

1393/2022

P-1390/22



पश्चिम बंगाल WEST BENGAL

AG 688385

Certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document.

Additional Dist. Sub Registrar
Sealdah

15/3/22

DEED OF GIFT

THIS INDENTURE OF GIFT made this ^{28th} Day of February,
Two Thousand and Twenty Two (2022) of the Christian Era.

BETWEEN

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868' 100/-
No. Value
Date 04.02.2022
Sold to Rabin Nath Bera Adv.
Address Sealdah civil court
KOLKATA.
Vendor Sealdah Civil Court
(ALOKA MUKHERJEE)

Subin Das



VOTI
1236

Subin Das



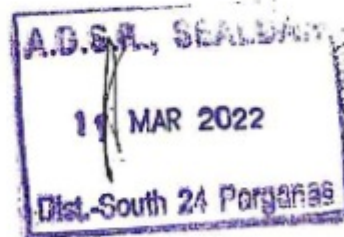
VOTI
1237

Debarshi Datta



VOTI
1238

Supratik Datta



Identified by me,
Rabin Nath Bera, Advocate
S/o Sri Krishna Prasad Bera
Sealdah civil court
P.O. & S. - Entally.
Kolkata - 70014
Enrol- W-B-260/2011
M-8777069965.

(2)

(1). SRI DEBASIS DATTA (PAN -ACQPD8122N, AADHAAR No. 4474 4297 7589 and Mobile No.9831743424) son of Late Satyahari Dutta and husband of Late Subhra Datta, by- faith-Hindu, by Occupation -Business , Nationality-Indian And **(2) SRI SUPRATIK DATTA (PAN-BFMPD0486F, AADHAAR No. 3408 9288 9807 and Mobile No.9433061456)** son of Sri Debasis Datta and Late Subhra Datta, by- faith-Hindu, by Occupation-Service, Nationality-Indian, both are residing at Premises No. 45/1C, Ultadanga Road, Post Office-Shyambazar Police Station-Ultadanga, Kolkata-700 004, District- South 24 Parganas, West Bengal hereinafter jointly called and referred to as the "**DONORS**" (which expression shall unless exclude by or repugnant to the context be deemed to include their heirs, executors, administrators, representative and assigns) of the **ONE PART.**

-A N D-

SRI SUBIR DAS (PAN-AESPD5954Q, AADHAAR No.7255 2566 7189 & Mobile No. 9609824414) ; son of Late Durjodhan Das, by faith -Hindu, by Occupation - Business, Nationality-Indian, residing at Premises No:- 149, Bidhan Nagar Road, Post Office-Ultadanga Main Road, Police Station-Manicktola but in WB Registration site it is showing Ultadanga, Kolkata-700 067, District- South-24 Parganas, West Bengal hereinafter called and referred to as the **DONEE** (which expression shall unless, excluded by or repugnant to the context shall be deemed to mean and include his respective heirs executors, legal representatives and assigns) of the **OTHER PART.**

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WHEREAS the Donors are owners of the property **ALL THAT** piece and parcel of undivided 1/4th share or part of Land together with 1/4th share of One Storied residential cemented structure building more fully described in the Second Schedule Property hereunder and the Donors herein desire to making a Gift their said undivided share of property unto and in favour of their brother in law / maternal uncle as the Donee herein lying and situated at Premises No:- 149, Bidhan Nagar Road, Post Office- Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067, District-South -24 Parganas, West Bengal out of total land and structure which is more -fully described in the First Schedule hereinafter written together with undivided proportionate share of common areas, common amenities of the property hereunder unto and in **favour of the Donees herein absolutely and unconditionally forever(GIFTED PROPERTY/ SAID PROPERTY).**

AND WHEREAS background of title as the Owners/Vendors therein One Narendra Nath Dalal and others Co-owners were the absolute and joint owners of Vacant Land measuring of an area Four) Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet more or less lying and situated at Premises No:- 149,Ultadanga Main Road now Bidhan Nagar Road, Police Station-Manicktola, in Mouza- Ultadanga,Kolkata-700 067, District-24 Parganas, West Bengal , within limits of Corporation of Calcutta together with other movable and immovable



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properties. The said Narendra Nath Dalal was gets by way of an Allotment on the strength of One Amicable Partitioned Settlement Deed dated 22nd December, 1961 which was executed and registered at District Registry Office at Alipore and recorded in Book No.1 , Volume No.92, Pages 108 to 123 being Deed No. 3704 for the year, 1961.

AND WHEREAS the said Owner/Vendor therein Narendra Nath Dalal sold, transferred and conveyed the aforesaid demarcated Plot of land measuring of Land 4(Four) Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet more or less lying and situated at Premises No.149 , Ultadanga Main Road, Police Station- Manicktola, Calcutta unto and in favour of his son Sri Subodh Kumar Dalal by the strength of a Registered Deed of Sale, executed and registered on 13.05.1969, registered at Joint Sub Registry Office, Alipore and recorded in Book No.1, Volume No.74, Pages 131 to 134 Being Deed No. 2116 for the year 1969. By virtue of said Deed of Sale said Sri Subodh Kumar Dalal became the sole and absolute owner of the said property and remainder peaceful & uninterrupted possession of the same after having mutated his own name in the Calcutta Corporation and Government records and paid Taxes/Rents etc. in respect of the said property to the respective concerns.

