

4364/24

D-4371/2024



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

Y 738805

(Signature)
 S.No 2001/80147/2024
 13.5.24
 12:28 PM

Certified that the document is admitted to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document. (Signature)

A.D. District Sub-Registrar
 Bahala, South 24 Parganas

13 MAY 2024

DEED OF GIFT

THIS DEED OF GIFT executed on 13th day of May,

Two Thousand Twenty Four (2024)

BETWEEN

Anju Banik

Major Information of the Deed

Deed No :	I-1607-04371/2024	Date of Registration	13/05/2024
Query No / Year	1607-2001180147/2024	Office where deed is registered	
Query Date	11/05/2024 1:48:10 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Soumen Ghosh R C THAKURANI, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9836469110, Status : Solicitor firm		
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. 20,00,000/-	Rs. 20,99,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,505/- (Article:33(i))	Rs. 20,984/- (Article:A(1), E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip. (Urban area)		

Land Details :



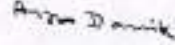
District: South 24-Parganas, P.3-> Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhanpally Road, Premises No: 1, Ward No: 143 Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	(R8...)		Bastu	2 Katha 14 Chatak	19,73,000/-	20,99,998/-	Width of Approach Road: 12 Ft.
Grand Total :				4.7438Dec	19,73,000 /-	20,99,998 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
01	On Land L1	100 Sq Ft.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 3 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Anju Banik (Presentant) Wife of Mr Swapan Kumar Banik Executed by: Self, Date of Execution: 13/05/2024 , Admitted by: Self, Date of Admission: 13/05/2024 ,Place : Office	 <small>13/05/2024</small>	 Captured <small>L11</small> <small>13/05/2024</small>	 <small>13/05/2024</small>
SHANTI BARI, 1 Bidhan Pally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: ADxxxxxx5L, Aadhaar No: 65xxxxxxxx6530, Status :Individual, Executed by: Self, Date of Execution: 13/05/2024 , Admitted by: Self, Date of Admission: 13/05/2024 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Swapan Kumar Banik Son of Late Meghla Banik Executed by: Self, Date of Execution: 13/05/2024 , Admitted by: Self, Date of Admission: 13/05/2024 ,Place : Office	 <small>13/05/2024</small>	 Captured <small>L11</small> <small>13/05/2024</small>	 <small>13/05/2024</small>
Son of Late Meghla Banik SHANTI BARI .1 Bidhanpally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxxx0A, Aadhaar No: 61xxxxxxxx9875, Status :Individual, Executed by: Self, Date of Execution: 13/05/2024 , Admitted by: Self, Date of Admission: 13/05/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Saptarshi Banik Son of Mr Swapan Kumar Banik 1, Santibari, M G Road, Bidhan Pally, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104	 <small>13/05/2024</small>	 Captured <small>13/05/2024</small>	 <small>13/05/2024</small>
Identifier Of Mrs Anju Banik, Mr Swapan Kumar Banik			

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 Anju Banik	Mr Swapan Kumar Banik	Y	4.74375 Dec	20,69,998/-

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 Anju Banik	Mr Swapan Kumar Banik	Y	100 Sq Ft	27,000/-

Endorsement For Deed Number : I - 160704371 / 2024

On 13-05-2024

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.

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

Presented for registration at 12:20 hrs on 13-05-2024, at the Office of the A.D.S.R. BEHALA by Mrs. Anju Banik ,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 20,96,998/-, Family Members amount Rs 20,96,998/-

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

Execution is admitted on 13/05/2024 by 1. Mrs Anju Banik, Wife of Mr Swapan Kumar Banik, SHANTI BARI, 1 Bidhan Pally, M G Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 2. Mr Swapan Kumar Banik, Son of Late Meghla Banik, SHANTI BARI, 1 Bidhanpally, M G Road, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person

