

6194/2024

6191/2024



अन्तिमपत्र पश्चिम बंगाल WEST BENGAL



AR 161009

1/5/24
2/10/2024
2/5

Additional Registrar of
Assurances-IV, Kolkata

2/10/2024

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.

Additional Registrar of
Assurances-IV, Kolkata

• 3 MAY 2024

THIS DEED OF GIFT made this 2nd day of May, 2024
BETWEEN **MRS. SAVITRI DEVI**, wife of Mr. Harishankar Rai and
daughter of the Late Abhai Narayan Roy alias Abhoy Narayan Roy alias
Abhai Narayan Roy, having **PAN CGNPD8429B**, **AADHAAR NO.2251**
1007 9416 and **Mobile No.81142 47520**, by faith-Hindu, by
nationality-Indian, by occupation-Housewife, residing at Village-
Karimuddinpur, Post Office and Police Station-Karimuddinpur,
District-Gazipur, in the State of Uttar Pradesh, PIN-233 225,
hereinafter referred to as the **DONOR** (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 assigns) of the **ONE PART**;

AND

86151

15 MAR 2024

TO..... DATE.....
SOLD TO..... VICTOR MOSES & CO
ADDRESS..... Solicitors & Advocates
6, Old Post Office Street
Kolkata-700 001
RS.....

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1973

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700



15 MAR 2024

Additional Registrar of
Assurances IV, Kolkata

3 MAY 2024



(1) **MR. JAI SHANKAR ROY ALIAS JAY SHANKAR ROY**, son of the Late Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy, having **PAN ADHPR2898D, AADHAAR NO.2768 1421 2245** and **Mobile No.98307 72797**, by faith-Hindu, by nationality-Indian, by occupation- Lawyer, residing at P-135, Block A, 1st Floor, Lake Town, Post Office-Lake Town and Police Station-Lake Town, Kolkata – 700 089, District-North 24 Parganas, in the State of West Bengal, **AND (2) MR. KAILASH PRASAD ROY**, son of the Late Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy, having **PAN DANPR8851L, AADHAAR NO.8357 6924 4203** and **Mobile No.80046 62845**, by faith-Hindu, by nationality-Indian, by occupation-Farmer, residing at Deoria, Post Office Deoria, Police Station-Zamania, District-Gazipur, in the State of Uttar Pradesh, PIN-232 340, hereinafter jointly referred to as the **DONEES** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs executors administrators legal representatives and assigns) of the **OTHER PART:**

W H E R E A S:

1. By a Deed of Conveyance dated the 5th day of February, 1955 made between Co-operative Homes Limited therein referred to as the Vendor Society of the One Part and one Abhai Narayan Roy alias Abhoy Narayan Roy Alias Abhai Narayan Roy therein referred to as the Purchaser of the Other Part and registered with the Sub-Registrar, Cossipore, Dum Dum, and recorded in Book No.I, Volume No.22, Pages 173 to 178, Being No.1109 for the year 1955, the Vendor Society therein at and for the consideration mentioned therein granted transferred conveyed assigned and assured unto and in favour of the Purchasers therein All That the piece and parcel of land containing an area of 4 (Four) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft., be the same a little more or less, lying situate at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, the then Police Station-Dum Dum, in the then District-24Parganas, more fully mentioned and described in the Schedule thereunder written (hereinafter referred to as **the said land**).

2. Subsequent thereto the said Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy got his name mutated in the records of South Dum Dum Municipality and after Assessment the said land was assessed as Holding No.297, Lake Town.

3. The said Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy thereafter caused a Building Construction Plan



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sanctioned by the said South Dum Dum Municipality for construction of a 3 (Three) storied building on the said land.

4. Pursuant to afore-recited building construction Plan the said Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy constructed and erected a 3 (Three) storied building having a covered area of 5950 (Five Thousand Nine Hundred and Fifty) Sq.ft., (on the ground floor 2800 (Two Thousand Eight Hundred) Sq.ft., on the first floor 2800 (Two Thousand Eight Hundred) Sq.ft., and on the second floor 350 (Three Hundred Fifty) Sq.ft.,) be the same a little more or less (hereinafter referred to as **the said building**), upon the said land.

5. The said Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy from time to time inducted 11 (Eleven) different tenants in the said building at or for monthly rentals payable according to English Calendar month.