AND WHEREAS the said Owner/Vendor therein Sri Subodh Kumar Dalal sold, transferred and conveyed in portion of the Premises demarcated Plot of land being "LOT-A" measuring an

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area 2(Two) Cottahs and 8(Eight) Chittacks out of total measuring of Land 4(Four)Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet more or less lying and situated at Premises No.149 , Ultadanga Main Road, Police Station-Manicktola, Calcutta unto and in favour of Sri Durjodhan Das on the strength of a Registered Deed of Sale , executed and registered on 26.11.1976 at Sub Registry Office, Alipore and recorded in Book No.1, Volume No.169, Pages 13 to 18 Being Deed No. 5839 for the year 1976. By virtue of said Deed of Sale said Sri Durjodhan Das became the sole and absolute owner of the said **Lot A** property and remainder peaceful & uninterrupted possession of the same.

AND WHEREAS the said Owner/Vendor therein Subodh Kumar Dalal further sold, transferred and conveyed in rest portion of the Premises demarcated Plot of land being "**LOT-B**" measuring an area 2(Two) Cottahs and 5(Five) Chittacks and 29(Twenty Nine) more or less Square feet including 8(Eight) wide Common Passage more or less lying and situated at Premises No.149 , Ultadanga Main Road, Police Station- Manicktola, Calcutta unto and in favour of Sri Durjodhan Das by the strength of a Registered Deed of Sale , executed and registered on 14.08.1978, registered at Alipore Sub Registry Office ,24- Parganas and recorded in Book No.1, Volume No.182, Pages 246 to 251 Being Deed No. 4809 for the year 1978. By virtue of the aforesaid two separate Deed of Sale said Sri Durjodhan Das became the sole



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and absolute owner of the said **Lot A and Lot B** properties as totaling measuring land an area 4(Four) Cottahs, 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet more or less and remainder peaceful & uninterrupted possession of the after purchased of said **Lot A & Lot B** jointly mutated his own name in records of the Calcutta Municipal Corporation **being Assessee No. 110130301370** and Government records and paid Taxes/Rents etc. in respect of the said property to the respective concerns and have been possessing adversely openly and uninterruptedly along with free from all encumbrances, liens, charges and whatsoever.

AND WHEREAS the said Sri Durjodhan Das submitted a plan for construction of building to the Corporation of Calcutta and the same has been sanctioned by the Corporation of Calcutta and constructed partly one storied brick built building and partly one asbestos shade structure therein.

AND WHEREAS the said sole and absolute Owner **Durjodhan Das died intestate on 16.12.2005** and his predeceased wife **Smt. Bharati Das died intestate on 08.11.1993** leaving behind their two sons and two married daughters the following legal surviving heirs:

- | | |
|----------------------|----------------------------|
| 1. Smt. Subhra Datta | ... Married Daughter. |
| 2. Sri Samir Das |Elder Son; |
| 3. Smt. Sikha Das |Married Daughter |
| 4. Sri Subir Das | ...Younger Son; contd..p/7 |



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So, after death of said Durjodhan Das and Bharati Das leaving behind them, their two sons and two daughters became the absolute and joint owners of the said property in undivided 1/4th shares each equally devolved and surviving according to Indian Hindu Succession law and there are no other legal heirs and successors excepts the above persons and having jointly mutated their own names in records of the Kolkata Municipal Corporation **being Assessee No.110130301370** and Government records and paid Taxes/Rents etc. in respect of the said property to the respective concerns and have been possessing adversely openly and uninterruptedly along with free from all encumbrances, liens, charges and whatsoever.

AND WHEREAS after demise of the said Durjodhan Das and his wife Bharati Das leaving behind their Two sons and Two married Daughters whose names are mentioned herein above as their legal heirs and successors in interest in respect of his aforesaid property fully mentioned in the First Schedule Property as the said total Land measuring about an area **4(Four) Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet** more or less equivalent to **3,494 (Three Thousand Four Hundred & Ninety Four) Square Feet** together with portion of **One Storied brick built building being Covered Area 1000 (One Thousand) Square Feet on the Southern Side and One Asbestos shade Covered Area 400(Four Hundred) Square Feet on the Northern** side of the said property is/are as follows:

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Name of Successors	Total	Total
Durjodhan Das since deceased	Ownership of Land	Ownership of Building
1. Smt. Subhra Datta	873.50Sq. ft.	250+100 Sq. Ft
2. Smt. Sikha Das	873.50Sq. ft.	250+100 Sq. ft.
3. Sri Samir Das	873.50Sq. ft.	250+100 Sq. ft
4. Sri Subir Das	873.50Sq. ft.	250+100 Sq. ft.

