

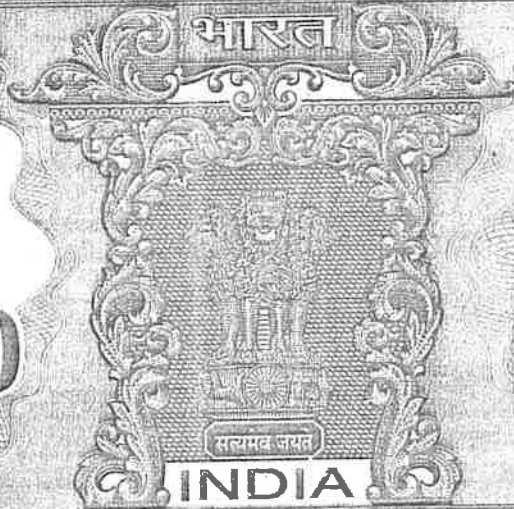
2698/2024

1

I-2629/2024

भारतीय गैर न्यायिक

दस
रुपये
रु. 10



TEN
RUPEES

Rs. 10

INDIA NON JUDICIAL

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

Certified that this document is
admitted to registration. The
signature and endorsement
document are part of this document.

964B 809355

Additional Dist. Sub Registrar
Sealdah

3.7.24

Deed Of Gift

This DEED OF GIFT is made on....^{28th}.....day of June 2024 (two thousand
twenty Four) Christian Era

Conti.....

3

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, 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. 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

1. One Dhananjoy Das happens to be the owner ,occupier and possessor in respect of ALL THAT piece and parcel of Mourasi -Mokarari Satta Bishta land with premises being no.-83/2 Topsia Road South , Kolkata -700046 under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, by virtue of a registered Deed of Sale (Bikroy Kobala scribed in Bengali vernacular) executed on 07th February 1961 which was duly registered from the office of Sub Registrar at Sealdah and recorded in Book no.- I, Volume no.- 6, pages 131 to 138 being no.331 for the year of 1961 .
2. Thereafter for better use and occupation of the said premises being no. 83/2 Topsia Road South , adjacent land owners had forgo their respective portion of land for common passage and one Agreement dated 17.08.1982 was also executed to that effect . That during the course of time C.M.D.A metal road having width 12 feet had been prepared for common use as common passage for the said premises .

3. While in possession and quite well ,ceased and possessed the same without any encumbrances from any corner , said Shri Dhananjoy 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 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046,P.O.- Gobindo Khatick, P.S.- Topsia, unto and in favour of Smt. Mina Chaterjee (Since deceased) wife of Late Sudhananshu Chatterjee by virtue of a Saf.Bikroy Kobala Dalil scribed in Bengali vernacular said Deed was duly executed 21st October 1982 and registered from the office of Sub Registrar at Sealdah and recorded in Book no.- I, volume no.-371 ,pages from 109 to 118 being no.- 14495 for the year of 1982 .
4. Since purchasing the said property i.e. ALL THAT piece and parcel of Land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046,P.O.- Gobindo Khatick, P.S.- Topsia, said Smt. Mina Chaterjee (Since deceased) quite well seized and possessed the same without any encumbrances, lis pendence, hindrances from any corner whatsoever .
5. While in possession said Smt. Mina Chaterjee had died intestate on 19.02.1986 leaving behind **SHRI TAPAN KUMAR CHATTERJEE** and **SHRI SWAPAN CHATTERJEE** being her legitimate sons and **SMT. SIKHA CHATTERJEE** ,**SMT. ANITA HALDER ALIAS AMITA HALDER** and **MUNMUN ROY CHOWDHURY (CHATTERJEE)** being her legitimate daughters who are inherited the estate left by the deceased Smt. Mina Chaterjee as per law of Hindu Succession. That husband of the said Smt. Mina Chaterjee ha predeceased to her death i.e. 14.04.1982 .
6. That during peaceful possession one of the daughter of deceased Smt. Mina Chatterjee being the 1/5th (one fifth) share holders namely **MUNMUN ROY CHOWDHURY (CHATTERJEE)** had died intestate on 11/03/2011 leaving behind her husband namely **UDAY ROYCHOWDHURY (UDAY RAYCHOUDHURY)**. That during peaceful enjoyment of the same said **UDAY ROYCHOWDHURY (UDAY RAYCHOUDHURY)** had died intestate on 20.03.2022 accordingly undivided 1/5th (one fifth) as inherited **MUNMUN ROY CHOWDHURY (CHATTERJEE)** during her life time had left the same and same had inherited by her surviving brothers and sisters.
7. That upon receiving / inherited the property i.e. ALL THAT piece and parcel of Land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with R.T. shed structure thereon which is lying and

situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, said legal heirs, successors , warrissions of deceased Mina Chatterjee duly mutated their names in the records of the Kolkata Municipal Corporation vide Assessee no.- 110592202098 and since then paying all rates and taxes time to time and enjoying the said property without any encumbrances , lis pendences hindrances from any corner whatsoever till date.

8. That during peaceful enjoyment of the inherited the property i.e. ALL THAT piece and parcel of Land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia by virtue of unconditional love and affection two sisters namely SMT. ANITA HALDER alias AMITA HALDER daughter of Late Sudhanshu Chatterjee , wife of Shri Amal Halder, occupation- Household , by nationality- Indian, residing at 6 Pottery Road, P.O. & P.S.- Tangra, Kolkata- 700015; and SMT. SIKHA CHATTERJEE daughter of Late Sudhanshu Chatterjee , occupation- Household , by nationality- Indian, residing at 83/2E Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, has gifted their undivided $\frac{1}{2}$ (one half) share upon the said property having area measuring about 12(twelve) Chittaks (be the same or little more or less) out of total land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less and undivided $\frac{1}{2}$ (one half) share of 40 years old dilapidated one storied tiles shed structure with cemented flooring which is equivalent to super built up area measuring about 300 sq. ft. be the same or little more or less out of total undivided structure super built up area measuring 600 sq. ft. be the same or little more or less VIDE ASSESSEE NO. 110592202098 , lying and situated at lying and situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, with the ward no. 59 , Borough- VII of Kolkata Municipal Corporation , under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under Addl. District Sub Registrar at Sealdah by dint of Deed of Gift dated 22.12.2023 and same is recorded in Book no.-I, volume no.1606-2023, pages from 145172 to 145199 being no. 160605182 for the year of 2023 registered from the office of A.D.S.R. at Sealdah South 24 Parganas .
9. That by virtue of said registered Deed of Gift present DONORS s herein became the joint and collective owners in respect of ALL THAT piece and parcel of revenue paying homestead vacant bastu land area measuring about- 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with 40 years old dilapidated tiles shed structure with cemented flooring having super built up area measuring 600 sq. ft. be the same or little more or less VIDE

- ASSESSEE NO. 110592202098 lying and situated at lying and situated at premises no. 83/2 (presently 83/2E) Topsia Road South, Kolkata- 700046, P.O.- Gobindo Khatick, P.S.- Topsia, with the ward no. 59 , Borough- VII of Kolkata Municipal Corporation , under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, in the State of West Bengal , India .

10. Since purchasing the aforesaid DONORS had quite well seized , possessed and sufficiently entitled ALL THAT piece and parcel of Land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with 600 sq. ft. more or less having R.T. shed structure thereon which is lying and situated at premises no. 83/2 (presently 83/2E) 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.- 110592202098 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.

11. That Now DONORS in consideration of unreserved 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 undivided land area measuring 50 sq.ft. more or less out of total land area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less and undivided structure having super built up 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 super built up area 600 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 83/2E) 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 **1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less and** undivided structure having super built up 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 **600 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 83/2E) 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 **DONEE** herein, shall be entitled to enjoy, transfer, give and assure the said gifted property as per his 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 PART / DONEE** 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 **DONEE** 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 **DONEE** 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 **DONEE** 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 **DONEE** 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 PART / DONEE** 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 PART / DONEE** in the manner aforesaid as by the **SECOND PART / DONEE**, his heirs, executors, administrators and assigns or counsel in law shall be reasonably required.

