

172/2025

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D 0/56/2025

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AR 271584

2003247629/2024

Certified that this document is admitted in Registration signature Endorsement sheet attached to document as part of this document.

Additional Dist. Sub Registrar, Guwahati

17.1.25

DEED OF GIFT

This DEED OF GIFT is made on.....20th.....day of Dec. 2024 (two thousand twenty Four) Christian Era

Between

Conti.....

7

1. SMT. NILIMA GUHA (PAN- BUIPG0405L) (AADHAAR NO.- 3760 1159 0936) (MOB:- 9330420260) wife of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife , by nationality- Indian , residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India ;
2. SHRI NETAI GUHA (PAN AXBPG7102M) (AADHAAR NO.- 5488 2024 5699) (MOB:- 8981725856) son of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Business , by nationality- Indian , residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India;
3. MR. GOURANGA GUHA alias GOURANGA GUHA GOON (PAN AYCPG2995C) (AADHAAR NO.- 8649 5423 7266) (MOB:- 9330420260) son of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- business , by nationality- Indian , residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India;
4. SMT. RINA MAJUMDAR (PAN BEXPM3107E) (AADHAAR NO.- 2359 5242 2061) (MOB:-8583921005) daughter of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife , by nationality- Indian , presently residing at P.O.- Khadinan, P.S.- Bagnan, District Howrah , West Bengal -711303 ,India residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India;
5. SMT RINKU KUMAR (PAN EELPK2018K) (AADHAAR NO.- 3433 8814 3661) (MOB:-9330506360) daughter of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Housewife , by nationality- Indian , presently residing at P.O.- Khadinan, P.S.- Bagnan, District Howrah , West Bengal -711303 ,India residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India hereinafter called the DONORS (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include his heir, executor, administrator, legal representative and/or assign) of the ONE PART

AND

1. SHRI TAPAN KUMAR CHATTERJEE (PAN ACAPC0936B) (AADHAAR NO. -8676 5831 7105) (MOB:- 9831392472) son of Late Sudhanshu Chatterjee , occupation- Business, by nationality- Indian, residing at RA 273, Milon Nagar, Bidhannagar (South) , P.O.- Bidhanagar , P.S.- Bidhannagar (South) , Kolkata- 700105 ;

2. SHRI SWAPAN CHATTERJEE (PAN BSWPC4003Q) (AADHAAR NO.-4412 8487 2754) (MOB:- 8777461263) son of Late Sudhanshu Chatterjee , occupation- Business, by nationality- Indian, residing at 83/2E Topsia Road South, Kolkata-700046, P.O.- Gobindo Khatick, P.S.- Topsia , West Bengal, India ;
3. MR. GOURANGA GUHA alias GOURANGA GUHA GOON , (PAN AYCPG2995C) AADHAAR NO.- 8649 5423 7266) (MOB:- 9330420260) son of Late Lakshmi Narayan Guha by faith- Hindu, by occupation- Business, by nationality- Indian , residing at 83/2/C Topsia Road South , P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24 Parganas , West Bengal , India , hereinafter called the **DONEES** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heir, executor, administrator, legal representative and/or assign) of the **OTHER PART**

WHEREAS

One Amanat Khan happens to be the absolute recorded Owners in respect of ALL THAT piece and parcel of Chirasthayi Bandobasto Bishta land area measuring about 1 (One) Bigha be the same little more or less lying and situated at premises being no.-83/2 Topsia Road South , Kolkata -700046 under Dihi 55 Gram, Division- IV, Sub Division- "O" Mouza- Gobra, within the District of 24 Parganas, Holding no.- 104, within the municipal limit of Kolkata Municipal Corporation .

While in possession and quite well seized and possessed the same without any encumbrances said Amanat Khan died intestate leaving behind his only son Shaikh Keramat Khan, three daughters namely Mossammat Johora Bibi, Mossammat Arjan Bibi and Mossammat Shokran Bibi as his only legal heirs, successions and warrission

While in possession aforesaid Johora Bibi wife of Shaikh Mangal Jaan had died intestate leaving behind her two sons namely Mohammad Jaan, Subhejaan and four daughters namely Mossammat Halimon Bibi, Mossammat Maleka Bibi , Mossammat Rouman Bibi and Shabera Bibi and who inherited the estate left by their deceased mother namely Johora Bibi as his only legal heirs, successions and warrissions.

