever with the DONORS.

AND WHEREAS the DONEE shall also be able to submit any plan or revised building plan over the schedule below property according to his free choice in his own name.

AND WHEREAS The said DONEE shall regularly pay all taxes or charges or rent etc. payable as owner of the schedule below property as and when became due and payable.

AND WHEREAS DONORS does herby execute this Deed of Gift after paying the Stamp Duty with registration fee over the **Market Value** of Rs.6,06,825/-

AND WHEREAS this Deed of Gift shall not be treated as revoked under any circumstances unless the DONEE so intends.

**SCHEDULE OF GIFTED PROPERTY**

In the District of Paschim Bardhaman, P.S.- Newtownship, Sub-Division & A. D. S. R. Office- Durgapur, under Mouza-Sankarpur, J.L.No- 119, R.S. Plot No.31 comprising of L.R. Plot No.95, Present L.R. Khatian No.522, (Gifted Area 0.0085 Acre) & R.S. Plot No.31 comprising of L.R. Plot No.95, Present L.R. Khatian No.2918 (Gifted Area 0.0015 Acre) and R.S. Plot No. 31 Comprising L.R. Plot No. 72, L.R. Khatian No. 2918 (Gifted Area 0.01 Acre), in total 2 decimal of Bastu Land with a 7 years old cemented flooring residential house admeasuring an area 100 sq. ft. under Jemua Gram Panchayat Area, Durgapur-713206. One separate Hand Sketch Map with Red Boundary mark is annexed herewith which is part & parcel of this Deed.

**BUTTED & BOUNDED BY, -**

On the North , Land of Plot No.-31(P)

On the South , 16 feet wide Pucca Road

On the East , Land of Plot No.-29 (P)

On the West , Land of Plot No.-31(P).

It is hereby declared that the full name, color passport size photograph and finger prints of each finger of both the hands of Donors / Donee are attested in additional pages in this deed being Nos. 1(A) i.e. in total 1 no of page and this will be treated as a part this deed.

IN WITNESSES WHEREOF THE DONORS and DONEE PUT THEIR SIGNATURES IN THIS DEED OF GIFT on this 18<sup>th</sup> Day of January, 2023 at Durgapur Addl. Dist. Sub Registry Office, Durgapur-16, Dist.- Paschim Bardhaman, West Bengal.

WITNESSES:

14 Sarvik Roy  
Ho- Alor Roy  
Ho- Bangor Bazar  
P.M - 713148.

Seba Das.

Mousumi Das.

Signature of the Donors

2) Joyanta Chakrabarty  
Ho- Swapan Chakrabarty  
Vill.+P.O.- Krishnayanagar  
P.S. - Banjora  
Dist. Bankura  
Pin - 722202

Signature of the Donee

Drafted, prepared, Read over and explained by me as per instruction of the Donor.

Swapan Kumar Dutta

Swapan Kumar Dutta  
Advocate, Durgapur Court  
Enrollment No. WB/999/09

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Shyju Das
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature ..... Shyju Das

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Seba Das
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature ..... Seba Das

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						 Mousumi Das
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature ..... Mousumi Das

## হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো
	বৃদ্ধাঙ্গুল/ Thums	তর্জনী/ 1st Finger	মধ্যমা/ Middle	অনামিকা / Ring	কনিষ্ঠা/ Small Finger	
ডান হাত Right Hand						

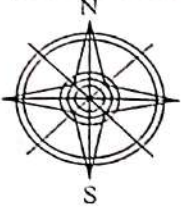
উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Passport size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature .....

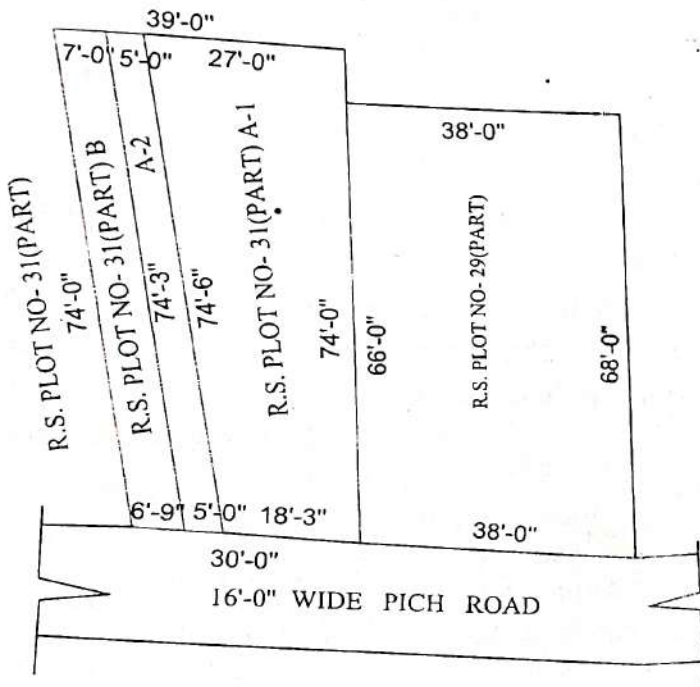


R.S. PLOT NO-	L.R. PLOT NO-	SUB PLOT NO.	AREA-	DONERS
31 (PART)	72 95	B B	01.00 DECIMAL 00.15 DECIMAL	Smt Mousumi Das Smt Mousumi Das
31(PART)	95	A-2	00.85 DECIMAL.	Smt Seba Das