6. The said Abhai Narayan Roy alias Abhoy Narayan Roy alias Abhai Narayan Roy, a male Hindu, died intestate on the 15th day of August, 1996 leaving him surviving his two sons, namely Jai Shankar Roy alias Jay Shankar Roy and Kailash Prasad Roy and three daughters, namely, Premlata Rai, Saroj Rai and Savitri Devi, as his heirs, heiresses and legal representatives, and his wife namely, Namna Roy predeceased him on the 3rd day of July, 1978.

7. The afore-recited Holding No.297, Lake Town was subsequently renumbered as Holding No.468, Lake Town, Block "A" under Ward No.30 within the ambit of the said South Dum Dum Municipality.

8. Thus the said Jai Shankar Roy alias Jay Shankar Roy, Kailash Prasad Roy, Premlata Rai, Saroj Rai and Savitri Devi are now jointly seised and possessed of All That the piece and parcel of land containing an area of 4 (Four) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft., be the same a little more or less, together with 3 (Three) storied building having a covered area of 5950 (Five Thousand Nine Hundred and Fifty) Sq.ft., (on the ground floor 2800 (Two Thousand Eight Hundred) Sq.ft., on the first floor 2800 (Two Thousand Eight Hundred) Sq.ft., and on the second floor 350 (Three Hundred Fifty) Sq.ft.,) be the same a little more or less in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block "A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North 24Parganas, Kolkata-700 089, more fully and particularly described in the **First Schedule** hereunder written (hereinafter the said land and the building thereat



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REGISTRAR
FRANCES-17, KOLKATA
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Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



010520242003343140

GRIPS Payment Detail

GRIPS Payment ID:	010520242003343140	Payment Init. Date:	01/05/2024 14:45:51
Total Amount:	73958	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	7110909799123	BRN Date:	01/05/2024 14:46:18
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name:	Mr DJKA DEVELOPERS PVT LTD
Mobile:	9830651751

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192024250033431418	Directorate of Registration & Stamp Revenue	73958
Total			73958

IN WORDS: SEVENTY THREE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID



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



192024250033431418

GRN Details

GRN:	192024250033431418	Payment Mode:	SBI Epay
GRN Date:	01/05/2024 14:45:51	Bank/Gateway:	SBIePay Payment Gateway
BRN :	7110909799123	BRN Date:	01/05/2024 14:46:18
Gateway Ref ID:	241222804801	Method:	HDFC Retail Bank NB
GRIPS Payment ID:	010520242003343140	Payment Init. Date:	01/05/2024 14:45:51
Payment Status:	Successful	Payment Ref. No:	2001050312/3/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr DJKA DEVELOPERS PVT LTD
Address:	P 846 BLOCK A LAKETOWN KOLKATA 700089
Mobile:	9830651751
Period From (dd/mm/yyyy):	01/05/2024
Period To (dd/mm/yyyy):	01/05/2024
Payment Ref ID:	2001050312/3/2024
Dept Ref ID/DRN:	2001050312/3/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001050312/3/2024	Property Registration- Stamp duty	0030-02-103-003-02	24661
2	2001050312/3/2024	Property Registration- Registration Fees	0030-03-104-001-16	49297
Total				73958

IN WORDS: SEVENTY THREE THOUSAND NINE HUNDRED FIFTY EIGHT ONLY.

are collectively referred to as **the said property**) and is shown in the **Plan** attached hereto, wherein each of them has undivided $1/5^{\text{th}}$ part or shares.

9. The Donor herein is well settled in her personal life and having good cordial and affectionate relations with her brothers, namely, the Donees herein and the Donor is very much happy and satisfied with the unconditional love, affections, regards acts conducts and behaviors of the Donees.

10. Out of her natural love and affection towards her brothers, namely, the Donees herein, the Donor is desirous of making a free, absolute and unconditional gift in respect of **All That** her undivided $1/5^{\text{th}}$ part or share in the said property representing the piece and parcel of land containing an area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft., and together with undivided 1190 (One Thousand One Hundred Ninety) Sq.ft., of covered area of the old and dilapidated 3 (Three) storied building, cemented floors (on the ground floor 560 Sq.ft., on the first floor 560 Sq.ft., and on the second floor 70 Sq.ft.) in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block "A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North 24Parganas, Kolkata-700 089, more fully and particularly described in the **Second Schedule** hereunder written (hereinafter collectively referred to as **the said share**), free from all encumbrances, charges, liens, lispens, attachments, acquisitions, requisitions and trust of whatsoever nature.

