

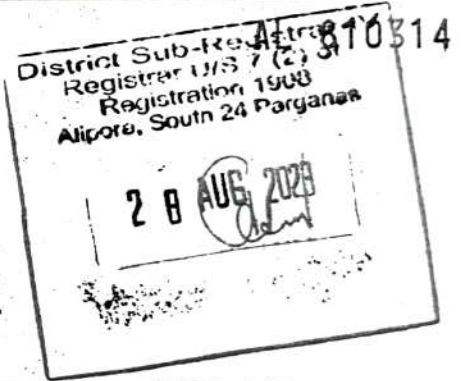
01/09/23

I - 10707/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

28/08/2023
Q-2001911277/2023



DEED OF GIFT

THIS DEED OF GIFT made on this 28th day of August, 2023 A.D.

BETWEEN

SRI NIRMAL HAZRA, having PAN - ACZPH 0719 Q, having Aadhaar Card No. 2319 6724 4298, son of Late Manmatha Hazra, by faith - Hindu, Indian Citizen, by occupation - Business, residing at A-27, Satyajit Kanan, P.O. Mukundapur, Kolkata - 700 099, under P.S. Purba Jadavpur, in the District of South-24 Parganas, hereinafter called and referred to as the 'DONOR' (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his legal heirs, successors, representatives, administrators and assigns) of the FIRST PART.

....P/2.

14 FEB 2023

2277

NO. DATE RS

NAME

ADDRESS

ALIPORE JUDGES COURT
A. K. SAMAJPATI

VENDOR SIGNATURE



District Sub-Registrar-IV
Registrar U/s 7 (2) of
Registration 1908
Alipore, South 24 Parganas

28 AUG 2023

Blank for one:
A. K. Samajpati
H. K. Samajpati

A N D

SMT. SAPTAMI HAZRA, having PAN -BRIPH 8475 G, having Aadhaar Card No. 4611 5750 2175, wife of Sri Nirmal Hazra, by faith - Hindu, Indian Citizen, by occupation - Housewife, residing at A-27, Satyajit Kanan, P.O. Mukundapur, Kolkata - 700 099, under P.S. Purba Jadavpur, in the District of South-24 Parganas, hereinafter called and referred to as the 'DONEE' (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include her legal heirs, successors, representatives, administrators and assigns) of the OTHER PART.

WHEREAS one East Santoshpur Housing Co-operative Society Limited formed under the West Bengal Co-operative Societies Act, and registered under the Societies Registration act bearing Registration No. 115 dated 21.06.1969 having it's registered office at 8B, Mohim Halder Street, Bhabanipur, Kolkata - 700 026, was the lawful land owner of some landed properties, measuring about 69 Bigha more or less, lying and / or situated in Mouza- Barakhola, Pargana- Khaspur, J.L. No. 21, R.S. No. 40, Touzi Nos.159, 169, 206, 210, comprised in different Dag Nos. including Dag No.120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, by way of purchase under different Deed of Conveyance/ Saaf Kobala on different dates from the various owners against valuable consideration.

AND WHEREAS by virtue of a registered Sale Deed (Bengali Kobala), executed on 17.07.1989 by and between East Santoshpur Housing Co-operative Society Limited formed under the West Bengal Co-operative Societies Act, and registered under the

Societies Registration act bearing Registration No. 115 dated 21.06.1969 having its registered office at 8B, Mohim Halder Street, Bhabanipur, Kolkata - 700 026, represented by its office bearers, namely, 1) Sri Ajit Bhushan Dutta Ray, its Director of the Managing Committee 2) Sri Ashim Kumar Bose, Chairman, 3) Smt. Binita Dhar, Secretary, therein referred as the Vendor of the one part and Sri Nirmal Hazra, son of Late Manmatha Hazra, of Santoshpur Avenue, 6 No. Road, Adi Pally, P.O. Santoshpur, P.S. Kasba, Kolkata - 700 075 therein referred to as the Purchaser of the other part, sold, transferred and conveyed a Plot of land, being scheme plot No. 49, comprising an area 12 (Twelve) Cottah 00 (Zero) Chittack 00 (Zero) Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding R.S. Dag No. 120, in the District of South 24- Parganas, P.S. the then Kasba and now Purba Jadavpur, Kolkata - 700 099, under the K.M.C. Ward No. 109, Borough No. XII, District South 24-Parganas, for a lump sum consideration mentioned therein. The said Deed of Conveyance was executed on 01.07.1989 and granted, conveyed unto the said Purchaser and was registered at the Office of the District Sub-Registrar at Alipore in Book No. I, Volume No. 224, Pages from 160 to 164, Being No. 8894 for the year 1989.

