

6324/23 VC-1395/23

E-6169/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 258908

4.5.23 4.35
Ce-2/1042070

*Certified that the document is registered
 in accordance with the provisions of the
 Government of West Bengal and
 the document is duly stamped with the
 necessary stamp duty of the Government.*

[Signature]
 District Sub-Register-III
 Alipore, South 24-parganas

10-05-23

DEED OF GIFT

THIS DEED OF GIFT is made on this the 4th day of

May Two Thousand Twenty Three (2023).

BETWEEN

- 3 MAY 2023

2949

No.....Rs. 100/- Date.....

Name : Sandeep Dhar

Address : ID, Jheel Road
Dhankuria, Kol-31.

Vendor
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27

Sandeep Dhar



4737

Sandeep Dhar



4740

Susha Dhar



4741

Usha Dhar



4742



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
04 MAY 2023

Identified by me:

Sudipto Roy, Advocate
Alipore Criminal Court
Bar Association, Kolkata-
700027.

SMT. USHA DHAR @ USHA RANI DHAR, (PAN: BVEPD0406P), (AADHAR no. 2568 7091 6840) W/O Late. Bishnu Mohan Dhar , by faith-Hindu, by occupation-Housewife, residing at 1 D, Jheel Road, P.O. Dhakuria, P.S. Kasba now Garfa , Kolkata-700031, District 24 Parganas (South); hereinafter referred to as "DONOR" (which expression shall, unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators and assigns) of the FIRST PART.

AND

1. SMT. SNEHA DHAR (PAN: EPBPD1271J), (AADHAR no. 9022 5080 5030) D/O Sri. Sandeep Dhar, by faith-Hindu, By Occupation- Service, residing at 1 D, Jheel Road, P.O. Dhakuria, P.S. Kasba now Garfa , Kolkata-700031, District 24 Parganas (South); 2. SRI. SANDEEP DHAR (PAN: ACOPD2860M), (AADHAR no. 6855 2326 2289) S/O Late. Bishnu Mohan Dhar @ Bistu Mohan Dhar, by faith-Hindu, By Occupation- Business, residing at 1 D, Jheel Road, P.O. Dhakuria, P.S. Kasba now Garfa , Kolkata-700031, District 24 Parganas (South); hereinafter referred to as the "DONEES" (which expression shall, unless otherwise excluded by or repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators) of the OTHER PART.



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WHEREAS One Sri. Gopi Mohan Dhar during his life time and until his death was seized and possessed of or otherwise well and sufficiently entitled to inter-alia **ALL THAT** piece and parcel of Land measuring more or less 21 cottah 6 chittaks and 41 sqft being premises No.1, Jheel Road, Dhakuria, Kolkata-700031 along with a house Constructed there upon.

AND WHEREAS On or about the 12th day of March 1948 the said Sri. Gopi Mohan Dhar departed this life having prior to his death made and published his last will and Testament dated 22nd day of January 1948 appointing one Sri. L.M.Dhar and Sri .C.C.Pyne as executors thereof.

AND WHEREAS The said executors having renounced acting as such, disputes and differences arose among the legal heirs and heiresses of the said Gopi Mohan Dhar with regard to the Administration and enjoyment of the estate left behind by the said testator including the said land along with house at premises .No.1, Jheel Road Dhakuria, Kolkata-700031.

AND WHEREAS one Manoj Kumar Dhar a minor under the age of 18 years and son of Makhan Mohan Dhar through his mother and natural guardian and next friend filed a suit for partition and administration in the High Court at Calcutta (being Suit No.1712 of 1953 Manoj Kumar



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Dhar -vs- Sm. Sukumari Dhar & Ors.) which was contested by all the defendants thereto including one Sri. Bhombol Dhar the grandson of Late Gopi Mohan Dhar (being the defendant No.5 therein) through his mother and natural guardian the said Smt. Shefali Dhar who was also appointed therein as his guardian-ad-litem, besides being one of the defendants.