While in possession aforesaid one of the legal heir namely Shabera Bibi had died intestate leaving behind her only son Abdul Khalek as his only son and who inherited the estate left by his deceased mother namely Shabera Bibi .

That while in possession and quite well seized and possessed their respect shares by way of succession and inheritance by their respective mother , they are became

joint and collective Owners s /occupiers in respect of the estate left by their ancestors and proper manage and control of the aforesaid landed property among their legal heirs one of the legal heirs / co shares of the property namely Mangal Jaan had filed one suit for Partition before the Ld. 2nd Sub Judge Court at Alipore , vide Partition Suit no. 85 of 1945 for partition of their respective shares by mates and bound against Mossammat Shukran Bibi and others .

That during pendency of the said Suit for Partition aforesaid Mangal Jaan had died intestate leaving behind Mossmmat Arjan Bibi , Mohammad Jaan, Subhejaan , Mossammat Halimon Bibi, Mossammat Maleka Bibi , Mossammat Rouman Bibi and Shabera Bibi as her legal heirs and succession who had inherited the estate left by deceased Mangal Jaan .

Thereafter Preliminary Decree was declared in the said Partition suit and one Shri Jiban Krishna Ghosh had appointed as commissioner and one report has been filed by the said Commission on 8th day of Nov 1952 and as per the said commission report legal heirs are entitled to hold the landed property in respective manner as follows:-

Sl no.	Name of the legal heirs	Area of land allotted as per commissioner report
1.	Mossmmat Arjan Bibi	7 Cotthas 9 Chittaks
2.	Mohammad Jaan, Subejaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi	3Cotthas 7 Chittaks

That after submitting of the commissioner report one of the legal heir namely Mossammat Arjan Bibi has raised objection upon the report so filed by the Commission and as per his objection one additional report has been submitted by the said Commissioner wherein shares as mentioned as below:-

Sl no.	Name of the legal heirs	Additional area of land allotted as per commissioner report
1.	Mossmmat Arjan Bibi	5 Cotthas 2 Chittaks along with 7 Cotthas 9 Chittaks

During the pendency of the suit Sabera Bibi had died intestate leaving behind her son Abdul Khalek : That said Mossammat Arjan Bibi had demarked her land with mates and bound as mentioned in the Plan there as Plot "B".

Thereafter as per the report of the commissioner Ld. Court has pleased to decreed the suit finally and as per the Final decree co shares got entitled of the following shares of land as mentioned below:-

Sl no.	Name of the legal heirs	Area of land allotted as per commissioner report
1.	Mossmmat Arjan Bibi	12 Cotthas 11 Chittaks
2.	Mohammad Jaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi	3Cotthas 7 Chittaks

That while in possession and sufficiently entitled their respective land aforesaid Mossmmat Arjan Bibi, Mohammad Jaan, Subejaan, Mossammat Halimon, Mossammat Maleka Bibi, Mossamat Rouman Bibi without any encumbrances, lis pendences, hindrances from any corner whatsoever and had jointly and collectively sold, conveyed, transferred and assigned ALL That piece and parcel of the land area measuring about 16 (Sixteen) Cotthas 2 (Two) Chittaks be the same or little more less unto and in favour of one Shri Dhananjay Das son of Late Paran Chandra Das of 1/1E Hingal Jamadar Lane, Kolkata- 700046 by virtue of one Saf Bikroy Kobala which was executed on 7th February 1961 and registered from the office of the Sub Registrar at Sealdah and recorded in Book no.-I, Volume no.- 6, pages from 130 to 138 being no. 331 for the year of 1961.

While in possession and quite well, ceased and possessed the same without any encumbrances from any corner, said Shri Dhananjay Das due his paucity of fund for a reasonable cause, had sold, conveyed, transferred and assigned ALL THAT piece and parcel of Land area measuring about 2(two) Cotthas be the same or little more or less along with 600 sq. ft. R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, unto and in favour present Land Owners namely Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha son of Late Bijoy Gobindo Goon by virtue of a Saf Bikroy Kobala scribed in Bengali Vernacular and same was executed on 8th December 1982 and registered from the office of Sub Registrar at Sealdah and recorded in Book no.- I, Volume no. 404, pages from 290 to 299 being no.15844 for the year of 1982.