AND WHEREAS by virtue of above purchase the said Sri Nirmal Hazra had been possessing, occupying and enjoying the said property peacefully and uninterruptedly having unfettered right, title and interest thereon by making payments of all outgoing rates and taxes and sold, transferred and conveyed a portion of the plot of land, measuring about 2 Cottah 11 Chittack 30 Sq.Ft. more or less to Smt. Reba Jana by way of Sale and some portion of the land was utilised for the widening of the adjacent 30Ft. Wide Road on the Western Side and Southern Side and also adjacent 20Ft. Wide Road on the Northern Side.

AND WHEREAS after all such sale and utilisation of the landed area, Sri Nirmal Hazra is now in peaceful possession of the said Plot of land, being scheme plot No. 49, measuring an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No.21, R.S. No. 40, Touzi No.159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, in the District of South 24- Parganas, P.S. the then Kasba and now Purba Jadavpur, Kolkata - 700 099, under the K.M.C. Ward No.109, Borough No. XII, District South 24-Parganas, along with a R.T.S., measuring about 700 Sq.Ft. more or less, by residing therein, said Sri Nirmal Hazra duly recorded his name as the absolute Owner of the same in the records of the Kolkata Municipal Corporation by complying all the formalities therein and the said Premises was / is known, numbered and assessed as **Municipal Premises No. 927, Mukundapur(Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No. Ward No.109, Borough No. XII, vide Assessee No. 31-109-07-0927-0.** Accordingly, Sri Nirmal Hazra is now in peaceful possession of the same by residing therein and has been paying all the municipal Taxes from time to time to The Kolkata Municipal Corporation.

AND WHEREAS in the mean time, Sri Nirmal Hazra, had a long time desire to make a gift in respect of a portion of landed area, measuring about **3 Cottah 2 Chittak 00 Sq.Ft. more or less(Size- 34 Ft.1 Inch X 66 Ft.)** on the Eastern Side along with a R.T.S., measuring about 100 Sq.Ft. more or less out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a

Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, along with a R.T.S., measuring about 700 Sq.Ft. more or less being **Municipal Premises No. 927, Mukundapur (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No. Ward No.109, Borough No. XII, vide Assessee No. 31-109-07-0927-0** in favour of his wife, Smt. Saptami Hazra, the Donee herein, for ever and declared the same, which the Donee herein has accepted the same and agreed to receive the same as gift from her husband, the Donor herein, as her exclusively gift, i.e., **ALL THAT** piece and parcel of a portion of landed area, measuring about **3 Cottah 2 Chittak 00 Sq.Ft.** more or less(Size- 34 Ft.1 Inch X 66 FT.) on the Eastern Side, along with a R.T.S., measuring about 100 Sq.Ft. more or less, out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 700 Sq.Ft. more or less together with all easement rights on the adjoining paths and passages and appurtances attached thereto, being **Municipal Premises No. 927, Mukundapur (Postal Premises No. A-27,**

Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109, Borough No. XII of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein hereunder made as testified by her being the parties hereto and executing these presents.

The estimated market value of the gifted property is approximately Rs.10,00,000.00/- (Rupees Ten Lakh) only.