AND WHEREAS On the 18th day of September 1963 the said Partition suit was amicably settled between the parties thereto and a decree was passed therein in accordance with certain terms of Settlement which were duly put in and were certified by the said Court to be for the benefit of the minor parties.

AND WHEREAS By the said Decree and Terms of Settlement it was inter-alia provided that the portion of the said house and premises No.1, Jheel Road, Dhakuria (including all buildings and constructions thereon and therein) mentioned and described in the said Terms of Settlement as Lot "B" and delineated in the plan annexed thereto was according to the provisions of the said Terms of Settlement and subject to the claims therein mentioned allotted to the said **Sri. Bhombol Dhar s/o Late. Nani Mohan Dhar** absolutely and forever **TOGETHER WITH** all rights to the adjacent common passage as in the said Terms of Settlement provided and that the said **Sri. Bhombol Dhar s/o Late. Nani Mohan**



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Dhar through his mother the said Smt. Shefali Dhar would be at liberty to sell suitable portions of the vacant land out of and comprised in the said Lot 'B' property.

AND WHEREAS while being seized and possessed of aforesaid property and the For the purpose of financial requirements the said **Sri. Bhombol Dhar s/o Late. Nani Mohan Dhar** agreed to sell absolutely part of his allotted Lot 'B' property as per the Decree of the said Partition Suit aforementioned to Preferred Buyer and/or Buyers a demarcated portion considered as most suitable from out of the said vacant land comprised in the said Lot 'B' property such demarcated portion containing by admeasuring an area of **4 Cottahs 11 Chittacks and 19 square feet** and fully described as the Schedule "A" hereunder written and delineated in the said map or plan annexed hereto and thereon as and for an estate analogous or equivalent to an estate of inheritance in fee simple in possession three and free from all claims demands, liens, lispensens attachments and encumbrances whatsoever at or for a valuable consideration mentioned therein.

AND WHEREAS one Sri. Paresh Mohan Dhar and Smt. Usha Dhar @ Usha Rani Dhar (**The Donor**), both being Son and Daughter-in-law of Late. Gopi Mohan Dhar offered to purchase from **Sri. Bhombol Dhar s/o**



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Late. Nani Mohan Dhar so that the property remains amongst the family members.

AND WHEREAS on 12th day of March 1965 the aforesaid Sri. Paresh Mohan Dhar and Smt. Usha Dhar @ Usha Rani Dhar i.e, the Donor herein both by virtue of a Deed of Indenture/Sale recorded in Book no. I, Volume no. 39, Pages 262 to 275, being no. 2137 for the year 1965, registered in the office of the Sub-Registrar at Alipore, District 24 Parganas purchased **ALL THAT** piece and parcel of an area of 4 Kottahs 11 Chittacks and 19 Square feet out of and being a part of the piece or parcel of vacant land comprised in the said Lot 'B' property as per the Decree of the said Partition Suit described and more fully mentioned in the **Schedule "A"** hereof and the said demarcated portion which is hereby conveyed sold and transferred forms a part of the said premises No.1, Jheel Road, Dhakuria, Kolkata-700031, from **Sri. Bhombol Dhar s/o Late. Nani Mohan Dhar** at and for a valuable consideration mentioned therein.

AND WHEREAS after the said purchase the said Sri. Paresh Mohan Dhar and Smt. Usha Dhar @ Usha Rani Dhar i.e. the Donor herein took possession of the Schedule-'A' property mentioned hereunder, mutated their names in the assessment records of the Kolkata Municipal Corporation Vide Assessee no. **210921302559** and the said premises



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was renumbered as 1-D Jheel Road Kolkata-700031, P.S. Sadar Tollygunge then Kasba now Garfa, Kolkata-700031 and thereafter constructed a two storied building over the said Schedule 'A' property mentioned hereunder vide CMC Building Plan no.410 Dist-T dated 07.01.1967 and enjoyed, owned their joint possession over the said property in an undivided and proportionate manner.