Since purchasing the aforesaid Land Owners had quite well seized, possessed and sufficiently entitled ALL THAT piece and parcel of Land area measuring about

2(two) Cotthas be the same or little more or less along with 600 sq. ft. R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia with in the municipal limit of ward no. 59 of Kolkata Municipal Corporation , within the District South 24 Parganas and thereafter mutated his name in the assessment roll of the Kolkata Municipal Corporation vide Assessee No.- 110592202074 and paying all rates and taxes till date more fully and particularly described in the SCHEDULE "A" MENTIONED PROPERTY .

That while in possession of the said SCHEDULE "A" MENTIONED PROPERTY Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha had died intestate on 02.05.2002 leaving behind his wife Smt. Nilima Guha , two sons Netai Guha and Gouranga Guha alias Gouranga Goon Guha and two daughters Rina Majumdar and Rinku Kumar as his only legal heirs , successors and warrission who has inherited the estate left by Sri Lakshmi Narayan Goon alias Lakshmi Narayan Guha by the rule of Hindu Succession by which he is governed in his life time and since then quite well ceased and possessed the SCHEDULE "A" MENTIONED PROPERTY without any encumbrances , lis pendences , hindrances from any corner whatsoever till date.

By virtue of inheritance the aforesaid DONORS had quite well seized , possessed and sufficiently entitled ALL THAT piece and parcel of Land area measuring about 2(two) Cotthas be the same or little more or less along with 600 sq. ft. (S.B.A) having Carpet area 480 sq.ft. R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia with in the municipal limit of ward no. 59 of Kolkata Municipal Corporation , within the District South 24 Parganas and thereafter mutated his name in the assessment roll of the Kolkata Municipal Corporation vide Assessee No.- 110592202074 and paying all rates and taxes till date more fully and particularly described in the SCHEDULE "A" MENTIONED PROPERTY since then quite well ceased and possessed the same without any encumbrances , lis pendences , hindrances from any corner whatsoever till date.

That Now DONORS in consideration of unreserved natural love and affection out of blood relation which the DONORS had and still has for the DONEES, the DONORS doth hereby gift, grant, convey, transfer, give and assure unto and to the use of the DONEES, absolutely freely and voluntarily, a undivided land area measuring 50 sq.ft. more or less out of total land area measuring about 2(two) Cotthas be the same or little more or less and undivided structure having Carpet area measuring about 50 sq. ft. be the same or little more or less out of total undivided with brick built tile shed structure measuring Carpet area 480 sq.ft. more or less TOGETHER WITH undivided proportionate share and other easementary rights , appurtenances attached thereto lying and situated at premises

no. 83/2 (presently 83/2C) Topsia Road South in the District of South 24 Pargaas , Kolkata- 700046, P.S.- Topsia, West Bengal, India under the A.D.S.R. at Sealdah , with in the municipal limit of ward no. 59 of Kolkata Municipal Corporation.

NOW THIS INDENTURE WITNESSETH as follows: -

1. That the party to the **FIRST PARTIES / DONORS** has been possessing amicably and staying blissfully and peacefully at the Schedule "A" mentioned property since the date of possession in the midst of utmost love, care and concern of the **DONEES**;
2. That the party to the **FIRST PARTIES / DONORS** hereby in consideration of the natural love and affection out of blood relation which the **DONORS** had and still has for the **DONEE**, , the **DONORS** doth hereby gift, grant, convey, transfer, give and assure unto and to the use of the **DONEE**, absolutely freely and voluntarily, a land area measuring undivided 50 sq. ft. more or less out of total land area measuring about 2(two) Cotthas be the same or little more or less and undivided structure having carpet area measuring 50 sq. ft. be the same or little more or less out of total undivided with brick built tile shed structure measuring super built up area Carpet area 480 sq.ft. more or less **TOGETHER WITH** undivided proportionate share and other easementary rights , appurtenances attached thereto lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, in the District of South 24 Parganas , Kolkata- 700046, P.S.- Topsia, under the A.D.S. R. at Sealdah .
3. That the parties to the **FIRST PARTIES / DONORS** explicitly affirms and confirms that this instant deed of gift will be effective instantaneously. It is the wish and desire of the **FIRST PARTIES / DONORS** that since this indenture will affect immediately, the **DONEES** herein, shall be entitled to enjoy, transfer, give and assure the said gifted property as per their own preferences, accord and abundance.
4. That the party to the **FIRST PARTIES / DONORS** hereby categorically affirms and declares that the instant **DEED OF GIFT** is free from all sorts of collusion, connivance, force, misrepresentation and the **FIRST PART / DONORS** in absolute free mind and healthy - hearty condition, execute this deed of gift in favour of son and brothers respectively , **SECOND PART / DONEE** herein, of the property more fully described in the Schedule "B" mentioned property / Gifted Portion herein below.