11. The Donees have accepted the said gift by signing and executing these presents.

NOW THIS INDENTURE WITNESSETH that in consideration of the natural love and affection and regards, which the Donor has and bears towards the Donees, the Donor doth hereby grant, transfer, convey, assign and assure unto and in favour of the Donees **All That** the undivided $1/5^{\text{th}}$ part or share in the said property representing the piece and parcel of land containing an area of 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft., and together with undivided 1190 (One Thousand One Hundred Ninety) Sq.ft., of covered area of the old and dilapidated 3 (Three) storied building, cemented floors (on the ground floor 560 Sq.ft., on the first floor 560 Sq.ft., and on the second floor 70 Sq.ft.) in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69,



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72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block "A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North 24Parganas, Kolkata-700 089, more fully and particularly described in the **Second Schedule** hereunder written (hereinafter collectively referred to as **the said share**), unto and in favour of the Donees herein absolutely and forever **AND TOGETHER WITH** all easements or quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said share in the said property **AND** the rights appurtenant thereto **TOGETHER WITH** all the rights, title, interests, covenants, obligations, liabilities and conditions of the Donor into or upon the said share in the said property or any part thereof belonging or in anywise appertaining to or with which the same or any part thereof now is or are or at any time or times heretofore were or was held, used, occupied or enjoyed or reputed to belong and appurtenant thereto and all that reversion, remainder or remainders, rents, issues and profits of and in connection with the said share in the said property hereby granted, conveyed, transferred or expressed or intended so to be and every part thereof and all legal incidence thereof and all the estate, right, title, interest, use, claim and demand whatsoever of the Donor both at law and/or in equity into or upon or in respect of the said share in the said property or any part thereof free from all encumbrances, attachments, charges, liens, lispendens and/or trust whatsoever **TO HAVE AND TO HOLD** the said share in the said property absolutely and forever and the Donor doth hereby covenant with the Donees that the interest which the Donor professes to transfer subsists and the Donor has good right, full power and absolute authority and indefeasible title to grant, transfer, convey, assign and assure the said share in the said property unto and in favour of the Donees in the manner aforesaid **AND** the Donees shall or may at all times hereafter enter upon enjoy and possess the said share in the said property and/or receive the rent, issue and profits thereof without any lawful eviction or interruption from the Donor or any person claiming through under or in trust for the Donor **AND** the Donor shall at all times hereafter upon and every reasonable request and costs of the Donees do or cause to be done all such acts deeds and things for further better and more perfectly assuring the said share in the said property and every part thereof unto and to the use of the Donees in the manner aforesaid as shall and may be reasonably required.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the said property)

ALL THAT the piece and parcel of land containing an area of 4 (Four) Cottahs 9 (Nine) Chittacks 15 (Fifteen) Sq.ft., be the same a little



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more or less, together with 3 (Three) storied building having a covered area of 5950 (Five Thousand Nine Hundred and Fifty) Sq.ft., (on the ground floor 2800 (Two Thousand Eight Hundred) Sq.ft., on the first floor 2800 (Two Thousand Eight Hundred) Sq.ft., and on the second floor 350 (Three Hundred Fifty) Sq.ft.,) be the same a little more or less in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block "A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North 24Parganas, Kolkata-700 089, and butted and bounded in the manner following:-

ON THE NORTH : By property of Plot No.136, Lake Town;
ON THE SOUTH : By 60 feet wide VIP Jessore Link Road;
ON THE EAST : By property of Plot No.160, Block A Lake Town; and
ON THE WEST : By 40 feet wide South Dum Dum Market Road.

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Description of the undivided 1/5th share or portion in said property gifted)

ALL THAT the undivided 1/5th part or share in the said property representing the piece and parcel of land containing an area 14 (Fourteen) Chittacks 30 (Thirty) Sq.ft., and together with undivided 1190 (One Thousand One Hundred Ninety) Sq.ft., of covered area of the old and dilapidated 3 (Three) storied building, cemented floors (on the ground floor 560 Sq.ft., on the first floor 560 Sq.ft., and on the second floor 70 Sq.ft.) in the occupation of the tenants, situate lying at Mouza-Patipukur, J.L. No.24, Sheet No.2, comprised in part of C.S. Dag Nos.40, 41, 41 to 50, 52, 69, 72, 73, 102, 103, 105, 107 to 112, 125 to 152, 154 to 156, Police Station-Lake Town, (formerly Dum Dum), being Plot No.135, Block "A", Holding No.468, Lake Town under Ward No.30 within the ambit of the said South Dum Dum Municipality District-North 24Parganas, Kolkata-700 089.