AND WHEREAS with the passage of time the said **Sri. Paresh Mohan Dhar** while enjoying and possessing his $\frac{1}{2}$ half undivided and proportionate share in the Schedule-'A' property along with the building died intestate on 01.03.2006 and it is pertinent to mention here that during the course of his lifetime and at the time of his death he chose to remain unmarried.

AND WHEREAS the said Donor herein i.e; **SMT. USHA DHAR @ USHA RANI DHAR** happens to be the Paternal Grand Mother (Thakumaa) of the Donee no. 1 herein i.e, **SMT. SNEHA DHAR** and Biological Mother of the Donee No.2 herein i.e; **SRI. SANDEEP DHAR** and out of natural love and affection that **SMT. USHA DHAR @ USHA RANI DHAR** the party of the First Part / Donor as a Grand Mother and Biological Mother, has towards the Donees, the said **SMT. USHA DHAR @ USHA RANI DHAR** is willing to transfer and gift absolutely her own said undivided proportionate $\frac{1}{2}$ half share out of the entire "**SCHEDULE-A**" property



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which is equivalent to **02 Cottahs 06 Chittaks 00 Sqft** More or Less equivalent to **1697 Sq.ft.** More or Less of the landed property out of the entire land **04 Cottah 11 Chittaks and 19 Sq.ft.** equivalent to **3394 Sq.ft.** More or Less as described in the "**SCHEDULE-A**" of this present Deed and further the Donor transfers to these Donees **1/2** half undivided Proportionate share equivalent to **1600 Sq.ft.** out of the entire two storied Structure equivalent to **3200 Sq.ft.** standing over the said landed property on actual physical measurements and the said property hereinafter referred to as the "**SAID GIFTED PROPERTY**" to the Donees herein and the Donees herein has agreed to accept the gift of the said gifted property, the Donor herein as is evidenced by her executing these presents as token of their acceptance.

NOW THIS DEED WITNESSETH that in consideration of natural love and affection which the Donor herein **SMT. USHA DHAR @ USHA RANI DHAR** bears towards the Donees herein **SMT. SNEHA DHAR** and **SRI. SANDEEP DHAR** , the Donor doth hereby grant, transfer, convey and assign by way of absolute gift unto the Donees **ALL THAT** piece and parcel of her undivided proportionate **1/2** half share out of the entire "**SCHEDULE-A**" property which is equivalent to **02 Cottahs 06 Chittaks 00 Sqft** More or Less equivalent to **1697 Sq.ft.** More or Less of the land out of the entire land of **04 Cottah 11 Chittaks and**



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19 Sq.ft. equivalent to 3394 Sq.ft. More or Less as described in the "SCHEDULE-A" of this present Deed and further the Donor transfers to these Donees 1/2 half undivided Proportionate share equivalent to 1600 Sq.ft. out of the entire two storied Structure equivalent to 3200 Sq.ft. standing over the said landed property standing over the said land "SCHEDULE-A" and the same lying and situated at 1-D Jheel Road Kolkata-700031, Mouza-Kasba, P.O. Dhakuria, P.S. Sadar Tollygunge then Kasba now Garfa, within the municipal limits of ward no. 92 of the Kolkata Municipal Corporation, within the Jurisdiction of Additional District Sub-Registrar office at Sealdah, District of South 24 Parganas hereinafter referred to as "THE SAID PROPERTY" and more fully described and mentioned in the "SCHEDULE-A" hereunder written and the said 1/2 half undemarcated proportionate share out of the said entire "SCHEDULE-A" hereunder written OR HOWSOEVER OTHERWISE the said Land and structure now are or is or at any time or times heretofore were or was situated butted bounded called known numbered described and distinguished together with any boundary walls, if any, areas, sewers, drains ditches, paths, passages, water, water-courses, well and all manner of ancient and other rights lights liberties easements privileges advantages appendages and appurtenances whatsoever standing and being in and upon or belonging



