

3275/19

1-03022/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 749692

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

District Sub-Registrar-V
Alipore, South 24 Parganas

27 NOV 2019

DEED OF GIFT

THIS DEED OF GIFT is made on this 25th day of November,
Two Thousand Nineteen (2019)

BETWEEN

SMT MITA BHADURI, (PAN-AKPPB5296G), AADHAAR NO.303777109917, wife of Sri Niroj Kumar Bhaduri, by faith-Hindu, by Nationality-Indian, by occupation-Housewife, residing at 317B, Jodhpur Park, Post Office-Jodhpur Park, Police Station: Lake, Kolkata-700068, hereinafter called and referred to as the DONOR (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and included her heirs, executors, administrators, representatives and assigns) of the **FIRST PART**.

AND

SRI SASWATA PRASAD SANYAL, PAN-DBLPS7226D, AADHAAR NO. 533549789807, son of Late Jyotiprasad Sanyal, by faith Hindu, by Nationality-Indian, by Occupation-Service, residing at 2B, Thakur Ramkrishna Road, Ratna deep Apartment, Anandapuri, Barrackpore, P.O. Nona Chandanpukur, Police Station-Titagarh, Dist : North 24Parganas, Kolkata-700122, hereinafter called and referred to as the Donee (which expression shall unless excluded by repugnant to the subject or context be deemed to mean and included her heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART**.

WHEREAS one Hari Sadhan Patowari was the absolute owner of the land measuring an area of 5 Acres 95 decimals land in C.S. Khatian No.769, C.S. Dag no.2013 and other properties in Mouza-Garfa, J.L. no.19, R.S. No.2, under P.S. Tollygunge then Jadavpur, now Kasba, Dist South 24 Parganas and after his death according to Hindu Succession Act, his sons Lakshman Chandra Patowari and Binoy Kumar Patowari became the joint owners of their deceased father's properties and Right of records have been recorded and finally published as half share to their names in C.S. Khatian No.769, C.S. Dag No.2013 and other properties under the Revisional Settlement Khatian No.838, Dag no.2331, in Mouza-Garfa, J.L. No.19, r.S. No.2, Police Station- Tollygunge, then Jadavpur, now Kasba, District: South 24 Parganas.

AND WHEREAS said Sri Lakshman Chandra Patowari son of Late Hari Sadhan Patowari filed a suit for partition before the 3rd Sub-Judge Court at Alipore, Dist: South 24 Parganas in the year 1972, being Title Suit No.44. Then on the 5th September, 1974 the said partition suit was decreed as per Solenama with demarcated Map of their properties.

AND WHEREAS as per Solenama of Partition said Sri Lakshman Chandra Patowari sold and transferred his 6 Cottahs 9 Chittaks out of his total properties to Smt. Juthika Koley wife of Dr. Biswanath Koley, in Mouza-Garfa, J.L. No.19, R.S. Khatian 838, R.S. Dag No.2331, under P.S. Tollygunge, then Jadavpur, now Kasba, Dist: South 24 Parganas by a registered Deed of Sale in the office of the District Sub Registrar at Alipore vide Deed No.171 and recorded in Book No.1, Volume no.5, Pages from 202 to 207 in the year 1977.

AND WHEREAS thus by virtue of the aforesaid deed of purchase Smt. Juthika Koley was the absolute owner all that piece and parcel of bastu land measuring about 6 cottahs 9 chittaks more or less lying and situated at Mouza-Garfa, J.L. No.19, under C.S. Kh. No.769, R.S. Kh. No.838, C.S. Dag No.2013, corresponding R.S. Dag No.2331, under P.S. Kasba and enjoyed the same by paying taxes and thereafter she sold more or less 3 cottah 2 chittaks to Sri Samir Kumar Paul and others on 27.01.1998 vide Deed No.300 and thereafter she enjoyed the remaining 3cottahs 7 chittaks land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331.