NOW THIS DEED OF GIFT WITNESSETH

That in pursuance of the said desire and in consideration of natural love and affection which the Donor bears towards the Donee as his wife, the Donor doth hereby and hereunder freely and voluntarily grants, conveys, transfers, gives, assigns and assures unto and to the use of the Donee for ever and for her successors, legal heirs, nominees, constituted Attorney **ALL THAT** piece and parcel of a portion of landed area, measuring about 3 Cottah 2 Chittak 00 Sq.Ft. more or less(Size- 34 Ft.1 Inch X 66 FT.) on the Eastern Side, along with a R.T.S., measuring about 100 Sq.Ft. more or less, out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, -169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 700 Sq.Ft. more or less,

together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, being **Municipal Premises No. 927, Mukundapur (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109, Borough No. XII, of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the Schedule mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property and the Donor herein, do hereby and hereunder renounced all his lawful right, title and interest in relation to the said gifted property, being **ALL THAT** piece and parcel of a portion of landed area, measuring about 3 Cottah 2 Chittak 00 Sq.Ft. more or less(Size- 34 Ft.1 Inch X 66 FT.) on the Eastern Side, along with a R.T.S., measuring about 100 Sq.Ft. more or less, out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No. 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 700 Sq.Ft. more or less, together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, being **Municipal Premises No.927, Mukundapur (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in****

the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109, Borough No. XII of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **Second Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property, with the intent to vest the same in favour of the Donee herein and hereby grants, conveys, transfers, gives and assures unto and to the use of the Donee herein, freely and voluntarily the schedule mentioned property alongwith all lawful, right, title and interest therein and all necessary lawful rights to enjoy all profits, issues, rents, benefits and/or accrued interest thereof and to transfer the same by any mode of transfer to any third party, person/s, body as per her desire or to enter into any Agreement for the purpose of development and construction under same at the cost of the Donee herein and the Donor hereby has now delivered her peaceful possession in relation to the said gifted property, in the said entire property in favour of the Donee herein, for her own use, benefit and enjoyment absolutely and unconditionally forever.

THE DONEE DOTH HEREBY COVENANTS WITH THE DONOR AS FOLLOWS :-

- a) The Donee shall observe, fulfil and perform and shall abide by all the terms, conditions, covenants and stipulations, like any other lawful owner of the schedule mentioned property from time to time.
- b) The Donee shall observe, fulfil and perform the covenants hereinbefore mentioned and shall regularly pay and discharge all rates taxes and other outgoings and impositions and the necessary expenses in respect of the said. The interest which the Donor doth hereby profess to transfer, subsists and that the Donor has the full right,

power absolute authority to gift, transfer, assign and assure unto the Donee the said property more fully described in **Second Schedule** hereunder together with the benefits and rights in the manner aforesaid and also right in the landed area to the said **Second Schedule** property in the said Premises.

c) The Donee shall always be entitled to mutate her name as the absolute owner of the Schedule mentioned Property, in the records of The Kolkata Municipal Corporation, in respect of her gifted property and shall pay all necessary tax and other impositions from time to time in respect of the same. After mutation and becoming the lawful Owner of the aforesaid property, i.e., **ALL THAT** piece and parcel of a portion of landed area, measuring about 3 Cottah 2 Chittak 00 Sq.Ft. more or less (Size- 34 Ft.1 Inch X 66 FT.) on the Eastern Side, along with a R.T.S., measuring about 100 Sq.Ft. more or less, out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less; lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No. 120, appertaining to Khatian Nos. 154, 162, 170, under P.S. Kasba, then Purba Jadavpur along with a R.T.S., measuring about 700 Sq.Ft. more or less, together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, being **Municipal Premises No. 927, Mukundapur** (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24-Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109,
...P/10.

Borough No. XII, of the Donor herein, along with all lawful right, title, interest and exclusive khas vacant possession therein, as more fully and particularly mentioned in the **First Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property for her peaceful use, occupation and enjoyment.

d) The Donee from this day has full right and authority to sell, transfer, convey, gift, mortgage and charge, develop, construct as per the sanctioned Building Plan and/or in any way encumber or deal with or dispose of the said **Second Schedule** property and/or possession in the Schedule property or assign and/or let out or part with possession her interest to any person or persons, company or companies at her sweet will and the Donor cannot claim any right over the same.

e) It shall be lawful for the Donee from time to time and at all times hereafter to enter into and upon and to hold use and enjoy the said **Second Schedule** property and to receive rents, issues and profits thereof without any interruption, disturbance, claim or demand whatsoever from or by the Donor herein, any person or persons claiming through under or in trust for her **AND FREED AND CLEARED FROM AND** against all manners of encumbrances, attachments, liens, trusts and any liability whatsoever save only those as are mentioned herein expressly.