5. That the party to the FIRST PARTIES /DONORS states, affirms and avows that this DEED OF GIFT will come into force and / or operation immediately right away and the SECOND PARTIES / DONEES shall have all sorts of rights, interests, and title to enjoy the property described in the scheduled "B" mentioned Property herein below free from all kind of encumbrances for his own use and benefit absolutely and unconditionally forever. AND TO HAVE AND TO HOLD the same unto and to the use of the DONEES, absolutely but subject to the payment of all taxes, rates, assessments, dues and duties now and hereinafter chargeable thereon to the Government or Municipality or other local Municipal Authority.
6. That the FIRST PARTIES / DONORS themselves has good right, full power and absolute authority to grant the said Schedule "B" mentioned property / Gifted Portion hereby granted as Gift in the manner aforesaid.
7. The SECOND PARTIES/ DONEES may at all times hereafter peaceably and quietly enter upon have occupation possession and enjoy the said gifted property and receive the rents, issues and profits and rents thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the DONORS or their heirs, executors, administrators and assigns or any person or persons lawfully claiming or to claim by from under or in trust for the DONORS .
8. That it is stated that the DONEES hereto shall have every right to make mutation and/or conversion by putting his names in respect Schedule "B" mentioned property / Gifted Portion hereinafter, before the Govt. Record of Rights and other records by deleting the old name or names from the record. It is further mentioned here that the DONEES shall be at liberty to use the Schedule "B" mentioned property / Gifted Portion for residential purpose inclusion of bringing water pipe connection, electric connection, telephone line, gas pipe connection etc. separately. It is further mentioned here that in case of any acquisition of Schedule "B" mentioned property / Gifted Portion below by the Govt. of West Bengal and/or Govt. of India and/or K.M.D.A. and/or Kolkata Improvement Trust and/Kolkata Municipal corporation or any public body, the DONEES shall be entitled to receive the compensation, if any, in respect of their property under sale. It is further declared by the DONORS that the schedule mentioned gifted property/portion is not the subject matter of the suit or case both in Civil And Criminal Court and the gifted property/portion have not been vested to the State of West Bengal and the properties mentioned in the schedule herein

below is not mortgaged and nor subject matter of any Agreement for sale and/or the DONORS has not accepted any notice from the Land Acquisition Department and no notice has been served by the Land Acquisition Department.

9. AND the gifted property is not the properties of any Deity and/or Debutter property AND the DONORS further declares and agrees that if any defect, flaws and/or error is found subsequent in respect of the Title of the undivided gifted property, in the Schedule "B" mentioned property / Gifted Portion the DONORS shall execute a Deed of Rectification/declaration in favour of the DONEES with a view to rectify the said error, if any AND the DONEES shall have the right to evict the old tenant, if any, from the undivided gifted property in the Schedule "B" mentioned property / Gifted Portion in the hereby by filling suit or case, AND Schedule "B" mentioned property / Gifted Portion below have not been attached to any certificate case and/or any other proceeding under Public Demand Recovery Act and no proceeding/suit/case and/or Appeal is pending in any court of law within the District of Kolkata/24 Parganas (South) and/or in the Hon'ble High court, Kolkata.

10. AND FURTHER that the FIRST PARTIES / DONORS and all persons having or lawfully claiming any estate or interest whatsoever to the said property or any part thereof from under or in trust for the FIRST PARTIES / DONORS or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the SECOND PARTIES / DONEES do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyance, and assurances in law whatsoever for better and more perfectly assuring the said Schedule "B" mentioned property / Gifted Portion and every part thereof unto and to the use of the SECOND PARTIES / DONEES in the manner aforesaid as by the IES SECOND PARTIES / DONEES, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

Herein the DONEES can do all types of transfer i.e. Sale, Mortgage, Gift etc.

AND THAT the SECOND PARTIES / DONEES accept the gift wholeheartedly and earnestly of the said property hereunder made as testified by him being a party hereto and executing these presents.