AND WHEREAS thereafter said Smt Juthika Koley sold and transferred her 01 cottah 14 chittak 43 Sqft land, demarked as Plot No. 'B' out of the aforesaid 3cottahs 7 chittaks land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, under the jurisdiction of Kolkata Municipal Corporation, under Ward No.104, Assessee No.31-104-30-0649 at K.M.G Premises No.649, New Santoshpur to Smt Mita Bhaduri the Donor herein by a registered Deed of Conveyance Dated 6th day of May, 1998 before the D.S.R-III, South 24 Parganas, at Alipore, vide Deed No.2696, Book No.I, Volume No.124, Page No.44 to 64, in the year 1998 in the office D.S.R-III, Alipore, South 24 Parganas.

AND WHEREAS thus by virtue of the aforesaid registered deed of conveyance vide Deed No.2696 for the year 1998 Smt Mita Bhaduri the Donor herein became the absolute owner of ALL THAT piece and parcel of 01 cottah 14 chittak 43 Sqft land, demarked as Plot No. 'B' out of the aforesaid 3cottahs 7 chittaks land under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa under the jurisdiction of Kolkata Municipal Corporation, under Ward No.104, Assessee No.31-

104-30-06490 at K.M.C Premises No.649, New Santoshpur, morefully described in the schedule herein and since then the Donor has been enjoying the said property by paying the taxes regularly and thereafter she duly mutated her name in the Office of Kolkata Municipal Corporation.

AND WHEREAS the Donee is the nephew (own brother's son) of the Donor and the Donor is pleased with the natural love and affection and care of the Donee, the donor is willing to gift her aforesaid property, morefully described in the Schedule hereunder, written to her brother's son **SRI SASWATA PRASAD SANYAL** i.e the Donee herein. The entire donated property has been described in the Schedule- below and the Donee herein is willing to accept the same with full satisfaction.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said desire and in consideration of love and affection to the donee who lost his parents in his early age of life, the Donor out of her free will and pleasure without any influence or monitory transaction between Donor or donee or their relatives, hereby grant convey, transfer, bestow and assign by way of Gift which is fully described in **SCHEDULE**-hereunder written. The Donor by these present, acquit, release and

forever discharge the said Donee to said SCHEDULE land together with easement right hereby transferred. The Donor by these present grant, gift, transfer, convey, assign and assure unto the Donee, the said land is free from all encumbrances and the said Donor doth hereby covenant and agree to hold with the said Donee THAT NOT WITHSTANDING any act deed, matter of thing by the said Donor made done occasioned of knowingly permitted or suffered to the contrary, the said Donor hath in herself good right, full power, lawful title absolute authority to grant gift, convey, transfer, bestow assigns and assures the said land hereditament, tenement and premises unto and to the use of the Donee in manner aforesaid AND the Donor is hereby divested of all right, title, interest or possession from the property gifted to the Donee and the Donee hereby take possession of same from today AND the Donee shall and may at all times hereinafter subject to payment of taxes to the appropriate authorities peaceably and quietly hold, possess and enjoy the said premises TO HAVE AND TO HOLD the same unto and to the use of the Donee.

AND THAT the Donor free and clear freely and clearly absolutely acquitted, exonerated discharged from any financial or lose by the said Donor well and sufficiently saved, defended kept harmless and indemnified of from and against all and all manner of forever and other estate, right, title, liens, charges and encumbrances whatsoever created, made done occasioned or knowingly suffered by the Donor or any person or person rightfully claiming or to claim through under or in trust for the Donor and the Donee will mutate his name in the B.L.&L.R.O office and Kolkata Municipal Corporation office and will pay the taxes regularly by the Donee.

AND the Donor further covenant that she will at the request and cost of the Donee, his heirs, executor or assign do or execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assigning the said property and every part thereof in the manner aforesaid to the true intent of meaning of this Deed of Gift.