Indicified by Mr Saptarshi Banik, , Son of Mr Swapan Kumar Banik, 1, Santibarai, M G Road, Bidhan Pally,, P.O: Joka, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 20,984.00/- (A(1) = Rs 20,970.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 20,984/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2024 3:59PM with Govt. Ref. No: 192024250043922361 on 12-05-2024, Amount Rs: 20,984/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 326444012 on 12-05-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,505/- and Stamp Duty paid by Stamp Rs 1,000.00/-, by online = Rs 9,505/-
Description of Stamp:
1. Stamp: Type: Impressed, Serial no 738805, Amount: Rs.1,000.00/-, Date of Purchase: 25/04/2024, Vendor name: Bidyut Kr Saha
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 12/05/2024 3:59PM with Govt. Ref. No: 182024250043922361 on 12-05-2024, Amount Rs: 9,505/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 326444012 on 12-05-2024, Head of Account 0030-02-103-003-02

S. D. Chakraborty

Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69,
registered in Book - I
Volume number 1607-2024, Page from 118149 to 118173
being No 160704371 for the year 2024.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.05.13 15:53:22 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 13/05/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

SMT. ANJU BANIK (PAN- ADPPB3695L)(Aadhaar No.6531 0043 6530) wife of Sri Swapan Kumar Banik, daughter of Late Satindra Nath Majumder, by caste - Hindu, by Occupation - Retired, by Nationality- Indian, a residing of 1, Santibari, M.G Road, P.S - Haridevpur, Kolkata - 700104, District South 24-Parganas, State of West Bengal hereinafter called and referred to as the **DONOR** (which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include his heirs, executors, successors, legal representatives, administrators and assigns) of the **ONE PART.**

AND

SRI SWAPAN KUMAR BANIK (PAN - ARDPB8510A) (Aadhaar No. 5166 8919 9875) son of Late Megh Lal Banik, by caste - Hindu, by Occupation - Retired, by Nationality- Indian, a residing of 1, Santibari, M.G Road, P.S - Haridevpur, Kolkata - 700104, District South 24-Parganas, State of West Bengal, herein after referred to as the **DONEE** (which expression shall unless excluded by or otherwise repugnant to the context hereby be deemed to mean and include her heirs, executors, successors, legal representatives, administrators and assigns) of the **OTHER PART.**

WHEREAS at all material point of time one Sri Jagadish Chandra Mallick, had purchased **ALL**

Anju Banik

THAT piece and parcel of 14 Cottah 05 Chittack 15 sq.ft lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32, 33 under C.S Dag No. 2186, Police Station- Behala, District Sub Registry Office- Alipore, District - 24 Parganas from it's the then owner namely Smt. Priyabala Sengupta, through a registered deed of sale dated 16.06.1965.

AND WHEREAS after purchasing the same said **Sri Jagadish Chandra Mallick** out of the aforesaid land sold, transferred **ALL THAT** piece and parcel of Bastu land measuring about 6 Cottah 00 Chittack 00 sq.ft out of 14 Cottah 05 Chittack 15 sq.ft lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33 under **C.S Dag no. 2186**, Police Station-Behala, District Sub Registry Office - Alipore, in the District - 24 Parganas, to and in favour of father of the Donor herein namely **SATINDRA NATH MAJUMDER (since deceased)** son of Late Chandi Charan Majumder. The said deed of sale is registered before the Sub Registrar at Behala and recorded therein Book NO. I Volume NO. 103 Pages 78 to 82 being deed no. 5078 for the year 1965.

AND WHEREAS while enjoying the aforesaid property peacefully said Satindra Nath Majumder died intestate on 3rd December 1993 leaving behind

Anju Banik

him widow namely Smt. Santi Sudha Majumder, and two married daughters namely 1) Smt. Manju Mitra wife of Late Ramani Mohan Mitra and another married daughter 2) Smt. Anju Banik wife of Swapan Kumar Banik to inherit his aforesaid property in accordance with Hindu Succession Act' 1956.

AND WHEREAS while enjoying the aforesaid property jointly said Manju Mitra died issuesless on 19th day of May'2007 and her husband Late Ramani Mohan Mitra predeceased of her and said Santi Sudha Majumder wife of Late Satindra Chandra Majumder also died on 22nd day of April'2008, leaving behind her married daughter namely Smt. Anju Banik to inherit the entire property. As such said Anju Banik, the Donor herein became sole and absolute owner of **ALL THAT** piece and parcel of Bastu land measuring about 6 Cottah 00 Chittack 00 sq.ft out of 14 Cottah 05 Chittack 15 sq.ft lying and situates at Mouza- Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33 under **C.S Dag no. 2186**, Police Station- Behala then Thakurpukur now Haridevpur, District Sub Registry Office Alipore, in the District South 24 Parganas.