SHOWING RED INK



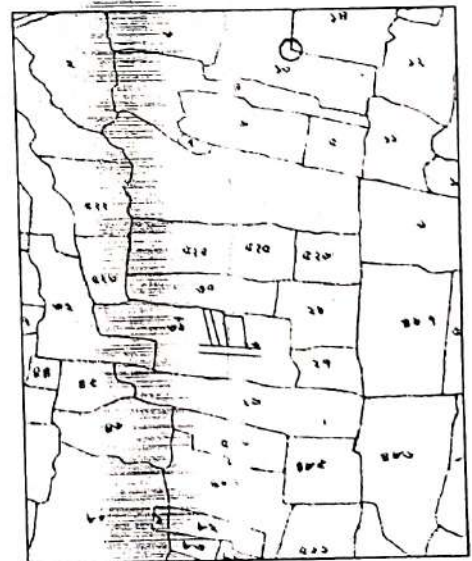
R.S. PLOT NO- 30(PART)



In Favour Of Donee  
**Sri Shuvajit Das**  
 S/O- Late Sunil Kumar Das

R.S. PLOT NO- 29(PART)  
 Vinayak Residency

R.S-INDEX MAP



*H. Seba Das*  
 SURVEYOR  
 ...  
 ...

*Seba Das*  
*Mousumi Das*

Signature of Surveyor

Signature of Donors



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



192022230257992411

**BRN Details**

BRN:	192022230257992411	Payment Mode:	Online Payment
BRN Date:	18/01/2023 12:15:16	Bank/Gateway:	State Bank of India
BRN :	IK0CBJOAM4	BRN Date:	18/01/2023 12:17:04
GRIPS Payment ID:	180120232025799240	Payment Init. Date:	18/01/2023 12:15:16
Payment Status:	Successful	Payment Ref. No:	2000087645/5/2023

[Query M6/\*/Query Year]

**Depositor Details**

Depositor's Name: shuvajit das  
 Address: Saptarshi park durgapur, West Bengal, 713206  
 Mobile: 7699990993  
 Depositor Status: Buyer/Claimants  
 Query No: 2000087645  
 Applicant's Name: Mr Swapan Kumar Dutta  
 Identification No: 2000087645/5/2023  
 Remarks: Gift, Gift in Favour of family members  
 Period From (dd/mm/yyyy): 18/01/2023  
 Period To (dd/mm/yyyy): 18/01/2023

**Payment Details**

No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000087645/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	2544
2	2000087645/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	6075
<b>Total</b>				<b>8619</b>

**IN WORDS: EIGHT THOUSAND SIX HUNDRED NINETEEN ONLY.**






Structure Details :




SI No	Structure Details	Area of Structure	Solforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	100 Sq Ft.	7,500/-	66,825/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 7 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	7,500 /-	66,825 /-	

2200.00

175.00

Donor Details :




SI No	Name, Address, Photo, Finger-print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt Seba Das</b> Wife of Late Sunil Kumar Das Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
H. NO. SPE-19, Saptarshi Park, Shankarpur,, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx0R, Aadhaar No: 25xxxxxxxx3951, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				
2	<b>Smt Mousumi Das (Presentant)</b> Wife of Shri Joydip Das Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
College Para, Raiganj,, City:- Raiganj, P.O:- Raiganj, P.S:-Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN:- 733134 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx0P, Aadhaar No: 31xxxxxxxx9493, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office				

No.	Name	Photo	Finger Print	Signature
1	<b>Shri Shuvajit Das</b> Son of Late Sunil Kumar Das Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
	Son of Late Sunil Kumar Das H. NO. SPE-19, Saptarshi Park, Shankarpur,, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AMxxxxxx2N, Aadhaar No: 72xxxxxxx0563, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	18/01/2023	L1 18/01/2023	18/01/2023

12200.00

175.00

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Souvik Roy</b> Son of Alok Roy South Canel Par, Panagarh, City:- Durgapur, P.O:- Panagarh Bazar, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
Identifier Of Smt Seba Das, Smt Mousumi Das, Shri Shuvajit Das	18/01/2023	18/01/2023	18/01/2023