Total Land and Building =3,494 Sq. Feet 1000+400Sq. feet

AND WHEREAS unfortunately One of the shareholder of the schedule property named as **Smt. Subhra Datta** wife of Sri Debasis Datta died intestate on **02.07.2021** in Kolkata at Chittaranjan National Cancer Institute , COVID-2019 Hospital, 2nd Compus, New Town, Rajarhat, Kolkata-700 156, District: North 24 -Parganas leaving behind her husband **Sri Debasis Datta** and only son **Sri Supratik Datta** as her legal heirs and successors so her estate as the said 1/4th share or part of the First Schedule Property of the deceased Subhra Dutta is inherited by her husband Debasis Datta and her only son Supratik Datta as the Donors herein.

AND WHEREAS said Sri Debasis Datta and Sri Supratik Datta inherited said property undivided 1/4th share of the First Schedule Property and they are living their own house and it has become inconvenient and difficult to represent as when required to looks after or arrange or manage or take necessary steps of the



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said property herein having fell inconvenience to maintain in possession and enjoyment and paying proportionate Municipal Tax and other expenses regularly of the aforesaid Premises which is more fully and specifically described in the Second Schedule hereunder and they hereby gifted/transferred their undivided $1/4^{\text{th}}$ (25%) share or part of Land measuring about 1(One) Cottah 3(Three) Chittacks and 18.5(Eighteen point half) Square Feet equivalent to 873.5(Eight Hundred & Seventy Three and Half) Square Feet more or less together with one Storied residential building Cement Flooring measuring an cover area about 250(Two Hundred and Fifty) Square feet and One Tin shade measuring about 100(One Hundred) Square Feet more or less lying and situate at Premises No.149,Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067,District-South-24 Parganas, West Bengal, more fully described in the Second Schedule hereunder written, together with undivided proportionate share of common areas, common amenities of the said Premises.

AND WHEREAS the said Sri Debasis Datta and Sri Supratik Datta, the Donors herein while seized and possession of the said property their undivided $1/4^{\text{th}}$ share or part of the Second Scheduled Property , donated their undivided in the Second Schedule property more particularly of which has been described in the First Schedule hereunder written ,to their brother-in-law/



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maternal uncle named Subir Das out of their natural love and deep affection towards him with good relationship between themselves which they had and delivered peaceful vacant possession of the same to him unto and in favour of the Donee herein absolutely and unconditionally forever free from all encumbrances and the said Donee will use it at his wish and will and to get benefits, rents, interest for procuring better life and living status.

AND WHEREAS the relation between the Donors and the Donee such **the Donee is brother in law and maternal uncle of the Donors.**

AND WHEREAS for the sake of registration of this Deed of Gift, the valuation of the **SAID PROPERTY is fixed Rs.10,00,000/- (Rupees Ten Lacs)** only.

NOW THIS DEED WITNESSETH as follows:

1. That in pursuance of the said desire and in consideration of natural love and affection which the Donors have and bears towards the Donee, the Donors doth hereby grant, transfer, convey, give and assure by way of Gift **All that** piece and parcel undivided 1/4th share or part of Land measuring undivided 1/4th (25%) share or part of Land measuring about 1(One) Cottah 3(Three) Chittacks and 18.5(Eighteen point half) Square Feet equivalent to 873.5(Eight Hundred & Seventy Three and Half) Square Feet more or less together



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with one Storied residential building Cement Flooring measuring an cover area about 250(Two Hundred and Fifty) Square feet and One Tin shade measuring about 100(One Hundred) Square Feet more or less lying and situate at Premises No.149,Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067,District- South-24 Parganas, West Bengal, more fully described in the Second Schedule hereunder written, together with undivided proportionate share of common areas, common amenities of the said Premises, more fully described in the Second Schedule hereunder written, and delivered possession of the same **UNTO** and in favour of the Donee **TO HAVE AND TO HOLD** the same for their joint use and benefit **freely, voluntarily, absolutely and unconditionally forever**, free from all encumbrances, charges, liens, lispences, attachments, acquisitions, requisitions, trusts, mortgages etc. of whatsoever nature. And that the Donee accept the gift of the said property.

2. That in pursuance of the said Gift the Donors herein further confirms that the Donee has the every right and liberty to get its mutated in their joint names in respect of the said premises within limits of the Kolkata Municipal Corporation and other appropriate authority Office . The Donee and his legal heirs shall enjoy the said property as absolute joint



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owners thereof and can do anything as per his choice, desire and even can dispose of the same to any third party. In the event , if any legal heirs of the Donors, other than the Donee herein raise any claim or demand of whatsoever nature in respect of the said property more fully described in the Second Schedule hereunder written, in that case all those claims/demands shall be treated as void ab-initio in any Court of Law.