AND WHEREAS that subsequently said land also came within the purview of the Kolkata Municipal

Anju Banik

Corporation under Ward No. 143 and it is mutated before the Kolkata Municipal Corporation and recorded as K.M.C Premises No. 1 Bidhan Pally, P.S- Haridevpur, Kolkata - 700104, in respect of Assessee No. 71-143-04-0001-4 and said Smt. Anju Banik also mutated her name before the B.L & L.R.O and in the records of B.L & L.R.O her name is recorded in respect of the said land under Mouza- Purba Barisha, L.R Dag NO. 2186, L.R Khatian No. 90, in the District South 24 Parganas.

AND WHEREAS thus Donor herein became lawful owner of **ALL THAT** piece and parcel of Bastu land measuring about 6 Cottah 00 Chittack 00 sq.ft lying and situates at Mouza - Purba Barisha, Pargana-Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, L.R Khatian No.90, under **R.S & L.R Dag no.2186**, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 **K.M.C Premises No. 1, Bidhan Pally, Police Station - Haridevpur, Kolkata- 700104**, in respect of Assessee No. 71-143-04-0001-4 District Sub Registry Office - Alipore, A.D.S.R at Behala, in the District South 24 Parganas and has been peacefully enjoying, and possessing the same without any disturbances from any corner and also

Anju Banik

paying relevant rates and taxes to the concerned authority and the said property is now free from all encumbrances, charges, liens, lispendences, demands, lease, mortgage having a good clear and free marketable title thereof.

AND WHEREAS DONOR herein now, out of her natural love and affection towards the Donee being her **HUSBAND** has decided to executed a deed of gift in respect of all that piece and parcel of land measuring about 2 Cottah 14 Chittack 00 sq.ft TOGETHER WITH 100 sq.ft RTS thereon out of 6 Cottah 00 Chittack 00 sq.ft lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, L.R Khatian No.90, under **R.S & L.R Dag No. 2186**, Police Station - Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 K.M.C Premises No. 1, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-04-0001-4 District Sub Registry Office - Alipore, A.D.S.R at Behala, in the District South 24 Parganas with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, morefully and particularly described hereunder and the remaining land of 03 Cottah -2 Chittack shall be under the possession of the Donor as per physical measurement.

Anju Banik

NOW THIS DEED OF GIFT WITNESSETH that in pursuance of the said intention and in consideration of natural love and affection, which the said **DONOR** have for the said **DONEE being her husband** and the **DONOR** herein out of said natural love and affection on her free will, without any coercion or under influence from any body whatsoever and fully possession of her senses do hereby give, convey, grant, transfer and confirm by way of gift unto the said Donee **ALL THAT** piece and parcel of land **2 Cottah 14 Chittack 00 sq.ft together with 100 sq.ft RTS thereon** lying and situates at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, L.R Khatian No.90, under **R.S & L.R Dag no. 2186**, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 K.M.C Premises No.1, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104, in respect of Assessee No. 71-143-04-0001-4 District Sub Registry Office - Alipore, A.D.S.R- Behala, In the District South 24 Parganas together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, morefully and particularly described hereunder, more fully and particularly described in the schedule B hereunder together with all privileges, profits, advantages and all other

Anju Banik

appurtenances thereto of the value of **Rs. 20,00,000/-** (**Rupees Twenty lacs**) **only** TO HAVE AND TO HOLD the said property in the schedule hereunder written which are hereby conveyed and transferred or expressed or intended so to be by way of Gift unto and to the use of **DONEE** absolutely and forever. The DONOR hereby confirmed that they have good right absolute authority and full power to grant the entire messages tenements unto and to the use of the Donee in the manner aforesaid **AND THAT** the Donee shall and may from time to time and at all times hereafter peaceably and quietly enter upon have hold, convey, possess and enjoy the property hereby gifted and receive and take rents issues, profits thereof and /or every part thereof without any hindrance whatsoever from or by the said DONOR or by any person or persons claiming from under or trust for her **AND** the Donee does hereby accept the gift mentioned in the schedule hereto.