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thereto or any and every part thereof with which the same now are or is or at any time or times heretofore were or was held used occupied enjoyed accepted reputed deemed or known as part or parcel or member thereof or appurtenant thereto **AND** the Reversion or Reversions Remainder or Remainders and the rents issues and profits thereof and every part thereof **AND** all the estate, right, title, interest, property, claim and demand whatsoever of the Donor into or upon the said 1/2 half undemarcated proportionate share out of the said entire **SCHEDULE 'A'** undivided proportionate share in the said bastu Land and the 1/2 half undemarcated share in the said structure and every part thereof and all the deeds, documents and monuments of title relating to the said 1/2 half undemarcated proportionate share out of the said Entire **SCHEDULE 'A'** bastu Land and the 1/2 half undemarcated share in the said structure out of the entire building undivided proportionate share in the structure **TO HAVE AND TO HOLD** the said 1/2 half undemarcated proportionate share out of the said Entire **SCHEDULE 'A'** bastu Land and the 1/2 half undemarcated share in the said structure out of the entire building undivided proportionate share hereby granted, transferred, conveyed and assigned or expressed or intended so to be and every part thereof unto the Donee absolutely and forever free from all encumbrances, charges, liens, claims and demands whatsoever.



1. The Donor doth hereby covenant with the Donees that notwithstanding any act, deed, matter or thing whatsoever by the Donor done or executed or knowingly suffered to the contrary the Donor now hath in herself good right full power and absolute authority to grant transfer and convey the said 1/2 half undemarcated proportionate share out of the said Entire SCHEDULE 'A' bastu Land and the 1/2 half undemarcated share in the said structure out of the entire building hereby granted, transferred, conveyed and assigned or expressed or intended so to be the Donee in the manner aforesaid **AND** the Donee shall and may at all times hereafter peaceably and quietly possess and enjoy the said 1/2 half undemarcated proportionate share out of the said Entire SCHEDULE 'A' bastu Land and the 1/2 half undemarcated share in the said structure out of the entire building undivided proportionate share and receive the rents, issues and profits thereof without any lawful eviction, interruption, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming from under or in trust for the Donor **AND** that free and clear and freely and clearly and absolutely acquitted exonerated and released or otherwise by and at the costs and expenses of the Donor well and sufficiently indemnified of from and against all manner of claims, charges, liens, debts, attachments, lispens and encumbrances



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whatsoever created made done occasioned or suffered by the Donor or by any person or by any person or persons claiming as aforesaid **AND FURTHER** that the Donor and all person or persons having or lawfully or equitably claiming any estate or interest whatsoever therein from under or in trust for the Donor shall and will from time to time and at all times hereafter at the request and costs of the Donees do and execute or cause to be done and executed all such acts, deeds, things and matters whatsoever for further and more perfectly assuring the said half undivided part or share in the said premises and every part thereof to the Donees as shall or may be reasonably required.

2. That the Donor doth hereby made this gift to the Donees out of her free volitions and without being influenced by any one and that the Donor ceases to have any interest in the said half undivided part or share in the said premises on and from this day.

3. That the Donees doth hereby accept the gift made by these presents in the manner aforesaid as is evident by their joining these presents.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the demarcated and separated portion of Bastu land measuring an area of 4 Kottahs 11 Chittacks and 19 Square feet



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equivalent to **3394** Sq.ft. More or Less with 2 storied building measuring **1600** sq.ft. in each floor in total **3200** Sq.ft. containing by within Mouza- Kasba, J.L. No 13 the said premises No.1-D, Jheel Road, Dhakuria, P.S. Kasba now Garfa, Kolkata-700031 within the limits of Kolkata Municipal Corporation Ward no. 092, District 24 Parganas South and being fully delineated on the map or plan hereto annexed and thereon coloured **Red** and butted and bounded as Follows:

ON THE NORTH BY: the said 8 feet wide common passage;

ON THE SOUTH BY: the Premises 1E & 1G Jheel Road;

ON THE WEST BY: 1H & 1C Jheel Road;

ON THE EAST BY: 12 feet wide Jheel Road;