3. That indemnification by the Donors about the correctness of their title and authority to gift is being absolutely accepted by the Donee on such express indemnification by the Donors about the correctness of the Donor's title and the representation and authority to gift, which if found defective or untrue at any time, the Donors shall forthwith take all necessary steps to remove and/or rectify.
4. That the peaceful possession of the said premises have been handed over by the Donors unto and in favour of the Donee, which the Donee admit, acknowledge and accept.
5. That the aforesaid deed of gift will be binding upon him along with his heirs, executors, representatives and assigns.
6. That the Donors hereby convents that the Donee and their heir, representative and assign, shall and may , from time to time, and at all times hereafter, peacefully and quietly enter into, hold, possess, use and enjoy the Said Property and every



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part thereof and receive rents, issues and profits thereof and all other benefits, rights and property hereby granted, gifted, conveyed, transferred, assigned and assured or expressed or intended so to be unto the Donee, without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever from or by the Donor or any person or persons lawfully or equitably claiming any right or estate therein from under or in trust from the Donors.

7. That the Donors declare that the Donee can fully be entitled to mutate his name in all records of the concerned authority/ authorities including the Kolkata Municipal Corporation and other appropriate authority Office and to pay rents /tax or taxes and all other impositions in his name. The Donors undertake to co-operate with the Donee in all respect to cause mutation of the said premises in the name of the Donee and in this regard shall sign all documents and papers as required by the Donee.

8. That the Donee doth hereby accept the said Gift.

THE FIRST SCHEDULE ABOVE REFERRED TO
(WHOLE LAND AND BUILDING)

ALL THAT piece and parcel of **Bastu Land Total measuring about 4(Four)Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet** more or less (measuring an area 2(Two) Cottahs and 8(Eight) Chittacks and measuring an area



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2(Two) Cottahs and 5(Five) Chittacks and 29(Twenty Nine) Square feet including 8(Eight) wife Common Passage) **equivalent to 3,494 (Three Thousand Four Hundred & Ninety Four) Square Feet together with portion of One Storied brick built building being Covered Area 1000 (One Thousand) Square Feet on the Southern Side and One Asbestos shade Covered Area 400(Four Hundred) Square Feet on the Northern side together with more than 40 years old building of residential cemented structure** lying and situate at Premises No.149, Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola but in Wb Registration site it is showing Ultadana, Kolkata-700 067, District- South-24 Parganas, West Bengal under Ward No.013, within limits of the Kolkata Municipal Corporation **being Assessee No. 110130301370** , Additional District Sub-Registrar Office at Sealdah, South 24 Parganas. Property specifically shown in the annexed plan delineated with "**RED**" **border** in the Map or Plan annexed hereto and the same are to be treated as the part of this present Deed of Gift. The said Plot of Land with common easement rights butted and bounded as follows:

On the North : 40' feet Wide Bidhan Nagar Road, Kolkata-67

On the South : Premises No.150, Bidhan Nagar Road, Kolkata-67

On the East Premises No.148/1, Bidhan Nagar Road, Kolkata-67

On the West : Premises No.150, Bidhan Nagar Road, Kolkata-67.



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THE SECOND SCHEDULE ABOVE REFERRED TO
(THE SAID UNDIVIDED 1/4TH SHARE OF LAND AND
STRUCTURE OF THE BUILDING HEREBY TRANSFER BY
WAY OF GIFT)

ALL THAT piece and parcel undivided 1/4th (25%) share or part of Land measuring about 1(One) Cottah 3(Three) Chittacks and 18.5(Eighteen point half) Square Feet equivalent to 873.5(Eight Hundred & Seventy Three and Half) Square Feet more or less together with undivided 1/4th share or part of one Storied residential building Cement Flooring measuring an cover area about 250(Two Hundred and Fifty) Square feet and One Tin shade measuring about 100(One Hundred) Square Feet more or less lying and situate at Premises No.149,Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola but in Wb Registration site it is showing Ultadana, Kolkata-700 067,District- South-24 Parganas, West Bengal, together with undivided proportionate share of common areas, common amenities of the said Premises with part and parcel of lying and situated on the said plot of land together with structure which is more-fully described in the First Schedule hereinbefore written, together with undivided proportionate share of common areas, common amenities, common facilities of the said Premises , lying in the said building .



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THE THIRD SCHEDULE ABOVE REFERRED TO:

(Common Areas & Amenities with common facilities)

1. Path and passage and other spaces, entrance and exit to and from the building and premises.
2. Pump room, water motor, electric meter room, common meter cable, wiring in common.
3. Stair-case, lobby and landings including Grills, lighting in the stair-case and landings.
4. Ultimate Roof in common for all owners only of the building;
5. All Rooms on the Ground Floor use only the co-owners , Drainage and sewerage pipeline, septic tank, pits , etc. overhead and underground water reservoir / tank in the said building.
6. Water distribution pipe line of the building, Municipal water connection in the said premises.
7. Main gate, boundary walls, roof of the building.
8. Right of common passage in common portion, installation of T.V. Antennas, A .C. Outdoor units etc.
9. Other common areas and portions of the building shall be common for all as may be specified by the owners to be common arrears fittings and installations /equipment's.

THE FOURTH SCHEDULE ABOVE REFERRED TO:

(Common Expenses and Maintenance Charges)

1. Proportionate share of all maintenance charges such as cleaning, sweeping, white washing, painting, repairing ,



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renovation ,replacing the common parts including outer walls of the building sanitary and plumbing maintenances costs.