AND WHEREAS the **DONOR** doeth hereby grant, convey, transfer, give and assure unto and to the use of the **DONEE**, freely and voluntarily, the property mentioned and described in the schedule hereto and hereinafter referred to as the said property together with undivided and impartibly share of land proportionate to the area of the land with Structure thereon free from all encumbrances, charges, liens, liespendens, attachments,

Anizu Banik

more particularly described in the Schedule unto and in favour of the **DONEE TO HAVE AND TO HOLD** the said land with Structure unto and to the use of the Donee absolutely forever without any condition & that DONOR has good right full power and absolute authority to grant, convey, transfer and assure the said land with building thereon and every part thereof unto the Donee in the manner aforesaid but subject to the obligations and conditions herein contained and that the Donee shall or may at all times hereinafter peaceably and quietly possess and enjoy the same and every part thereof according to the terms and conditions herein contained & he is entitled to receive and release the rents, issues, and profits thereof without any interruption claim or demand whatsoever, by the DONOR or pay person claiming lawfully or equitably claiming through under or in trust for her with a right to sale, transfer, mortgage AND the DONOR doth hereby further covenant with the Donee that the DONOR and all person having lawfully and equitably claiming through under or in trust for her & the DONOR as aforesaid shall and will from time to time and all times hereinafter at the request of the Donee the cause to be done, or execute all such acts, matters, and things whatsoever for further and more perfectly assuring the said land with Structure thereon and every part thereof unto the Donee in the manner and subject to the terms obligations and conditions herein contained as shall or

Anju Banik

may be reasonably required AND the DONOR doth hereby further covenant with the Donee or his agents, relations, servants, friends shall have the right of ingress and egress over the said land & the Donee shall not cause any hindrance and/or encroachment AND all the estate, right, title, interest, property claim and demand whatsoever, both at law and/or in equity of the DONOR into and upon the said scheduled bellow property or any part thereof, without any obstruction, hindrance or interruption whatsoever and without any action or suit has been developed upon the said Donee for ever and for good **TO HAVE AND TO HOLD** the said land with Structure thereon or any part thereof hereby granted, gifted, transferred and assigned and assured or expressed or intended so to be inclusive of all rights on path and passages and all other ease-mentary rights attached therein and thereto and all other benefits attached thereto unto and to the use an benefit of the Donee absolutely and for ever free from all encumbrances and liabilities whatsoever and the right possession and enjoyment of the DONOR thereof now vests upon the Donee for ever and for good free from all encumbrances and the DONOR do hereby covenant with Donee that **NOTWITHSTANDING** any act, deeds, things, matters whatsoever made done or executed or knowingly suffered to the contrary the DONOR now have good right, full power absolute authority and indefeasible

Anju Banik

title to transfer, unto and to the use of the Donee in manner aforesaid and deliver vacant peaceful possession thereof simultaneously with the execution of these presents **AND THAT** the Donee shall and may at all time hereafter peaceably and quietly hold, possess and enjoy and said land heriditaments and every part thereof on payment of rents, rates and taxes to the appropriate authority concerned and to get the said property mutated and /or recorded with the appropriate authority concerned in their name and to receive and enjoy rents, issues, and profits thereof without any lawful eviction, interruption, claim or demand whatsoever. The Donee herein is also at liberty to sale, mortgage or to enter any agreement in respect of the scheduled property as they may deem fit and proper. If any error or commission in this deed transpires at a later date the DONOR shall do and execute and any supplementary deed or deeds of rectification in favour of the Donee and that the proportionate rates, taxes and all other outgoings of whatsoever nature due and payable in respect of the said Land with Structure is payable till this day shall be paid by the DONEE herein and Henceforth all payable rates and taxes in respect of the scheduled property shall be borne and paid by the **DONEE** upon registration of these present and he may record his name in the records of B.L. & L.R.O and K.M.C., in respect of the property hereby gifted.