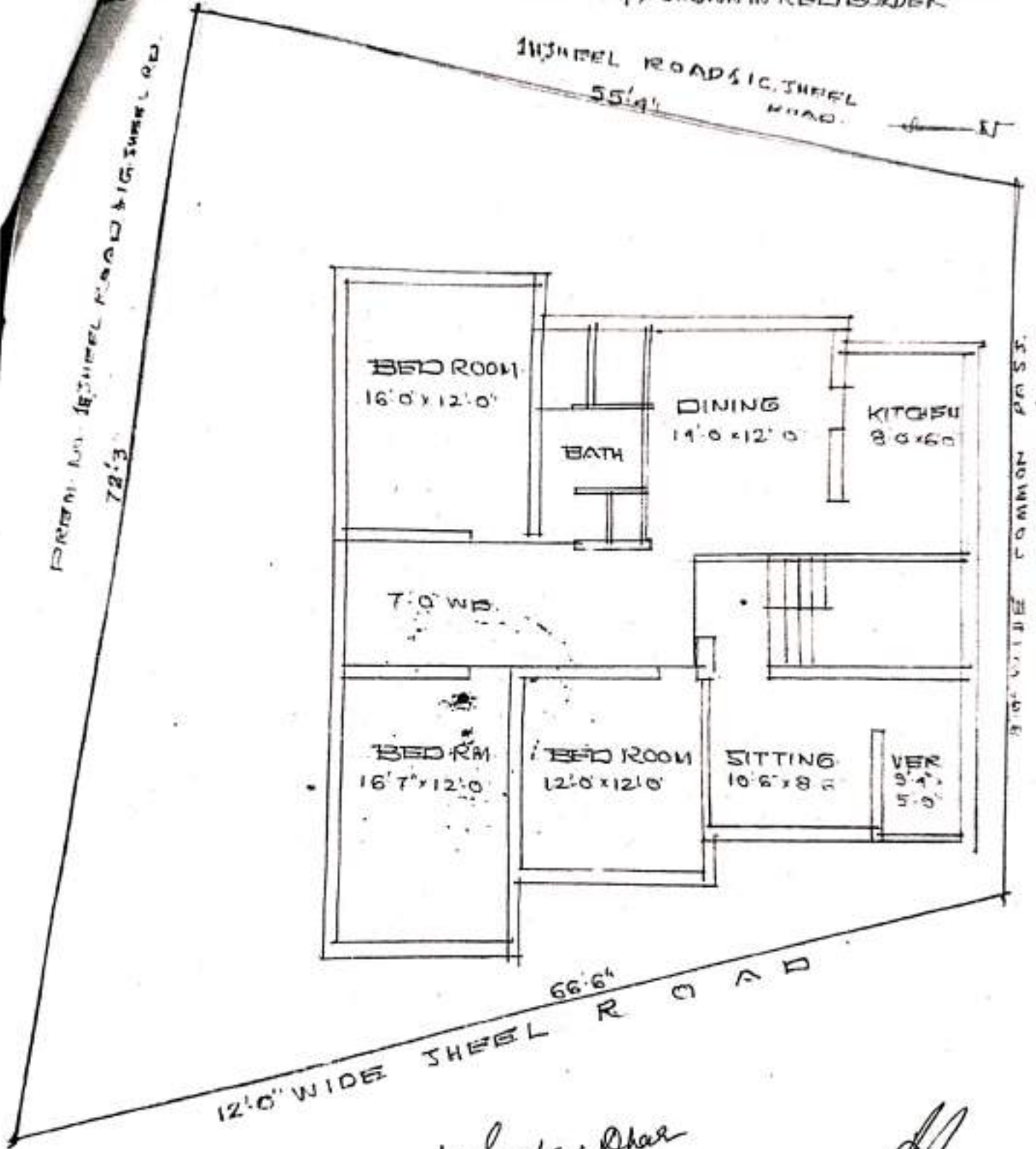
SCHEDULE-B ABOVE REFERRED TO:

ALL THAT undivided proportionate $1/2$ half share out of the entire "SCHEDULE-A" property which is equivalent to **02 Cottahs 06 Chittaks 00** Sqft More or Less equivalent to **1697** Sq.ft. More or Less of the land out of the entire land **04 Cottah 11 Chittaks and 19** Sq.ft. equivalent to **3394 Sq.ft.** More or Less as described in the "SCHEDULE-A" of this present Deed and further the Donor transfers to these Donees $1/2$ half undivided Proportionate share equivalent to **1600 Sq.ft.** out of the entire two storied Structure equivalent to **3200 Sq.ft.** standing over the said landed property.