**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 Mousumi Das	Shri Shuvajit Das	Y	1 Dec	2,70,000/-
L2	Smt Mousumi Das	Shri Shuvajit Das	Y	0.0015 Acre	40,500/-
L3	Smt Seba Das	Shri Shuvajit Das	Y	0.0085 Acre	2,29,500/-

**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 Seba Das	Shri Shuvajit Das	Y	50 Sq Ft	33,413/-
S1	Smt Mousumi Das	Shri Shuvajit Das	Y	50 Sq Ft	33,413/-

# Details as per Land Record

Block: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, JI No: 109, Pin Code: 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 72, LR Khatian No:- 2918	Owner:মৌসুমী দাস, Gurdian:জয়দীপ দাস, Address:নিজ Classification:বাইদ, Area:0.01000000 Acre,	Smt Mousumi Das
L2	LR Plot No:- 95, LR Khatian No:- 2918	Owner:মৌসুমী দাস, Gurdian:জয়দীপ দাস, Address:নিজ Classification:বাইদ, Area:0.00150000 Acre,	Smt Mousumi Das
L3	LR Plot No:- 95, LR Khatian No:- 522	Owner:সেবা দাস, Gurdian:সুনীলকুমার, Address:নিজ Classification:বাইদ, Area:0.00850000 Acre,	Smt Seba Das

18-01-2023

**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 13:15 hrs on 18-01-2023, at the Office of the A.D.S.R. DURGAPUR by Smt Mousumi Das, one of the Executants.

**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 6,06,825/- Family Members amount Rs 6,06,825/-

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

Execution is admitted on 18/01/2023 by 1. Smt Seba Das, Wife of Late Sunil Kumar Das, H. NO. SPE-19, Saptarshi Park, Shankarpur,, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Retired Person, 2. Smt Mousumi Das, Wife of Shri Joydip Das, College Para, Raiganj,, P.O: Raiganj, Thana: Raiganj, , City/Town: RAIGANJ, Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession House wife, 3. Shri Shuvajit Das, Son of Late Sunil Kumar Das, H. NO. SPE-19, Saptarshi Park, Shankarpur,, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service Indetified by Mr Souvik Roy, , Son of Alok Roy, South Canel Par, Panagarh, P.O: Panagarh Bazar, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 6,075.00/- ( A(1) = Rs 6,068.00/- ,E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 6,075/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 12:17PM with Goyt. Ref. No: 192022230257992411 on 18-01-2023, Amount Rs: 6,075/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBJOAM4 on 18-01-2023, Head of Account 0030-03-104-001-16

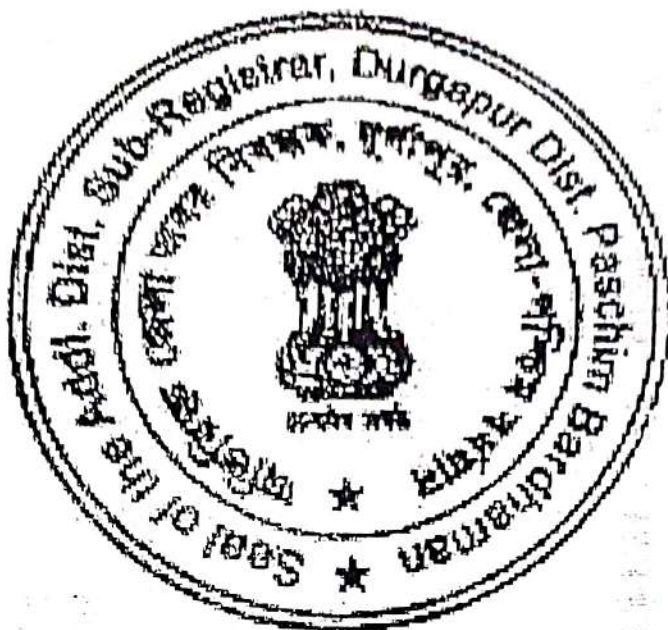
**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this' document is Rs. 3,044/- and Stamp Duty paid by Stamp Rs 500.00/-, by online = Rs 2,544/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 2376, Amount: Rs.500.00/-, Date of Purchase: 17/01/2023, Vendor name: SOMNATH CHATTERJEE  
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-  
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 18/01/2023 12:17PM with Govt. Ref. No: 192022230257992411 on 18-01-2023, Amount Rs: 2,544/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0CBJOAM4 on 18-01-2023, Head of Account 0030-02-103-003-02

*Santanu Pal*

**Santanu Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 2306-2023, Page from 4493 to 4509  
being No 230600274 for the year 2023.



Digitally signed by Santanu Pal  
Date: 2023.01.18 15:59:16 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

Santanu Pal) 2023/01/18 03:59:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)