THE FIRST SCHEDULE ABOVE REFERRED TO
ENTIRE PREMISES

ALL THAT piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No. 120, appertaining to Khatian Nos. 154, 162, 170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 700 Sq.Ft. more or less, together with all easement rights on the adjoining paths and passages and appurtenances attached thereto, being **Municipal Premises No. 927, Mukundapur (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24-Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109, Borough No. XII, Sub-Registry office at A.D.S.R., Sealdah, District Registry Office at D.S.R-V, Alipore, South 24-Parganas, along with all lawful right, title, interest and exclusive khas vacant possession therein, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc., in the aforesaid property, as demarcated and delineated in RED Verge in the Annexed Plan, which shall be treated as the part and parcel of the Deed of Gift in all future references and butted and bounded as follows :-**

ON THE NORTH	:	By the Scheme plot of Land No. 49A.
ON THE SOUTH	:	By the 30 ft. wide K.M.C. Road.
ON THE EAST	:	By the Land under R.S. Dag No. 120.
ON THE WEST	:	By the 30 ft. wide K.M.C. Road.

THE SECOND SCHEDULE ABOVE REFERRED TO
GIFTED AREA

ALL THAT piece and parcel of a portion of landed area, measuring about 3 Cottah 2 Chittak 00 Sq.Ft. more or less(Size- 34 Ft.1 Inch X 66 FT.) on the Eastern Side, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206,210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No. 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 100 Sq.Ft. more or less, out of his aforesaid Plot of land, his aforesaid Premises, comprised of **ALL THAT** piece and parcel of a Plot of land, being scheme plot No. 49, comprising an area 6 (Six) Cottah 14 (Fourteen) Chittack 27 Sq. ft. more or less, lying and / or situated, in Mouza - Barakhola, Pargana - Khaspur, J.L. No. 21, R.S. No. 40, Touzi No. 159, 169, 206,210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No. 120, appertaining to Khatian Nos.154,162,170, under P.S. Kasba, then Purba Jadavpur, along with a R.T.S., measuring about 700 Sq.Ft. more or less, together with all easement rights on the adjoining paths and passages and appurtances attached thereto, being **Municipal Premises No. 927, Mukundapur (Postal Premises No. A-27, Satyajit Kanan), P.O. Mukundapur, Kolkata-700 099, under P.S. Purba Jadavpur, in the District of South 24- Parganas, within the limits of Kolkata Municipal Corporation, Ward No.109, Borough No. XII, along with all lawful right, title, interest and exclusive khas vacant possession therein , as more fully and particularly mentioned in the **First Schedule** mentioned property, along with all easement rights for easy ingress and egress from the main road along with all rights, facilities and benefits etc.**

IN WITNESS WHEREOF the Donor and the Donee have hereunto set and subscribed their respective hands and signatures out of free will and accord and fully understanding the contents hereof on the day, month and year first above written.

SIGNED AND DELIVERED

In Presence of :-

WITNESSES :-

1. *Burkaj Hazra*

A, 27, Satabjit Kanon

PO mukunda Pur

KoL- 99

SIGNATURE OF THE DONOR

2. *Sukumar Das*
C-116 Sureven Rock
KOZ-75

ACCEPTED GLADLY

L.T.I. of Suptant Hazra, by the pen of
Arshad Bhas Singh



SIGNATURE OF THE DONEE

Drafted and prepared by me and narrated
in Bengali as per the instruction of the Donor.

Arshad Bhas Singh

Advocate

High Court, Calcutta.

F/186/399/1078

SITE PLAN OF PART OF PLOT NO. 49, LAYING AND SITUATED IN MOUZA - BARAKHOLA, J.L. NO. - 21, R.S. NO. - 40, TOUJI NOS. 159, 169, 206, 210 COMPRISED IN R.S. DAG NO. - 163, R.S. KHATIAN NOS. - 154, 162, 170, AT MUNICIPAL PREMISES NO. 927, MUKUNDAPUR, P.O. - MUKUNDAPUR, P.S. - PURBA JADAVPUR, KOLKATA - 700 099, UNDER K.M.C. WARD NO. 109, BOROUGH-XII.