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PLAN OF LAND & GROUND FLOOR AT PREMISES NO- 10 SHEEL
 DHAKURIA, P.S. GARTHA, KOLKATA-700031, UNDER K.M.C. WARD
 NO. 24 DIST-24 P.65 (S)
 DIVIDED GIFTED 1/2TH SHARE OF LAND 24-8011 0 ST OUT OF 46110-19 ST
 GROUND FLOOR: 800 ST OUT OF 1600 ST (1/4) SHOWN IN RED BORDER.



1. *Sneha Dhar*

Usha Dhar

S/G OF DONOR

2. *Sushmita*

S/G OF DONEES

E. BANERJEE
 SURVEYOR
 CIVIL DRAFTS MAN
 REGD. NO. 0741 / 09



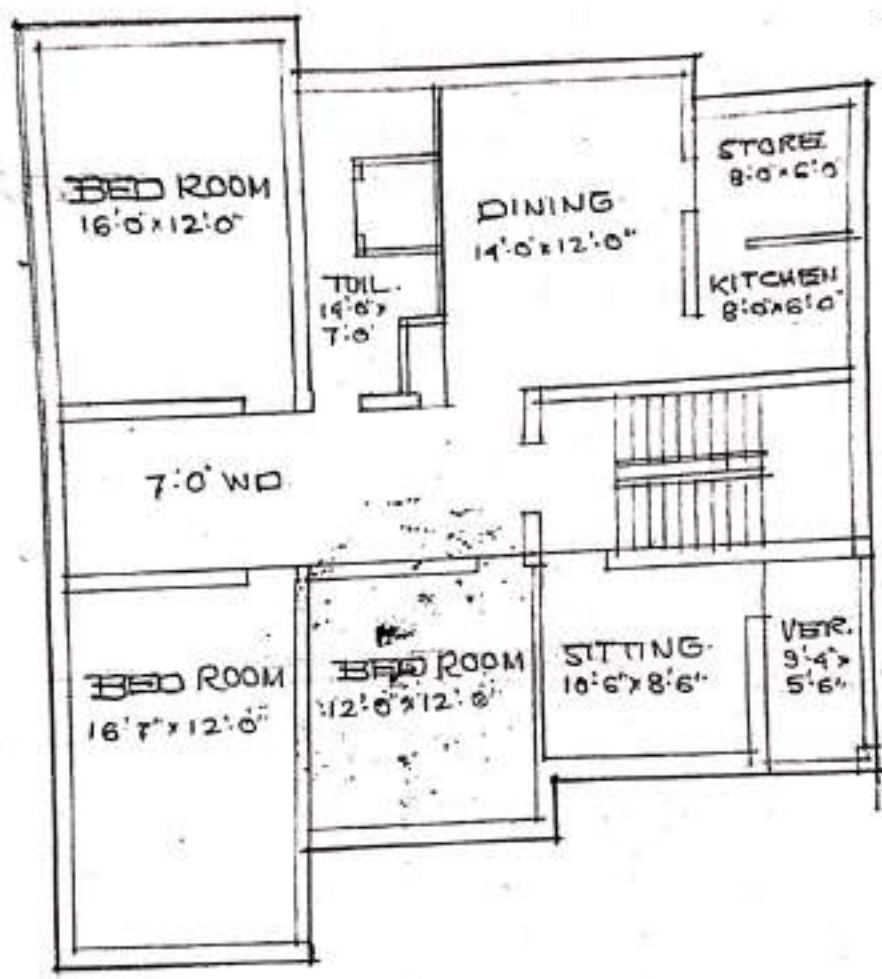
DISTRICT SUB REGISTRAR-III
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[Faint handwritten signatures and text at the bottom of the page]

PLAN OF THE FIRST FLOOR AT PREMISES NO 1-D JHEEL
 ROAD, DIHAKURIA, KOLKATA-700031, P.S- BARTA, UNDER
 M.C. WARD NO 92, DIST- 24 P 65 (5).