The estimated value of the property is Rs.20,000.00/- (Rupees Twenty Thousand only);

THE SCHEDULE "A" MENTIONED PROPERTY AS ABOVE REFERRED TO

ALL THAT piece and parcel of Land (classification Bastu) area measuring about 2(two) Cotthas be the same or little more or less along with 40 years old R.T. shed structure having carpet area measuring 480 sq.ft. with cemented floor thereon which is lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046,P.O.- Gobindo Khatick, P.S.- Topsia, (Road Zone :- Topsia More to Maruti Bagan) under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under the District of 24 Parganas (South) , W.B. India, within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII VIDE ASSESSEE NO. 110592202074 TOGETHERWITH all easementary rights available and attached with the said property along with 4 feet wide common passage adjacent to the said property which is butted and bounded as follows:-

ON THE NORTH	:	Premises no. 86 Topsia Road ;
ON THE SOUTH	:	12 feet wide common passage
ON THE EAST	:	Land with structure of Prafulla Bala Saha ;
ON THE WEST	:	4 feet wide common passage and thereafter Land with structure of Shri Gouranda Goon

SCHEDULE "B" MENTIONED PROPERTY / GIFTED PORTION

ALL THAT piece and parcel of undivided a land area measuring 50 sq. ft. more or less out of total land area measuring about 3 (three) Cotthas be the same or little more or less along with 40 years old cemented flooring undivided structure having Carpet area measuring about 50 sq. ft. be the same or little more or less out of total undivided with brick built tile shed structure measuring Carpet area 735 sq. ft. more or less more or less TOGETHER WITH undivided proportionate share and other easementary rights , appurtenances attached thereto lying and situated at premises no. 83/2 (presently 83/2C) Topsia Road South, Kolkata- 700046,P.O.- Gobindo Khatick, P.S.- Topsia, under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under the District of 24 Parganas (South) , W.B. , India ,Road Zone :- Topsia Road to Maruti Bagan) within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII , Assessee No.- 110592202074, West Bengal , India.

IN PRESENCE OF WITNESSES WHEREOF the DONORS has executed these presents and the DONEE have accepted the gift on the day, month and year first above-written.

SIGNED, SEALED & DELIVERED By the DONORS in the presence of:

WITNESSES :-

1. Dipin Hazra
4/8, L.M.B. Cr-Lane
2. K.L. 46

Sayani Khan
40/1/1, Hriday
Krishna Bangla
Lane, Howrah - 01

1. Atanaraj Das
2. Netai Gaha
3. Gowanga Gaha
4. Rina Majumdar
5. Rinku Kumar

SIGN. OF DONORS

SIGNED SEALED & ACCEPTED by the DONEES
in presence of the Aforesaid WITNESSES.

WITNESSES :-

Sayani Khan
40/1/1, Hriday Krishna Bangla
Lane, Howrah - 01

1. Tapan Choudhury
2. Sourav Choudhury
3. Gowanga Gaha

SIGN. OF DONEES

Drafted by me :-

Harshita Ghosh
B.A.L.L.B. Advocate
Sudhanu Court Complex
1st Floor, Court, Room No.-204
3rd Floor, K.L. 46

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....NILIMA GUHA.....

SIGNATURE: Nilima Guha.....

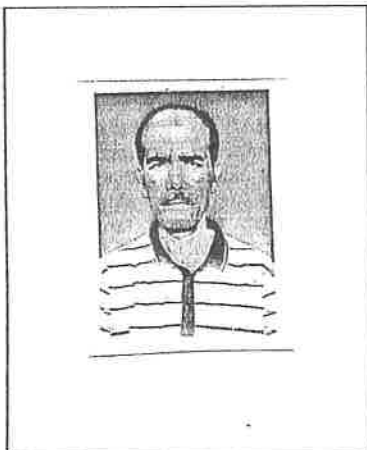
THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....NETAJI GUHA.....

SIGNATURE: Netaji Guha.....

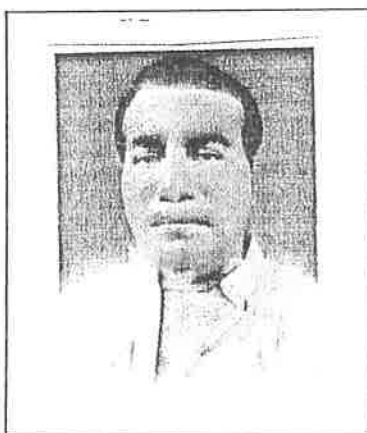
THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....GOURANGA GUHA.....