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

AND THAT the **SECOND PART / DONEE** 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
/ ENTIRE PROPERTY

ALL THAT piece and parcel of Land (classification Bastu) area measuring about 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with 40 years old R.T. shed structure having area measuring 600 sq.ft. with cemented floor thereon which is lying and situated at premises no. 83/2 (presently 83/2E) 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, within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII VIDE ASSESSEE NO. 110592202098 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 south ;
ON THE SOUTH	:	Land with structure of Smt. Shyamali Das ;
ON THE EAST	:	Land and structure of Dhananjay Das ; Common passage of 4 feet thereafter 12 feet wide road;
ON THE WEST	:	Premises 13/2 of Mahendra Roy Lane , Kolkata-46 ;

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 1(one) Cotthas and 8(Eight) Chittaks be the same or little more or less along with 40 years old cemented flooring undivided structure having super built up 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 super built up area 600 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 83/2E) 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.- 110592202098, West Bengal , India.

IN PRESENCE OF WITNESSESS 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. Biplob Jana
23A/4, Dr. Ambedkar Sarani
KOL - 46.

2. Dipu Hazra
4/X. L.M.B.A. Lane
KOL-46

1. Tapu h Chetty

2. Swapan Chatterjee

SIGN. OF DONORS

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

WITNESSESS :-

1. Biplob Jana,

Gouranga Guha
SIGN. OF DONEE

2. Dipu Hazra

Drafted by me :-

Kausik Das
KAUSIK DAS
Advocate
Sealdah Court Complex,
Enrolment No.-WB/361/2007
M. : 8335901430 / 7059572672
Email Id :- kdkausikdasadv@gmail.com

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

LEFT
HANDRIGHT
HANDNAME : TAPAN KUMAR CHATTERJEESIGNATURE: Tapan K Chatterjee

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

LEFT
HANDRIGHT
HANDNAME : SWAPAN CHATTERJEESIGNATURE: Swapan Chatterjee

THUMB

1ST FINGER

MIDDLE FINGER

RING FINGER

SMALL FINGER

LEFT
HANDRIGHT
HANDNAME : GOURANGA GUHASIGNATURE: Gouranga Guha



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



192024250096984288

GRN Details

GRN:	192024250096984288	Payment Mode:	SBI Epay
GRN Date:	28/06/2024 11:48:49	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0653991515236	BRN Date:	28/06/2024 11:49:12
Gateway Ref ID:	IGARLPDIQ2	Method:	State Bank of India NB
GRIPS Payment ID:	280620242009698427	Payment Init. Date:	28/06/2024 11:48:49
Payment Status:	Successful	Payment Ref. No:	2001619350/18/2024
			[Query No./Query Year]

Depositor Details

Depositor's Name:	kausik das
Address:	sealdah court complex
Mobile:	9804662781
Depositor Status:	Advocate
Query No:	2001619350
Applicant's Name:	Mr KAUSIK DAS
Identification No:	2001619350/18/2024
Remarks:	Gift, Gift in f/o others except family members, Government, Local Body
Period From (dd/mm/yyyy):	28/06/2024
Period To (dd/mm/yyyy):	28/06/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001619350/18/2024	Property Registration- Stamp duty	0030-02-103-003-02	10470
2	2001619350/18/2024	Property Registration- Registration Fees	0030-03-104-001-16	2629
Total				13099

IN WORDS: THIRTEEN THOUSAND NINETY NINE ONLY.