10/10/12



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

SIGNED SEALED AND DELIVERED by the said **DONOR** at Kolkata in the presence of:

1. सुमित कुमार राय
ग्राम - देवीया
जनपद - गाजीपुर
उत्तर प्रदेश
पिन नं० - 232340

2. M. Acharya

SIGNED SEALED AND DELIVERED by the said **DONEES** at Kolkata in the presence of:

1. सुमित कुमार राय

2. M. Acharya
(PARAMAL BACHHAWAT)
673, A Block,
Lake Town
KOL-700089

सावित्री देवी

Contents read and explained
verbal to me which the donor
admitted as true and correct
Suprabhat Bandyopadhyay.

Jai Shankar Roy alias
Jay Shankar Roy
Ka'lesh Prasad Roy

Drafted by:

Suprabhat Bandyopadhyay

Suprabhat Bandyopadhyay
Advocate, High Court, Calcutta
Enrollment No. WB/520/1997



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SPECIMEN FORM FOR TEN FINGER PRINTS

	<i>ਮਿਲਿਕਾ ਕੌਰ</i>					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
	<i>ਜੈ ਸ਼ਾਂਤ ਕਰ ਕੌਰ</i>					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
	<i>ਮੁਕੇਸ਼ ਫਾਸਦ ਕੌਰ</i>					
		Little	Ring (Left Hand)	Middle	Fore	Thumb
						
		Thumb	Fore (Right Hand)	Middle	Ring	Little



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GIFT DEED PLAN OF UNDIVIDED 1/5TH PART OR SHARE OF THE PROPERTY SITUATE LYING AT MOUZA-PATIPUKUR, J.L. NO.24, SHEET NO.2, COMPRISED IN PART OF C.S. DAG NOS.40, 41, 41 TO 50, 52, 69, 72, 73, 102, 103, 105, 107 TO 112, 125 TO 152, 154 TO 156, POLICE STATION-LAKE TOWN, (FORMERLY DUM DUM), BEING PLOT NO.135, BLOCK-"A", HOLDING NO.468, LAKE TOWN UNDER WARD NO.30 WITHIN THE AMBIT OF THE SOUTH DUM DUM MUNICIPALITY DISTRICT-NORTH 24PARGANAS, KOLKATA-700 089.

TOTAL LAND AREA : 4 (FOUR) COTTAHS 9 (NINE) CHITTACKS 15 (FIFTEEN) SQ.FT.(MORE OR LESS)

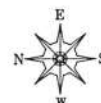
TOTAL COVERED AREA OF THE THREE STORIED TENANTED BUILDING : 5950 SQ.FT.,

(ON THE GROUND FLOOR 2800 SQ.FT., ON THE FIRST FLOOR 2800 SQ.FT., AND ON THE SECOND FLOOR 350 SQ.FT.,)

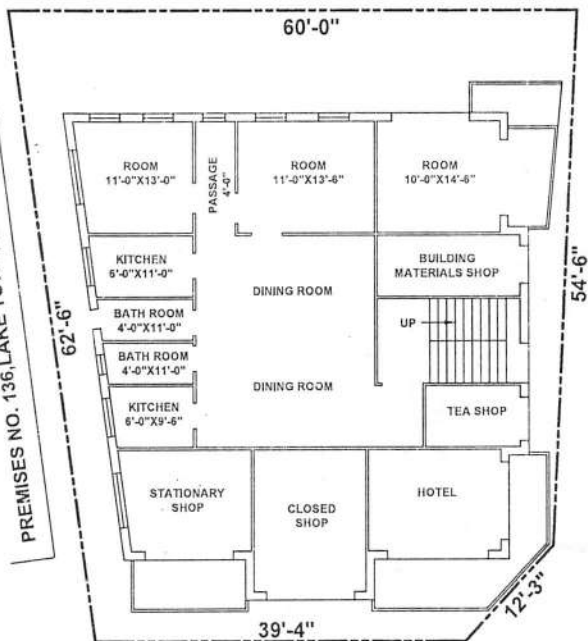
UNDIVIDED 1/5TH OF THE LAND AREA GIFTED : 14 (FOURTEEN) CHITTACKS 30 (THIRTY) SQ.FT.(MORE OR LESS),