SIGNATURE: Gouranga Guha.....

THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....RINA.....MAJUMDAR.....

SIGNATURE: *Rina Majumdar*

THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....RINKU.....KUMAR.....

SIGNATURE: *Rinku Kumar*

THUMB 1ST FINGER MIDDLE FINGER RING FINGER SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....TAPAN.....CHATTERJEE.....

SIGNATURE: *Tapan Chatterjee*

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....SWAPAN CHATTERJEE

SIGNATURE: *Swapan Chatterjee*

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER



LEFT HAND					
RIGHT HAND					

NAME :.....

SIGNATURE:

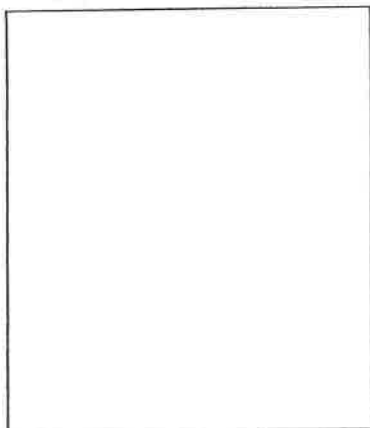
THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

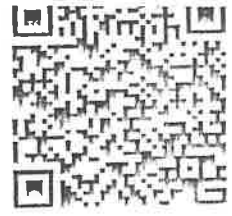


LEFT HAND					
RIGHT HAND					

NAME :.....

SIGNATURE:

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



192024250355766688

GRN Details

GRN:	192024250355766688	Payment Mode:	SBI Epay
GRN Date:	14/01/2025 08:15:27	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2508193749455	BRN Date:	14/01/2025 08:15:59
Gateway Ref ID:	2949612168	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	140120252035576667	Payment Init. Date:	14/01/2025 08:15:27
Payment Status:	Successful	Payment Ref. No:	2003247629/2/2024

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Kausik Das
Address:	sealdah court
Mobile:	7059572677
Period From (dd/mm/yyyy):	14/01/2025
Period To (dd/mm/yyyy):	14/01/2025
Payment Ref ID:	2003247629/2/2024
Dept Ref ID/DRN:	2003247629/2/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003247629/2/2024	Property Registration- Stamp duty	0030-02-103-003-02	14571
2	2003247629/2/2024	Property Registration- Registration Fees	0030-03-104-001-16	3255
			Total	17826

IN WORDS: SEVENTEEN THOUSAND EIGHT HUNDRED TWENTY SIX ONLY.

Major Information of the Deed

Deed No :	I-1606-00156/2025	Date of Registration	17/01/2025
Query No / Year	1606-2003247629/2024	Office where deed is registered	
Query Date	22/12/2024 10:33:12 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	KAUSIK DAS SELADAH COURT COMPLEX, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7059572677, Status : Advocate		
Transaction:	Additional Transaction		
[0207] Gift, Gift in f/o family members and others	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 3,24,125/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 14,671/- (Article:33(i), 330)	Rs. 3,255/- (Article:A(1), E)		
Remarks	Family Members Amount Rs 87,208/- Others Amount Rs 2,36,917/- Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



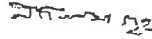


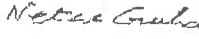



District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Topsia More – Maruti Bagan (Premises Nos. 74,82,83/3,84/1a,88,96c,9/2a,9/1/1,85/1,86a,83/1 and others)) , , Premises No: 83/2E, , Ward No: 057 Pin Code : 700046



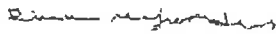


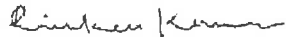
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	50 Sq Ft	1/-	3,12,500/-	Width of Approach Road: 12 Ft.,
Grand Total :				.1146Dec	1 /-	3,12,500 /-	

Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	50 Sq Ft.	1/-	11,625/-	Structure Type: Structure
Floor No: 1, Area of floor : 50 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		50 sq ft	1 /-	11,625 /-	



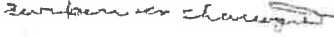



Donor Details :