UNDIVIDED GIFTED 1/2 SHARE OF FIRST FLOOR 800 SQ FT
 OUT OF 1600 SQ FT (1/4) SHOWN IN RED BORDER.

SCALE: 1" = 8'0"



1. Usha Dhar
 2. *[Signature]*

576 OF DONOR 576 OF DONEES.

[Signature]

E. BANERJEE
 SURVEYOR
 CIVIL DRAFTS MAN
 REGD. NO. 0741/09



DISTRICT SUB REGISTRAR-III
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IN WITNESS WHEREOF the parties hereto have executed these presents on the day month and year first above written.

SIGNED AND DELIVERED by
the Donors and Donee at
Kolkata in the presence of:

Atindro Mullick

1.
46, Mukta Ram Babu Street
Kolkata 700007

Usha Dhar

SIGNATURE OF THE DONOR

2. *Ashok Kumar Biswas*

ASHOK KUMAR BISWAS
43 V. Jheel Road
Pradi Palaya
DHAKURIA. KOL-31

1. *Sneha Dhar*

2. *Sudipta Roy*

SIGNATURE OF THE DONEES

Drafted by me:

Sudipta Roy

ADVOCATE

Enrol: W.B./2293/2010



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SOUTH/24 PGS., ALIPORE
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| PHOTO | | Thumb | 1 st finger | Middle Finger | Ring Finger | Small Finger |
|------------|-----------|-------|------------------------|---------------|-------------|--------------|
| | left hand | | | | | |
| right hand | | | | | | |

Name

Signature



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

Name USHA DHAR

Signature Usha Dhar



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

Name SNEHA DHAR

Signature Sneha Dhar



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

Name SANDEEP DHAR

Signature Sandeep Dhar



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SOUTH 24 PGS., ALIPORE
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PHOTO

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 SUDIPTO ROY
Signature Sudipto Roy, Identifier.



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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Major Information of the Deed

| | | | | |
|--------------------|--|--|---|--|
| Deed No : | I-1603-06169/2023 | | Date of Registration | 10/05/2023 |
| Deed No / Year | 1603-2001042070/2023 | | Office where deed is registered | D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas |
| Deed Date | 25/04/2023 6:07:50 PM | | Applicant Name, Address & Other Details | Sudipto Roy Allpore Police Court, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8961303513, Status :Advocate |
| Transaction | [0201] Gift, Gift in Favour of family members | | Additional Transaction | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] |
| Set Forth value | | | Market Value | Rs. 78,96,669/- |
| Stampduty Paid(SD) | Rs. 39,503/- (Article:33(I)) | | Registration Fee Paid | Rs. 79,013/- (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:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jheel Road, Road Zone : (Other than on P.A.S Connector -- Other than on P.A.S Connector) . , Premises No: 1-D, , Ward No: 092
 JI No: 13, Pin Code : 700031

| 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 | 2 Katha 6 Chatak | | 71,07,189/- | Width of Approach Road: 12 Ft., |
| Grand Total : | | | | 3.9188Dec | 0/- | 71,07,189/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 1600 Sq Ft. | 0/- | 7,89,480/- | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 53 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 53 Years, Roof Type: Pucca, Extent of Completion: Complete</p> | | | | | |
| Total : | | 1600 sq ft | 0/- | 7,89,480/- | |

Details :