UNDIVIDED 1/5TH OF THE THREE STORIED TENANTED BUILDING COVERED AREA GIFTED : 1190 SQ.FT.,

(ON THE GROUND FLOOR 560 SQ.FT., ON THE FIRST FLOOR 560 SQ.FT., AND ON THE SECOND FLOOR 70 SQ.FT.,)



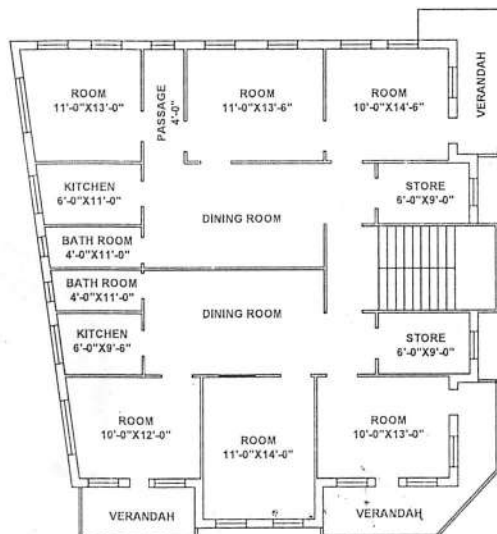
PREMISES NO. 160, LAKE TOWN, BLOCK-A



GROUND FLOOR PLAN

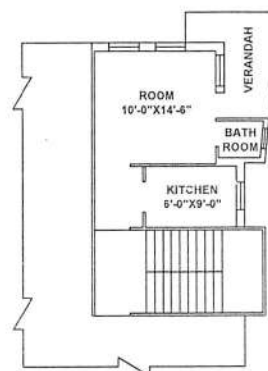
SCALE : 1" = 12'-0"

40'-0" WIDE ROAD



1ST FLOOR PLAN

SCALE : 1" = 12'-0"



2ND FLOOR PLAN

SCALE : 1" = 12'-0"

SIG. OF DONOR

*Trishanku Roy alias
Jayshanku Roy*
SIG. OF DONEES
Kaish Prasad Roy



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Major Information of the Deed

Deed No :	I-1904-06191/2024	Date of Registration	03/05/2024
Query No / Year	1904-2001050312/2024	Office where deed is registered	
Query Date	25/04/2024 4:57:27 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	VICTOR MOSES AND CO 6, OLD POST OFFICE STREET, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830602627, Status :Solicitor firm		
Transaction	Additional Transaction		
[0201] Gift, Gift in Favour of family members	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 49,28,251/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 24,761/- (Article:33(i))	Rs. 49,381/- (Article:A(1), E, M(a), M(b), I)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

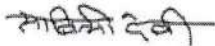
District: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Lake Town Block-A, Mouza: Patipukur, , Ward No: 030, Holding No:468 JI No: 24, , P 135 Pin Code : 700089

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-135		Bastu Bastu	14 Chatak 30 Sq Ft		41,25,001/-	Width of Approach Road: 60 Ft.,
Grand Total :				1.5125Dec	0 /-	41,25,001 /-	

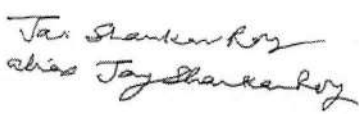
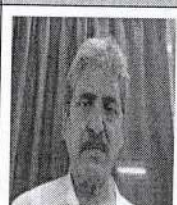
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1190 Sq Ft.	0/-	8,03,250/-	Structure Type: Structure Tenanted,
Gr. Floor, Area of floor : 560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 560 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 70 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1190 sq ft	0 /-	8,03,250 /-	

Donor Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs SAVITRI DEVI (Presentant) Wife of Mr HARISHANKAR RAI Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	Photo  02/05/2024	Finger Print  Captured LTI 02/05/2024	Signature  02/05/2024
KARIMUDDINPUR, City:- Not Specified, P.O:- KARIMUDDINPUR, P.S:-KARIMUDDINPUR, District:- Ghazipur, Uttar Pradesh, India, PIN:- 233225 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: CGxxxxxx9B, Aadhaar No: 22xxxxxxxx9416, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office				