2. Proportionate share of expenses for running and/or operation all machineries equipment's and installations for common including water pump ,motor and lighting of common areas, Generators(if any), including the costs for repairing and maintenance of all machineries installed in the said building for common use.
3. Proportionate share of insurance premium of the building(if any).
4. Municipal Tax or Land Revenue and other land outgoings of the premises shall be paid by the Donee Proportionately as may be imposed including water Tax or Levies.
5. Salaries for the stuffs, sweepers, durwans, and care-takers of the building shall be paid by the Donee Proportionately.
6. All other expenses and /or outgoings including litigation costs as may be incurred from time to time in the said building /premises .

THE FIFTH SCHEDULE ABOVE REFERRED TO:

(Rights and Obligations of the Donee)

Absolute User Right:

The donee shall have full, complete and absolute rights of use in common with the other owners and/or occupiers of the building.

The common areas and amenities as described in the above in the Third & Fourth Schedules hereinbefore.

Keeping , raising , inserting, supporting and maintaining all



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beams, gutters and structures on an to all walls, supporting the said flat including all boundaries and /or load bearing or dividing and or separating and supporting walls, the donee shall have to maintain the floor of the said building , so that it may not cause leakage or slippage to the floor underneath.

Maintaining, repairing, white washing or painting of the door and windows of the said property in any part of the said property provided any such work does not cause any nuisance or permanent obstruction to the other occupants of the said property.

Mutating their name as absolute joint owner of the said premises area in the records of the Government or local Authority and / or have the said property separately numbered and assessed for taxes.

Sell, mortgage, gift, lease or otherwise alienate the said property hereby gifted.

To take separate electric meter, gas and other necessary connections and /or lines for the use and enjoyment of the property hereby gifted.

Obligations:

The donee shall not store any inflammable and /or combustible articles in the said premiess, but excluding items used in kitchen and personal purpose.

The donee shall not store any rubbish or any other things in the stair case not to the common areas and /or parts causing inconveniences and also disturbances to other owners and occupiers of the building.

The donee shall not make any additions and alteration in



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the property whereby the main building may be damaged, but the donee shall be entitled to erect wooden partition only in the said flat for the purpose of their family requirement.

The donee shall also pay his proportionate share for insurance of the building for earthquake, fire, mob, violence and commotion along with maintenance charges of the said property as decided by the members of the Owners and all required proposal and consent.

THE SIXTH SCHEDULE ABOVE REFERRED TO:

(Easements and Quassi Easements)

1. The right of common parts for ingress in and egress out from the units or building or Premises.
2. The right in common with the other owners to get electricity, water connection from the to any other unit or common parts through pipes, drains, wires connections lying or being in under through or over the sold unit as far as may be reasonably necessary for the beneficial use and occupation of the respective units/flats and/or parts and /or common areas.
3. The right of protection for other parts of the building by all parts of the unit/flat as far as it is necessary to protect the same. The right of the enjoyment of the other parts of the building.
4. The right with or without workmen and necessary materials to enter from time to time upon the unit/flat for the purpose of repairing as far as may be necessary for repairing.
5. Such pipes, drains, wires and as aforesaid provided always that save in cause for the emergency done shall given prior notice in writing of the intention for such entry as aforesaid .

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IN WITNESSES WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seal and put their signature on the day, month and year first above written.

SIGNED SEALED & DELIVERED

At Kolkata in presence of:

Witnesses:

1. *Yami Sen.*
149, Bidhan Nagar Road, 301-67

1. *Debnizatta*

2. *Supratik Datta*

2. *Ashok Ghosh*

8/1 Saris Tula Lane
KOL. 700006

Signature of the Donors

Subir Das
Signature of the Donee

I accept the gift from my brother in law and niece with due honour and respect the Donors.

Subir Das
Signature of the Donee

Drafted & Prepared with read

over & explained by me.

Rabindranath Bera
(RABINDRANATH BERA) Advocate.
Enrolment No. W.B.-260/2011,
Mobile No. 8777069965.
Sealdah Civil Court, 5th Floor,
Kolkata-700 014.

Computerized by me
Sh. Kundu
Sealdah Civil Court, Kolkata-14



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SITE PLAN OF LAND WITH STRUCTURE UNDER:-LOT "A" AND LOT-"B", AT THE PREMISES NO;-149, ULTADANGA MAIN ROAD NOW BIDHAN NAGAR ROAD KOLKATA-700067 , IN WARD NO-13, BOROUGH-III, P.S;- MANICKTOLA, P.O;- ULTADANGA MAIN ROAD, WITHIN THE KOLKATA MUNICIPAL CORPORATION.

SCALE-1':8'-0"

TOTAL LAND AREA- 324.6 SQM. (4K-13CH-29SFT). (MORE OR LESS).