THAT the SCHEDULE property hereby transferred by way of gift without any monetary transaction between Donee and Donor or their relatives and the stamp duty has been paid on Government Valuation of Rs 15,00,000 /-only.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of vacant bastu land measuring about 01 (one) Cottah 14 (fourteen) Chittak 43 (forty three) Sqft, marked as plot no. 'B' together with easement right of 12' wide K.M.C Road, under C.S. Kh. No.769, R.S. Kh. No.838, under C.S. Dag No.2013, corresponding R.S. Dag No.2331 at Mouza Garfa, under Kolkata Municipal Corporation Premises No.649 New Santoshpur, under K.M.C ward No.104, BR-XII Assessee No.31-104-30-06490, P.S. Kasba, then Purba Jadavpur now Survey Park, Kolkata-700075, District-South 24 Parganas, which is butted and bounded as follows and a site plan in respect of the above donated land is annexed herewith and marked by red border which is the part of this gift deed.

On the North: House of Sri Sankar Naskar & Nepal Das.

On the South: Donee's land being plot no. 'A' and thereafter 12' wide K.M.C. Road,

On the East: Plot of Samir Kr. Pal

On the West: House of Pabitra Ganguly.

IN WITNESS WHEREOF, the PARTIES hereunto have set and subscribed their respective hand on the day, mentioned and year first above written.

I, SASWATA PRASAD SANYAL herein accept the said Gift made unto me by the Donor.

Saswata Prasad Sanyal

Signature of the Donee

SIGNED SEALED & DELIVERED

In the presence of:

WITNESSES:

1. *J. Bhaduri*
3175 Jodhpur Park
Kolkata-68
2. *Avinash Mondal*
Baruipur

Drafted by me
Del Sankar Ray
Advocate (F-833/800/02)

Alipore Judges Court,

Kolkata-700027

Mita Bhaduri
(*M Bhaduri*)

(*M Bhaduri*)

Signature of the Donor

KHATTAN	NO. 838, ROAD C.5.	DAG NO	2013, C.5. KHATTAN
NO-769	left hand MOUZA. GARFA, J L. NO. 19.	UNDER K, M. C.	
PREMISES	NO 649 NEW SANTOSH PUR.	KOLKATA -	
PHOTO	100075.	K. M. C. WARD NO-104.	BOROUGH- XII.
P. S. KASER	right hand THEN PURBA JADAVPUR NOW, SURVEY PARK,		
	DIST. SOUTH 24 PGS.		

Signature _____

AREA OF LAND

'A'

01KT-08CH-025FT

'B'

01 KI-14 GH-43 SAT

Thumb 1st Finger Middle Finger Ring Finger Small Finger



signature



Name

SALEHA PRASAD SANYAL

Signature

12' 9" WIDE 19. M. E.
Sustate Prasad Janyard

Thumb

1st finger

Middle Finger

Ring Fin

get Small

1998

PHOTO

LB Hand

Name _____

Signature

Shri. Prasad Sonpal

576 OF DONEC

Raskar

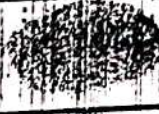
TRAPED BY	
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Surveyor Plans
B. M. NASKA (10M)
Bogn No. 156212

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

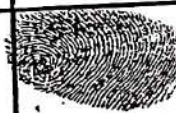
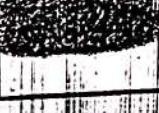
Name

Signature

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

Name MITA BHADURI

Signature (M Bhaduri) *Mita Bhaduri*

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

Name SANKATA PRAKASH SANYAL

Signature Sankata Prasad Sanyal *Sankata Prasad Sanyal*

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

Name

Signature

Govt. of West Bengal
Directorate of Registration & Stamp Revenue
e-Challan

GRN: 19-201920-009231774-2
GRN Date: 12/11/2019 11:19:25
BRN: 90010825

Payment Mode: Counter Payment
Bank: State Bank of India
BRN Date: 16/11/2019 00:00:00