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



192024250103438108

GRN Details

GRN:	192024250103438108	Payment Mode:	SBI Epay
GRN Date:	03/07/2024 15:33:15	Bank/Gateway:	SBIePay Payment Gateway
BRN :	1480052965525	BRN Date:	03/07/2024 15:33:46
Gateway Ref ID:	2913015888	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	030720242010343809	Payment Init. Date:	03/07/2024 15:33:15
Payment Status:	Successful	Payment Ref. No:	2001619350/27/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Kausik Das
Address:	Scaldah court
Mobile:	7059572677
EMail:	kdkausikdasadvo@gmail.com
Depositor Status:	Advocate
Query No:	2001619350
Applicant's Name:	Mr KAUSIK DAS
Address:	A.D.S.R. SEALDAH
Office Name:	A.D.S.R. SEALDAH
Identification No:	2001619350/27/2024
Remarks:	Gift, Gift in f/o others except family members, Government, Local Body Payment No 27
Period From (dd/mm/yyyy):	03/07/2024
Period To (dd/mm/yyyy):	03/07/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001619350/27/2024	Property Registration- Stamp duty	0030-02-103-003-02	5834
Total				5834

IN WORDS: FIVE THOUSAND EIGHT HUNDRED THIRTY FOUR ONLY.

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



192024250103342978

GRN Details

GRN:	192024250103342978	Payment Mode:	SBI Epay
GRN Date:	03/07/2024 14:47:19	Bank/Gateway:	SBIePay Payment Gateway
BRN :	0042115654946	BRN Date:	03/07/2024 14:47:44
Gateway Ref ID:	2913003282	Method:	IDBI Bank-Retail NB
GRIPS Payment ID:	030720242010334296	Payment Init. Date:	03/07/2024 14:47:19
Payment Status:	Successful	Payment Ref. No:	2001619350/24/2024
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Kausik Das
Address:	SEALDAH court
Mobile:	7059572677
Period From (dd/mm/yyyy):	03/07/2024
Period To (dd/mm/yyyy):	03/07/2024
Payment Ref ID:	2001619350/24/2024
Dept Ref ID/DRN:	2001619350/24/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001619350/24/2024	Property Registration- Stamp duty	0030-02-103-003-02	1209
2	2001619350/24/2024	Property Registration- Registration Fees	0030-03-104-001-16	302
		Total		1511

IN WORDS: ONE THOUSAND FIVE HUNDRED ELEVEN ONLY.

Major Information of the Deed

Deed No :	I-1606-02629/2024	Date of Registration	03/07/2024
Query No / Year	1606-2001619350/2024	Office where deed is registered	
Query Date	27/06/2024 9:05:10 AM	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 Tranisaction	
[0204] Gift, Gift in f/o others except family members, Government, Local Body		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 2,91,713/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 17,523/- (Article:33(ii))		Rs. 2,931/- (Article:A(1), E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






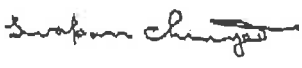
District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Topsia More -- Maruti Bagan (Premises Nos. 74,82,83/3,84/1a,88,96c,9/2a,9/1/1,85/1,86a,83/1 and others)) , , Premises No: 83/2E, , Ward No: 059 Pin Code : 700046

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/-	2,81,250/-	Width of Approach Road: 12 Ft.,
Grand Total :				.1146Dec	1 /-	2,81,250 /-	.



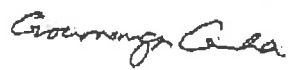
Structure Details :

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/-	10,463/-	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 /-	10,463 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Tapan Kumar Chatterjee Son of Late Sudhanshu Chatterjee Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office	Photo  03/07/2024	Finger Print  LTI 03/07/2024	Signature  03/07/2024
8/2E 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: India Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx6B, Aadhaar No: 86xxxxxxxx7105, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office				
2	Name Mr Swapan Chatterjee (Presentant) Son of Late Sudhanshu Chatterjee Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office	Photo  03/07/2024	Finger Print  LTI 03/07/2024	Signature  03/07/2024
83/2E 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: India Date of Birth:XX-XX-1XX3 , PAN No.:: bsxxxxxx3q, Aadhaar No: 44xxxxxxxx2754, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office				