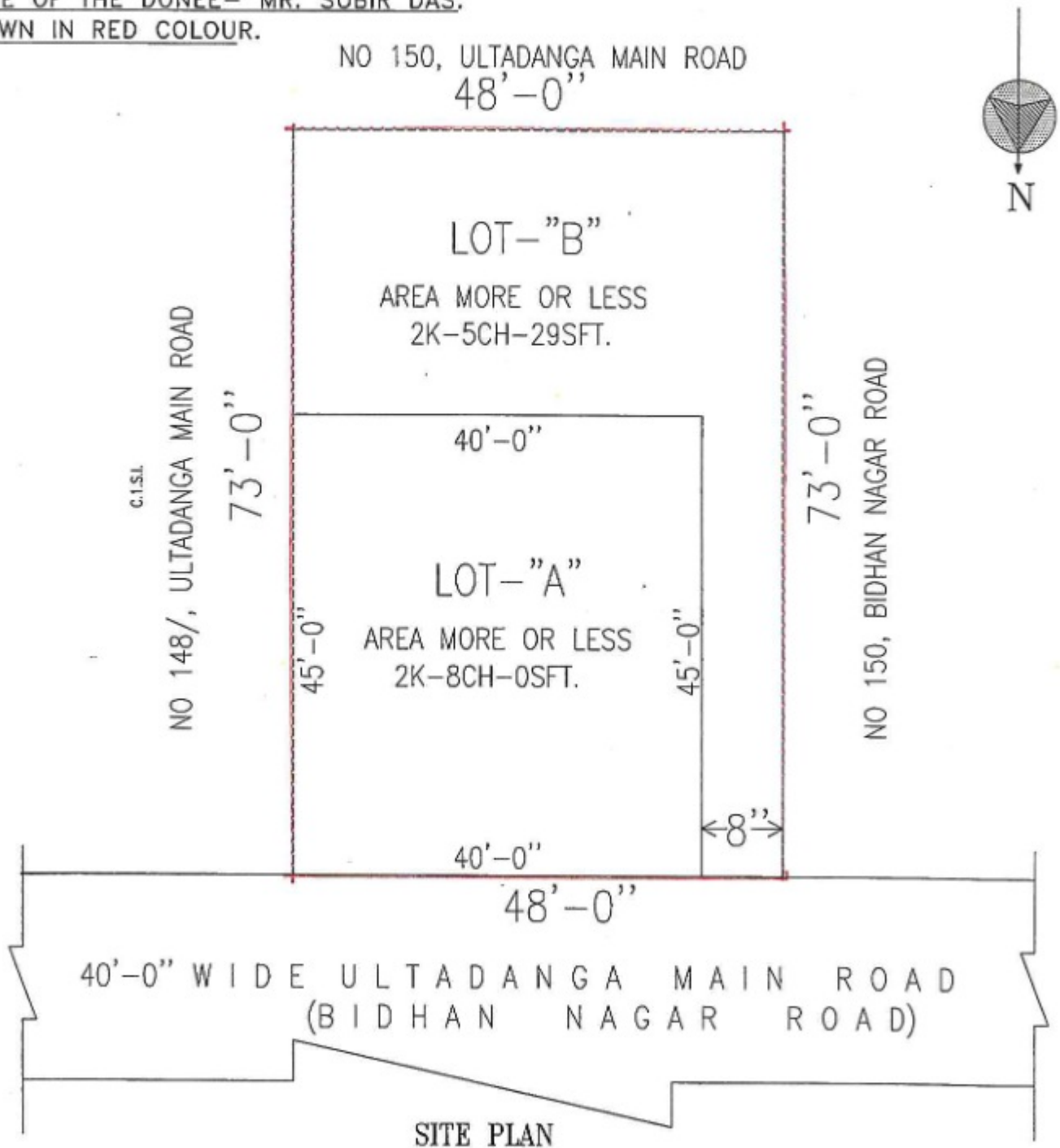
UNDIVIDED 1/4TH (ONE FOURTH) SHARE IN LAND = 81.15 SQ.M.(1K-03CH-18.5 SFT.)

EXISTING STRUCTURE OF 1/4TH (ONE FOURTH) = 250 SQ.FT. + 100 SQ.FT.

NAME OF THE DONORS- MR. DEBASIS DATTA & MR. SUPRATIK DATTA.

NAME OF THE DONEE- MR. SUBIR DAS.

SHOWN IN RED COLOUR.



*Debasis Datta
Supratik Datta*

SIGNATURE OF DONORS

Subir Das

SIGNATURE OF DONEE

Kamlesh Seal
KAMALESH SEAL, B. Tech (Civil)
L.B.S. No.- 1020 (Class-I)
The Kolkata Municipal Corporation

SIGNATURE OF L.B.S



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

GRN Details

GRN:	192021220202594981	Payment Mode:	Online Payment
GRN Date:	10/03/2022 15:00:47	Bank/Gateway:	AXIS Bank
BRN :	322435917	BRN Date:	10/03/2022 15:03:20
Payment Status:	Successful	Payment Ref. No:	2000662567/5/2022

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Subir Das
Address:	149, Bidhannagar Road Kolkata - 67
Mobile:	6291781861
Contact No:	09433255222
Depositor Status:	Buyer/Claimants
Query No:	2000662567
Applicant's Name:	Mr RABINDRA NATH BERA
Identification No:	2000662567/5/2022
Remarks:	Gift, Gift in f/o others except family members, Government, Local Body

Payment Details

Sl. No.	Payment ID	Head of A/C Description	Head of A/C	Amount (₹)
1	2000662567/5/2022	Property Registration- Stamp duty	0030-02-103-003-02	357054
2	2000662567/5/2022	Property Registration- Registration Fees	0030-03-104-001-16	89273
Total				446327

IN WORDS: FOUR LAKH FORTY SIX THOUSAND THREE HUNDRED TWENTY SEVEN ONLY.