DEPOSITOR'S DETAILS

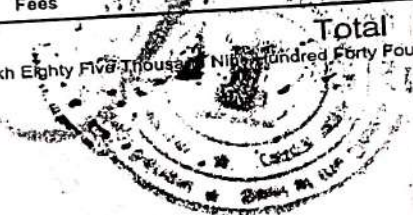
Id No.: 16300001702688/7/2019
(Query No / Query Year)

Name: SASWATA PRASAD SANYAL
Contact No.:
E-mail:
Address: 2B THAKUR RAMKRISHNA ROAD BARRACKPORE PIN 700122
Applicant Name: Mr DEBSANKAR RAY
Office Name:
Office Address:
Status of Depositor: Buyer/Claimants
Purpose of payment / Remarks: Gift, Gift in f/o others except family members, Government ; Local Body Payment No 7

PAYMENT DETAILS

Sl. No.	Identification No.	Head of A/C Description	Head of A/C	Amount (₹)
1	16300001702688/7/2019	Property Registration Stamp duty	0030-02-103-003-02	330758
2	16300001702688/7/2019	Property Registration Registration Fees	0030-03-104-001-18	55180
Total				385938

In Words: Rupees Three Lakh Eighty Five Thousand Nine Hundred Forty Four only





Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16300001702688/2019

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs MITA BHADURI 317B JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District:- South 24-Parganas, West Bengal, India, PIN - 700068	Donor			<i>(Bhaduri)</i> Mita Bhaduri 25/11/2019
2	Mr SASWATA PRASAD SANYAL 2B THAKUR RAMKRISHNA ROAD, P.O:- NONA CHANDANPUKUR, P.S:- Titagarh, Barrackpore, District:- North 24-Parganas, West Bengal, India, PIN - 700122	Donee			<i>Saswata Prasad Sanyal</i> Sanyal 25/11/2019
SI No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr AVIJIT MONDAL Son of Mr BHANURAM MONDAL HARAL, P.O:- CHAMPAHATI, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 743330	Mrs MITA BHADURI, Mr SASWATA PRASAD SANYAL			<i>Avijit Mondal</i> 25/11/2019

Query No:-16300001702688/2019, 22/11/2019 01:39:02 PM SOUTH 24-PARGANAS (D.S.R. - V)

(Krishnendu Talukdar)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
V SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

Major Information of the Deed

Deed No.	I-1630-03022/2019	Date of Registration	25/11/2019
Query No./Year	1630-0001702688/2019	Office where deed is registered	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas
Query Date	07/11/2019 9:06:19 AM		
Applicant Name, Address & Other Details	DEBSANKAR RAY District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831330670. Status : Advocate		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Set forth value	Rs. 15,00,000/-		
Stamp duty Paid (SD)	Rs. 3,30,858/- (Article:33(ii))		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		
	Additional Transaction		
	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
	Market Value		
	Rs. 55,13,959/-		
	Registration Fee Paid		
	Rs. 55,186/- (Article:A(1), E, M(b), H)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Santoshpur Main Road, , Premises No: 649, , Ward No: 104 Pin Code : 700075

Sch. No.	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set forth value (in Rs.)	Market Value (in Rs.)	Other Details
L1			Bastu	1 Katha 14 Chatak 43 Sq Ft	15,00,000/-	55,13,959/-	Width of Approach Road: 12 Ft.
Grand Total :				3.1923Dec	15,00,000 /-	55,13,959 /-	

Donor Details :

Sl No.	Name Address Photo Finger print and Signature
1	Mrs MITA BHADURI (Presentant) Wife of Mr NIROJ KUMAR BHADURI 317B JODHPUR PARK, P.O:- JODHPUR PARK, P.S:- Lake, District: South 24-Parganas, West Bengal, India, PIN - 700068 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKPPB5296G, Aadhaar No: 30xxxxxxxx9917, Status :Individual, Executed by: Self, Date of Execution: 25/11/2019 , Admitted by: Self, Date of Admission: 25/11/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2019 , Admitted by: Self, Date of Admission: 25/11/2019 ,Place : Pvt. Residence