Sl No.	Name,Address,Photo,Finger print and Signature			
1	Name Smt Nilma Guha Wife of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
83/2C Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:- South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: BUxxxxxx5L, Aadhaar No: 37xxxxxxxx0936, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
2	Name Shri Netai Guha Son of Mr Lakhshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
83/2C Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:- South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: Axxxxxxx2M, Aadhaar No: 54xxxxxxxx5699, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
3	Name Mr Gouranga Guha, (Alias: Mr Gouranga Guha Goon) Son of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
83/2C Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:- South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AYxxxxxx5C, Aadhaar No: 86xxxxxxxx7266, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				




4	Name	Photo	Finger Print	Signature
	Smt Rina Majumdar Daughter of Mr Lakshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
Khadinan, City:- Not Specified, P.O:- Khadian, P.S:-Bagnan, District:-Howrah, West Bengal, India, PIN:- 711303 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: BExxxxxx7E, Aadhaar No: 23xxxxxxxx2061, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Smt Rinku Kumar Daughter of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
P-77 CIT Road, City:- Not Specified, P.O:- Entally, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: EExxxxxx8k, Aadhaar No: 34xxxxxxxx3661, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Tapan Kumar Chatterjee (Presentant) Son of Late Sudhangsu Chatterjee Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office		 Captured	
	17/01/2025	LTI 17/01/2025	17/01/2025	
Son of Late Sudhangsu Chatterjee 83/2c Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick Road, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx6B, Aadhaar No: 86xxxxxxxx7105, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	Mr Swapan Chatterjee Son of Late Sudhanshu Chatterjee Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 Captured 17/01/2025	 17/01/2025
Son of Late Sudhanshu Chatterjee 83/2C Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX3 , PAN No.:: BSxxxxxx3Q, Aadhaar No: 44xxxxxxxx2754, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr Gouranga Guha, (Alias: Mr Gouranga Guha Goon) Son of Late Lakshmi Narayan Guha Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office	 17/01/2025	 Captured 17/01/2025	 17/01/2025
Son of Late Lakshmi Narayan Guha 83C/2 Topsia Road South, City:- Not Specified, P.O:- Gobindo Khatick, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX1 , PAN No.:: ayxxxxxx5c, Aadhaar No: 86xxxxxxxx7266, Status :Individual, Executed by: Self, Date of Execution: 17/01/2025 , Admitted by: Self, Date of Admission: 17/01/2025 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Sayani Khan Daughter of Mr G Khan 40/1/1 H.K. Banerjee Lane, City:- Not Specified, P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101	 17/01/2025	 Captured 17/01/2025	 17/01/2025
Identifier Of Smt Nilima Guha, Shri Netai Guha, Mr Gouranga Guha, Smt Rina Majumdar, Smt Rinku Kumar, Mr Tapan Kumar Chatterjee, Mr Swapan Chatterjee, Mr Gouranga Guha			

Transfer of Land from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share in Market Value (In Rs.)
L1	Smt Nilima Guha	Mr Tapan Kumar Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Nilima Guha	Mr Swapan Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Nilima Guha	Mr Gouranga Guha	Y	0.0076389 Dec	20,833/-

L1	Shri Netai Guha	Mr Tapan Kumar Chatterjee	N	0.0076389 Dec	20,833/-
L1	Shri Netai Guha	Mr Swapan Chatterjee	N	0.0076389 Dec	20,833/-
L1	Shri Netai Guha	Mr Gouranga Guha	Y	0.0076389 Dec	20,833/-
L1	Mr Gouranga Guha	Mr Tapan Kumar Chatterjee	N	0.0076389 Dec	20,833/-
L1	Mr Gouranga Guha	Mr Swapan Chatterjee	N	0.0076389 Dec	20,833/-
L1	Mr Gouranga Guha	Mr Gouranga Guha	Y	0.0076389 Dec	20,833/-
L1	Smt Rina Majumdar	Mr Tapan Kumar Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Rina Majumdar	Mr Swapan Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Rina Majumdar	Mr Gouranga Guha	N	0.0076389 Dec	20,833/-
L1	Smt Rinku Kumar	Mr Tapan Kumar Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Rinku Kumar	Mr Swapan Chatterjee	N	0.0076389 Dec	20,833/-
L1	Smt Rinku Kumar	Mr Gouranga Guha	Y	0.0076389 Dec	20,833/-