NAME OF THE DONEE : SMT. SAPTAMI HAZRA

AREA OF LAND = 03 KH - 02 CH - 00 SQ.FT.
 AREA OF EXISTING STRUCTURE = 100 SQ.FT.
 AREA OF LAND IS SHOWN BY RED BORDER LINE
 SCALE - 1:400



[Handwritten signature]

SIGNATURE OF DONOR

*L.T.I of Saptami Hazra by the
 per of the donor Bina Singh*


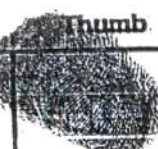



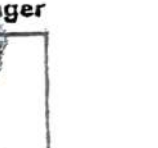







SIGNATURE OF DONEE

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					












Name

Signature


		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature 

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name

Signature  L.T.I. of Supriya Aggarwal
by the pen of Aradhana Bhatia Singh

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

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



192023240154595772

GRN Details

GRN:	192023240154595772	Payment Mode:	Counter Payment
GRN Date:	03/08/2023 12:36:52	Bank/Gateway:	Union Bank of India
BRN :	AA483127	BRN Date:	03/08/2023 00:00:00
GRIPS Payment ID:	030820232015459576	Payment Init. Date:	03/08/2023 12:36:52
Payment Status:	Successful	Payment Ref. No:	2001911277/6/2023

[Query No * Query Year]

Depositor Details

Depositor's Name: SUKUMAR DEY
Address: C 116 , SURVEY PARK SANTOSH PUR, West Bengal, 700075
Mobile: 9830049793
Contact No: 9830645471
Depositor Status: Others
Query No: 2001911277
Applicant's Name: Mr ATANU BHATTACHARJEE
Identification No: 2001911277/6/2023
Remarks: Gift, Gift in Favour of family members
Period From (dd/mm/yyyy): 03/08/2023
Period To (dd/mm/yyyy): 03/08/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001911277/6/2023	Property Registration- Stamp duty	0030-02-103-003-02	25482
2	2001911277/6/2023	Property Registration- Registration Fees	0030-03-104-001-16	50939
Total				76421

IN WORDS: SEVENTY SIX THOUSAND FOUR HUNDRED TWENTY ONE ONLY.



**Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip**

Query No / Year	2001911277/2023	Office where deed will be registered
Query Date	26/07/2023 2:02:44 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049793, Status : Solicitor firm	
Transaction	Additional Transaction	
[0201] Gift, Gift in Favour of family members	[4308] Agreement [No of Agreement : 2]	
Set Forth value	Market Value	
Rs. 30,00,000/-	Rs. 50,92,500/-	
Total Stamp Duty Payable (SD)	Total Registration Fee Payable	
Rs. 25,482/- (Article:33(i))	Rs. 50,939/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non judicial Stamp
Remarks		

Land Details :

District: South 24-Parganas, Thana: Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur More – Daspara/Chak Garia) , , Premises No: 927, , Ward No: 109, Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use RQR Proposed	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	29,70,000/-	50,62,500/-	Width of Approach Road: 30 Ft.,
Grand Total :				5.1563Dec	29,70,000 /-	50,62,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total : 100 sq ft		30,000 /-	30,000 /-		



or Details :

Name & address	Status	Execution Admission Details :
Mr NIRMAL HAZRA Son of Late MANMATHA HAZRA,A-27, SATYAJIT KANAN, City:- Not Specified, 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. ACxxxxxx9Q, Aadhaar No.: 23xxxxxxxx4298,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Donee Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Smt SAPTAMI HAZRA Wife of Mr NIRMAL HAZRA,A-27,SATYAJIT KANAN, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. BRxxxxxx5G, Aadhaar No.: 46xxxxxxxx2175,Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Identifier Details :

Name & address
Mr ARDHENDU BIKAS SENGUPTA Son of Late DIBYENDU BIKASH SENGUPTA HIGH COURT CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr NIRMAL HAZRA, Smt SAPTAMI HAZRA

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	Mr NIRMAL HAZRA	Smt SAPTAMI HAZRA	Y	5.15625 Dec	50,62,500/-

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	Mr NIRMAL HAZRA	Smt SAPTAMI HAZRA	Y	100 Sq Ft	30,000/-

Note:

- If the given information are found incorrect, then the assessment made stands invalid.