Name, Address, Photo, Finger print and Signature

Smt USHA DHAR, (Alias: USHA RANI DHAR)
 Wife of Late BISHNU MOHAN DHAR 1D, JHEEL ROAD,, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South
 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen
 of: India, PAN No.:: BVxxxxxx6P, Aadhaar No: 25xxxxxxxx6840, Status :Individual, Executed by: Self, Date of
 Execution: 04/05/2023
 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 04/05/2023
 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence

Donee Details :

| SI No | Name, Address, Photo, Finger print and Signature |
|-------|--|
| 1 | Smt SNEHA DHAR Daughter of SANDEEP DHAR 1D, JHEEL ROAD,, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24- Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EPxxxxx1J, Aadhaar No: 90xxxxxxxx5030, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence |
| 2 | Shri SANDEEP DHAR (Presentant) Son of Late BISHNU MOHAN DHAR 1D, JHEEL ROAD,, City:- , P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxx0M, Aadhaar No: 68xxxxxxxx2289, Status :Individual, Executed by: Self, Date of Execution: 04/05/2023 , Admitted by: Self, Date of Admission: 04/05/2023 ,Place : Pvt. Residence |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|-------|--------------|-----------|
| SUDIPTO ROY Son of Late BIMALENDU ROY ALIPORE CRIMINAL COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027 | | | |
| Identifier Of Smt USHA DHAR, Smt SNEHA DHAR, Shri SANDEEP DHAR | | | |

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 USHA DHAR | Smt SNEHA DHAR | Y | 1.95938 Dec | 35,53,595/- |
| L1 | Smt USHA DHAR | Shri SANDEEP DHAR | Y | 1.95938 Dec | 35,53,595/- |

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 USHA DHAR | Smt SNEHA DHAR | Y | 800 Sq Ft | 3,94,740/- |

| | | | | |
|---------------|-------------------|---|-----------|------------|
| Smt USHA DHAR | Shri SANDEEP DHAR | Y | 800 Sq Ft | 3,94,740/- |
|---------------|-------------------|---|-----------|------------|

05-2023

presented for registration at 16:35 hrs on 04-05-2023, at the Private residence by Shri SANDEEP DHAR, 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 78,96,669/-. Family Members amount Rs 78,96,669/-

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

Execution is admitted on 04/05/2023 by 1. Smt USHA DHAR, Alias USHA RANI DHAR, Wife of Late BISHNU MOHAN DHAR, 1D, JHEEL ROAD,, P.O: DHAKURIA, Thana: Kasba, . South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife, 2. Smt SNEHA DHAR, Daughter of SANDEEP DHAR, 1D, JHEEL ROAD,, P.O: DHAKURIA, Thana: Kasba, . South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Service, 3. Shri SANDEEP DHAR, Son of Late BISHNU MOHAN DHAR, 1D, JHEEL ROAD,, P.O: DHAKURIA, Thana: Kasba, . South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Indetified by SUDIPTO ROY, . . . Son of Late BIMALENDU ROY, ALIPORE CRIMINAL COURT, P.O: ALIPORE, Thana: Alipore, . South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 08-05-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,013.00/- (A(1) = Rs 78,967.00/- ,E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 78,981/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2023 12:43PM with Govt. Ref. No: 192023240040423238 on 04-05-2023, Amount Rs: 78,981/-,
Bank: SBI EPay (SBlePay), Ref. No. 1729170145925 on 04-05-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,503/- and Stamp Duty paid by by online = Rs 39,403/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 04/05/2023 12:43PM with Govt. Ref. No: 192023240040423238 on 04-05-2023, Amount Rs: 39,403/-,
Bank: SBI EPay (SBlePay), Ref. No. 1729170145925 on 04-05-2023, Head of Account 0030-02-103-003-02

Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 10-05-2023

Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 33 (i) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 79,013.00/- (A(1) = Rs 78,967.00/- , E = Rs 46.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 39,503/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2949, Amount: Rs.100.00/-, Date of Purchase: 03/05/2023, Vendor name: Subhankar Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 175786 to 175810
being No 160306169 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.10 17:38:24 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/10 05:38:24 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)