Donee Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAI SHANKAR ROY Son of Late ABHIR NARAYAN ROY Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	Photo  02/05/2024	Finger Print  Captured LTI 02/05/2024	Signature  02/05/2024
Son of Late ABHIR NARAYAN ROY P-135, BLOCK A, LAKE TOWN, City:- Not Specified, P.O:- LAKE TOWN, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.: ADxxxxxx8D, Aadhaar No: 27xxxxxxxx2245, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office				
2	Name Mr KAILASH PRASAD ROY Son of Late ABHAI NARAYAN ROY Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office	Photo  02/05/2024	Finger Print  Captured LTI 02/05/2024	Signature  02/05/2024
Son of Late ABHAI NARAYAN ROY City:- Not Specified, P.O:- DEORIA, P.S:-ZAMANIA, District:-Ghazipur, Uttar Pradesh, India, PIN:- 232340 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: DAxxxxxx1L, Aadhaar No: 83xxxxxxxx4203, Status :Individual, Executed by: Self, Date of Execution: 02/05/2024 , Admitted by: Self, Date of Admission: 02/05/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJIT KUMAR ROY Son of Late M M ROY 6, OLD POST OFFICE STREET, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	02/05/2024	02/05/2024	02/05/2024
Identifier Of Mrs SAVITRI DEVI, Mr JAI SHANKAR ROY, Mr KAILASH PRASAD ROY			

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	Mrs SAVITRI DEVI	Mr JAI SHANKAR ROY	Y	0.75625 Dec	20,62,501/-
L1	Mrs SAVITRI DEVI	Mr KAILASH PRASAD ROY	Y	0.75625 Dec	20,62,501/-

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	Mrs SAVITRI DEVI	Mr JAI SHANKAR ROY	Y	595 Sq Ft	4,01,625/-
S1	Mrs SAVITRI DEVI	Mr KAILASH PRASAD ROY	Y	595 Sq Ft	4,01,625/-

Endorsement For Deed Number : I - 190406191 / 2024

On 02-05-2024

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

Presented for registration at 14:23 hrs on 02-05-2024, at the Office of the A.R.A. - IV KOLKATA by Mrs SAVITRI DEVI ,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 49,28,251/-. Family Members amount Rs 49,28,251/-

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

Execution is admitted on 02/05/2024 by 1. Mrs SAVITRI DEVI, Wife of Mr HARISHANKAR RAI, KARIMUDDINPUR, P.O: KARIMUDDINPUR, Thana: KARIMUDDINPUR, , Ghazipur, UTTAR PRADESH, India, PIN - 233225, by caste Hindu, by Profession House wife, 2. Mr JAI SHANKAR ROY, Son of Late ABHIR NARAYAN ROY, P-135, BLOCK A, LAKE TOWN, P.O: LAKE TOWN, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by Profession Advocate, 3. Mr KAILASH PRASAD ROY, Son of Late ABHAI NARAYAN ROY, P.O: DEORIA, Thana: ZAMANIA, , Ghazipur, UTTAR PRADESH, India, PIN - 232340, by caste Hindu, by Profession Cultivation

Indetified by Mr SUJIT KUMAR ROY, , , Son of Late M M ROY, 6, OLD POST OFFICE STREET, P.O: GPO, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49,381.00/- (A(1) = Rs 49,283.00/- ,E = Rs 14.00/- ,I = Rs 55.00/- ,M(a) = Rs 25.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 84.00/-, by online = Rs 49,297/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2024 2:46PM with Govt. Ref. No: 192024250033431418 on 01-05-2024, Amount Rs: 49,297/-, Bank: SBI EPay (SBlePay), Ref. No. 7110909799123 on 01-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 24,661/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 24,661/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 86151, Amount: Rs.100.00/-, Date of Purchase: 15/03/2024, Vendor name: A Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 01/05/2024 2:46PM with Govt. Ref. No: 192024250033431418 on 01-05-2024, Amount Rs: 24,661/-, Bank: SBI EPay (SBlePay), Ref. No. 7110909799123 on 01-05-2024, Head of Account 0030-02-103-003-02

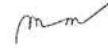


Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

On 03-05-2024

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.



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 347816 to 347835
being No 190406191 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.05.13 16:49:36 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 13/05/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.