Anju Banik

SCHEDULE ABOVE REFERRED TO ABOVE.

(DESCRIPTION OF THE ENTIRE PLOT HEREBY GIFTED)

ALL THAT piece and parcel of land measuring about **2 Cottah 14 Chittack 00 sq.ft** together with 100 sq.ft RTS thereon lying and situated at Mouza - Purba Barisha, Pargana- Khaspur, J.L. NO. 23, R.S NO. 43, Touzi No. 3-5, C.S Khatian No. 32 & 33, R.S Khatian NO. 2179, **L.R Khatian No.90**, under **R.S & L.R Dag no. 2186**, Police Station- Behala then Thakurpukur now Haridevpur, within the limits of Kolkata Municipal Corporation under Ward No. 143 **K.M.C Premises No. 1, Bidhan Pally, Police Station- Haridevpur, Kolkata- 700104**, in respect of Assessee No. 71-143-04-0001-4 District Sub Registry Office - Alipore, A.D.S.R at Behala, in the District South 24 Parganas, In the District - South 24 Parganas, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto. The property under this gift deed is shown in the site plan or Map delineated with Red Border lines attached hereto being part of this indenture, which is butted and bounded by:-

NORTH: K.M.C Pre NO. 70 & 70A M.G.Road.

SOUTH: By rest of the land of Donor (1, Bidhan Pally).

EAST : By 12 ft wide road.

WEST : By land and building of Deepika Samadder.

Anju Banik

IN WITNESS WHEREOF the parties hereunto put their respective hands on the day, month and year first above written.

Anju Banik

.....
DONOR

Cordially accepted the Gift.

Swapn Kumar Banik

.....
DONEE

WITNESSES:

1. *Nirmal Chandra Biswas*
29/2, Birendra Roy Rd (West)
Kolkata-700008.
2. *Swapan Bank*
1, Bidhanpally, (M.G. Road), P.O.-Joka
Kolkata-700104.

Read over; explained in Vernacular to the Parties and admitted to be correct and drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

Sumita Das Ghosh
Sumita Das Ghosh (WB-1278/99)
Alipore Judges Court, Kolkata-700 027.

Typed by:

B. Mondal

B. Mondal,
Aparajita, Kol-104



LEFT HAND					
RIGHT HAND					

NAME : ANSU BANIK

SIGNATURE : Ansu Banik



LEFT HAND					
RIGHT HAND					

NAME : SWAPAN KUMAR BANIK

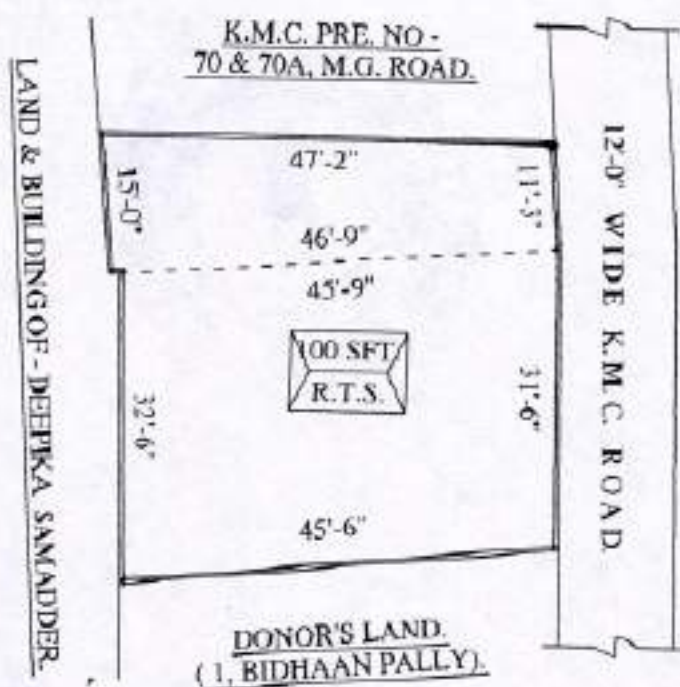
SIGNATURE : Swapan Kumar Banik

SITE PLAN OF C.S. DAG NO - 2186 (P). C.S. KHATIAN NO - 32 & 33. R.S. & L.R. DAG NO - 2186 (P). R.S. KHATIAN NO - 2179. L.R. KHATIAN NO - 90. J.L. NO - 23. TOUZI NO - 3-5. R.S. NO - 43. MOUZA - PURBA BARISHA. P. S. THAKURPUKUR NOW HARIDVEVPUR. DIST. SOUTH 24 - PARGANAS. UNDER K. M. C. WARD NO - 143. PREMISES NO - 1, BIDHAN PALLY. ASSESSEE NO - 71-143-0400-01-4. KOLKATA - 700104. SCALE - 1" = 20'.

NAME OF THE DONEE :- SRI. SWAPAN KUMAR BANIK.

NAME OF THE DONOR :- SMT. ANJU BANIK.

AREA OF THE PLOT = ± 2 K. 14 CH. 00 SFT.



Anju Banik
DONOR'S SIGNATURE.

Swapan Kumar Banik
DONEE'S SIGNATURE.

TRACE BY -

Sanjib Rozario
Sanjib Rozario,
Surveyor, Planner &
Diploma in Interior
Decoration & Deasigning.
Date. 1.1.2024.



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



192024250043922361

GRN Details

GRN:	192024250043922361	Payment Mode:	Online Payment
GRN Date:	12/05/2024 15:57:59	Bank/Gateway:	HDFC Bank
BRN :	326444012	BRN Date:	12/05/2024 15:59:09
GRIPS Payment ID:	120520242004392235	Payment Init. Date:	12/05/2024 15:57:59
Payment Status:	Successful	Payment Ref. No:	2001180147/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Soumen ghosh a/c of swapan kr banik
Address:	1 bidhan pally
Mobile:	9836142290
Contact No:	9836142290
Depositor Status:	Others
Query No:	2001180147
Applicant's Name:	Mr Soumen Ghosh
Identification No:	2001180147/2/2024
Remarks:	Gift, Gift in Favour of family members
Period From (dd/mm/yyyy):	12/05/2024
Period To (dd/mm/yyyy):	12/05/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001180147/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	9505
2	2001180147/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	20984
			Total	30489

IN WORDS: THIRTY THOUSAND FOUR HUNDRED EIGHTY NINE ONLY.

PAID

Verify



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

Query No / Year	2001180147/2024	Office where deed will be registered
Query Date	11/05/2024 1:48:10 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	Soumen Ghosh R C THAKURANI, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9836469110, Status : Solidior firm	
Transaction	Additional Transaction	
[0201] Gift, Gift in Favour of family members	[4305] Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 20,00,000/-	Rs. 20,96,998/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 10,505/- (Article:33(i))	Rs. 20,984/- (Article:A(1), E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 1,000/-
Remarks		

Land Details :

District: South 24-Parganas, Thana: Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhanpally Road, , Premises No: 1, , Ward No: 143, Pin Code : 700104

Sch No	Plot Number	Khatian Number	Land Use/ROR Proposed	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 14 Chatak	19,73,000/-	20,69,998/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.7438Dec	19,73,000 /-	20,69,998 /-	

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.	27,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	27,000 /-	27,000 /-	



Query No: 2001180147 of 2024. Printed On : May 11 2024 1:48PM. Generated from wregistration.gov.in

or Details :

Name & address	Status	Execution Admission Details :
Mrs Anju Banik (Presentant) Wife of Mr Swapan Kumar Banik SHANTI BARI, 1 Bidhan Pally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX6 , PAN No.: ADxxxxxx5L, Aadhaar No: 65xxxxxxxx6530, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 13/05/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 13/05/2024

Donee Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Mr Swapan Kumar Banik Son of Late Meghla Banik SHANTI BARI ,1 Bidhanpally, M G Road, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: ARxxxxxx0A, Aadhaar No: 51xxxxxxxx9875, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 13/05/2024	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 13/05/2024

Identifier Details :

Name & address
Mr Saptarshi Banik Son of Mr Swapan Kumar Banik 1, Santibar, M G Road, Bidhan Pally, City:- Not Specified, P.O:- Joka, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, Identifier Of Mrs Anju Banik, Mr Swapan Kumar Banik