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16062000662567/2022

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	Mr DEBASIS DATTA 45/1C, Ultadanga Road, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:-Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700004	Donor			<i>Debasis Datta</i> 11.3.2022
2	Mr SUPRATIK DATTA 45/1C, Ultadanga Road, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:-Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700004	Donor			<i>Supratik Datta</i> 11.3.2022
3	Mr SUBIR DAS 149, Bidhan Nagar Road, City:- Not Specified, P.O:- ULTADANGA MAIN ROAD, P.S:- Ultadanga, District:- South 24-Parganas, West Bengal, India, PIN:- 700067	Donee			<i>Subir Das</i> 11/03/2022



SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr RABINDRA NATH BERA Son of Mr KRISHNA PRASAD BERA SEALDAH CIVIL COURT, 5TH FLOOR,, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:- Kolkata, West Bengal, India, PIN:- 700014	Mr DEBASIS DATTA, Mr SUPRATIK DATTA, Mr SUBIR DAS			<i>Rabindra Nath Bera</i> 11-03-2022











(Amrita Ghosal)

ADDITIONAL DISTRICT
SUB-REGISTRAR

OFFICE OF THE A.D.S.R.
SEALDAH







South 24-Parganas, West
Bengal



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					











Name DEBASIS DATTA

Signature Debasis Datta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUPRATIK DATTA

Signature Supratik Datta

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name SUBIR DAS

Signature Subir Das



A.D.S.R., SEALDAH
19 MAR 2022
Dist.-South 24 Parganas



Debasis Datta

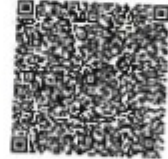


भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1213/40853/17323

To
Debasis Datta
S/O Satyahan Dutta
45/1C ULTADANGA ROAD
Shyambazar Mall
Shyambazar Mall
Kolkata Kolkata
West Bengal 700004
9831743424
MD874379928FH



आपका आधार क्रमांक / Your Aadhaar No. :

4474 4297 7589

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Debasis Datta
DOB : 06/04/1954
Male



4474 4297 7589

मेरा आधार, मेरी पहचान

Debasis Datta



Supratik Datta



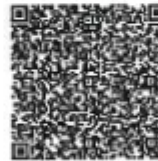
Enrollment No.: 1193/63024/00170

To
Supratik Datta
S/O Debasis Datta
45/1C Ultadanga Road
Shyambazar
Shyambazar Mail Kolkata
West Bengal 700004
9433061456

30070361



UG300703617IN



आपका आधार क्रमांक / Your Aadhaar No. :

3408 9288 9807

आधार — आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



Supratik Datta
Year of Birth : 1993
Male

3408 9288 9807



आधार — आम आदमी का अधिकार

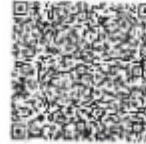
Supratik Datta



भारत सरकार
GOVERNMENT OF INDIA



Subir Das
DOB: 18/01/1968
MALE



7255 2566 7189

Aadhaar-Aam Admi ka Adhikar

Subir Das



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Durjodhan Das, 149, BIDHANNAGAR
ROAD, Ultadanga Main Road, Kolkata,
West Bengal - 700067



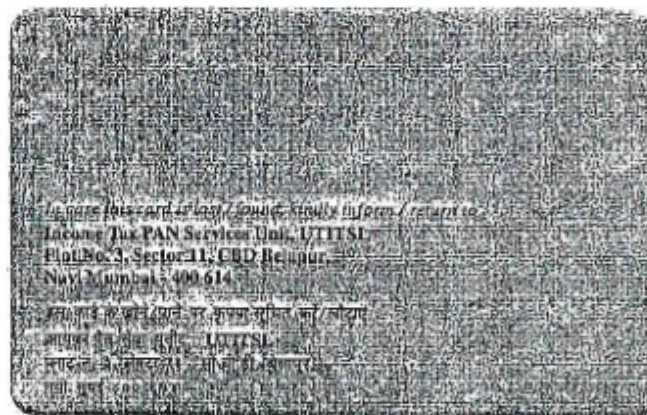
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1647,
Bengaluru-560 001