Major Information of the Deed

Deed No. :	I-1604-10707/2023	Date of Registration :	28/08/2023
Query No / Year	1604-2001911277/2023	Office where deed is registered	
Query Date	26/07/2023 2:02:44 PM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ATANU BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830049793, 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. 30,00,000/-	Rs. 50,92,500/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 25,582/- (Article:33(i))	Rs. 50,971/- (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: MUKUNDA PUR, Road Zone : (Mukundapur More -- Daspara/Chak Garia) , , Premises No: 927, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	3 Katha 2 Chatak	29,70,000/-	50,62,500/-	Width of Approach Road: 30 Ft.,
Grand Total :				5.1563Dec	29,70,000 /-	50,62,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

Details :

Name, Address, Photo, Finger print and Signature

Mr NIRMAL HAZRA
(Presentant)

Son of Late MANMATHA HAZRA

Executed by: Self, Date of Execution: 28/08/2023

, Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office



28/08/2023



LTI
28/08/2023

Signature

Mr Nirmal Hazra

28/08/2023

A-27, SATYAJIT KANAN, City:- Not Specified, 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.:: ACxxxxxx9Q, Aadhaar No: 23xxxxxxxx4298, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office

Donee Details :

Name, Address, Photo, Finger print and Signature

Sl No	Name	Photo	Finger Print	Signature
1	Smt SAPTAMI HAZRA Wife of Mr NIRMAL HAZRA Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office			<i>Smt Saptami Hazra</i>
		28/08/2023	LTI 28/08/2023	28/08/2023

Wife of Mr NIRMAL HAZRA A-27,SATYAJIT KANAN, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx5G, Aadhaar No: 46xxxxxxxx2175, Status :Individual, Executed by: Self, Date of Execution: 28/08/2023 , Admitted by: Self, Date of Admission: 28/08/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ARDHENDU BIKAS SENGUPTA Son of Late DIBYENDU BIKASH SENGUPTA HIGH COURT CALCUTTA, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:- Kolkata, West Bengal, India, PIN:- 700001			<i>Mr Ardhendu Bikas Sengupta</i>
	28/08/2023	28/08/2023	28/08/2023

Identifier Of Mr NIRMAL HAZRA, Smt SAPTAMI HAZRA

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	Mr NIRMAL HAZRA	Smt SPTAMI HAZRA	Y	5.15625 Dec	50,62,500/-

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	Mr NIRMAL HAZRA	Smt SPTAMI HAZRA	Y	100 Sq Ft	30,000/-

On 28-08-2023

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 14:37 hrs on 28-08-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr NIRMAL HAZRA, Executant.

Certificate of Market Value (WB RUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 50,92,500/- . Family Members amount Rs 50,92,500/-

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

Execution is admitted on 28/08/2023 by 1. Mr NIRMAL HAZRA, Son of Late MANMATHA HAZRA, A-27, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business, 2. Smt SAPTAMI HAZRA, Wife of Mr NIRMAL HAZRA, A-27, SATYAJIT KANAN, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr ARDHENDU BIKAS SENGUPTA, , , Son of Late DIBYENDU BIKASH SENGUPTA, HIGH COURT CALCUTTA, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 50,971.00/- (A(1) = Rs 50,925.00/- , 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 50,939/- Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2023 12:00AM with Govt. Ref. No: 192023240154595772 on 03-08-2023, Amount Rs: 50,939/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA483127 on 03-08-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 25,482/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 25,482/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2277, Amount: Rs.100.00/-, Date of Purchase: 14/02/2023, Vendor name: A K Samjpati

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 03/08/2023 12:00AM with Govt. Ref. No: 192023240154595772 on 03-08-2023, Amount Rs: 25,482/-, Bank: Union Bank of India (UBIN0530166), Ref. No. AA483127 on 03-08-2023, Head of Account 0030-02-103-003-02



Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 329366 to 329390
being No 160410707 for the year 2023.



Digitally signed by Anupam Halder
Date: 2023.08.28 15:53:46 +05:30
Reason: Digital Signing of Deed.

(Signature)

(Anupam Halder) 2023/08/28 03:53:46 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)