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 Anju Banik	Mr Swapan Kumar Banik	Y	4.74375 Dec	20,69,998/-

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 Anju Banik	Mr Swapan Kumar Banik	Y	100 Sq Ft	27,000/-



Owner and Land or Building Details as received from KMC :

Sl. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details
L1	Assessment No. : 711430400014 Premises No. : 1 Ward No. : 143 Street Name :	Reference Deed No. : Date of Registration. : Office Where Registered :	Owner Name : ANJU BANIK Owner Address : 1, BIDHAN PALLY , P.O- JOKA, P.S- HARIDEBPUR , KOLKATA Pin No. : 700104	Character of Premises: Total Area of Land: 06 Cottah,

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 10-06-2024) for e-Payment . Assessed market value & Query is valid for 30 days.(i.e. upto 10-06-2024)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 6,000/- or both w.e.f. 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fee are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
11. This eAssessment Slip can be used for registration of respective deed in any of the following offices:
D.S.R. - I SOUTH 24-PARGANAS, D.S.R. - II SOUTH 24-PARGANAS, D.S.R. - III SOUTH 24-PARGANAS, D.S.R. - IV SOUTH 24-PARGANAS, A.D.S.R. BEHALA, D.S.R. - V SOUTH 24-PARGANAS, A.R.A. - I KOLKATA, A.R.A. - II KOLKATA, A.R.A. - III KOLKATA, A.R.A. - IV KOLKATA



Query No: 0001480147 of 2024, Printed On: May 11 2024, 4:44PM, Generated from: wregistration.gov.in



भारत सरकार
GOVERNMENT OF INDIA



सहवी बँक
Saptarshi Bank
जन्मदिनांक/ DOB: 24/05/1997
पुल्ल / MALE



4615 2138 0769

आधार-माधारण मानूयेंर अधिकार



भारतीय विधिअनुसंधान प्राधिकरण
NATIONAL IDENTITY AUTHORITY OF INDIA

ठिकाण:

1 सन्तिबारी, एम. जी. रोड,
बिधान भवनी, कोलकाता (एम
सि), कोलकाता,
पश्चिम बंग - 700104

Address:

1 SANTIBARI, M. G ROAD,
BIDHAN PALLY, Kolkata (MC),
Kolkata
West Bengal - 700104

4615 2138 0769

Aadhaar-Aam Admi ka Adhikar

Saptarshi Bank



भारत सरकार
GOVERNMENT OF INDIA



स्वप्न कुमार बनिक
Swapan Kumar Banik
जन्मतिथि/ DOB: 15/08/1959
पुरुष / MALE



5166 8919 9875

आधार-समयम सम्पूर्ण अधिकार



भारतीय विधिक पहचान प्राधिकरण
INDIAN IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

1 सन्तिबारी, एम. डी. रोड,
बिधान पल्ली, कोलकाता (एच
डी), कोलकाता,
पश्चिम बंग - 700104

Address:

1 SANTIBARI, M. D. ROAD,
BIDHAN PALLY, Kolkata (MC),
Kolkata,
West Bengal - 700104

5166 8919 9875

Aadhaar-Aam Admi ka Adhikar

Swapan Kumar Banik



অঞ্জু বন্দিক
[Redacted]



অঞ্জু বন্দিক
Anju Banik
কন্সার্নেট/ DOB: 01/02/1956
মহিলা / FEMALE



6531 0043 6530

আধার-সম্প্রদায় মানুষের অধিকার



সংসদীয় নিয়ন্ত্রিত সংস্থার প্রাধিকরণ
[Redacted]
REGULATED BY THE GOVERNMENT OF INDIA

ঠিকানা:
1 শান্তিবর্মা, এম. জি রোড,
বিধান পল্লী, কোলকাতা (এম
সি), কোলকাতা,
পশ্চিম বঙ্গ - 700104

Address:
1 SANTIBARI, M. G. ROAD,
BIHAN PALLY, Kolkata (MC),
Kolkata,
West Bengal - 700104

6531 0043 6530

Aadhaar-Aam Admi ka Adhikar

Anju Banik