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Gouranga Guha, (Alias: Mr Gouranga Guha Goon) Son of Late Lakshmi Narayan Das Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 03/07/2024 ,Place : Office	Photo  03/07/2024	Finger Print  LTI 03/07/2024	Signature  03/07/2024

Son of Late Lakshmi Narayan Das 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: India Date of Birth: XX-XX-1XX1, PAN No.: ayxxxxxx5c, Aadhaar No: 86xxxxxxx7105, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024, Admitted by: Self, Date of Admission: 03/07/2024, Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Kousik Das Son of Mr D. C. Das Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	
	03/07/2024	03/07/2024	03/07/2024
Identifier Of 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	Mr Tapan Kumar Chatterjee	Mr Gouranga Guha		0.0572917 Dec	1,40,625/-
L1	Mr Swapan Chatterjee	Mr Gouranga Guha		0.0572917 Dec	1,40,625/-

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 Tapan Kumar Chatterjee	Mr Gouranga Guha		25 Sq Ft	5,232/-
S1	Mr Swapan Chatterjee	Mr Gouranga Guha		25 Sq Ft	5,232/-

Endorsement For Deed Number : I - 160602629 / 2024

On 03-07-2024

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 (ii) of Indian Stamp Act 1899.

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

Presented for registration at 12:08 hrs on 03-07-2024, at the Office of the A.D.S.R. SEALDAH by Mr Swapan Chatterjee , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,91,713/- . Other amount Rs 2,91,713/-

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

Execution is admitted on 03/07/2024 by 1. Mr Tapan Kumar Chatterjee, Son of Late Sudhanshu Chatterjee, 8/2E Topsia Road South, P.O: Gobindo Khatick, Thana: Topsia, , South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business, 2. Mr Swapan Chatterjee, Son of Late Sudhanshu Chatterjee, 83/2E Topsia Road South, P.O: Gobindo Khatick, 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 Das, 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

Indetified by Mr Kousik Das, , , Son of Mr D. C. Das, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 2,931.00/- (A(1) = Rs 2,917.00/- ,E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 2,931/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2024 11:49AM with Govt. Ref. No: 192024250096984288 on 28-06-2024, Amount Rs: 2,629/-, Bank: SBI EPay (SBlePay), Ref. No. 0653991515236 on 28-06-2024, Head of Account 0030-03-104-001-16
Online on 03/07/2024 2:47PM with Govt. Ref. No: 192024250103342978 on 03-07-2024, Amount Rs: 302/-, Bank: SBI EPay (SBlePay), Ref. No. 0042115654946 on 03-07-2024, Head of Account 0030-03-104-001-16
Online on 03/07/2024 3:33PM with Govt. Ref. No: 192024250103438108 on 03-07-2024, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1480052965525 on 03-07-2024, Head of Account

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 17,523/- and Stamp Duty paid by Stamp Rs 10.00/-, by online = Rs 17,513/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 20710, Amount: Rs.10.00/-, Date of Purchase: 14/06/2024, Vendor name: ABHIJIT SARKAR

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 28/06/2024 11:49AM with Govt. Ref. No: 192024250096984288 on 28-06-2024, Amount Rs: 10,470/-, Bank: SBI EPay (SBlePay), Ref. No. 0653991515236 on 28-06-2024, Head of Account 0030-02-103-003-02
Online on 03/07/2024 2:47PM with Govt. Ref. No: 192024250103342978 on 03-07-2024, Amount Rs: 1,209/-, Bank: SBI EPay (SBlePay), Ref. No. 0042115654946 on 03-07-2024, Head of Account 0030-02-103-003-02
Online on 03/07/2024 3:33PM with Govt. Ref. No: 192024250103438108 on 03-07-2024, Amount Rs: 5,834/-, Bank: SBI EPay (SBlePay), Ref. No. 1480052965525 on 03-07-2024, 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