Subir Das



Sukin Day

Subin Ching

Major Information of the Deed

Deed No :	I-1606-01390/2022	Date of Registration	15/03/2022
Query No / Year	1606-2000662567/2022	Office where deed is registered	A.D.S.R. SEALDAH, District: South 24-Parganas
Query Date	02/03/2022 8:35:42 AM		
Applicant Name, Address & Other Details	RABINDRA NATH BERA SEALDAH CIVIL COURT 5TH FLOOR ROOM NO 501, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8777069965, Status : Advocate		
Transaction	[0204] Gift, Gift in f/o others except family members, Government, Local Body		
Set Forth value	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Stampduty Paid(SD)	Market Value Rs. 89,25,856/-		
Rs. 3,57,154/- (Article:33(ii))	Registration Fee Paid Rs. 89,273/- (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:- Ultadanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bidhan Nagar Road, Road Zone : (Canal West Road -- Rail Bridge On Road) , , Premises No: 149, , Ward No: 013 Pin Code : 700067

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	1 Katha 3 Chatak 18.5 Sq Ft		87,35,000/-	Property is on Road
Grand Total :				2.0018Dec	0 /-	87,35,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	250 Sq Ft.	0/-	1,64,531/-	Structure Type: Structure
Floor No: 1, Area of floor : 250 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	100 Sq Ft.	0/-	26,325/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		350 sq ft	0 /-	1,90,856 /-	

Donor Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr DEBASIS DATTA (Presentant) Son of Mr SATYAHARI DUTTA 45/1C, Ultadanga Road, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:- Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACxxxxxx2N, Aadhaar No: 44xxxxxxxx7589, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence
2	Mr SUPRATIK DATTA Son of Mr DEBASIS DATTA 45/1C, Ultadanga Road, City:- Not Specified, P.O:- SHYAMBAZAR, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BFxxxxxx6F, Aadhaar No: 34xxxxxxxx9807, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence

Donee Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SUBIR DAS Son of Late DURJODHAN DAS 149, Bidhan Nagar Road, City:- Not Specified, P.O:- ULTADANGA MAIN ROAD, P.S:-Ultadanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: AExxxxxx4Q, Aadhaar No: 72xxxxxxxx7189, Status :Individual, Executed by: Self, Date of Execution: 28/02/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RABINDRA NATH BERA Son of Mr KRISHNA PRASAD BERA SEALDAH CIVIL COURT,5TH FLOOR,, City:- Kolkata, P.O:- ENTALLY, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN:- 700014			
Identifier Of Mr DEBASIS DATTA, Mr SUPRATIK DATTA, Mr SUBIR DAS			

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 DEBASIS DATTA	Mr SUBIR DAS		1.00089 Dec	43,67,500/-
L1	Mr SUPRATIK DATTA	Mr SUBIR DAS		1.00089 Dec	43,67,500/-

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 DEBASIS DATTA	Mr SUBIR DAS		125 Sq Ft	82,266/-
S1	Mr SUPRATIK DATTA	Mr SUBIR DAS		125 Sq Ft	82,266/-
S2	Mr DEBASIS DATTA	Mr SUBIR DAS		50 Sq Ft	13,163/-
S2	Mr SUPRATIK DATTA	Mr SUBIR DAS		50 Sq Ft	13,163/-

On 10-03-2022

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 89,25,856/-. Other amount Rs 89,25,856/-

Amitava Ghosal

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

On 11-03-2022

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

Presented for registration at 11:29 hrs on 11-03-2022, at the Private residence by Mr DEBASIS DATTA , one of the Executants.

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

Execution is admitted on 11/03/2022 by 1. Mr DEBASIS DATTA, Son of Mr SATYAHARI DUTTA, 45/1C, Road: Ultadanga Road, , P.O: SHYAMBAZAR, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Mr SUPRATIK DATTA, Son of Mr DEBASIS DATTA, 45/1C, Road: Ultadanga Road, , P.O: SHYAMBAZAR, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Mr SUBIR DAS, Son of Late DURJODHAN DAS, 149, Road: Bidhan Nagar Road, , P.O: ULTADANGA MAIN ROAD, Thana: Ultadanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Service

Indetified by Mr RABINDRA NATH BERA, , , Son of Mr KRISHNA PRASAD BERA, SEALDAH CIVIL COURT,5TH FLOOR,, P.O: ENTALLY, Thana: Entaly, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Amitava Ghosal

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

On 15-03-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 89,273/- (A(1) = Rs 89,259/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 89,273/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 10/03/2022 3:07PM with Govt. Ref. No: 192021220202594981 on 10-03-2022, Amount Rs: 89,273/-, Bank: AXIS Bank (UTIB0000005), Ref. No. 322435917 on 10-03-2022, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 3,57,054/- and Stamp Duty, paid by Stamp Rs 100/- by online = Rs 3,57,054/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 868, Amount: Rs.100/-, Date of Purchase: 04/02/2022, Vendor name: A MUKHERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/03/2022 3:07PM with Govt. Ref. No: 192021220202594981 on 10-03-2022, Amount Rs: 3,57,054/-,
Bank: AXIS Bank (UTIB0000005), Ref. No. 322435917 on 10-03-2022, Head of Account 0030-02-103-003-02

Amitam Choudh.

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 54285 to 54322
being No 160601390 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.03.24 12:32:05 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/03/24 12:32:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)