Transfer of Structure from Donor To Donee

Sch No.	Donor Name	Donee Name	Relationship of Donor and Donee (Within Family ?)	Transferred Area	Share In Market Value (In Rs.)
S1	Smt Nilima Guha	Mr Tapan Kumar Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Nilima Guha	Mr Swapan Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Nilima Guha	Mr Gouranga Guha	Y	3.33333 Sq Ft	775/-
S1	Shri Netai Guha	Mr Tapan Kumar Chatterjee	N	3.33333 Sq Ft	775/-
S1	Shri Netai Guha	Mr Swapan Chatterjee	N	3.33333 Sq Ft	775/-
S1	Shri Netai Guha	Mr Gouranga Guha	Y	3.33333 Sq Ft	775/-
S1	Mr Gouranga Guha	Mr Tapan Kumar Chatterjee	N	3.33333 Sq Ft	775/-
S1	Mr Gouranga Guha	Mr Swapan Chatterjee	Y	3.33333 Sq Ft	775/-
S1	Mr Gouranga Guha	Mr Gouranga Guha	N	3.33333 Sq Ft	775/-
S1	Smt Rina Majumdar	Mr Tapan Kumar Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Rina Majumdar	Mr Swapan Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Rina Majumdar	Mr Gouranga Guha	Y	3.33333 Sq Ft	775/-
S1	Smt Rinku Kumar	Mr Tapan Kumar Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Rinku Kumar	Mr Swapan Chatterjee	N	3.33333 Sq Ft	775/-
S1	Smt Rinku Kumar	Mr Gouranga Guha	Y	3.33333 Sq Ft	775/-

Endorsement For Deed Number : I - 160600156 / 2025

On 17-01-2025

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 (j), 33(of Indian Stamp Act 1899.

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

Presented for registration at 11:19 hrs on 17-01-2025, at the Office of the A.D.S.R. SEALDAH by Mr Tapan Kumar Chatterjee, one of the Claimants.

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 3,24,125/-. Other amount Rs 2,36,917/-

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

Execution is admitted on 17/01/2025 by 1. Smt Nilima Guha, Wife of Late Lakshmi Narayan Guha, 83/2C Topsia Road South, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession House wife, 2. Shri Netai Guha, Son of Mr Lakshmi Narayan Guha, 83/2C Topsia Road South, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 3. Mr Gouranga Guha, Alias Mr Gouranga Guha Goon, Son of Late Lakshmi Narayan Guha, 83/2C Topsia Road South, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 4. Smt Rina Majumdar, Daughter of Mr Lakshmi Narayan Guha, Khadian, P.O: Khadian, Thana: Bagnan, , Howrah, WEST BENGAL, India, PIN - 711303, by caste Hindu, by Profession House wife, 5. Smt Rinku Kumar, Daughter of Late Lakshmi Narayan Guha, P-77 CIT Road, P.O: Entally, Thana: Entally, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession House wife, 6. Mr Tapan Kumar Chatterjee, Son of Late Sudhansu Chatterjee, 83/2c Topsia Road South, P.O: Gobindo Khatick Road, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 7. Mr Swapan Chatterjee, Son of Late Sudhansu Chatterjee, 83/2C Topsia Road South, P.O: Gobindo Khatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 8. Mr Gouranga Guha, Alias Mr Gouranga Guha Goon, Son of Late Lakshmi Narayan Guha, 83C/2 Topsia Road South, P.O: Gobindo Khatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business

Indetified by Miss Sayani Khan, , , Daughter of Mr G Khan, 40/1/1 H.K. Banerjee Lane, P.O: Kadamtala, Thana: Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 3,255.00/- (A(1) = Rs 3,241.00/- , E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 3,255/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2025 - 8:15AM with Govt. Ref. No: 192024250355766688 on 14-01-2025, Amount Rs: 3,255/-, Bank: SBI ePay (SBLePay), Ref. No. 2508193749455 on 14-01-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 14,671/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 14,571/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 72341, Amount: Rs.100.00/-, Date of Purchase: 20/06/2024, Vendor name: S CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 14/01/2025 - 8:15AM with Govt. Ref. No: 192024250355766688 on 14-01-2025, Amount Rs: 14,571/-, Bank: SBI ePay (SBLePay), Ref. No. 2508193749455 on 14-01-2025, Head of Account 0030-02-103-003-02

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