Donee Details :

S/N	Name	Address	Photo	Finger Print	Signature
1	Mr SASWATA PRASAD SANYAL	Son of Late JYOTIPRASAD SANYAL 2B THAKUR RAMKRISHNA ROAD, P.O:- NONA CHANDANPUKUR, P.S:- Titagarh, Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700122 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: DBLPS7226D, Aadhaar No: 53xxxxxxxx8807, Status: Individual, Executed by: Self, Date of Execution: 25/11/2019, Admitted by: Self, Date of Admission: 25/11/2019, Place : Pvt. Residence			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr AVIJIT MONDAL Son of Mr BHANURAM MONDAL HARAL, P.O:- CHAMPAHATI, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743330			

Identifier Of Mrs MITA BHADURI, Mr SASWATA PRASAD SANYAL

Endorsement For Deed Number : I - 163003022 / 2019

On 14-11-2019

Certificate of Market Value (WB PUM Rules of 2007)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 55,13,959/-. Other amount Rs 55,13,959/-


 Krishnendu Talukdar
 DISTRICT SUB-REGISTRAR
 OFFICE OF THE D.S.R. - V SOUTH 24-
 PARGANAS
 South 24-Parganas, West Bengal

On 25-11-2019

Presentation (Under Section 52 & Rule 22A(3) 49(1) W.B. Registration Rules 1952)

Presented for registration at 19:00 hrs on 25-11-2019, at the Private residence by Mrs MITA BHADURI, Executant

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

Execution is admitted on 25/11/2019 by 1. Mrs MITA BHADURI, Wife of Mr NIROJ KUMAR BHADURI, 317B JODHPUR PARK, P.O: JODHPUR PARK, Thana: Lake, South 24-Parganas, WEST BENGAL, India, PIN - 700068, by caste Hindu, by Profession House wife, 2. Mr SASWATA PRASAD SANYAL, Son of Late JYOTIPRASAD SANYAL, 2B THAKUR RAMKRISHNA ROAD, P.O: NONA CHANDANPUKUR, Thana: Tilagarh, City/Town: BARRACKPORE, North 24-Parganas, WEST BENGAL, India, PIN - 700122, by caste Hindu, by Profession Service Indetified by Mr AVIJIT MONDAL, , Son of Mr BHANURAM MONDAL, HARAL, P.O: CHAMPAHATI, Thana: Baranipukur, South 24-Parganas, WEST BENGAL, India, PIN - 743330, by caste Hindu, by profession Law Clerk


Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 26-11-2019

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 55,186/- (A(1) = Rs 55,140/- , E = Rs 147/- , H = Rs 28/- , M(b) = Rs 4/-) and Registration Fees paid by by online = Rs 55,186/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2019 12:00AM with Govt. Ref. No: 192019200092317742 on 12-11-2019, Amount Rs: 55,186/-
Bank: State Bank of India (SBIN0000001), Ref. No. 90010825 on 16-11-2019, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,858/- and Stamp Duty paid by by online = Rs 3,30,758/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 16/11/2019 12:00AM with Govt. Ref. No: 192019200092317742 on 12-11-2019, Amount Rs: 3,30,758/-
Bank: State Bank of India (SBIN0000001), Ref. No. 90010825 on 16-11-2019, Head of Account 0030-02-108-003-02


Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 27-11-2019

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 'A' Article number - 83 (ii) of Indian Stamp Act 1899.

Ayment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,30,858/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 3080, Amount: Rs.100/-, Date of Purchase: 27/09/2019, Vendor name: Asadur
Rahaman


Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2019, Page from 123517 to 123543

being No 163003022 for the year 2019.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2019.11.29 13:41:00 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 29-11-2019 13:39:51
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)